

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1064.74'	96.56'	N 00°20'08" E	96.54'
C2	25.01'	40.62'	N 45°24'46" E	26.30'
C3	OMITTED			
C4	100.00'	157.08'	N 46°57'57" E	141.42'
C5	25.00'	22.39'	N 27°37'28" E	21.66'
C6	95.00'	184.92'	N 43°02'03" W	109.33'
C7	25.00'	22.39'	S 66°18'22" W	21.66'
C8	25.00'	36.93'	N 46°57'57" W	32.91'
C9	25.00'	42.61'	N 43°03'01" E	37.64'
C10	50.00'	78.54'	S 43°02'03" E	70.71'
C11	50.00'	78.54'	S 46°57'57" W	70.71'
C12	25.00'	37.91'	N 44°35'14" W	34.36'

LINE	BEARING	DISTANCE
L1	N 06°46'35" W	11.54'
L2	S 45°04'54" E	87.06'



**SETBACKS**  
 FRONT- 30'  
 BACK- 30'  
 SIDE- 10'

**LEGEND**

	CENTERLINE OF CREEK
	MANHOLE
	SECURITY LIGHT
	STEEL FENCE POST
	WATER METER
	TELEPHONE BOX
	1/2" PIPE (est)
	FIRE HYDRANT
	ROAD

Note: Contours were generated using the USGS topographic maps and have not been field verified.

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: 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. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

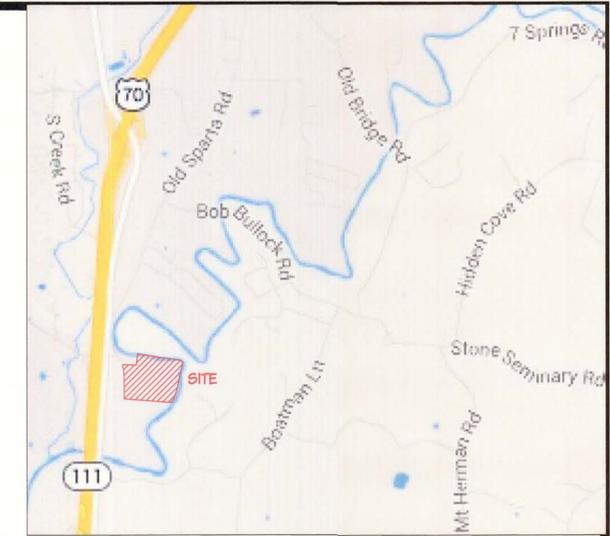
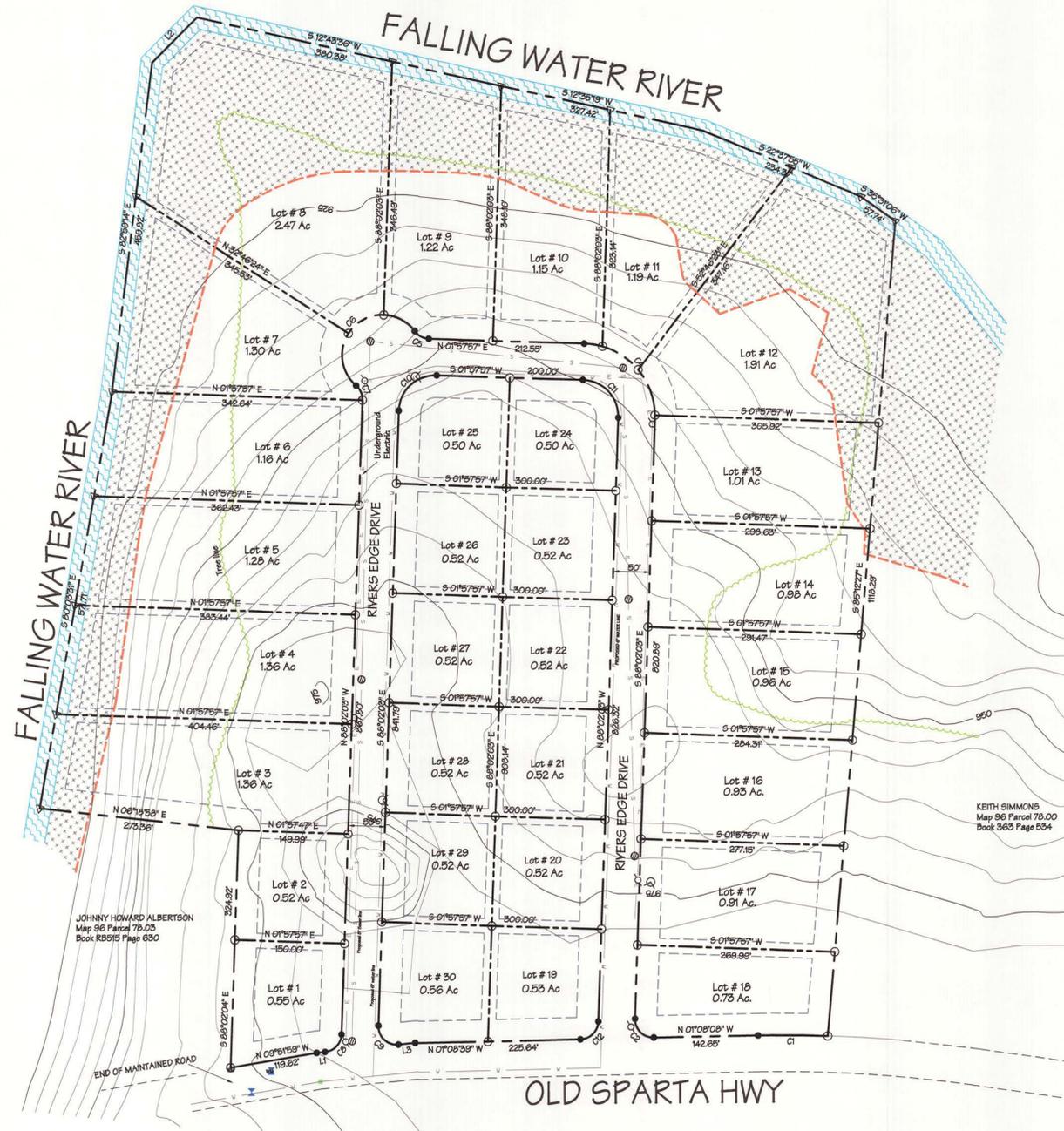
Note: This property may be subject to utility ingress/egress and/or right-of-ways.

I hereby certify that this is a category II survey and that the ratio of precision of the unadjusted survey is at minimum 1/7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Drawn by: CHN File No: 05-136c1 Rvr's Edge

New Roads:  
2178 ft

Improved Road from Gate to 2nd entrance:  
535 ft



SITEMAP NTS

**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**

ACCORDING TO THE FEMA FIRM # 47141C02B5D & 47141C0305D DATED: 5-16-2007

**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

**EASEMENT AND RIGHT-OF-WAY RESTRICTIONS**

ALL FINAL PLATS SHALL INCLUDE A STATEMENT INDICATING THE RESTRICTIONS FOR ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ON THE PLAT; SAID STATEMENT SHALL READ AS FOLLOWS:

**EASEMENT AND RIGHT-OF-WAY RESTRICTIONS:**

- NO PERMANENT STRUCTURE SUCH AS A DECK, PATIO, GARAGE, CARPORT, OR OTHER BUILDING SHALL BE ERRECTED WITHIN THE LIMITS OF ANY EASEMENT SHOWN ON THIS PLAT.
- NO EXCAVATION, FILLING, LANDSCAPING OR OTHER CONSTRUCTION SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN ON THIS PLAT IF SUCH EXCAVATION, FILLING, LANDSCAPING OR OTHER CONSTRUCTION WILL ALTER OR DIMINISH THE FLOW OF WATER THROUGH SAID EASEMENT.
- ALL DRIVEWAYS, ENTRANCES, CURB CUTS OR OTHER POINTS OF INGRESS OR EGRESS TO THE LOTS SHOWN ON THIS PLAT SHALL BE IN ACCORDANCE WITH THE RULES, REGULATIONS, AND POLICIES OF THE PUTNAM COUNTY HIGHWAY DEPARTMENT. ALL CULVERTS AT DRIVEWAY ENTRANCES SHALL HAVE A MINIMUM DIAMETER OF 15".
- THE PLACING OF PIPE WITHIN OR OTHERWISE FILLING OF THE DITCHES WITHIN THE RIGHTS-OF-WAY SHOWN ON THIS PLAT IS PROHIBITED WITHOUT THE APPROVAL OF THE PUTNAM COUNTY HIGHWAY DEPARTMENT. ALL PIPING AND CATCH BASINS USED FOR THESE PURPOSES SHALL BE APPROVED BY THE HIGHWAY DEPARTMENT AND SHALL HAVE A MINIMUM DIAMETER OF 15".

2ND CIVIL DISTRICT PRELIMINARY PLAT - REVISED FOR RIVER'S EDGE SUBDIVISION PRESENTED TO PUTNAM COUNTY REGIONAL PLANNING COMMISSION			
DEVELOPER: DAVID BILBREY-ADVANCED INC. ADDRESS: 2240 SUMMERFIELD ROAD COOKEVILLE, TN 38506 TELEPHONE: 931-261-7212	OWNER: AUSTIN JONES ADDRESS: 6200 OLD SPARTA ROAD COOKEVILLE, TN 38506 TELEPHONE: 931-979-5550	ENGINEER: LAUREN SHIBAKOV ADDRESS: PO BOX 153 COOKEVILLE, TN 38503 TELEPHONE: 931-319-4739	SURVEYOR: CHRISTOPHER M. VICK ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38506 TELEPHONE: 931-372-1286
ACREAGE SUBDIVIDED: 30.02 LOTS: 30 DEED BOOK REFERENCE: RB363/532		TAX MAP: 96 PARCEL NO: 78.06 SCALE: 1"=100'-0" DATE: 19 JAN 2015	

VICK SURVEYING, LLC  
2772 Hidden Cove Road, Cookeville, TN 931-372-1286