

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described herein 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 also hereby certify that the monuments and pins have been placed as shown herein, to the specifications of the Cookeville Planning Commission.

Date Signed _____ Surveyor's Signature _____

EASEMENT AND RIGHT-OF-WAY RESTRICTIONS

1. No permanent structure such as a deck, patio, garage, carport or other building shall be erected within the limits of any easement shown on this plat.
2. No excavation, filling, landscaping or other construction shall be permitted in any drainage easement shown on this plat if such excavation, filling, landscaping or other construction will alter or diminish the flow of water through said easement.
3. All driveways, entrances, curb cuts or other points of ingress or egress to the lot shown on this plat shall be in accordance with the rules and regulations of the City of Cookeville; contact the Department of Public Works for information.
4. The placing of pipe within or otherwise filling of ditches within the right-of-way shown on this plat is prohibited without the approval of the City of Cookeville; contact the Department of Public Works for information.

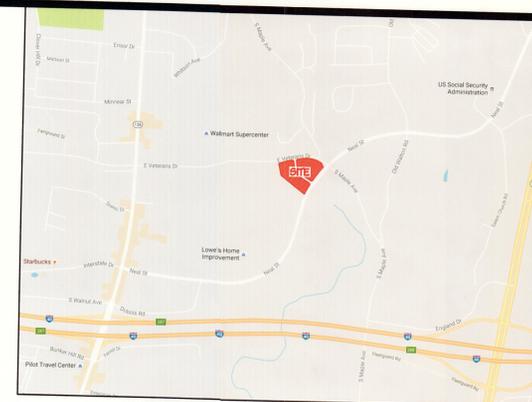
SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 474M02140D

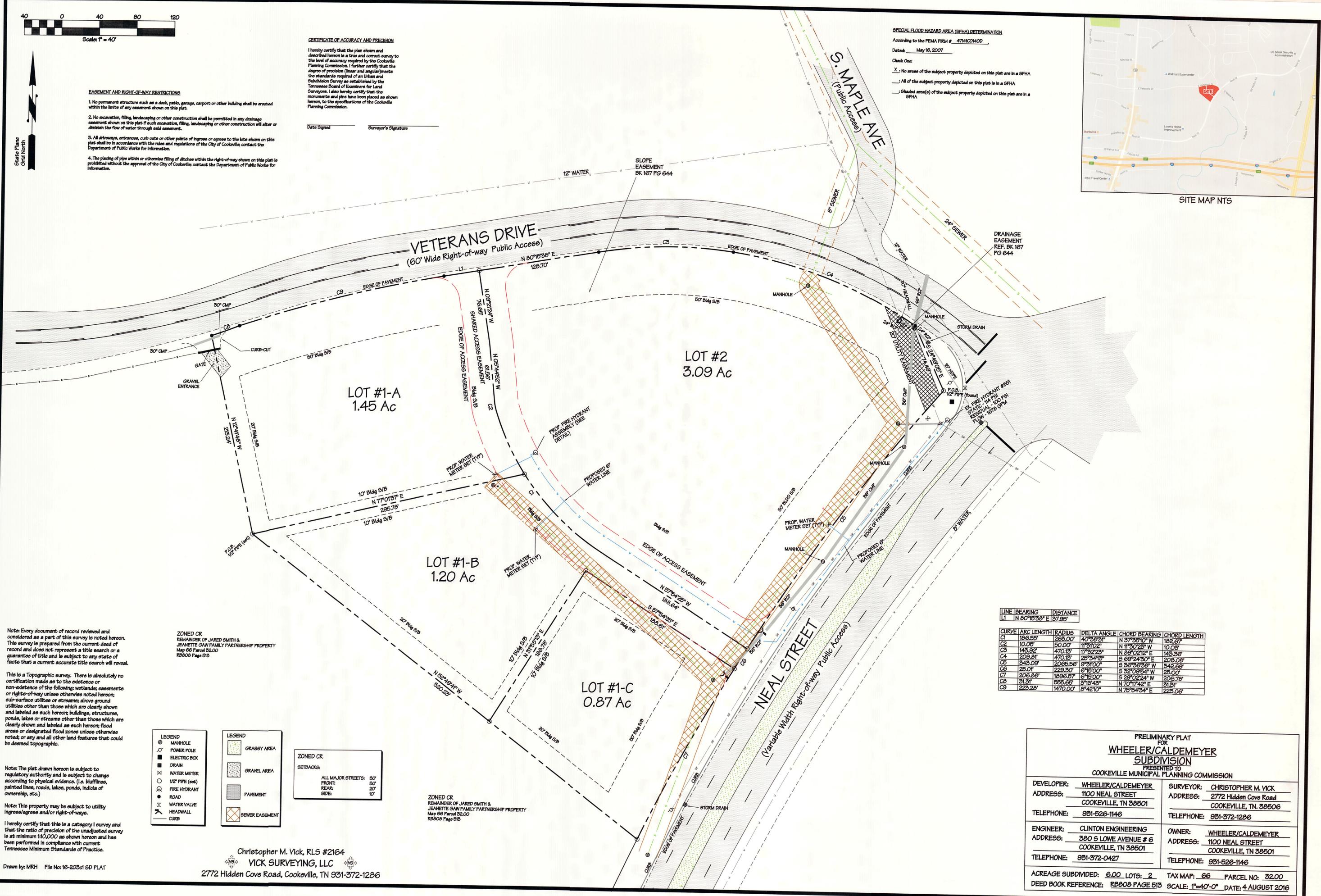
Date: May 16, 2007

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



SITE MAP NTS



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 Topographic survey. There is absolutely no certification made as to the existence or non-existence of the following: 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. bluelines, 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 1 survey and that the ratio of precision of the unadjusted survey is at minimum 1:10,000 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

ZONED CR
REMAINDER OF JARED SMITH & JEANETTE GAIN FAMILY PARTNERSHIP PROPERTY
Map 66 Parcel 32.00
RB808 Page 513

- MANHOLE
- POWER POLE
- ELECTRIC BOX
- DRAIN
- WATER METER
- 1/2" PIPE (ees)
- FIRE HYDRANT
- ROAD
- WATER VALVE
- HEADWALL
- CURB
- GRASSY AREA
- GRAVEL AREA
- PAVEMENT
- SEWER EASEMENT

ZONED CR
SETBACKS:
ALL MAJOR STREETS: 50'
FRONT: 50'
REAR: 20'
SIDE: 10'

ZONED CR
REMAINDER OF JARED SMITH & JEANETTE GAIN FAMILY PARTNERSHIP PROPERTY
Map 66 Parcel 32.00
RB808 Page 513

LINE	BEARING	DISTANCE
L1	N 80°15'38" E	37.96'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	126.55'	255.00'	40°58'31"	N 37°26'10" W	182.67'
C2	10.05'	50.00'	11°31'02"	N 11°30'23" W	10.05'
C3	143.92'	470.13'	17°52'23"	N 28°02'12" E	143.36'
C4	209.81'	470.13'	26°54'13"	S 69°24'30" E	205.05'
C5	343.03'	2065.56'	9°31'00"	S 36°56'39" W	342.63'
C6	25.01'	229.30'	6°18'00"	S 32°03'54" W	25.07'
C7	206.88'	1296.57'	6°18'00"	S 28°02'24" W	206.79'
C8	31.51'	566.66'	3°13'43"	N 70°17'42" E	31.31'
C9	223.28'	1470.00'	8°42'10"	N 75°54'34" E	223.06'

PRELIMINARY PLAT FOR
WHEELER/CALDEMEYER SUBDIVISION
PRESENTED TO
COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: WHEELER/CALDEMEYER ADDRESS: 1100 NEAL STREET COOKEVILLE, TN 38501 TELEPHONE: 931-526-1146	SURVEYOR: CHRISTOPHER M. VICK ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN 38506 TELEPHONE: 931-372-1286
ENGINEER: CLINTON ENGINEERING ADDRESS: 380 S LOWE AVENUE # 6 COOKEVILLE, TN 38501 TELEPHONE: 931-372-0427	OWNER: WHEELER/CALDEMEYER ADDRESS: 1100 NEAL STREET COOKEVILLE, TN 38501 TELEPHONE: 931-526-1146

ACREAGE SUBDIVIDED: 6.00 LOTS: 2 TAX MAP: 66 PARCEL NO: 32.00
DEED BOOK REFERENCE: RB808 PAGE 513 SCALE: 1"=40'-0" DATE: 4 AUGUST 2016