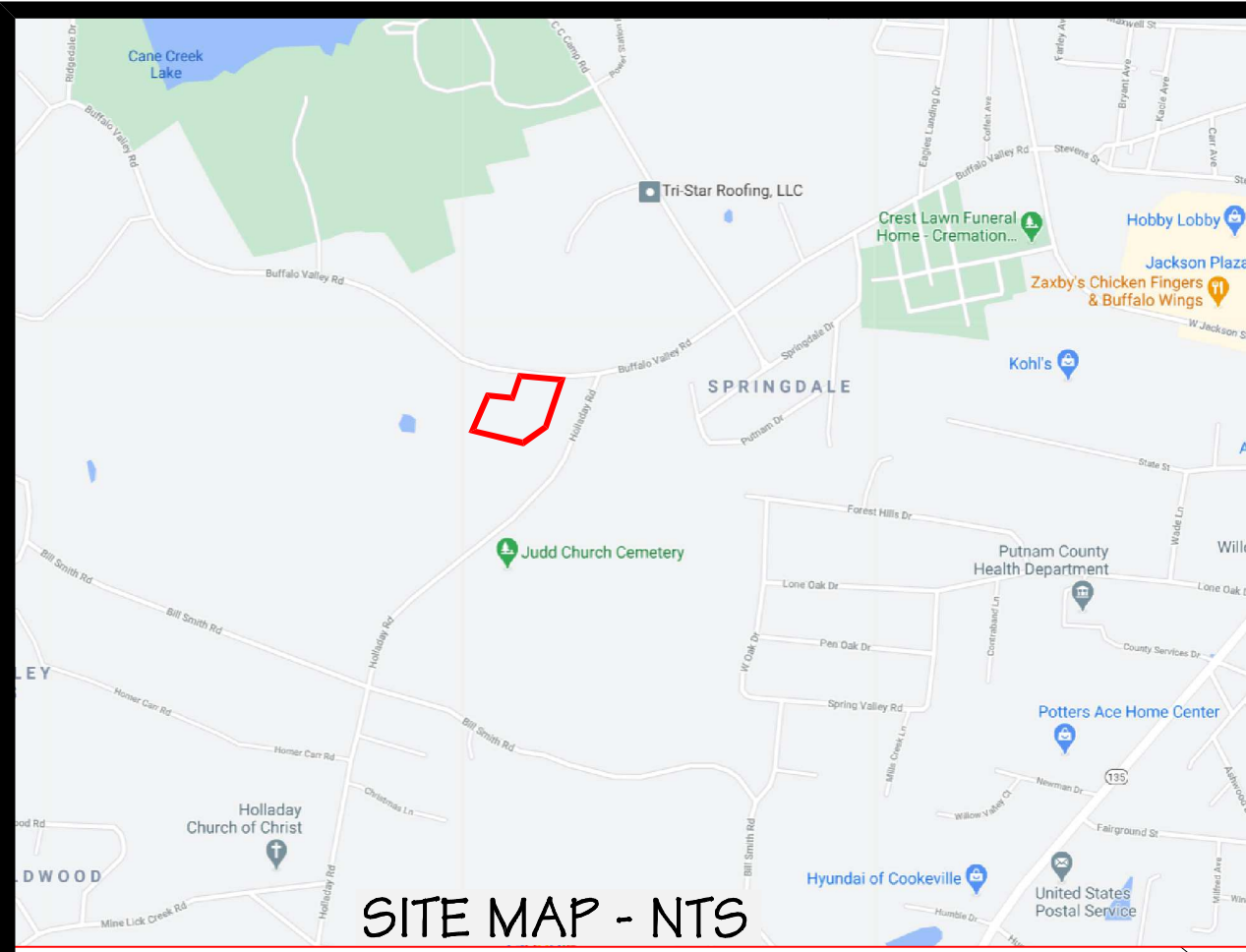


PRELIMINARY: NOT FOR CONSTRUCTION,  
RECORDING PURPOSES, OR  
IMPLEMENTATION



SITE MAP - NTS

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

According to the FEMA FIRM # 4714C0120D,

Dated: 5/16/2007

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

**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 and pins have been placed as shown hereon, to the specifications of the Cookeville Planning Commission.

Date Signed \_\_\_\_\_ Surveyor's Signature \_\_\_\_\_

**Zone RS-5 Setbacks**

- Collector Street  
Front - 25 ft
- Local Street  
Front - 20 ft
- Side - 7.5 ft
- Rear - 15 ft

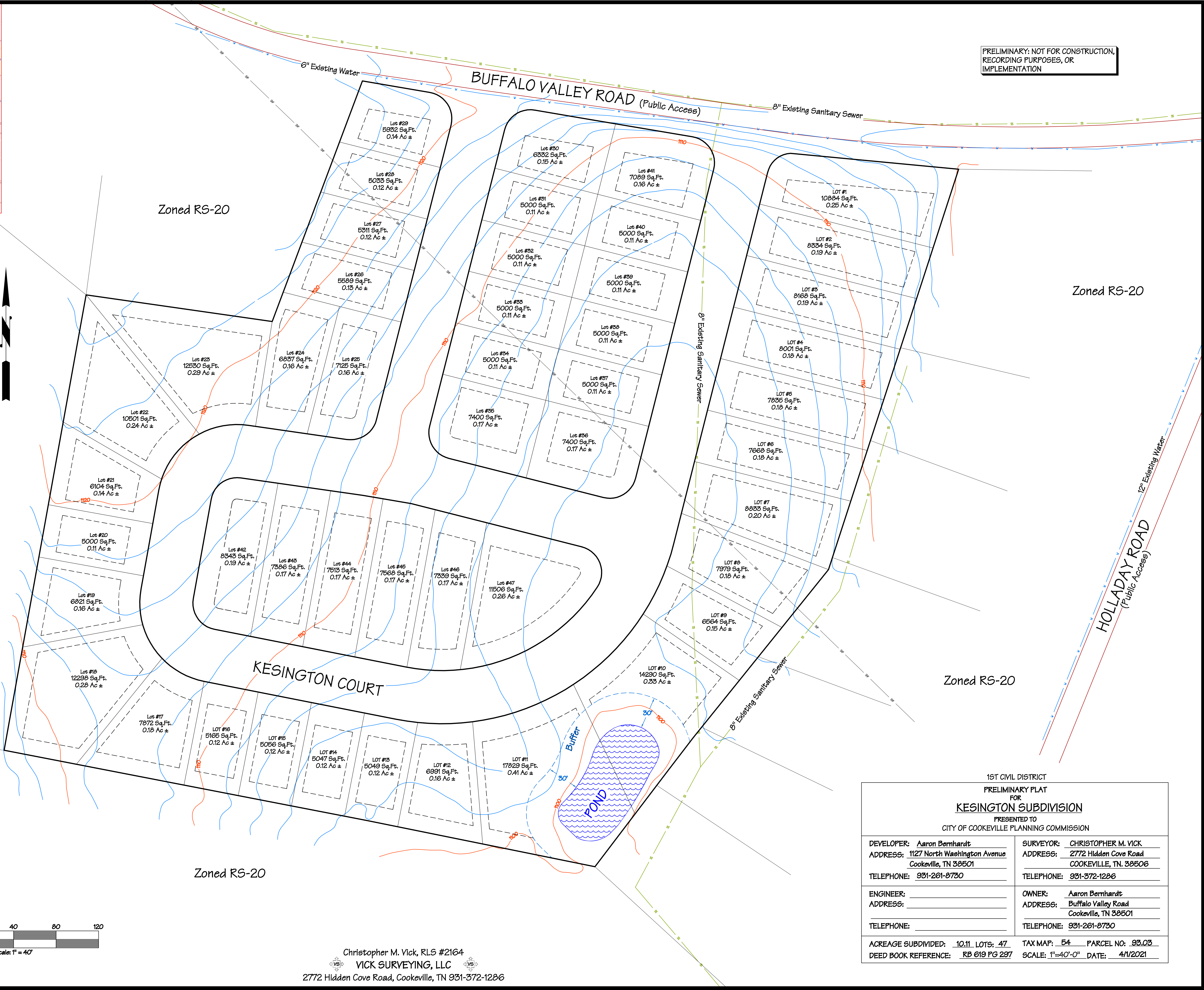
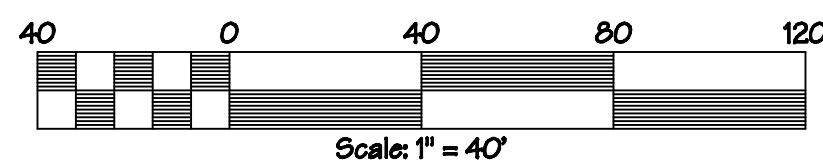
Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

This is not a boundary line survey. Boundaries as shown were derived from deed descriptions and have not been field verified by Vick Surveying, LLC. 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 utilities information was provided courtesy of the City of Cookeville and Double Springs Utility District and the locations and size of which have not been field verified by Vick Surveying, LLC.

Note: The contours as shown were derived from LIDAR data courtesy of the State of Tennessee Department of Finance and Administration STS-GIS Services and have not been field verified by Vick Surveying, LLC.



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

|   |   |                                |   |
|---|---|--------------------------------|---|
| 1ST CIVIL DISTRICT<br>PRELIMINARY PLAT<br>FOR<br><b>KESINGTON SUBDIVISION</b><br>PRESENTED TO<br>CITY OF COOKEVILLE PLANNING COMMISSION |   |                                |   |
| DEVELOPER: <u>Aaron Bernhardt</u>   | ADDRESS: <u>1127 North Washington Avenue</u><br><u>Cookeville, TN 38501</u> | TELEPHONE: <u>931-261-8730</u> | SURVEYOR: <u>CHRISTOPHER M. VICK</u><br>ADDRESS: <u>2772 Hidden Cove Road</u><br><u>COOKEVILLE, TN. 38506</u><br>TELEPHONE: <u>931-372-1286</u> |
| ENGINEER: _____   | ADDRESS: _____  | TELEPHONE: _____               | OWNER: <u>Aaron Bernhardt</u><br>ADDRESS: <u>Buffalo Valley Road</u><br><u>Cookeville, TN 38501</u><br>TELEPHONE: <u>931-261-8730</u>           |
| ACREAGE SUBDIVIDED: <u>10.11</u>  | LOTS: <u>47</u>   | TAX MAP: <u>54</u>             | PARCEL NO: <u>93,03</u>   |
| DEED BOOK REFERENCE: <u>RB 619 PG 297</u>   | SCALE: <u>1"=40'-0"</u>   | DATE: <u>4/1/2021</u>          |   |