

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION  
According to the FEMA FIR # 4714C0120D

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

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: 22 February 2007  
(d) Datum/Epoche: NAD83/2011 Epoch: 2010.00  
(e) Published/Fixed-control used: TDDI CORS Network  
(f) Geoid Model: Geoid08  
(g) Combined grid factor(s): 0.999999496

Note: There is a 15' wide utility easement which is located adjacent to the right-of-way along all roadways.  
Note: There is a 20' wide utility easement centered and running along all water/sewer lines.

Note: The utilities information was provided courtesy of the City of Cookeville and Double Springs Utility District and the locations and size of which have not been field verified by Vick Surveying, LLC.

Note: A portion of the contours as shown hereon were derived from LIDAR data courtesy of the State of Tennessee Department of Finance and Administration 519-GIS Services and have not been field verified by Vick Surveying, LLC.

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/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.

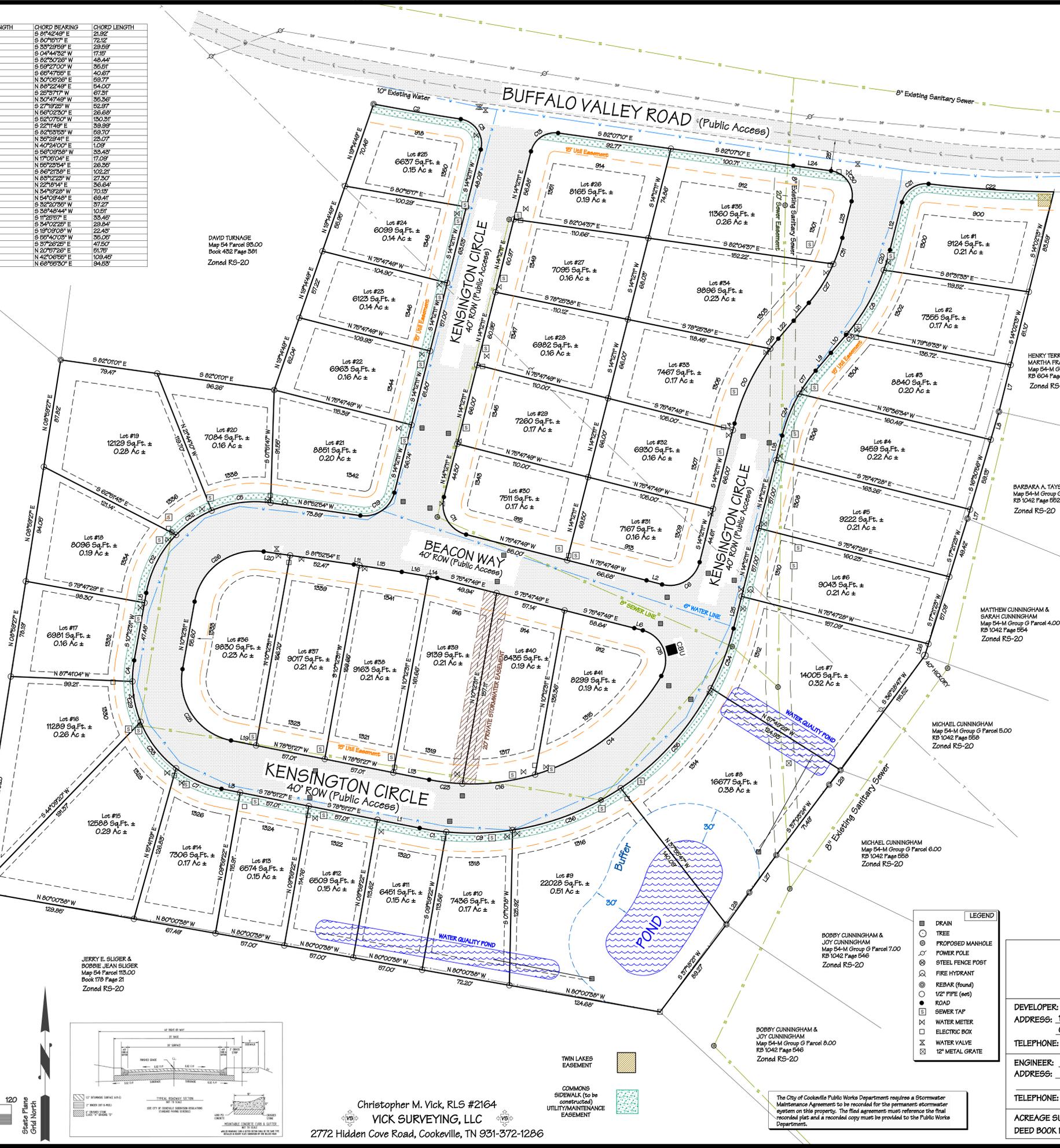
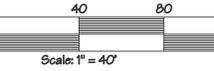
Drawn by: CDM File No: 16-1921 FINAL Scale: 1" = 40'

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curve data for various lots.

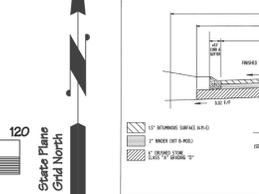
Table with 3 columns: LINE, BEARING, DISTANCE. Lists line data for various lots.

STACEY WELLS ET AL  
Map 54 Parcel 95.02  
RB 825 Page 232  
Zoned RS-20

Zone RS-5 Setbacks  
Collector Street  
Front - 25 ft  
Local Street  
Front - 20 ft  
Side - 5 ft  
Rear - 15 ft



JERRY E. SLIGER & BOBBIE JEAN SLIGER  
Map 54 Parcel 115.00  
Book 178 Page 21  
Zoned RS-20



DAVID TURNAGE  
Map 54 Parcel 39.00  
Book 432 Page 301  
Zoned RS-20

BARBARA A. TAYS TRUST  
Map 54-M Group G Parcel 5.00  
RB 1042 Page 552  
Zoned RS-20

BOBBY CUNNINGHAM & JOY CUNNINGHAM  
Map 54-M Group G Parcel 7.00  
RB 1042 Page 546  
Zoned RS-20

BOBBY CUNNINGHAM & JOY CUNNINGHAM  
Map 54-M Group G Parcel 8.00  
RB 1042 Page 546  
Zoned RS-20

Christopher M. Vick, RL5 #2164  
VICK SURVEYING, LLC  
2772 Hidden Cove Road, Cookeville, TN 931-372-1286

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 subdivision 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.

CERTIFICATE OF APPROVAL OF SIDEWALKS  
I hereby certify that (1) the sidewalks shown on this plan 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 survey in the amount of \$\_\_\_\_\_ has been posted with the Cookeville Planning Commission to assure completion of all required improvements in case of default.

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 (2) a satisfactory survey in the amount of \$\_\_\_\_\_ has been posted with the Cookeville Planning Commission to assure completion of all required improvements in case of default.

CERTIFICATION OF EXISTING WATER AND/OR SEWER LINES  
I hereby certify that the water lines and/or sewer lines shown on this plan are in place and can adequately serve the lots shown hereon.

CERTIFICATION OF EXISTING STREET  
I hereby certify that the street shown on this plan has the status of an accepted public street regardless of current condition.

CERTIFICATE OF APPROVAL OF NEW FIRE HYDRANTS  
I hereby certify that (1) the fire hydrants and other related improvements shown on this plan 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 survey in the amount of \$\_\_\_\_\_ has been posted with the Cookeville Planning Commission to assure completion of all required improvements in case of default.

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.

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 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.

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 Registrar of Deeds of Putnam County, Tennessee.

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 for an Urban and Subdivision Survey as established by the Tennessee State Surveyors and 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.

- LEGEND  
DRAIN  
TREE  
PROPOSED MANHOLE  
POWER POLE  
STEEL FENCE POST  
FIRE HYDRANT  
REBAR (found)  
1/2" PIPE (set)  
ROAD  
SEWER TAP  
WATER METER  
ELECTRIC BOX  
WATER VALVE  
12" METAL GRATE

1ST CIVIL DISTRICT  
FINAL PLAT  
FOR  
KENSINGTON SUBDIVISION  
PRESENTED TO  
CITY OF COOKEVILLE PLANNING COMMISSION

DEVELOPER: Aaron Bernhardt  
ADDRESS: 1127 North Washington Avenue  
Cookeville, TN 38501  
TELEPHONE: 931-261-8730

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: Aaron Bernhardt  
ADDRESS: Buffalo Valley Road  
Cookeville, TN 38501  
TELEPHONE: 931-261-8730

ACREAGE SUBDIVIDED: 10.11 LOTS: 41  
DEED BOOK REFERENCE: RB 619 PG 297

TAX MAP: 54 PARCEL NO: 93.03  
SCALE: 1"=40'-0" DATE: 2/22/2023