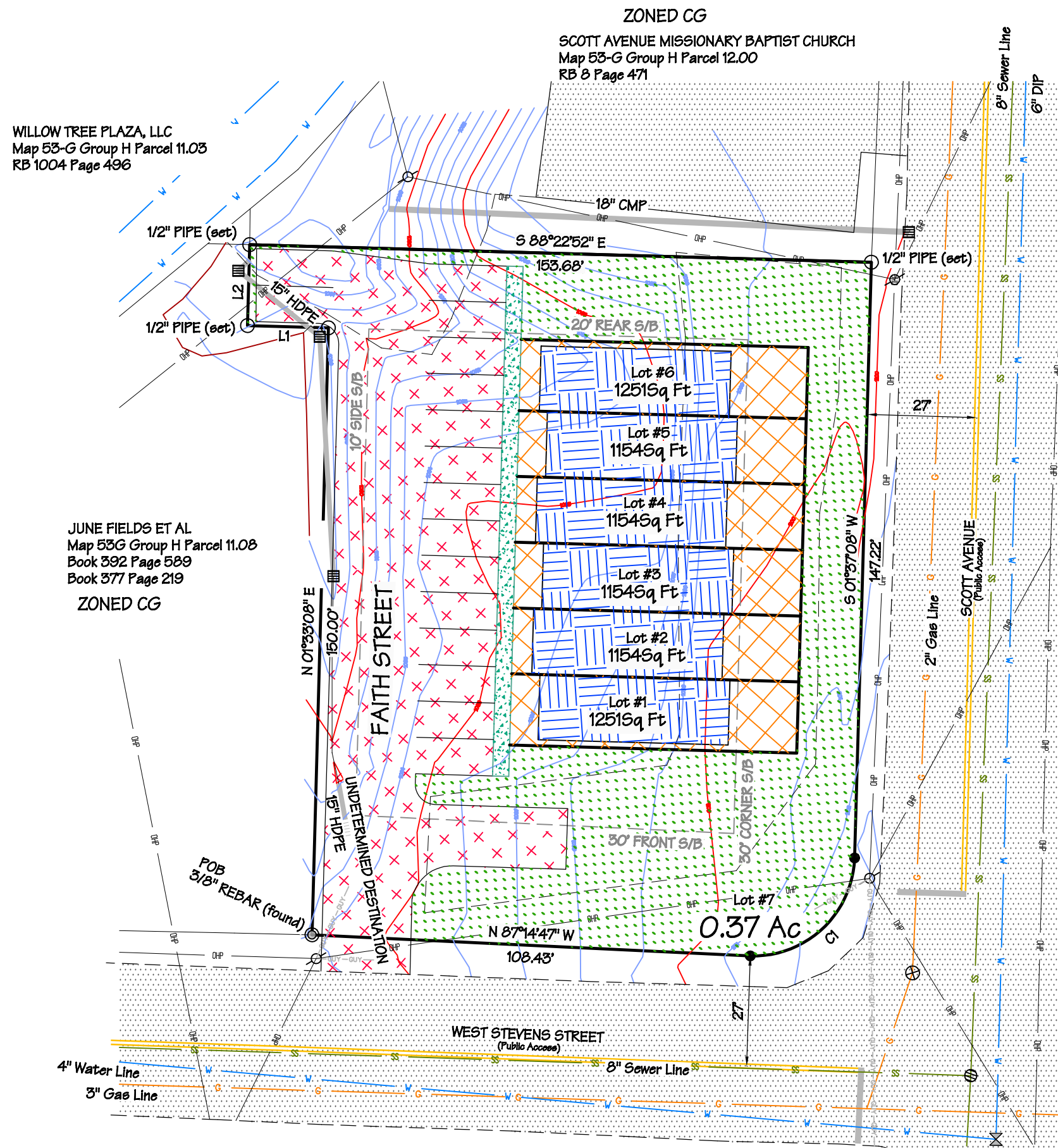


CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereby 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 hereon to the specifications of the Cookeville Planning Commission.

4 Oct 2021
Date Signed



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 46°47'07" W	90°00'00"

LINE	BEARING	DISTANCE
L1	N 88°22'52" W	20.00'
L2	N 01°33'08" E	20.00'

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47141C0120D.

Dated: 05/16/2007

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

GPS CERTIFICATION:

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- (a) Type of Survey: Real Time Kinematic
- (b) Positional Accuracy: 0.05 feet
- (c) Date of survey: 07 September 2021
- (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
- (e) Published/Fixed-control used: TDOT CORS Network
- (f) Geoid Model: Geoid18
- (g) Combined grid factor(s): 0.99989496

Note: A portion of the utilities as shown hereon was derived from information as provided and have not been field verified by Vick Surveying, LLC.

Note: The point of beginning is located N 10°04'15" W 5.95 feet from a power pole.

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 & IV 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.

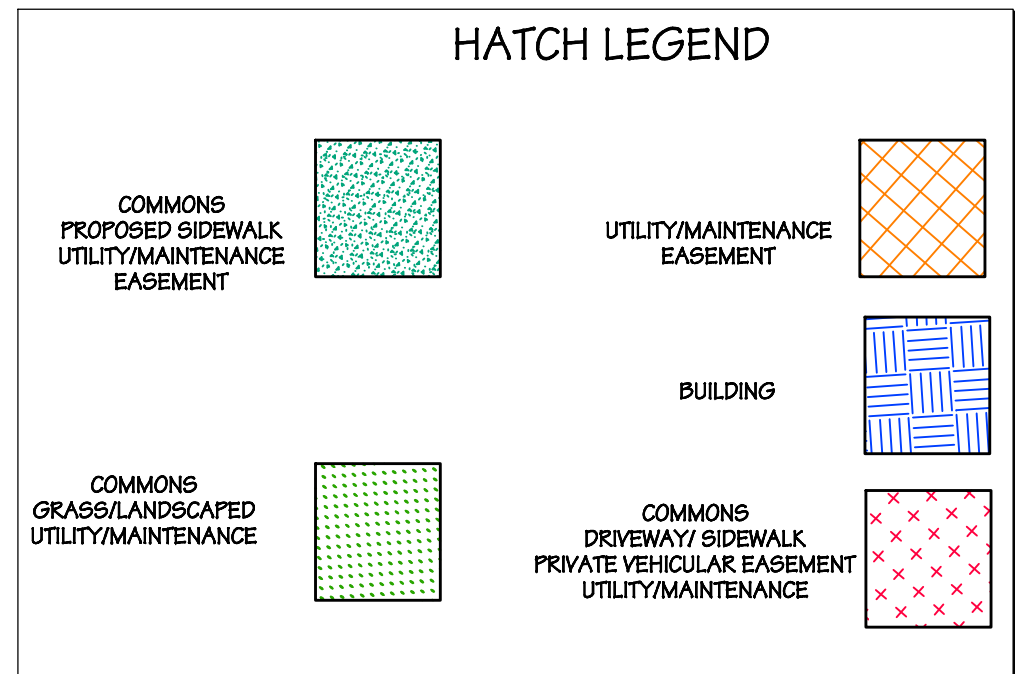
Drawn by: CDM File No.: 21-345c1 Churchview

PARKING
6 - 2 BEDROOM UNITS
6 X 2 X 1.25 = 15
16 PARKING SPOTS SHOWN

ZONED CG
GENERAL COMMERCIAL DISTRICT

SETBACKS
FRONT - 30'
REAR - 20' MULTI-FAMILY
10' ALL OTHER
SIDE - 30' ON STREET CORNERS
10' MULTI-FAMILY
0' ALL OTHER

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



1ST CIVIL DISTRICT

PRELIMINARY PLAT FOR CHURCHVIEW DIVISION
PRESENTED TO COOKEVILLE REGIONAL PLANNING COMMISSION

DEVELOPER: BERNHARDT CONSTRUCTION ADDRESS: 1127 NORTH WASHINGTON AVENUE COOKEVILLE, TN 38501 TELEPHONE: 931-559-7368	SURVEYOR: CHRISTOPHER M. VICK ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38506 TELEPHONE: 931-372-1286
ENGINEER: _____ ADDRESS: _____ TELEPHONE: _____	OWNER: B & B PARTNERSHIP ADDRESS: 233 WEST STEVENS STREET COOKEVILLE, TN 38501 TELEPHONE: 931-559-7368
ACREAGE SUBDIVIDED: 0.53 LOTS: 7 DEED BOOK REFERENCE: RB 512 PG 668	TAX MAP: 53G GRP H PARCEL NO: 11.02 SCALE: 1"=30'-0" DATE: 07 SEPTEMBER 2021