Scale: 1" = 40'

Grid North
State Plane

HATCH LEGEND

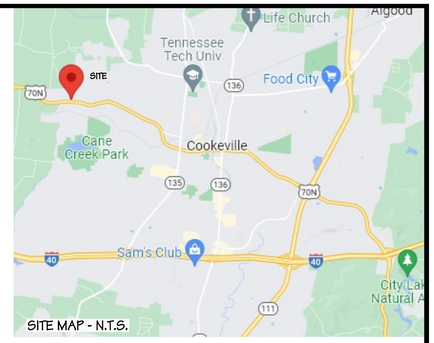
- COMMONS GRASS/LANDSCAPED UTILITY/MAINTENANCE
- COMMONS DUMPSTER AREA UTILITY/MAINTENANCE
- COMMONS PROPOSED SIDEWALK UTILITY/MAINTENANCE EASEMENT
- UTILITY/MAINTENANCE EASEMENT
- BUILDING
- COMMONS DRIVEWAY/ SIDEWALK PRIVATE VEHICULAR EASEMENT UTILITY/MAINTENANCE
- DETENTION POND

ZONED CL
SETBACKS
FRONT- 50'
REAR - 10'
SIDE - MULTI-FAMILY RESIDENTIAL-10'
ALL OTHER USES- NONE

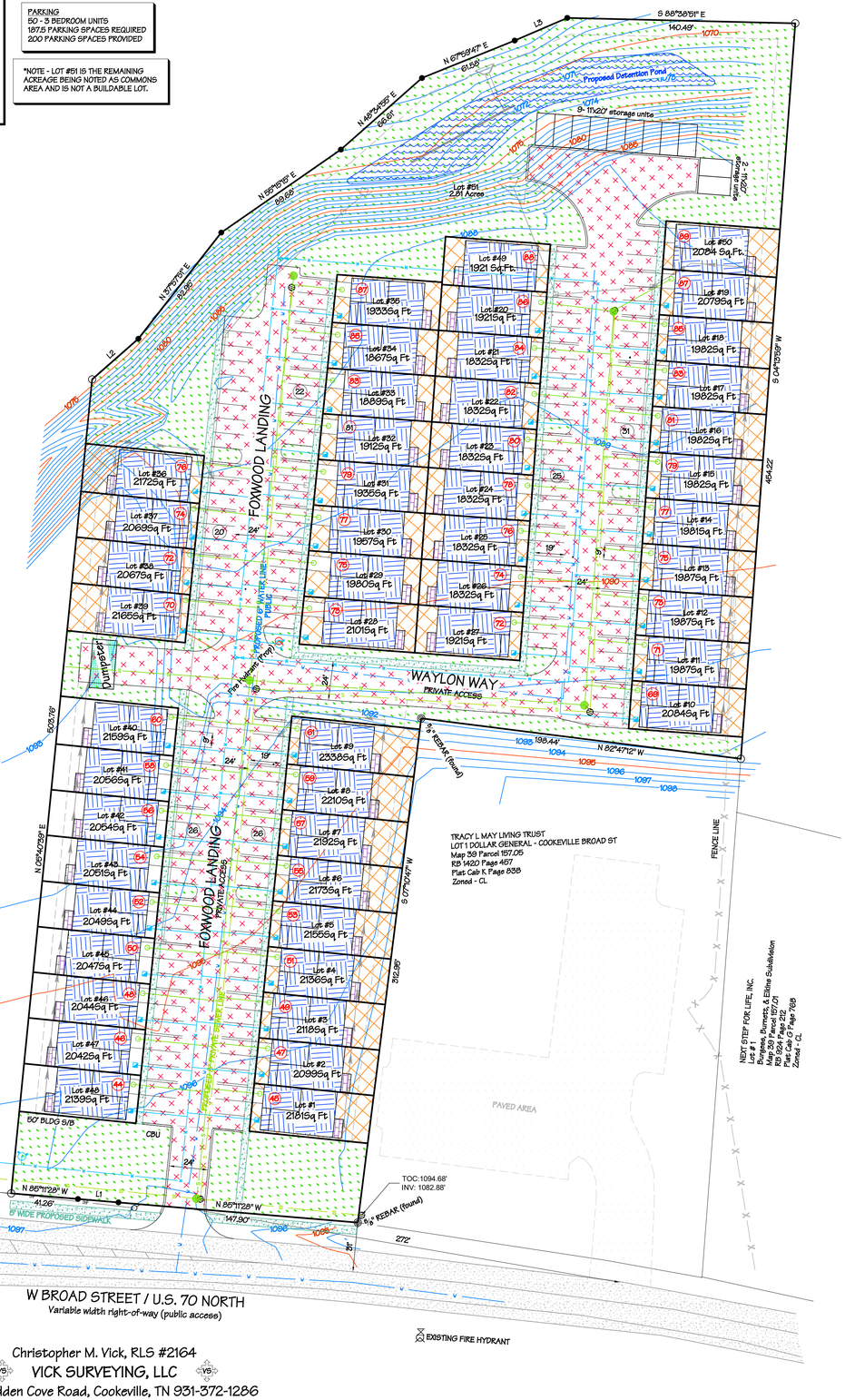
PARKING
50 - 3 BEDROOM UNITS
187.5 PARKING SPACES REQUIRED
200 PARKING SPACES PROVIDED

*NOTE - LOT #51 IS THE REMAINING ACREAGE BEING NOTED AS COMMONS AREA AND IS NOT A BUILDABLE LOT.

LINE	BEARING	DISTANCE
L1	N 85°11'28" W	25.02'
L2	N 48°41'30" E	37.95'
L3	N 66°41'41" E	55.27'



SITE MAP - N.T.S.



FUTURE DEVELOPMENT

BROAD STREET PROPERTIES
Map 39 Parcel 157.00
RB 1150 Page 22
RB 1120 Page 48
Remainder Greater than 5 acres
Zoned - CL

TRACY L MAY LIVING TRUST
LOT 1 DOLLAR GENERAL - COOKEVILLE BROAD ST
Map 39 Parcel 157.05
RB 1420 Page 457
Plat Cab K Page 838
Zoned - CL

NEXT STEP FOR LIFE, INC.
Lot #1
Bellwood Burnett, A Elkins Subdivision
Map 39 Parcel 157.01
RB 1924 Page 212
Plat Cab C Page 768
Zoned - CL

BROAD WAY 2014 APARTMENTS, L.P.
Lot # 1-R 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
Zoned - CL

LEGEND
- MANHOLE
- POWER POLE
- CATCH BASIN
- WATER METER
- TELEPHONE BOX
- 1/2" PIPE (set)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- POINT
- REBAR (found)
- Fenceline
- Sewer Line
- Water Line
- Overhead Power
- Setback Line

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #_47141C0120D.

Dated: 05/16/2007

Check One:

_X_: 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

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: 16 May 2025
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed-control used: TDOT CORS Network
(f) Geoid Model: Geoid12A
(g) Combined grid factor(s): 0.99989496

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. blufflines, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress 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: SLN File No.: 19-131c2 Ashbury Phase 1

EASEMENT AND RIGHT-OF-WAY RESTRICTIONS

1. 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.

2. 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.

3. 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.

4. 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.

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.

Note A: The City will own and maintain from the main to the meters inside the vaults. All service lines are private beyond the meter setter and will be the responsibility of the homeowner. After the two-year warranty expires, the Department will be responsible for the repair of the water line and backfill of its excavation back to approximately the original grade. However, the Department will not be responsible for the repair of any improvements such as final grading, shrubbery, landscaping, sidewalks, driveways, or roads which includes asphalt or concrete replacement within the development. All repairs to these improvements shall be the responsibility of the home-owners association.

Note B: The sewer lines within this development and to the point of discharge, as shown hereon, are private and any repairs or improvements to the sewer lines shall be the responsibility of the home-owners association.

Note C: Any upkeep and maintenance to the stormwater Detention Pond (as shown hereon) undertaken in accordance with the required Stormwater Maintenance Agreement with the City of Cookeville, will be the responsibility of the home-owners association.

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 _____

1ST CIVIL DISTRICT

PRELIMINARY PLAT
FOR
ASHBURY FARMS
PHASE I
PRESENTED TO
COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER:	BROAD STREET PROPERTIES	SURVEYOR:	CHRISTOPHER M. VICK
ADDRESS:	233 WEST STEVENS STREET COOKEVILLE, TN 38501	ADDRESS:	2772 Hidden Cove Road COOKEVILLE, TN. 38506
TELEPHONE:	931-261-8730	TELEPHONE:	931-372-1286
ENGINEER:	Clinton Engineering	OWNER:	BROAD STREET PROPERTIES
ADDRESS:	380 S Lowe Ave. Suite 6 COOKEVILLE TN 38501	ADDRESS:	233 WEST STEVENS STREET COOKEVILLE, TN 38501
TELEPHONE:	931 372-0427	TELEPHONE:	931-261-8730

ACREAGE SUBDIVIDED: 5.14 LOTS: 51 TAX MAP: 39 PARCEL NO: P/O 157.00
DEED BOOK REFERENCE: RB 1150 PG 22, RB 1120 PG 48 SCALE: 1"=40'-0" DATE: 9 June 2025

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