



NOTE:
 1.) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
 THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.



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 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: 4-7-17
 Surveyor's Signature: [Signature]

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION
 According to the FEMA FIRM # 47141C0120D, Dated: MAY 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

- NOTES:
 1.) SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
 2.) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 3.) PROPERTY IS ZONED: "CR" AND "CG"
 PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
 - CURRENT SETBACK REQUIREMENTS PER ZONING:
 OR (COMMERCIAL REGIONAL)
 FRONT: 50'
 SIDE: 0'
 REAR: 20'
 CG (GENERAL COMMERCIAL)
 FRONT: MAJOR 50'
 FRONT: MINOR 30'
 SIDE: 10'
 3.) PUTNAM CO TAX ID'S: TAX MAP 066, PARCELS 059.00 & 059.03
 4.) DEED REFERENCE: DEED BOOK 426, PG. 715
 5.) GRID NORTH IS BASED ON THE TDOT GNS REFERENCE NETWORK.
 6.) ELEVATIONS ARE BASED ON THE NAVD83 DATUM.
 7.) TOTAL OF 42.07 ACRES INTO 8 LOTS.
 8.) UTILITY AND DRAINAGE EASEMENTS OF 5 FEET EACH SIDE OF INTERIOR LOT LINES AND 10 FEET INSIDE EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS.

SITE INCORPORATED
 10215 Technology Drive, Suite 304
 Knoxville, TN 37932
 Phone: (865) 777-4160
 Fax: (865) 777-4189



Preliminary Plat for
Eagle Point
 Interstate Drive and S. Walnut Avenue
 1st Civil Dist., Putnam County, Tennessee -- City of Cookeville
 Bunker Hill Road GP

NO.	DATE	REVISIONS

PRELIMINARY PLAT FOR EAGLE POINT PRESENTED TO COOKEVILLE MUNICIPAL PLANNING COMMISSION			
DEVELOPER: ADDRESS:	SHOPPES AT EAGLE POINT, LLC 2030 HAMILTON PLACE BOULEVARD SUITE 500 CHATANOOGA, TN 37421 423-855-0001	SURVEYOR: ADDRESS:	SITE, INCORPORATED 10135 TECHNOLOGY DRIVE SUITE 304 KNOXVILLE, TN 37932 865-777-4160
ENGINEER: ADDRESS:	SITE, INCORPORATED 10135 TECHNOLOGY DRIVE SUITE 304 KNOXVILLE, TN 37932 865-777-4160	OWNER: ADDRESS:	SHOPPES AT EAGLE POINT, LLC 2030 HAMILTON PLACE BOULEVARD SUITE 500 CHATANOOGA, TN 37421 423-855-0001
ACREAGE SUBDIVIDED:	42.27 ACRES	TAX MAP:	066
NUMBER OF LOTS:	8	SCALE:	1"=100'
		PARCELS:	059 & 059.03
		DATE:	4/7/17

DATA COLLECTION AND DRAFTING SERVICES PROVIDED BY SMOKY MOUNTAIN LAND SURVEYING CO., INC. SMLS DWG NO. 160195PP

PREP