



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: 19 June 2023
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed-control used: TDOT CORS Network
(f) Geoid Model: Geoid19
(g) Combined grid factor(s): 0.99998496

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47141C012D.

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

ZONED - CG
General Commercial

SETBACKS
Front - 50' Major
30' Other
Side - 10' Multi-Family
0' Other
Rear - 20' Multi-Family
10' Other

LEGEND

These standard symbols will be found in the drawing.

- | | |
|----------------------|------|
| EDGE OF PAVEMENT | EOP |
| CURB | CURB |
| OVERHEAD POWER | OP |
| SIDEWALK | SW |
| SETBACKS | SB |
| BOUNDARY | B |
| MINOR CTR (existing) | MC |
| MAJOR CTR (existing) | MA |
| POWER POLE | PP |
| CLEANOUT | CO |
| WATER VALVE | WV |
| REBAR (found) | RF |
| WATER SPIGOT | WS |
| TELEPHONE BOX | TB |
| DRAIN | D |
| 1/2" PIPE (see) | 1/2" |
| MANHOLE | MH |

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. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made know of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

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/agrees and/or right-of-ways.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

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.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: CDM File No.: 21-353c1 Glenview Phase II

GARY STEVEN BARNES & HOLLY BARNES
Lot #2 of Dealmakers Resub
Map 66-A Group A Parcel 13.00
RB 480 Page 205
Plat Cabinet H Page 92-B
Zoned - R510

DEALMAKERS
Lot #1 of Dealmakers Resub
Map 66-A Group A Parcel 12.00
RB 669 Page 681
Plat Cabinet K Page 35-B
Zoned - R510

DEALMAKERS
Lot #2 of Dealmakers Resub
Map 66-A Group A Parcel 12.02
RB 669 Page 681
Plat Cabinet K Page 35-B
Zoned - R510

KDE3 INC
Lot #1 of A.M. Johnson Resub
Map 66-A Group A Parcel 10.00
RB 750 Page 517
Plat Cabinet I Page 188-A
ZONED - CG

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 Tennessee 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.

19 June 2023
Date Signed

Surveyor's Signature

HATCH LEGEND

- | | |
|--|--|
| ASPHALT PAVING (EXISTING) | UTILITY/MAINTENANCE EASEMENT |
| COMMONS GRASS/LANDSCAPED UTILITY/MAINTENANCE | BUILDING |
| COMMONS PROPOSED SIDEWALK UTILITY/MAINTENANCE EASEMENT | COMMONS DRIVEWAY SIDEWALK PRIVATE VEHICULAR EASEMENT UTILITY/MAINTENANCE |

The City of Cookeville Public Works Department requires a Stormwater Maintenance Agreement to be recorded for the permanent stormwater system on this property. The filed agreement must reference the final recorded plat and a recorded copy must be provided to the Public Works Department.

**1ST CIVIL DISTRICT
PRELIMINARY PLAT
GLENVIEW DIVISION
PHASE II
PRESENTED TO
COOKEVILLE MUNICIPAL PLANNING COMMISSION**

DEVELOPER: **BERNHARDT CONSTRUCTION**
ADDRESS: **1127 NORTH WASHINGTON AVENUE
COOKEVILLE, TN 38501**
TELEPHONE: **931-559-7363**

ENGINEER: **CLINTON ENGINEERING**
ADDRESS: **380 SOUTH LOWE AVE., SUITE 6
COOKEVILLE, TN 38501**
TELEPHONE: **931-372-0427**

ACREAGE SUBDIVIDED: **2.35** LOTS: **32** TAX MAP: **66A GRP A PARCEL NO. 9.00**
DEED BOOK REFERENCE: **RB 936 PG 159** SCALE: **1"=20'-0"** DATE: **19 June 2023**
RB 424 PG 503
PLAT BOOK H PAGE 92B

SURVEYOR: **CHRISTOPHER M. VICK**
ADDRESS: **2772 Hidden Cove Road
COOKEVILLE, TN 38506**
TELEPHONE: **931-372-1286**
OWNER: **DEALMAKERS**
ADDRESS: **233 WEST STEVENS STREET
COOKEVILLE TN 38501**
TELEPHONE: **931-559-7363**