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 _____ Surveyor's Signature _____

EASEMENT AND RIGHT-OF-WAY RESTRICTIONS

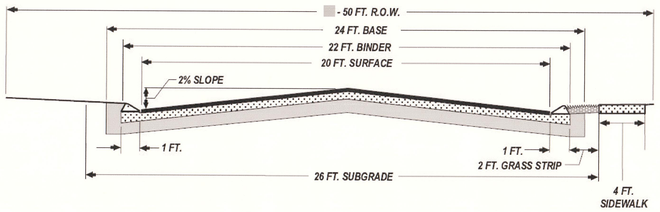
1. No permanent structure such as a deck, patio, garage, carport or other building shall be erected within the limits of any easement shown on this plat.
2. No excavation, filling, landscaping or other construction shall be permitted in any drainage easement shown on this plat if such excavation, filling, 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-ofway shown on this plat is prohibited without the approval of the City of Cookeville; contact the Department of Public Works for information.

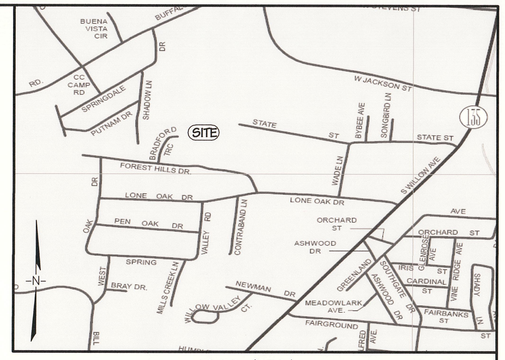
SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47141C0120D, Dated: 5/16/07.
Check One:

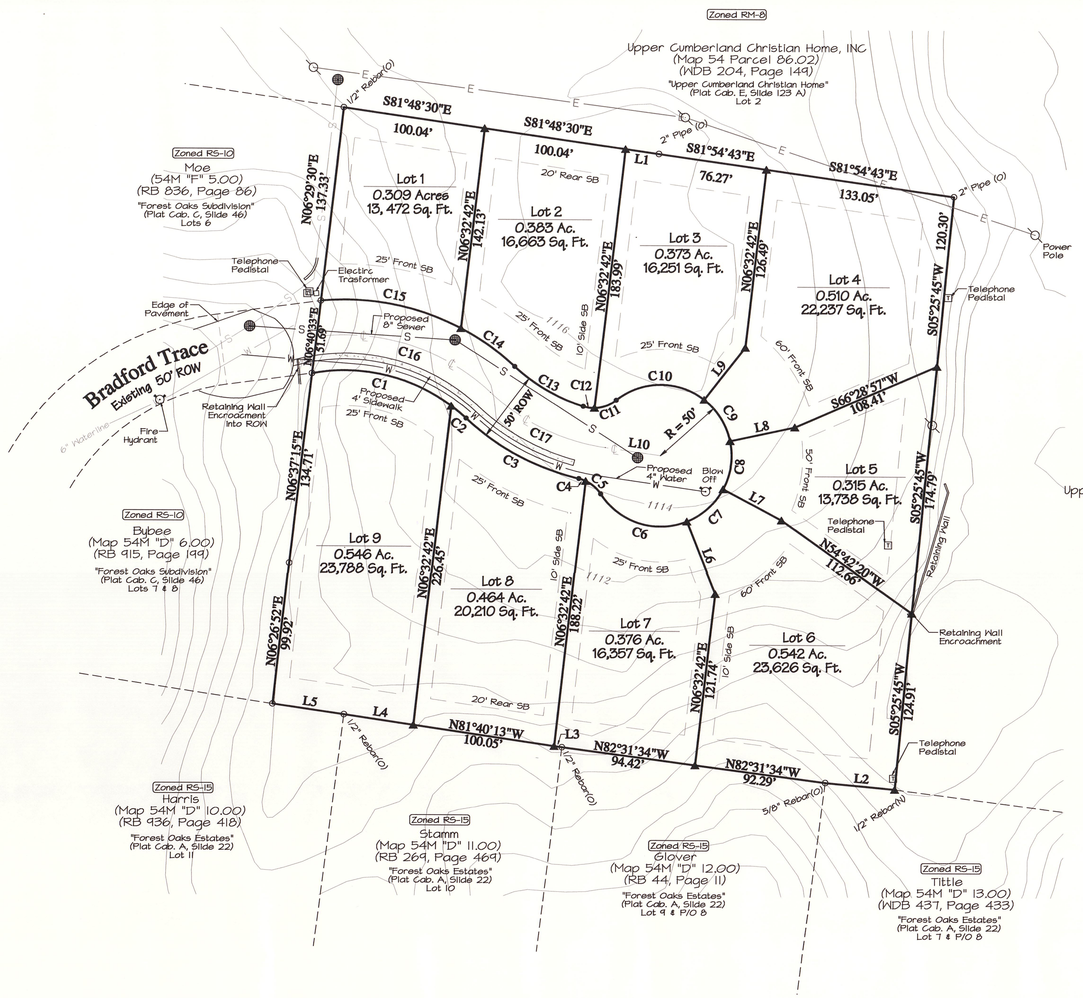
X : No areas of the subject property depicted on this plat are in a SFHA
___: All of the subject property depicted on this plat is in a SFHA
___: Shaded area(s) of the subject property depicted on this plat are in a SFHA

TYPICAL ROAD SECTION





Vicinity (N.T.S.)



PRELIMINARY

Boundary Line/Curve Table

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
L1	23.77'	S81°48'30"E				
L2	48.41'	N84°41'08"W				
L3	5.54'	N81°40'13"W				
L4	49.34'	N81°40'13"W				
L5	50.71'	N81°42'26"W				
C1	108.56'	S77°02'01"E	125.00'	47°28'03"	100.62'	54.46'
C2	13.46'	S50°12'56"E	125.00'	6°10'06"	13.45'	6.74'
C3	90.46'	S62°01'20"E	175.00'	29°46'54"	89.44'	46.53'
C4	5.16'	S71°00'11"E	25.00'	11°49'12"	5.15'	2.59'
C5	14.03'	S49°00'50"E	25.00'	32°09'32"	13.85'	7.21'
C6	68.44'	S72°26'04"E	50.00'	79°00'00"	63.61'	41.22'
C7	35.01'	N48°00'17"E	50.00'	40°07'18"	34.30'	18.26'
C8	35.01'	N07°52'59"E	50.00'	40°07'18"	34.30'	18.26'
C9	35.01'	N32°14'19"W	50.00'	40°07'18"	34.30'	18.26'
C10	66.78'	S84°26'27"W	50.00'	76°31'10"	61.92'	39.43'
C11	16.43'	S70°00'24"W	25.00'	37°39'05"	16.13'	8.52'
C12	7.96'	N82°02'57"W	25.00'	18°14'14"	7.92'	4.01'
C13	56.28'	N60°01'51"W	125.00'	25°47'57"	55.81'	28.63'
C14	46.72'	N54°46'46"W	175.00'	15°17'46"	46.58'	23.50'
C15	101.59'	N79°03'27"W	175.00'	33°15'37"	100.17'	52.27'
L6	54.83'	N21°56'04"W				
L7	46.62'	N62°03'22"W				
L8	46.62'	S71°44'20"W				
L9	46.62'	S31°42'02"W				
C16	132.62'	S72°27'38"E	150.00'	50°39'30"	128.35'	71.00'
C17	91.01'	S64°30'45"E	150.00'	34°45'43"	89.62'	46.95'
L10	39.21'	S61°53'36"E				

Minimum Building Setbacks

Front = 25'
Side = 10'
Rear = 20'
Street Side Corner = 30'

GRAPHIC SCALE 1"=50'

0 50 100 150

NOTES:
1. 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 a current accurate title search will reveal.
2. This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
3. All corners are 3/8" rebar FOUND unless otherwise noted.
4. Source of Title: W.D.B. 193, Page 244
5. Property is currently zoned RS-10.
6. Locations of utilities are approximate. Contact the appropriate utility for locations of underground services.
7. The elevation contours shown hereon were taken for City of Cookeville GIS and are 2 foot intervals. This surveyor makes no certification as to the accuracy of said contours.

LEGEND

- 1/2" Rebar (Proposed)
- 3/8" Rebar (Old)
- Utility Pole
- Non-Monumented Point
- Center of Paved Road
- Fence Line
- Overhead Utility Line

I hereby certify that the survey shown hereon was preformed in compliance with the current Tennessee Minimum Standards of Practice and that it is a category "1" survey and the ratio of precision of the unadjusted survey is greater than 1:10,000.

Rusty L. Norrod, R.L.S. #2635, Date
Clinton Surveying, LLC
380 South Lone Avenue, Suite 6
Cookeville, TN 38501

16-121

PRELIMINARY PLAT
FOR
FOREST OAKS SUBDIVISION, PHASE II

PRESENTED TO
COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: DSA Investment Group ADDRESS: P.O. Box 353 Cookeville, TN 38503 TELEPHONE: 931.979.7014	SURVEYOR: Clinton Surveying ADDRESS: 380 S.Lone Ave. Suite 6 Cookeville, TN 38501 TELEPHONE: 931-372-0427
ENGINEER: ADDRESS: TELEPHONE:	OWNER: ADDRESS: TELEPHONE:
ACREAGE SUBDIVIDED: 3.746 Acres NUMBER OF LOTS: 9	TAX MAP: MAP 54 PARCEL 86.01 SCALE: AS SHOWN DATE: 07-20-16