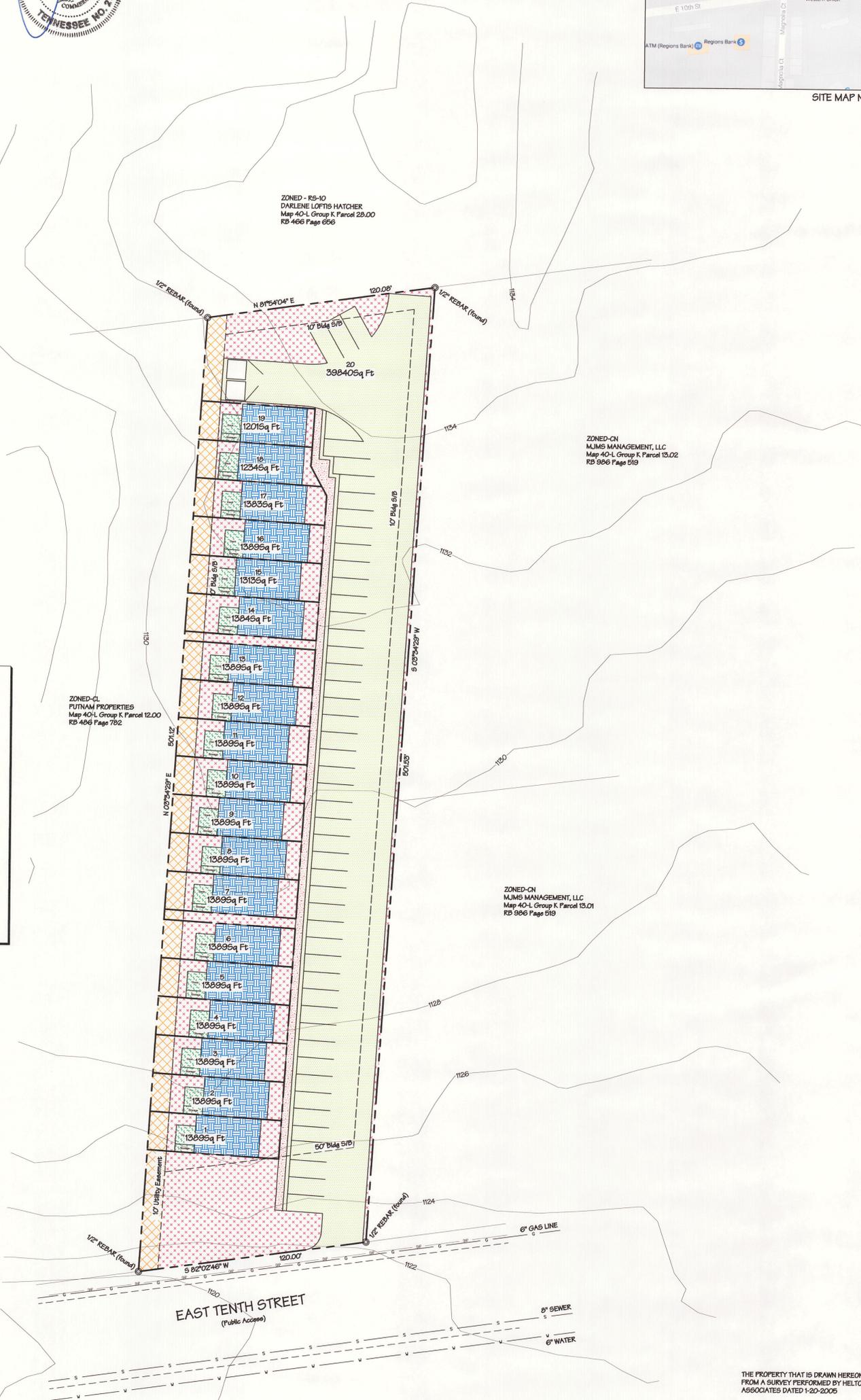


True North

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 of an Urban and Subdivision Survey as established by the Tennessee Board of Examiners of Professional Surveyors. I also hereby certify that the monuments and pins have been placed in accordance with the specifications of the Cookeville Planning Commission.

12 April 2017
Date Signed



LEGEND

BUILDING	
COMMONS AREA UTILITY/MAINTENANCE EASEMENT	
SIDE WALK	
PRIVATE DRIVE/PARKING UTILITY/MAINTENANCE EASEMENT	
UTILITY/MAINTENANCE EASEMENT	
DECK MAINTENANCE EASEMENT	

ZONED CL

SETBACKS:

EAST TENTH STREET	50'
REAR SIDE	10'
(multi-family)	10'
All other uses	0'

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.

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 4714C0120D
Dated: MAY 16, 2017
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

THE PROPERTY THAT IS DRAWN HEREON IS DERIVED FROM A SURVEY PERFORMED BY HELTON AND ASSOCIATES DATED 1-20-2005

PRELIMINARY: NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

1ST CIVIL DISTRICT PRELIMINARY PLAT FOR MERCANTILE	
PRESENTED TO COOKEVILLE MUNICIPAL PLANNING COMMISSION	
DEVELOPER: <u>AARON BERNHARDT</u>	SURVEYOR: <u>CHRISTOPHER M. VICK</u>
ADDRESS: <u>P.O. BOX 1189</u>	ADDRESS: <u>2772 Hidden Cove Road</u>
TELEPHONE: <u>931 526-3700</u>	TELEPHONE: <u>931-372-1286</u>
ENGINEER: _____	OWNER: <u>AARON BERNHARDT</u>
ADDRESS: _____	ADDRESS: <u>P.O. BOX 1189</u>
TELEPHONE: _____	TELEPHONE: <u>COOKEVILLE TN 38503</u>
ACREAGE SUBDIVIDED: <u>5699.4</u> sq. Ft. LOTS: <u>20</u> TAX MAP: <u>40-L "K"</u> PARCEL NO: <u>12.01</u>	
DEED BOOK REFERENCE: <u>RB 207 Page 164</u> SCALE: <u>1"=30'-0"</u> DATE: <u>05 April 2017</u>	