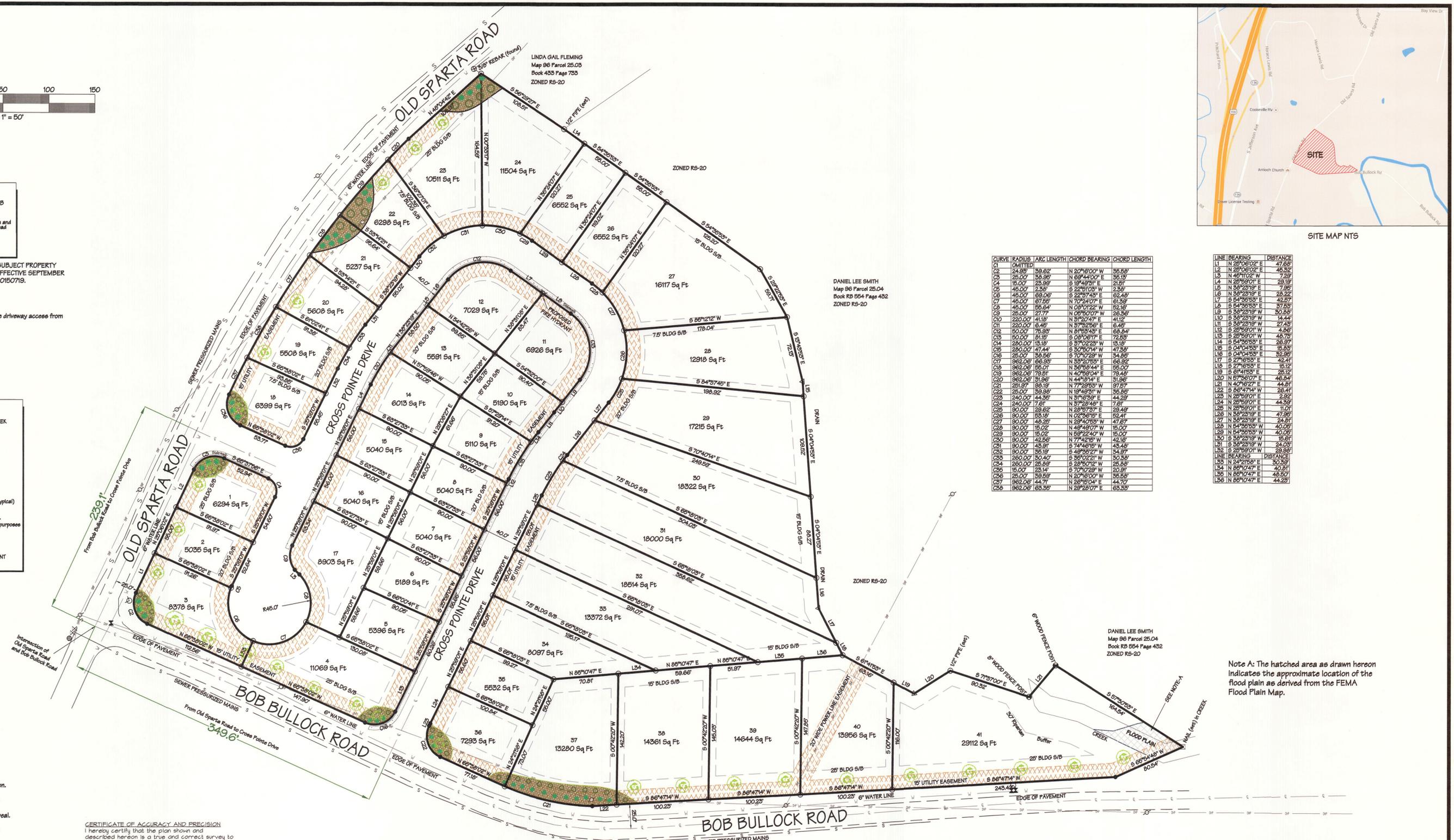


ZONED- R5 5 SEE NOTE-B
 SETBACK INFO
 FRONT: 25' Old Sparta and Bob Bullock Road
 FRONT: 20'
 SIDE: RES- 7.5'
 REAR: 15'

Note B: ZONING FOR THE SUBJECT PROPERTY WAS CHANGED TO R5-5 EFFECTIVE SEPTEMBER 4, 2015 PER ORDINANCE #0150719.

Note C: Lots 1-36 shall have driveway access from Cross Pointe Drive ONLY.

- LEGEND
- ⊙ CENTERLINE OF CREEK
 - ⊙ STEEL FENCE POST
 - ⊙ SEWER VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ ROAD
 - ⊙ WATER VALVE
 - ⊙ POWER POLE
 - ⊙ 1/2" PIPE (set)
 - ⊙ Tree to be planted (typical)
 - ⊙ Planter for aesthetic purposes (typical)
 - ⊙ UTILITY EASEMENT



SITE MAP NTS

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	OMITTED			
C2	24.99	58.62	N 20°18'00" W	55.58
C3	25.07	58.25	N 69°44'00" E	95.19
C4	15.00	25.99	S 19°49'01" E	21.91
C5	45.00	12.59	S 22°10'29" W	23.59
C6	45.00	69.05	S 22°14'59" E	62.45
C7	45.00	67.55	N 70°24'07" E	61.93
C8	45.00	55.54	N 08°01'22" W	52.18
C9	25.00	27.77	N 08°01'22" W	26.35
C10	220.00	41.19	N 5°27'47" E	41.12
C11	220.00	6.46	N 5°27'47" E	6.46
C12	50.00	75.93	N 89°53'45" E	68.84
C13	50.00	91.19	S 08°10'17" W	72.83
C14	280.00	15.19	S 57°02'23" W	15.19
C15	280.00	47.44	S 57°02'23" W	47.39
C16	25.00	35.16	S 70°02'23" W	34.93
C17	962.06	66.39	N 39°20'39" E	66.82
C18	962.06	55.01	N 39°20'39" E	55.00
C19	962.06	79.91	N 44°51'04" E	79.49
C20	962.06	51.96	N 44°51'04" E	51.96
C21	25.97	35.19	N 77°29'59" W	37.57
C22	25.00	35.99	N 19°42'51" W	35.93
C23	240.00	44.35	N 31°18'36" E	44.22
C24	240.00	7.61	N 31°18'36" E	7.61
C25	90.00	29.62	N 19°42'51" W	29.48
C26	90.00	55.19	N 02°56'19" E	52.41
C27	90.00	48.29	N 28°40'39" W	47.67
C28	90.00	15.02	N 49°01'09" W	15.00
C29	90.00	15.02	N 58°22'40" W	15.00
C30	90.00	42.56	N 77°42'19" W	42.16
C31	90.00	43.91	S 74°46'19" W	43.48
C32	45.00	18.19	S 74°46'19" W	18.19
C33	260.00	50.40	S 38°02'21" W	50.35
C34	260.00	25.88	S 28°50'12" W	25.88
C35	15.00	23.14	S 70°29'29" W	23.07
C36	25.00	59.55	N 28°18'00" W	55.58
C37	962.06	44.71	N 28°18'00" W	44.70
C38	962.06	65.35	N 22°28'07" E	63.35

LINE BEARING	DISTANCE
L1	N 28°08'02" E 47.69
L2	N 28°08'02" E 45.52
L3	N 48°11'02" W 7.29
L4	N 28°59'01" E 28.91
L5	N 58°23'19" E 7.86
L6	N 58°23'19" E 22.22
L7	S 54°55'03" E 42.57
L8	S 54°55'03" E 37.53
L9	S 58°23'19" W 30.29
L10	S 58°23'19" W 14.44
L11	S 58°23'19" W 27.43
L12	S 28°59'01" W 4.86
L13	S 28°59'01" W 48.79
L14	S 54°55'03" E 26.97
L15	S 04°04'39" E 15.33
L16	S 04°04'39" E 32.96
L17	S 27°16'59" E 42.41
L18	S 27°16'59" E 15.12
L19	S 61°13'39" E 25.12
L20	N 57°26'07" E 46.84
L21	N 40°16'27" E 44.81
L22	S 56°47'44" W 58.41
L23	N 28°59'01" E 2.92
L24	N 28°59'01" E 44.39
L25	N 28°59'01" W 40.96
L26	N 58°23'19" E 47.96
L27	N 58°23'19" W 24.01
L28	N 54°55'03" W 40.96
L29	N 54°55'03" W 40.26
L30	S 58°23'19" W 15.61
L31	S 58°23'19" W 24.01
L32	S 28°59'01" W 29.99
L33	N 24°16'59" E 30.59
L34	N 68°10'47" E 40.81
L35	N 68°10'47" E 48.50
L36	N 68°10'47" E 44.29

Note A: The hatched area as drawn hereon indicates the approximate location of the flood plain as derived from the FEMA Flood Plain Map.

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. blufflines, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.
 I hereby certify that this is a category I survey and that the ratio of precision of the unadjusted survey is at minimum 1/10000 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

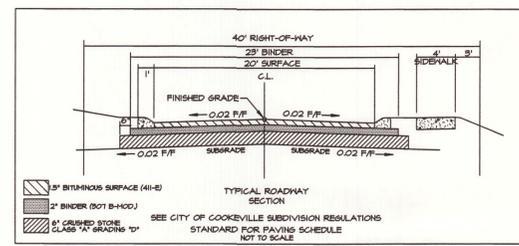
CERTIFICATE OF ACCURACY AND PRECISION
 I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Cookeville Planning Commission. I further certify that the degree of precision (linear and angular) meets the standards required of an Urban and Subdivision Survey as established by the Tennessee Board of Examiners for Land Surveyors. I also hereby certify that the monuments and pins have been placed as shown hereon, to the specifications of the Cookeville Planning Commission.



Date Signed: 9 Dec 2015
 Surveyor: Christopher M. Vick

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION
 According to the FEMA FIRM # 47141C0305D
 Dated: MAY 16, 2007

Check One:
 No areas of the subject property depicted on this plat are in a SFHA
 All of the subject property depicted on this plat is in a SFHA
 Shaded area(s) of the subject property depicted on this plat are in a SFHA



PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

2ND CIVIL DISTRICT
 REVISED PRELIMINARY PLAT
 FOR
CROSS POINTE SUBDIVISION
 PRESENTED TO
 COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: BERNHARDT, LLC ADDRESS: 640 NORTH DIXIE AVENUE COOKEVILLE TN 38501 TELEPHONE: 931 526-3700	SURVEYOR: CHRISTOPHER M. VICK ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38506 TELEPHONE: 931-372-1286
ENGINEER: ADDRESS:	OWNER: BERNHARDT, LLC ADDRESS: 640 NORTH DIXIE AVENUE COOKEVILLE TN 38501 TELEPHONE: 931 526-3700
ACREAGE SUBDIVIDED: 10.48 LOTS: 41 DEED BOOK REFERENCE: RB765/447	TAX MAP: 96 PARCEL NO: 24.02 SCALE: 1"=50'-0" DATE: 09 APRIL 2015