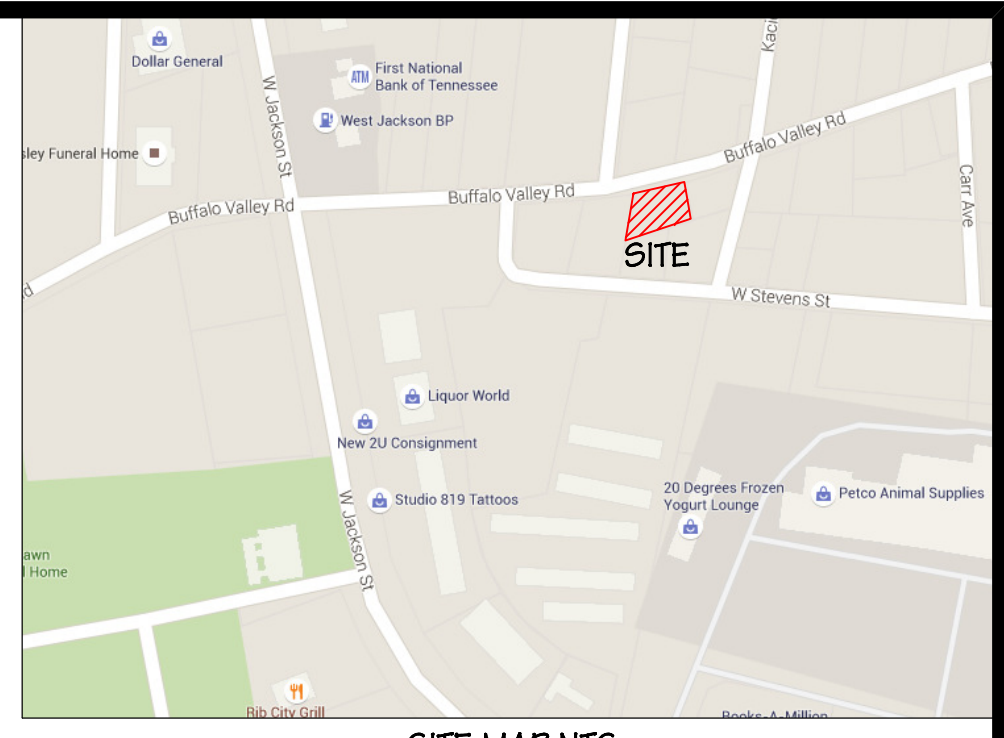
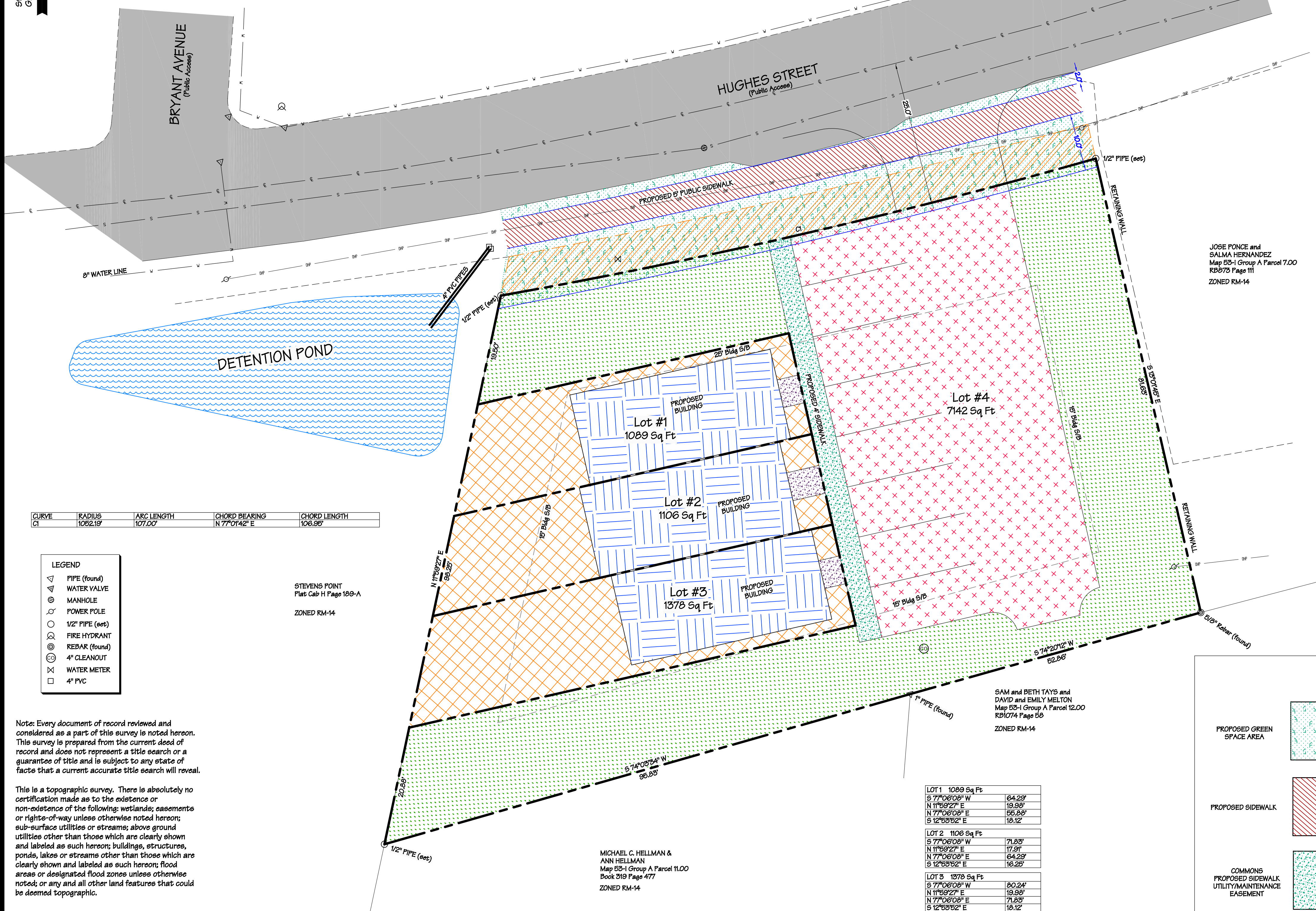


GPS CERTIFICATION:
 I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
 (a) Type of Survey: Real Time Kinematic
 (b) Positional Accuracy: 0.05 feet
 (c) Date of survey: 29 November 2019
 (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
 (e) Published/Field-control used: TPO1 CORS Network
 (f) Geoid Model: Geoid12A
 (g) Combined grid factor(s): 0.99993496



SITE MAP NTS



- EASEMENT AND RIGHT-OF-WAY RESTRICTIONS**
- 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.
 - 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.
 - All driveways, entrances, curb cuts or other points of ingress or egress to the lots 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.
 - 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.

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 _____

JOSE PONCE and SALMA HERNANDEZ
 Map 55-1 Group A Parcel 7.00
 RB373 Page 111
 ZONED RM-14

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1062.19'	107.00'	N 77°01'42" E	106.99'

- LEGEND**
- PIPE (found)
 - WATER VALVE
 - MANHOLE
 - POWER POLE
 - 1/2" PIPE (set)
 - FIRE HYDRANT
 - REBAR (found)
 - 4" CLEANOUT
 - WATER METER
 - 4" PVC

STEVENS POINT
 Plat Cab H Page 189-A
 ZONED RM-14

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 estate of fact 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: 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. 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.

I hereby certify that this is a category I 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.

Drawn by: MRH File No: 19-333c1
 Final Plat Drawn by: CHN 13 December 2019

Note: Water and sewer line info was derived from maps provided by The City of Cookeville.

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION
 According to the FEMA FIRM # 4714C0120D

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

LOT #	AREA (Sq Ft)	BOUNDARY 1	BOUNDARY 2	BOUNDARY 3	BOUNDARY 4
LOT 1	1089 Sq Ft	S 77°06'08" W 64.29'	N 1°52'27" E 19.99'	N 77°06'08" E 55.89'	S 12°53'52" E 18.12'
LOT 2	1106 Sq Ft	S 77°06'08" W 71.89'	N 1°52'27" E 17.99'	N 77°06'08" E 64.29'	S 12°53'52" E 18.26'
LOT 3	1378 Sq Ft	S 77°06'08" W 80.24'	N 1°52'27" E 19.99'	N 77°06'08" E 71.69'	S 12°53'52" E 18.12'

MICHAEL C. HELLMAN & ANN HELLMAN
 Map 55-1 Group A Parcel 11.00
 Book 219 Page 477
 ZONED RM-14

SAM and BETH TAYS and DAVID and EMILY MELTON
 Map 55-1 Group A Parcel 12.00
 RB1074 Page 58
 ZONED RM-14

HATCH LEGEND

PROPOSED GREEN SPACE AREA		UTILITY/MAINTENANCE EASEMENT	
PROPOSED SIDEWALK		BUILDING	
COMMONS PROPOSED SIDEWALK UTILITY/MAINTENANCE EASEMENT		COMMONS DRIVEWAY/ SIDEWALK PRIVATE VEHICULAR EASEMENT UTILITY/MAINTENANCE	
PRIVATE PROPOSED SIDEWALK UTILITY/MAINTENANCE		COMMONS GRASS/LANDSCAPED UTILITY/MAINTENANCE	
DEDICATED TO THE CITY OF COOKEVILLE		COMMONS DUMPSTER AREA UTILITY/MAINTENANCE	

ZONED RM-14 SETBACKS
 FRONT - 25'
 SIDE - 15'
 REAR - 15'

*NOTE-LOT #4 IS THE REMAINING ACREAGE BEING NOTED AS COMMONS AREA AND IS NOT A BUILDABLE LOT.

15TH CIVIL DISTRICT
PRELIMINARY PLAT FOR WESTVIEW
 PRESENTED TO COOKEVILLE MUNICIPAL 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: JAMES M. LEGGETT ADDRESS: 620 HUGHES STREET COOKEVILLE, TN 38501 TELEPHONE: 931-559-7368
ACREAGE SUBDIVIDED: 10,715 sqft LOTS: 4 DEED BOOK REFERENCE: 385/655	TAX MAP: 55-1 GRP A PARCEL NO: 8.00 SCALE: 1"=10'-0" DATE: 29 NOV 2019