

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 also hereby certify that the monuments shown hereon are placed as shown hereon, to the specifications of the Cookeville Planning Commission.

6 June 2017
Date Signed



ZONED-CL
JERRY GAW & JEANETTE GAW FP &
AARON BERNHARDT LLC
Map 67-A Group F Parcel 59.00
RD 946 Page 295

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47141C0140D

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

LEGEND

- 15' MINIMUM WETLAND BUFFER AREA = 1660 LF x 15' = 24,903 SF
- ADDITIONAL WETLAND BUFFER TOTAL AREA = 25,253 SF

LEGEND

- BUILDING
- COMMONS AREA
- VEHICULAR ACCESS EASEMENT (Commons)
- PRIVATE DRIVE
- UTILITY/MAINTENANCE EASEMENT

ZONED CL

SETBACKS:

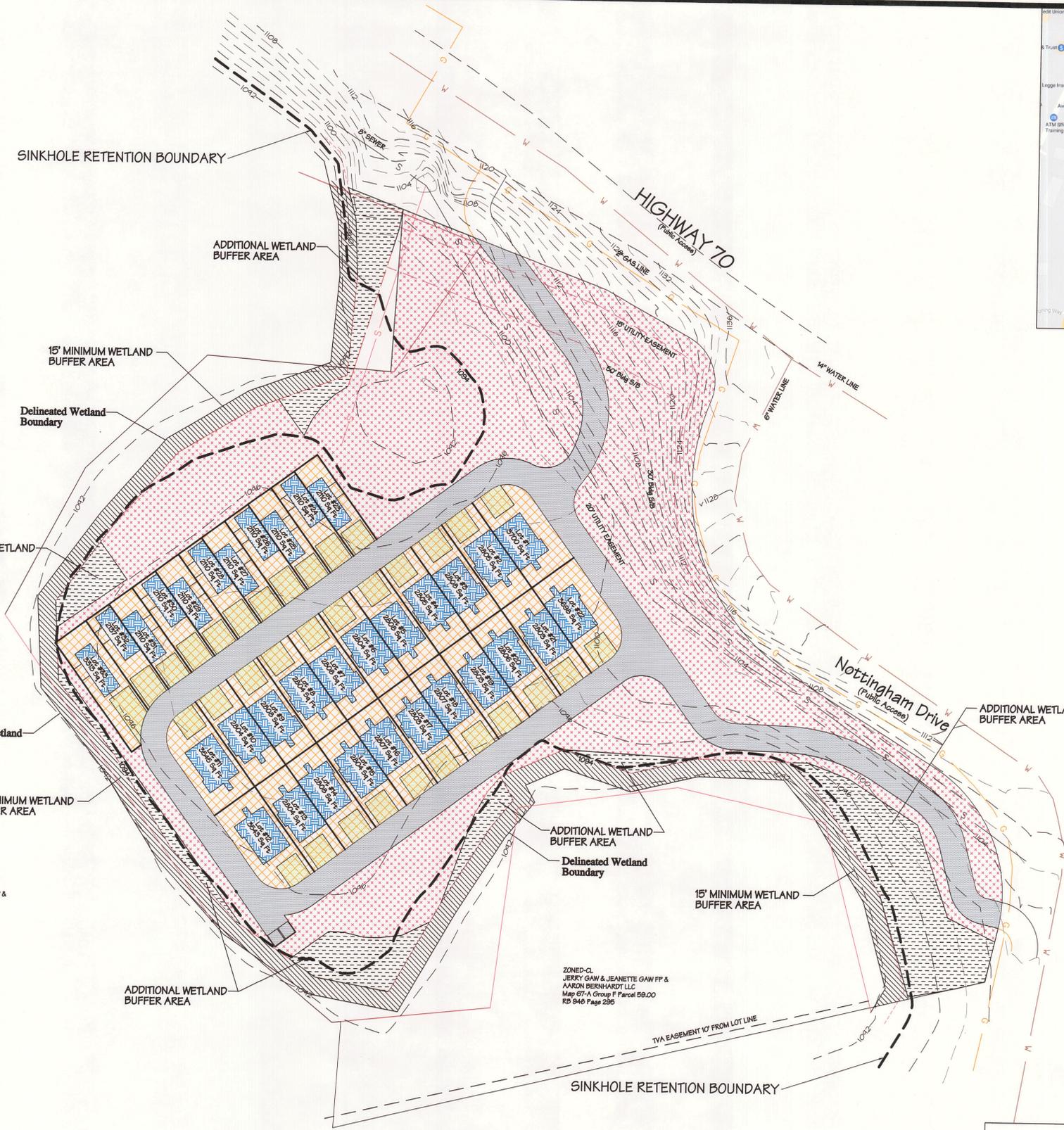
UP TO	50'
REAR	10'
SIDE	10'
(multi-family)	10'
All other uses	0'

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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 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. blufflines, 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: 17-101c1 preliminary plat

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 931-372-1286

*NOTE-LOT #34 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
WINDSOR HILL PHASE II
PRESENTED TO
COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: AARON BERNHARDT	SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: P.O. BOX 1189 COOKEVILLE TN 38503	ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38506
TELEPHONE: 931 526-3700	TELEPHONE: 931-372-1286
ENGINEER: Clinton Engineering	OWNER: JERRY GAW FP ET, AL.
ADDRESS: 380 S Lowe Ave. Suite 6 COOKEVILLE TN 38501	ADDRESS: P.O. BOX 1189 COOKEVILLE TN 38503
TELEPHONE: 931 372-0427	TELEPHONE: 931 526-3700

ACREAGE SUBDIVIDED: 8.54 LOTS: 34 TAX MAP: 67-A "F" PARCEL NO: 59.00
DEED BOOK REFERENCE: RB 946 Page 295 SCALE: 1"=30'-0" DATE: 6 April 2017
DATE: 6 June 2017