

**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 AS ESTABLISHED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. I ALSO HEREBY CERTIFY THAT THE MONUMENTS AND PINS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE COOKEVILLE PLANNING COMMISSION.

029.17  
DATE SIGNED

*Taylor Dillehay*  
SURVEYOR'S SIGNATURE

**PARCEL REFERENCE**

BEING ALL OF PARCEL 13.03, AS SHOWN ON PUTNAM COUNTY TAX MAP 040L, GROUP 'K'.

**DEED REFERENCE**

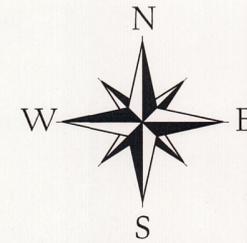
BEING THE SAME PROPERTY CONVEYED TO NAME, OF RECORD IN RECORD BOOK 369, PAGE 576, R.O.P.C., TN.

**PLAT REFERENCE**

BEING LOT 4, OF A PLAT ENTITLED '10th & FISK PROPERTIES, LLC DIVISION', OF RECORD IN PLAT CABINET 'E', SLIDE 98A, R.O.P.C., TN.

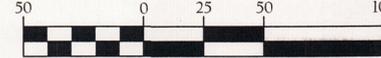
**ZONED CN \*\*SEE NOTE 6\*\***

NEIGHBORHOOD COMMERCIAL DISTRICT  
MINIMUM BUILDING SETBACKS  
FRONT - 50'  
REAR - 10'  
SIDE - 10'

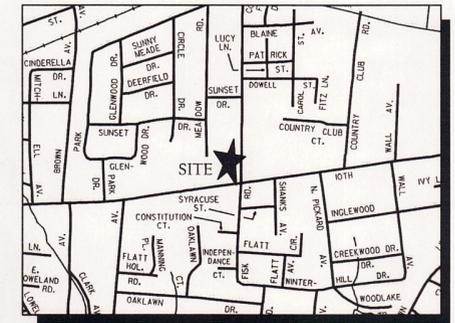


TNSPC: TN-4100

GRAPHIC SCALE



(IN FEET) 1 inch = 50' ft.



VICINITY MAP (NOT TO SCALE)

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

ACCORDING TO THE FEMA FIRM # 4714C0140D, DATED: MAY 16, 2007

CHECK ONE:

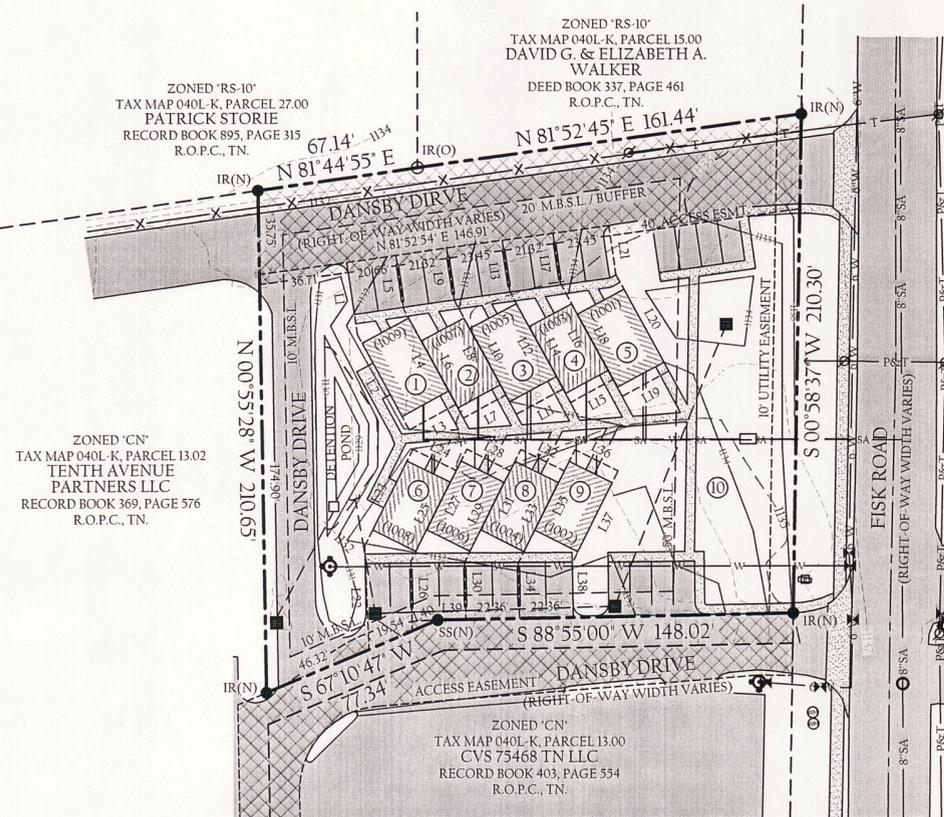
- NO AREAS OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA
- ALL OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT IS IN A SFHA
- SHADED AREA(S) OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA

**LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 08°09'44" E | 30.97'   |
| L2   | S 28°22'48" E | 45.55'   |
| L3   | N 61°36'46" E | 22.08'   |
| L4   | N 28°23'14" W | 45.78'   |
| L5   | N 08°07'06" W | 23.10'   |
| L6   | S 28°23'14" E | 52.21'   |
| L7   | N 61°36'46" E | 20.17'   |
| L8   | N 28°23'14" W | 45.27'   |
| L9   | N 08°07'15" W | 22.62'   |
| L10  | S 28°23'14" E | 54.36'   |
| L11  | N 61°36'46" E | 22.17'   |
| L12  | N 28°23'14" W | 46.68'   |
| L13  | N 08°07'15" W | 22.14'   |
| L14  | S 28°23'14" E | 53.11'   |
| L15  | N 61°36'46" E | 20.17'   |
| L16  | N 28°23'14" W | 46.18'   |
| L17  | N 08°07'06" W | 21.65'   |
| L18  | S 28°23'14" E | 54.16'   |
| L19  | N 61°36'46" E | 22.08'   |
| L20  | N 28°23'18" W | 46.27'   |

**LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L21  | N 08°07'06" W | 21.41'   |
| L22  | N 02°20'01" W | 42.97'   |
| L23  | N 26°33'54" E | 44.97'   |
| L24  | S 63°26'06" E | 20.08'   |
| L25  | S 26°33'54" W | 42.18'   |
| L26  | S 01°04'54" E | 28.88'   |
| L27  | N 26°33'54" E | 52.18'   |
| L28  | S 63°26'06" E | 20.17'   |
| L29  | S 26°33'54" W | 42.50'   |
| L30  | S 01°04'54" E | 23.85'   |
| L31  | N 26°33'54" E | 52.50'   |
| L32  | S 63°26'06" E | 20.17'   |
| L33  | S 26°33'54" W | 42.82'   |
| L34  | S 01°04'54" E | 23.06'   |
| L35  | N 26°33'54" E | 52.82'   |
| L36  | S 63°26'06" E | 20.08'   |
| L37  | S 26°33'54" W | 42.98'   |
| L38  | S 01°04'54" E | 22.46'   |
| L39  | S 88°55'00" W | 11.69'   |
| L40  | S 67°10'47" W | 11.49'   |



**WHITTENBURG**  
LAND SURVEYING  
214 EAST STEVENS STREET  
COOKEVILLE, TN 38501  
931-526-9000

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1-615-366-1987  
TENNESSEE ONE CALL  
IT'S THE LAW

**GENERAL NOTES**

- THE PURPOSE OF THIS PLAT IS TO CREATE NINE (9) RESIDENTIAL LOTS AND ONE (1) OPEN SPACE LOT. LOT 10 SHOWN HEREON IS NOT A BUILDABLE LOT AND IS TO BE CONSIDERED 'COMMON OPEN SPACE'.
- THIS SURVEY IS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT AN ACCURATE TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO AND STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
- ON JANUARY 12, 2017 THE BOARD OF ZONING AND APPEALS GRANTED A VARIANCE TO REDUCE THE TOTAL SQUARE FOOTAGE PER DWELLING UNIT TO ALLOW A MAXIMUM OF NINE (9) DWELLING UNITS TO BE CONSTRUCTED ON THE SITE BASED ON THE SUBMITTED SITE PLAN.
- THE FIRE HYDRANT SHOWN HEREON WILL BE RELOCATED OUT OF THE PROPOSED DRIVE, ONTO LOT 10 ALONG THE PROPOSED WATER LINE.

**LEGEND**

- SS(N) SURVEY SPIKE (NEW)
- IR(O) IRON REBAR (OLD)
- SEWER MANHOLE
- ELECTRIC BOX
- ⊙ WATER METER
- ⊕ WATER VALVE
- ⊞ MAILBOX
- ⊚ FIRE HYDRANT
- P — POWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- W — WATER LINE
- SA — SEWER LINE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.P.C., TN. REGISTER'S OFFICE PUTNAM COUNTY, TN.
- CONCRETE AREA
- ASPHALT SURFACE

**LOT TABLE**

| NO.   | SQ. FT. | ACRES |
|-------|---------|-------|
| 1     | 1,566   | 0.04  |
| 2     | 1,470   | 0.03  |
| 3     | 1,645   | 0.04  |
| 4     | 1,468   | 0.03  |
| 5     | 1,614   | 0.04  |
| 6     | 1,544   | 0.04  |
| 7     | 1,519   | 0.03  |
| 8     | 1,485   | 0.03  |
| 9     | 1,471   | 0.03  |
| 10    | 30,988  | 0.71  |
| TOTAL | 44,771  | 1.03  |

PRELIMINARY SUBDIVISION PLAT  
**RESUBDIVISION OF LOT 4**  
**10th & FISK PROPERTIES, LLC DIVISION**

1st CIVIL DISTRICT,  
PUTNAM COUNTY, TENNESSEE

|                 |                            |             |            |
|-----------------|----------------------------|-------------|------------|
| DRAWN BY:       | TLD                        | ACRES:      | 1.03       |
| NUMBER OF LOTS: | 10                         | JOB NUMBER: | 17-012     |
| PARCEL #:       | MAP 040L 'K', PARCEL 13.03 | DATE:       | 01-05-2017 |
| ADDRESS:        | FISK ROAD                  | SCALE:      | 1"=50'     |

**ENGINEER**

BOB FAULHABER  
FES CONSULTING  
1031 ROBIN LANE  
COOKEVILLE, TN 38501  
931-252-0818

**OWNERS**

TENTH AVENUE PARTNERS LLC  
PO BOX 150326  
NASHVILLE, TN. 37215  
931-284-9192

**SURVEYOR**

TAYLOR DILLEHAY  
WHITTENBURG LAND SURVEYING  
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931-528-1AND