20 0 20

Scale: 1" = 20'

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: 19 June 2023
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed-control used: TDOT CORS Network
(f) Geoid Model: Geoid18
(g) Combined grid factor(s): 0.99989496

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	
PROPOSED RETENTION POND		CONCRETE PATIO	

LEGEND

STORM SEWER	S
EDGE OF PAVEMENT	EOP
CURB	CURB
OVERHEAD POWER	OHP
SIDEWALK	
SETBACKS	
BOUNDARY	
MINOR CTR (existing)	
MAJOR CTR (existing)	
POWER POLE	
6" CLEANOUT	
WATER VALVE	
REBAR (found)	
WATER SPIGOT	
TELEPHONE BOX	
CATCH BASIN	
1/2" PIPE (set)	
MANHOLE	
WATER METER	
4" CLEANOUT	
ELECTRIC BOX	
ROAD	

ZONED - CG
General Commercial

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

PARKING
31 - 2 BEDROOM UNITS
31 X 2 X 1.25 = 78
84 PARKING SPOTS SHOWN

Water is public. Sewer is private.

LOT #32 IS THE COMMONS AREA AND IS A NON BUILDABLE LOT.

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. bluffline, 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).

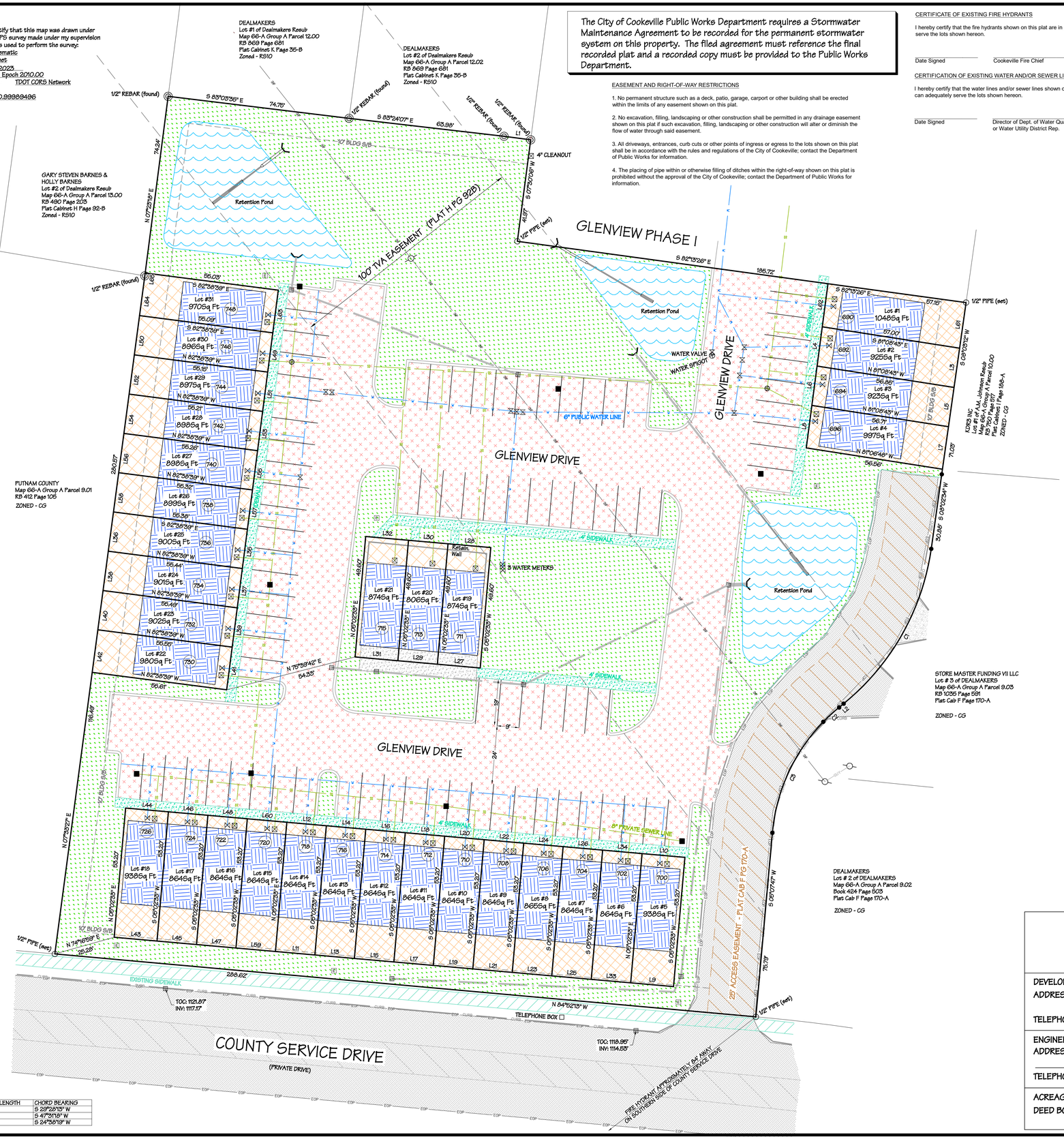
I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

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

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

LINE	BEARING	DISTANCE
L1	S 82°23'56" E	11.05'
L2	S 50°53'59" W	2.34'
L3	S 08°03'12" W	16.25'
L4	N 07°52'49" E	16.25'
L5	S 08°03'12" W	16.25'
L6	N 07°52'49" E	16.25'
L7	S 08°03'12" W	17.63'
L8	N 07°52'49" E	17.62'
L9	N 84°57'27" W	17.63'
L10	S 84°57'27" E	17.63'
L11	N 84°57'27" W	16.25'
L12	S 84°57'27" E	16.25'
L13	N 84°57'27" W	16.25'
L14	S 84°57'27" E	16.25'
L15	N 84°57'27" W	16.25'
L16	S 84°57'27" E	16.25'
L17	N 84°57'27" W	16.25'
L18	S 84°57'27" E	16.25'
L19	N 84°57'27" W	16.25'
L20	S 84°57'27" E	16.25'
L21	N 84°57'27" W	16.25'
L22	S 84°57'27" E	16.25'
L23	N 84°57'27" W	16.25'
L24	S 84°57'27" E	16.25'
L25	N 84°57'27" W	16.25'
L26	S 84°57'27" E	16.25'
L27	N 84°57'27" W	17.63'
L28	S 84°57'27" E	17.62'
L29	N 84°57'27" W	16.25'
L30	S 84°57'27" E	16.25'
L31	N 84°57'27" W	17.62'
L32	S 84°57'27" E	17.62'
L33	N 84°57'27" W	16.25'
L34	S 84°57'27" E	16.25'
L35	S 07°21'21" W	16.25'
L36	N 07°53'27" E	16.25'
L37	S 07°21'21" W	16.25'
L38	N 07°53'27" E	16.25'
L39	S 07°21'21" W	16.25'
L40	N 07°53'27" E	16.25'
L41	S 07°21'21" W	17.63'
L42	N 07°53'27" E	17.63'
L43	N 84°57'27" W	17.62'
L44	S 84°57'27" E	17.62'
L45	N 84°57'27" W	16.25'
L46	S 84°57'27" E	16.25'
L47	N 84°57'27" W	16.25'
L48	S 84°57'27" E	16.25'
L49	S 07°21'21" W	16.25'
L50	N 07°53'27" E	16.25'
L51	S 07°21'21" W	16.25'
L52	N 07°53'27" E	16.25'
L53	S 07°21'21" W	16.25'
L54	N 07°53'27" E	16.25'
L55	S 07°21'21" W	16.25'
L56	N 07°53'27" E	16.25'
L57	S 07°21'21" W	16.25'
L58	N 07°53'27" E	16.25'
L59	N 84°57'27" W	16.25'
L60	S 84°57'27" E	16.25'
L61	S 08°03'12" W	18.91'
L62	N 07°52'49" E	17.83'
L63	S 07°21'21" W	17.63'
L64	N 07°53'27" E	16.45'
L65	N 07°23'18" E	1.17'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	100.00'	74.79'	73.06'	S 29°22'13" W
C2	75.01'	8.84'	8.84'	S 47°31'19" W
C3	75.00'	51.07'	50.09'	S 24°38'19" W



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.

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.

CERTIFICATE OF EXISTING FIRE HYDRANTS

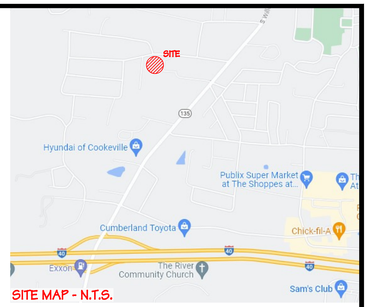
I hereby certify that the fire hydrants shown on this plat are in place and can adequately serve the lots shown hereon.

Date Signed ____ Cookeville Fire Chief ____

CERTIFICATION OF EXISTING WATER AND/OR SEWER LINES

I hereby certify that the water lines and/or sewer lines shown on this plat are in place and can adequately serve the lots shown hereon.

Date Signed ____ Director of Dept. of Water Quality Control or Water Utility District Rep. ____



SITE MAP - N.T.S.

CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE WITH DEED RESTRICTIONS OR COVENANTS

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission. Furthermore, I hereby certify that the Subdivision Plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

Date Signed ____ Owner's Signature ____

Date Signed ____ Owner's Signature ____

CERTIFICATE OF APPROVAL OF NEW WATER LINES

I hereby certify that (1) water lines are installed in an acceptable manner and according to the specifications of the Cookeville Planning Commission (or_____); or (2) a FinancialGuarantee acceptable to the Cookeville Planning Commission in the amount of $_____has been posted to assure completion of all required improvements in the case of default.

Date Signed ____ Director of Dept. of Water Quality Control or Water Utility District Rep. ____

CERTIFICATE OF APPROVAL OF SIDEWALKS

I hereby certify that (1) the sidewalks shown on this plat are installed in an acceptable manner, in conformance with the regulations and specifications of the City of Cookeville and the Cookeville Planning Commission or (2) a satisfactory surety in the amount of $_____has been posted with the Cookeville Planning Commission to assure completion of all required improvements in case of default.

Date Signed ____ Director of Public Works ____

CERTIFICATE OF APPROVAL OF POWER EASEMENTS

I hereby certify that acceptable power utility easements have been provided according to the requirements of the Cookeville Electric Department.

Date Signed ____ Director of Cookeville Electric Dept. ____

CERTIFICATE OF APPROVAL OF NEW STREETS AND DRAINAGE SYSTEM

I hereby certify that (1) streets, drainage system (easements, culverts, etc.) and other improvements (curbs, sidewalks, etc.) as required by the Cookeville Planning Commission are installed in an acceptable manner and according to required specifications; or (2) a Financial Guarantee acceptable to the Cookeville Planning Commission in the amount of $_____has been posted to assure completion of all required improvements in the case of default.

Date Signed ____ Director of Public Works ____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cookeville Municipal Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cookeville Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Putnam County, Tennessee.

Date Signed ____ Director of Planning ____

Date Signed ____ Secretary, Cookeville Municipal Planning Commission ____

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.

6 Nov 2024
Date Signed ____ Surveyor ____

CHRISTOPHER M. VICK
TENNESSEE NO. 2144

1ST CIVIL DISTRICT

FINAL PLAT
FOR
GLENVIEW DIVISION PHASE II
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 SOUTH LOWE AVE., SUITE 6 COOKEVILLE, TN 38501 TELEPHONE: 931-372-0427	OWNER: DEALMAKERS ADDRESS: 233 WEST STEVENS STREET COOKEVILLE, TN 38501 TELEPHONE: 931-559-7368

ACREAGE SUBDIVIDED: 2.35 LOTS: 32 TAX MAP: 66A GRP A PARCEL NO: 9.00
DEED BOOK REFERENCE: RB 936 PG 159, RB 424 PG 505, PLAT BOOK H PAGE 92B
SCALE: 1"=20'-0" DATE: 19 June 2023