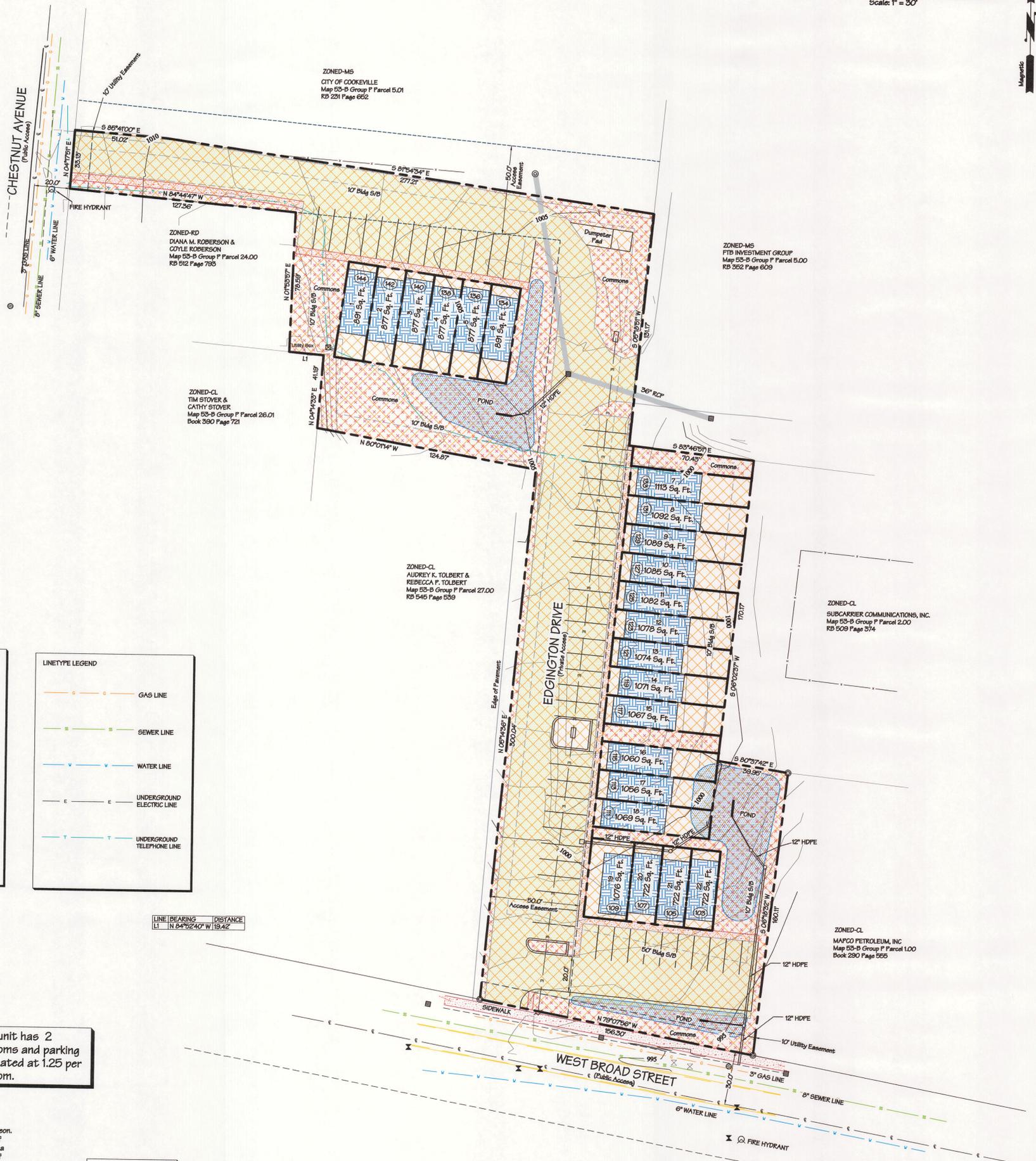
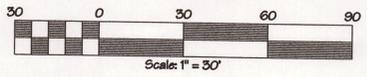


**CERTIFICATE OF ACCURACY AND PRECISION**  
 I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Cookeville Planning Commission. I further certify that the degree of precision and the angular measurements the standards required of a land survey as established by the Tennessee Board of Equalization. I also hereby certify that the monuments and pins used in this survey conform hereon, to the specifications of the Cookeville Planning Commission.

Date Signed 17 July 2017



**LEGEND**

BUILDING	[Blue hatched pattern]
COMMONS AREA	[Red hatched pattern]
SIDE WALK	[Dotted pattern]
PRIVATE DRIVE/PARKING UTILITY/MAINTENANCE EASEMENT	[Green hatched pattern]
UTILITY/MAINTENANCE EASEMENT	[Orange hatched pattern]
DETENTION POND	[Blue wavy pattern]

**LINE/TYPE LEGEND**

[Orange dashed line]	GAS LINE
[Green dashed line]	SEWER LINE
[Blue dashed line]	WATER LINE
[Black dashed line]	UNDERGROUND ELECTRIC LINE
[Blue dashed line]	UNDERGROUND TELEPHONE LINE

**NOTE:** Each unit has 2 bedrooms and parking calculated at 1.25 per bedroom.

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 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.

**ZONED CL**

SETBACKS:

WEST BROAD	50'
CHESTNUT AVE.	30'
REAR	10'
SIDE	10'

(multi-family) 10'  
 All other uses 0'

**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**  
 According to the FEMA FIRM # 4714C0120D  
 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

\*NOTE-LOT #23 IS THE REMAINING ACREAGE BEING NOTED AS COMMONS AREA AND IS NOT A BUILDABLE LOT.

PRELIMINARY; NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

**1ST CIVIL DISTRICT**

**PRELIMINARY PLAT FOR EDGINGTON COURT**

PRESENTED TO COOKEVILLE MUNICIPAL PLANNING COMMISSION

<b>DEVELOPER:</b> AARON BERNHARDT <b>ADDRESS:</b> P.O. BOX 1189 COOKEVILLE TN 38503 <b>TELEPHONE:</b> 931 526-3700	<b>SURVEYOR:</b> CHRISTOPHER M. VICK <b>ADDRESS:</b> 2772 Hidden Cove Road COOKEVILLE, TN. 38506 <b>TELEPHONE:</b> 931-372-1286
<b>OWNER:</b> Bernhardt, Gaw and Stover <b>ADDRESS:</b> P.O. BOX 1189 COOKEVILLE TN 38503 <b>TELEPHONE:</b> 931 526-3700	<b>ENGINEER:</b> Clinton Engineering <b>ADDRESS:</b> 380 S Lowe Ave. Suite 6 COOKEVILLE TN 38501 <b>TELEPHONE:</b> 931 372-0427

ACREAGE SUBDIVIDED: 1.77 LOTS: 23 TAX MAP: 53-B 7<sup>th</sup> PARCEL NO: 5.04  
 DEED BOOK REFERENCE: RB 926/332 SCALE: 1"=30'-0" DATE: 07 FEB 2017