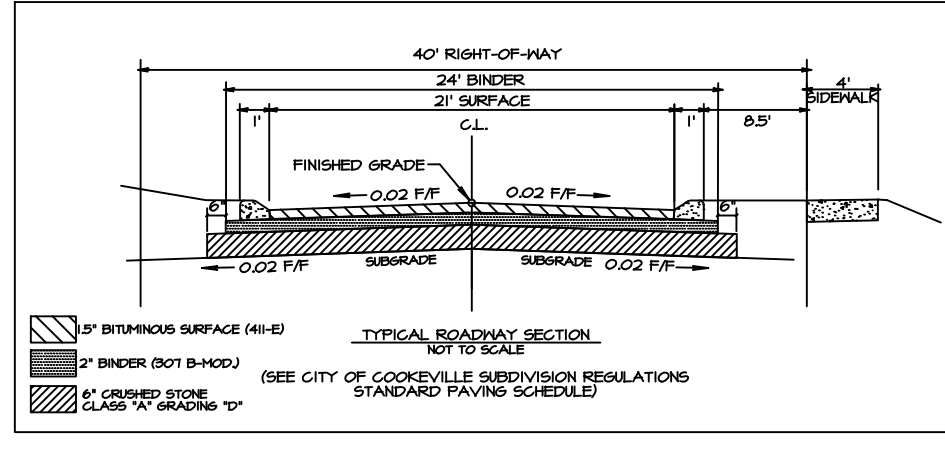


CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	48.61'	71.87'	S 21°17'59" W	66.50'
C2	264.29'	41.32'	S 25°02'19" E	41.23'
C3	20.66'	9.31'	S 77°06'11" E	9.23'
C4	250.00'	39.10'	S 00°17'20" W	39.06'

PRELIMINARY: NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION



ZONED RS-15
CHARLES HAMLET & JUNE HAMLET
Lot # 5 of the Hamlet Subdivision
Map 39 Parcel 156.04
Book 221 Page 135
Plat Cab C Slide 72

ZONED RS-15
ROBERT HUDDLESTON & JUDY HUDDLESTON
Lot # 4 of the Hamlet Subdivision
Map 39 Parcel 156.05
Book 382 Page 623
Plat Cab C Slide 72

ZONED RS-15
DILL DECATOR HUGHES & KRISTALYN HUGHES
Lot # 1 of the Beautiful Pines Subdivision
Map 39 Parcel 156.02
RB 1069 Page 623

ZONED RS-20
MARTIN MIGLIORE, JR. & BRENDA KAYE MIGLIORE
Map 39 Parcel 157.00
RB 667 Page 607

ZONED RS-20
MARTIN MIGLIORE, JR. & BRENDA KAYE MIGLIORE
Map 39 Parcel 157.00
RB 667 Page 607

ZONED RS-CL
BROADWAY 2014 APARTMENTS, L.P.
Lot # 14 of the Broadway Apartments Phase II and Lots # 8 & 9 of Petite Subdivision
Map 39 Parcel 157.02
RB 942 Page 74
Plat Cab J Slide 6-A



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.

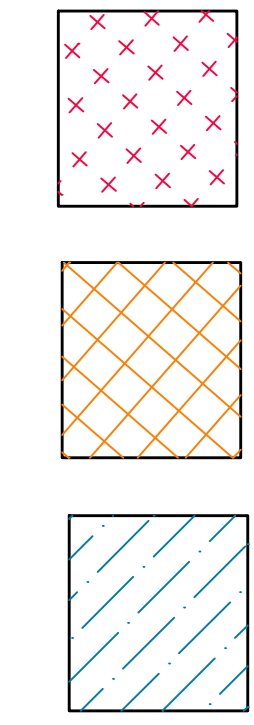
Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

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

I hereby certify that this is a category 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.

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 by the Tennessee Board of Examiners for Land Surveyors. I hereby certify that the monuments and pins have been placed as shown hereon. This survey was performed by Christopher M. Vick, RLS #2164, of the Cookeville Planning Commission.

1 July 2019
Date Signed
Surveyor's Signature



SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47141C0120D
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

ZONED RS-5
BUILDING SETBACKS
FRONT- 20'
REAR- 15'
SIDE- ZERO LOT LINE DETACHED-10' ONE SIDE
SIDE STREET CORNER LOT-20'

PRELIMINARY: NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

1ST CIVIL DISTRICT
PRELIMINARY PLAT
FOR
WEST TOWNE VILLAGE
(Formerly known as Lot #2R of Broadway Apartments, Phase II Plat Cabinet J Slide 6-A)
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: Clinton Engineering ADDRESS: 380 S Lowe Ave. Suite 6 COOKEVILLE TN 38501 TELEPHONE: 931 372-0427	OWNER: BERNHARDT, LLC ADDRESS: 1127 NORTH WASHINGTON AVENUE COOKEVILLE, TN 38501 TELEPHONE: 931-559-7368

ACREAGE SUBDIVIDED: 13.22 LOTS: 50 TAX MAP: 39 PARCEL NO: 157.03
DEED BOOK REFERENCE: RB 831/179 SCALE: 1"=50'-0" DATE: 01 MAY 2019

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