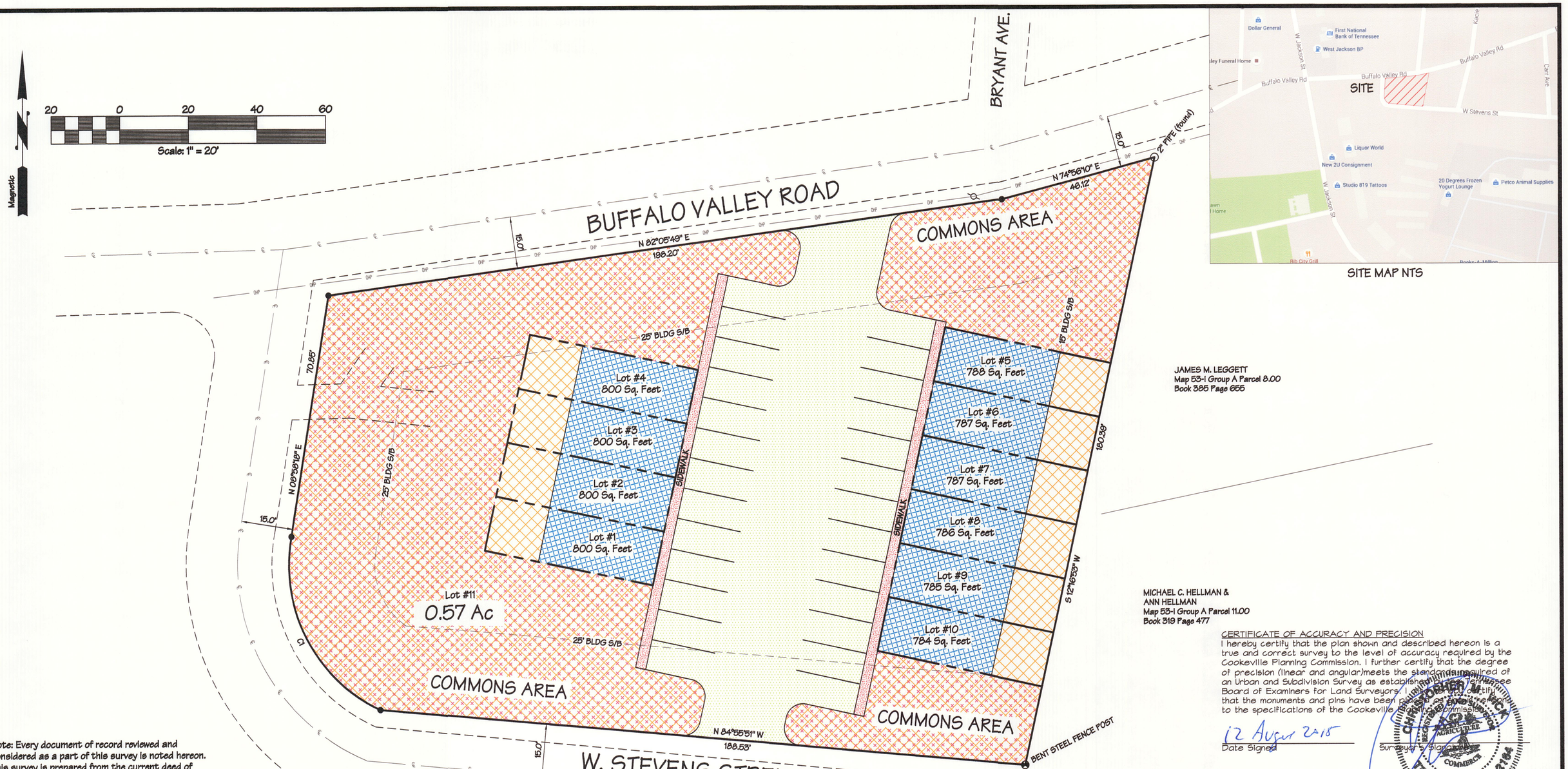

SITE MAP NTS

JAMES M. LEGGETT
Map 53-I Group A Parcel 8.00
Book 385 Page 655

MICHAEL C. HELLMAN &
ANN HELLMAN
Map 53-I Group A Parcel 11.00
Book 319 Page 477

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 further certify that the monuments and pins have been placed as shown hereon to the specifications of the Cookeville Planning Commission.

12 August 2015
Date Signed

Surveyor's Signature

CHRISTOPHER M. VICK — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — TENNESSEE NO. 2164

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. bluffllines, 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: 15-184c1 Prelim Plat

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	46.45'	60.84'	N 27°03'12" W	56.58'

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47171C0120D

Dated: MAY 16, 2007

Check One:

X : 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

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

LEGEND

BUILDING

COMMONS AREA

SIDE WALK

PARKING AREA

UTILITY/MAINTENANCE EASEMENT

RAIN GARDEN

*NOTE-LOT #11 IS THE REMAINING ACREAGE BEING NOTED AS COMMONS AREA AND IS AN UNBUILDABLE LOT.

1ST CIVIL DISTRICT

PRELIMINARY PLAT
FOR
STEVEN'S POINT
PRESENTED TO
COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: JERRY C. GAW, INC	SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: 640 NORTH DIXIE AVENUE	ADDRESS: 2772 Hidden Cove Road
COOKEVILLE TN 38501	COOKEVILLE, TN. 38506
TELEPHONE: 931 526-3700	TELEPHONE: 931-372-1286
ENGINEER:	OWNER: JERRY C. GAW, INC
ADDRESS:	ADDRESS: 640 NORTH DIXIE AVENUE
	COOKEVILLE TN 38501
TELEPHONE:	TELEPHONE: 931 526-3700
ACREAGE SUBDIVIDED: 0.75 LOTS: 11	TAX MAP: 53-I GRP A PARCEL NO: 9.00
DEED BOOK REFERENCE: RB872/401	SCALE: 1"=20'-0" DATE: 10 AUG 2015