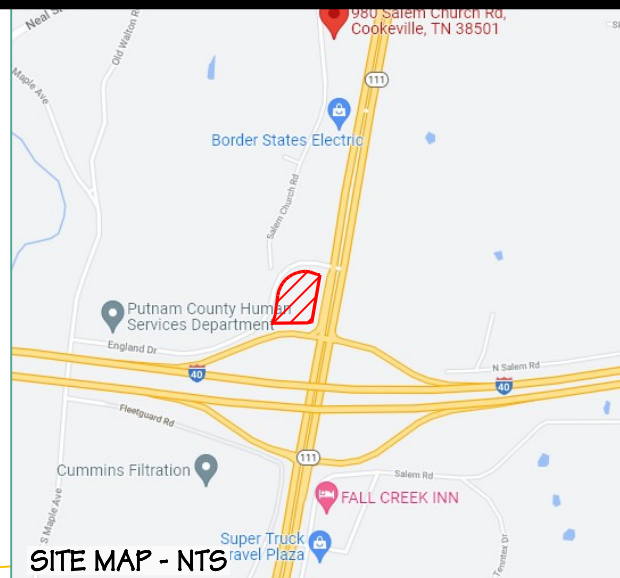


CERTIFICATE OF ACCURACY AND RECORD
I hereby certify that the plan shown and described herein is a true and correct survey to the level of accuracy required by the Cookeville Planning Commission. I further certify that the degree of precision (linear and angular) meets the standards required of an Urban 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 satisfaction of the Cookeville Planning Commission.
4 Oct 2021
Date Signed
Surveyor's Signature



PARKING
26 - 2 BEDROOM UNITS
26 X 2 X 1.25 = 65
65 PARKING SPOTS SHOWN

ZONED OR
REGIONAL COMMERCIAL DISTRICT

SETBACKS
FRONT - 50'
REAR - 20'
SIDE - 50' ON STREET CORNERS
10' IF STRUCTURES
DO NOT SHARE A
COMMON WALL
NONE ALL OTHER

Lot #1 1694 Sq. Ft.
Lot #2 1576 Sq. Ft.
Lot #3 1576 Sq. Ft.
Lot #4 1576 Sq. Ft.
Lot #5 1576 Sq. Ft.
Lot #6 1576 Sq. Ft.
Lot #7 1576 Sq. Ft.
Lot #8 1576 Sq. Ft.
Lot #9 1576 Sq. Ft.
Lot #10 1576 Sq. Ft.
Lot #11 1576 Sq. Ft.
Lot #12 1694 Sq. Ft.
Lot #13 1694 Sq. Ft.
Lot #14 1576 Sq. Ft.
Lot #15 1576 Sq. Ft.
Lot #16 1576 Sq. Ft.
Lot #17 1576 Sq. Ft.
Lot #18 1576 Sq. Ft.
Lot #19 1576 Sq. Ft.
Lot #20 1576 Sq. Ft.
Lot #21 1576 Sq. Ft.
Lot #22 1576 Sq. Ft.
Lot #23 1576 Sq. Ft.
Lot #24 1576 Sq. Ft.
Lot #25 1576 Sq. Ft.
Lot #26 1694 Sq. Ft.

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.

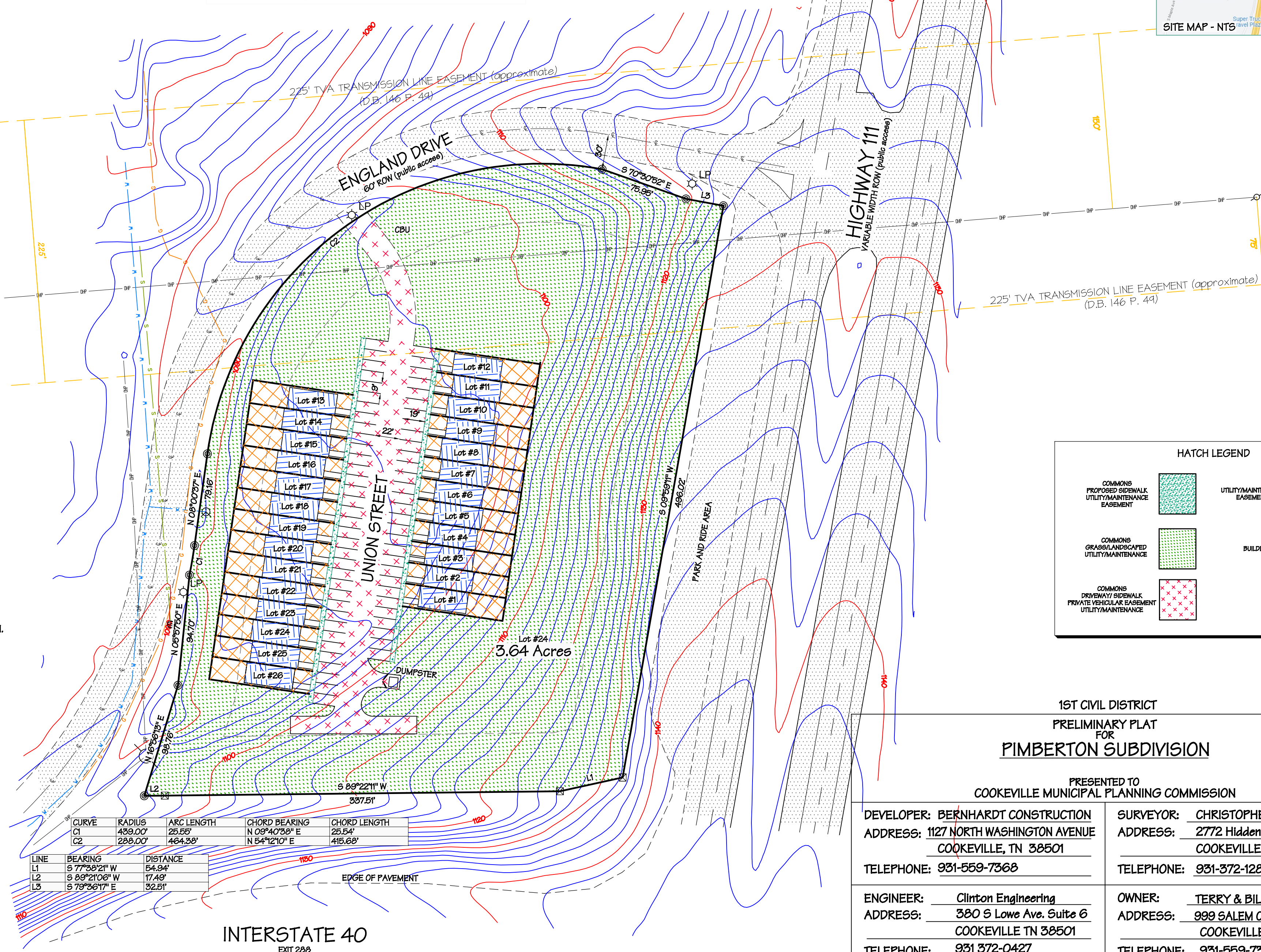
This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled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

Drawn by: CDM File No.: 21-308c1 Pemberton



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	439.00'	25.55'	N 09°40'38" E	25.54'
C2	288.00'	464.38'	N 54°12'10" E	415.68'

LINE	BEARING	DISTANCE
L1	S 77°38'21" W	54.94'
L2	S 89°21'06" W	17.49'
L3	S 79°36'17" E	32.51'

HATCH LEGEND			
COMMONS PROPOSED SIDEWALK UTILITY/MAINTENANCE EASEMENT		UTILITY/MAINTENANCE EASEMENT	
COMMONS GRASS/LANDSCAPED UTILITY/MAINTENANCE		BUILDING	
COMMONS DRIVEWAY/ SIDEWALK PRIVATE VEHICULAR EASEMENT UTILITY/MAINTENANCE			

1ST CIVIL DISTRICT
PRELIMINARY PLAT
FOR
PIMBERTON SUBDIVISION

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: **TERRY & BILLY BULLOCK**
ADDRESS: **999 SALEM CHURCH ROAD**
COOKEVILLE, TN 38501
TELEPHONE: **931-559-7368**

ACREAGE SUBDIVIDED: **4.62** LOTS: **24** TAX MAP: **66** PARCEL NO: **P/O 36.00**
DEED BOOK REFERENCE: **BOOK 75 PG 430** SCALE: **1"=60'-0"** DATE: **30 SEPT 2021**

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