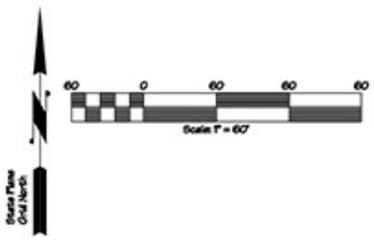


CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1842.00'	104.18'	N 29°09'00" E	104.17'
C2	1842.00'	104.18'	N 29°09'00" E	104.17'
C3	1842.00'	104.18'	N 29°09'00" E	104.17'
C4	1842.00'	104.18'	N 29°09'00" E	104.17'
C5	1842.00'	104.18'	N 29°09'00" E	104.17'

LINE	BEARING	DISTANCE
L1	S 29°09'00" W	104.18'
L2	S 29°09'00" W	104.18'
L3	S 29°09'00" W	104.18'
L4	S 29°09'00" W	104.18'
L5	S 29°09'00" W	104.18'

Lot #1 2140 Sq. Ft.
Lot #2 2040 Sq. Ft.
Lot #3 2040 Sq. Ft.
Lot #4 1650 Sq. Ft.
Lot #5 2040 Sq. Ft.
Lot #6 1650 Sq. Ft.
Lot #7 2040 Sq. Ft.
Lot #8 1650 Sq. Ft.
Lot #9 2040 Sq. Ft.
Lot #10 1650 Sq. Ft.
Lot #11 2040 Sq. Ft.
Lot #12 1650 Sq. Ft.
Lot #13 2040 Sq. Ft.
Lot #14 1650 Sq. Ft.
Lot #15 2344 Sq. Ft.
Lot #16 1088 Sq. Ft.
Lot #17 2040 Sq. Ft.
Lot #18 1650 Sq. Ft.
Lot #19 2040 Sq. Ft.
Lot #20 1650 Sq. Ft.
Lot #21 2040 Sq. Ft.
Lot #22 1650 Sq. Ft.
Lot #23 2040 Sq. Ft.
Lot #24 1650 Sq. Ft.
Lot #25 2040 Sq. Ft.
Lot #26 1088 Sq. Ft.
Lot #27 2040 Sq. Ft.
Lot #28 2140 Sq. Ft.
Lot #29 2040 Sq. Ft.
Lot #30 2040 Sq. Ft.
Lot #31 2040 Sq. Ft.
Lot #32 1650 Sq. Ft.
Lot #33 2040 Sq. Ft.
Lot #34 1650 Sq. Ft.
Lot #35 2040 Sq. Ft.
Lot #36 1650 Sq. Ft.
Lot #37 2040 Sq. Ft.
Lot #38 2140 Sq. Ft.
Lot #39 2040 Sq. Ft.
Lot #40 1650 Sq. Ft.
Lot #41 1650 Sq. Ft.
Lot #42 1781 Sq. Ft.
Lot #43 1781 Sq. Ft.
Lot #44 1781 Sq. Ft.
Lot #45 1650 Sq. Ft.
Lot #46 1650 Sq. Ft.
Lot #47 3069 Sq. Ft.
Lot #48 12457 Sq. Ft.
Lot #49 10457 Sq. Ft.
Lot #50 10457 Sq. Ft.
Lot #51 1650 Sq. Ft.
Lot #52 1650 Sq. Ft.
Lot #53 1650 Sq. Ft.
Lot #54 1720 Sq. Ft.
Lot #55 1650 Sq. Ft.
Lot #56 1720 Sq. Ft.
Lot #57 1650 Sq. Ft.
Lot #58 1720 Sq. Ft.
Lot #59 1650 Sq. Ft.
Lot #60 1720 Sq. Ft.
Lot #61 1088 Sq. Ft.
Lot #62 1720 Sq. Ft.
Lot #63 1650 Sq. Ft.
Lot #64 1781 Sq. Ft.
Lot #65 1781 Sq. Ft.
Lot #66 10457 Sq. Ft.

ZONED R2HD
SINGLE FAMILY RESIDENTIAL

SETBACKS
FRONT - 30' OR
20' ON MAJOR STREETS
REAR - 25'
SIDE - 10' RESIDENTIAL*
20' NONRESIDENTIAL*
20' ON CORNER LOTS
*PLUS 5' FOR EACH STORY OVER 2

PARKING
66 - 2 BEDROOM UNITS
66 X 2 X 1.25 = 165
235 PARKING SPOTS SHOWN

Note: Every document of record reviewed and considered as a part of title 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.

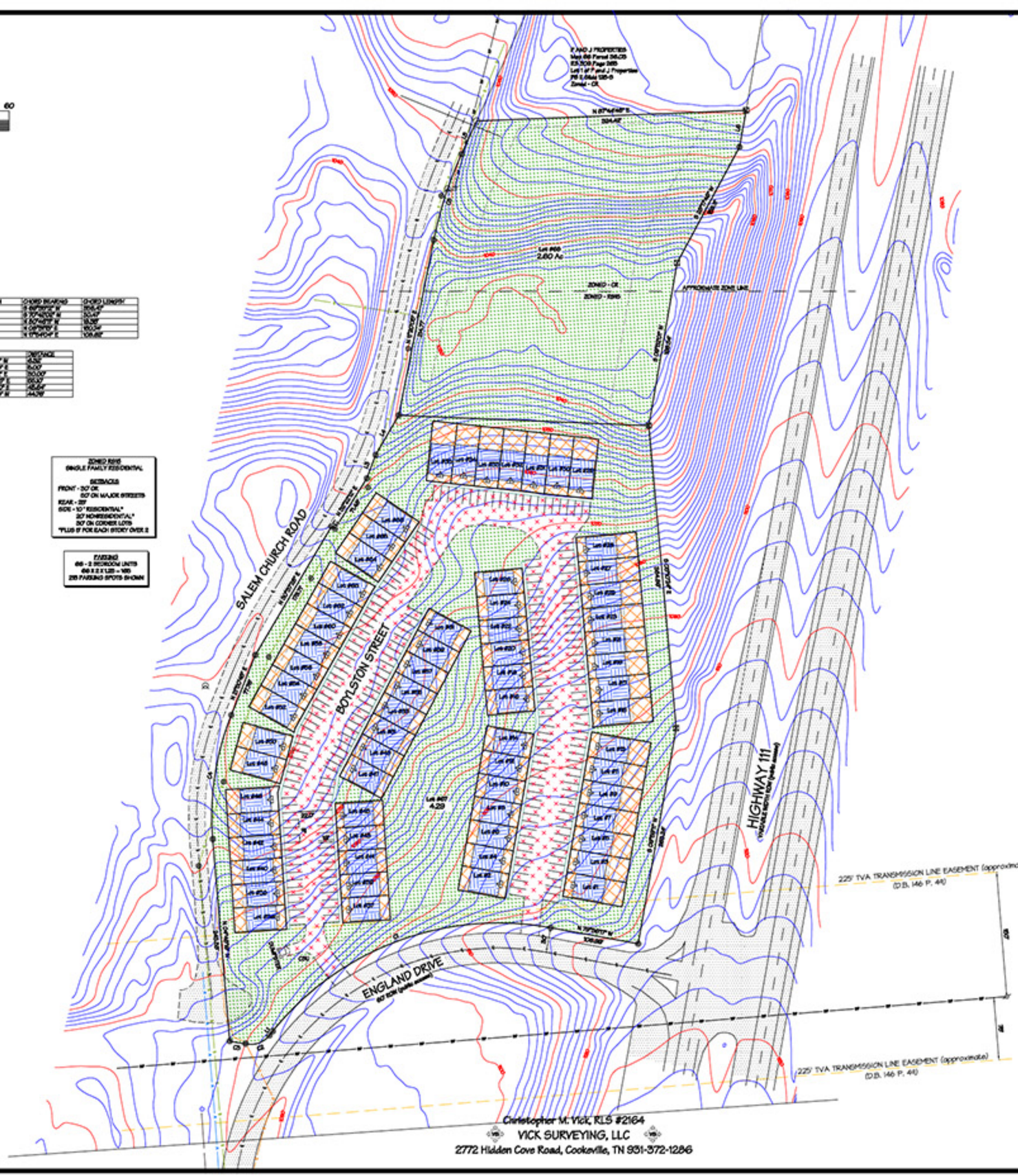
Title is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled 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. fencelines, 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.: 21-506cl Liberty



HATCH LEGEND

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

15T CIVIL DISTRICT
PRELIMINARY PLAT
FOR
LIBERTY SUBDIMSION

PRESENTED TO
COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: BERNHARDT CONSTRUCTION	SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: 1127 NORTH WASHINGTON AVENUE	ADDRESS: 2772 Hidden Cove Road
COOKEVILLE, TN 38501	COOKEVILLE, TN 38506
TELEPHONE: 931-559-7566	TELEPHONE: 931-372-1286
ENGINEER: Clinton Engineering	OWNER: TERRY & BILLY BULLOCK
ADDRESS: 350 S Lowe Ave. Suite 6	ADDRESS: 999 SALEM CHURCH ROAD
COOKEVILLE TN 38501	COOKEVILLE, TN 38501
TELEPHONE: 931 372-0427	TELEPHONE: 931-559-7566
ACREAGE SUBDIVIDED: 9.57 LOTS: 66	TAX MAP: 66 PARCEL NO: P/O 36.0
DEED BOOK REFERENCE: BOOK 75 PG 450	SCALE: 1"=60'-0" DATE: 30 SEPT 2021