



SITE MAP NTS

**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**  
 According to the FEMA FIRM # 47702140D  
 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

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.42'	N 29°52'25" W	25.33'
C2	20.00'	26.94'	N 45°25'40" E	124.95'

LINE	BEARING	DISTANCE
L1	S 05°00'47" W	10.52'

MANNING PLACE SUBDIVISION  
 LOTS #1 & 11-14  
 Plat. Cab. C Slide 144  
 Zoned RS-10

FUTURE DEVELOPMENT  
 2.63 Ac.

- LEGEND**
- TREE
  - ⊙ MANHOLE
  - ⊕ POWER POLE
  - ⊗ WATER METER
  - 1/2" PIPE (set)
  - ⊙ FIRE HYDRANT
  - ⊙ ROAD
  - ⊗ WATER/GAS VALVE
  - ⊙ REBAR (found)

**ZONING & SETBACKS**  
 CL-LOCAL COMMERCIAL  
 10TH ST-60'  
 FRONT-50'  
 SIDE- 10'  
 REAR- 10'  
 RS-15-SINGLE FAMILY RESIDENTIAL  
 BREEDING-25'  
 FRONT-30'  
 SIDE- 10'  
 REAR- 25'  
 CORNER-30'

- LEGEND**
- BUILDING
  - COMMONS AREA
  - SIDE WALK
  - INGRESS/EGRESS
  - UTILITY/MAINTENANCE EASEMENT

Note: The point of beginning is located N 70°56'35" W 2.82 feet from a power pole.

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. 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 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.

Drawn by: CHN File No: 15-261c1 Preliminary Phase I

Christopher M. Vick, RLS #2164  
 VICK SURVEYING, LLC  
 2772 Hidden Cove Road, Cookeville, TN 931-372-1286

The original overall acreage was 4.20 acres with the original acreage of Phase I was 1.50 acres.

The current front setbacks do not meet the zoning code due to the fact that the developer was held harmless for the right-of-way dedications.

**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 all subdivision surveys as established by the Tennessee Board of Standards and Practices for Surveyors. I also hereby certify that the monuments and markers shown on this plan are as shown hereon, to the specifications of the Tennessee Board of Standards and Practices for Surveyors.

17 Jan 2016  
 Date Signed



\*NOTE-LOT #22 IS THE REMAINING ACREAGE BEING NOTED AS COMMONS AREA AND IS AN UNBUILDABLE LOT.

1ST CIVIL DISTRICT  
 PRELIMINARY PLAT FOR  
**SOMERVILLE PHASE I**  
 PRESENTED TO  
 COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: <b>AARON BERNHARDT</b>	SURVEYOR: <b>CHRISTOPHER M. VICK</b>
ADDRESS: <b>640 NORTH DIXIE AVENUE</b> COOKEVILLE, TN 38501	ADDRESS: <b>2772 Hidden Cove Road</b> COOKEVILLE, TN 38506
TELEPHONE: <b>931-526-3700</b>	TELEPHONE: <b>931-372-1286</b>
ENGINEER: _____	OWNER: <b>AARON BERNHARDT</b>
TELEPHONE: _____	ADDRESS: <b>640 NORTH DIXIE AVENUE</b> COOKEVILLE, TN 38501
ACREAGE SUBDIVIDED: <b>1.43</b> LOTS: <b>22</b>	TAX MAP: <b>40-N GRP B PARCEL NO: 8.00</b>
DEED BOOK REFERENCE: <b>RB397/613</b>	SCALE: <b>1"=40'-0"</b> DATE: <b>11 Jan 2016</b>