

**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 \_\_\_\_\_

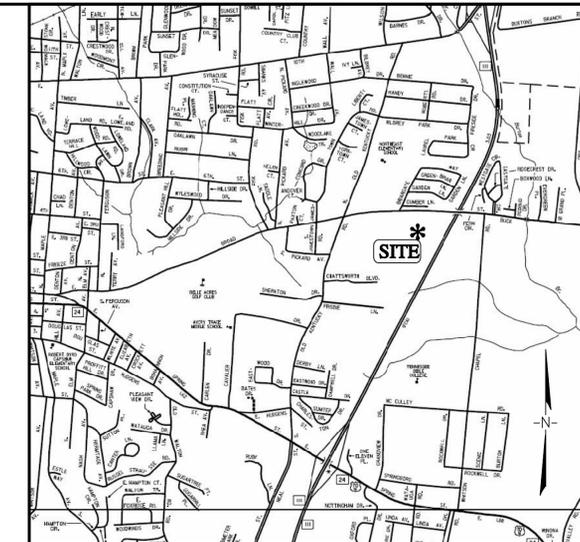
**EASEMENT AND RIGHT-OF-WAY RESTRICTIONS**

- 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.
- 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.
- 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.
- 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.

**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**

According to the FEMA FIRN # 47141C0140D, 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



Vicinity (N.T.S.)

I hereby certify that the survey shown hereon was performed 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 Norrod R.L.S. #2635, Date \_\_\_\_\_  
Clinton Surveying, LLC  
380 South Lowe Avenue, Suite 6  
Cookeville, TN 38501

**Boundary Line Table**

LINE	BEARING	DISTANCE
L1	N04°14'38"E	40.40'
L2	N04°14'38"E	10.84'
L3	N05°01'23"E	23.55'
L4	N05°01'23"E	44.66'
L5	N05°03'51"E	40.80'
L6	S00°54'56"E	26.51'
L7	S04°52'02"W	15.34'
L8	N28°03'35"E	23.71'
L9	N28°44'57"E	54.51'
L10	N28°44'57"E	20.61'
L11	N26°40'45"E	38.65'
L12	N00°51'16"W	21.40'
L13	N00°03'11"W	15.00'
L14	N00°03'11"W	15.40'
L15	N84°09'04"E	38.44'
L16	S00°54'56"E	15.31'
L17	N00°54'56"W	64.04'
L18	N00°54'56"W	35.41'
L19	N00°54'56"W	44.04'
L20	N00°54'56"W	44.71'
L21	N02°21'53"E	25.50'
L22	N02°21'53"E	11.18'
L23	S85°28'04"E	11.84'
L24	S85°28'04"E	14.64'
L25	S84°24'36"E	37.66'
L26	N04°52'02"E	30.53'
L27	N00°54'56"W	14.11'
L28	S84°50'06"E	36.68'

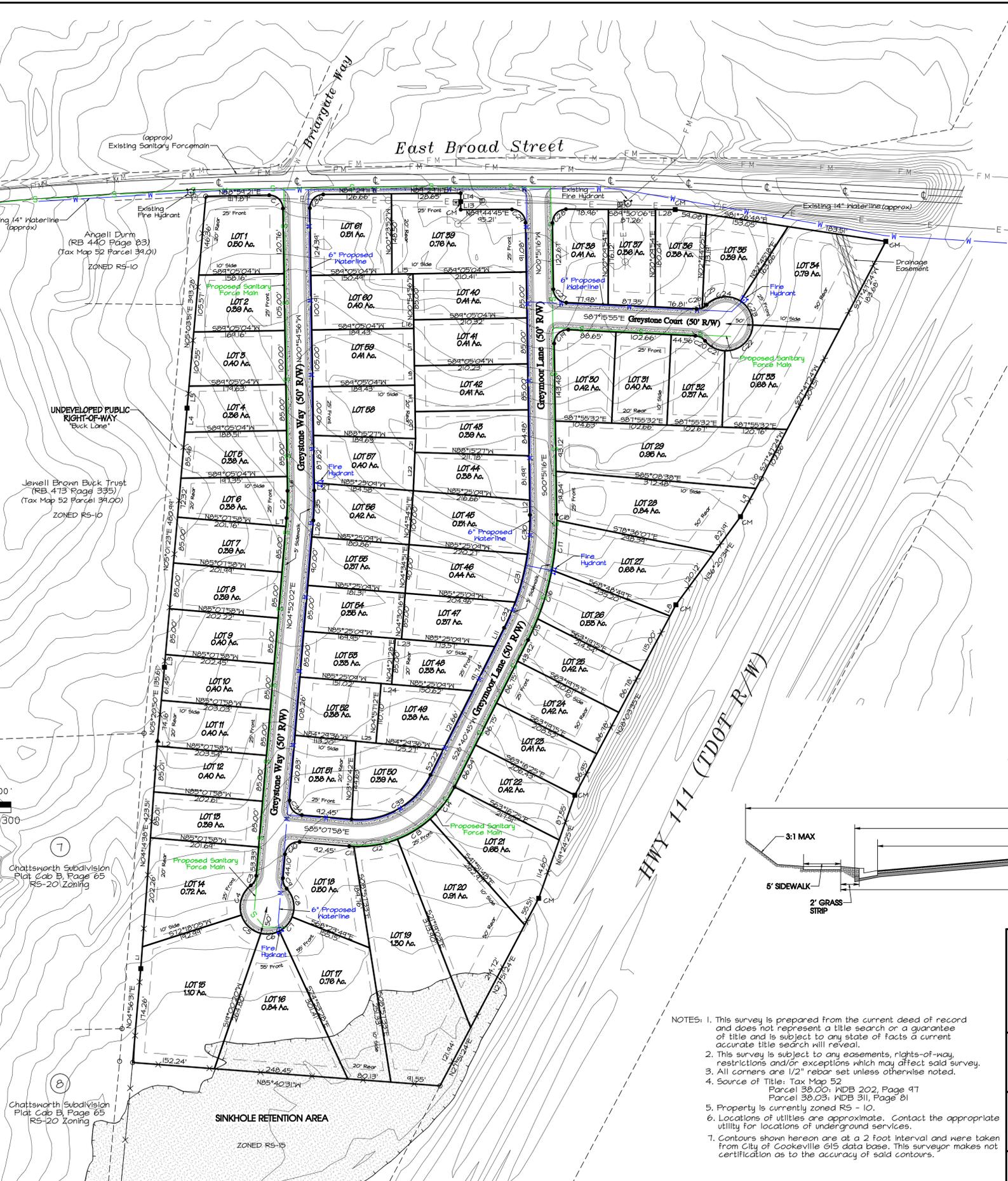
**LEGEND**

- CM Concrete Monument
- 1/2" Rebar (Old)
- Wood Fence Post (Old)
- Non-Monumented Point
- Metal Fence Post (Old)
- Center of Paved Road
- Fence Line
- Overhead Utility Line

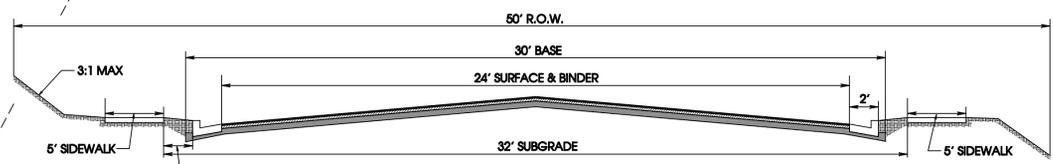


**Boundary Curve Table**

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	34.31'	S45°51'48"E	25.00'	40°05'43"	35.38'	25.04'
C2	50.47'	S01°58'33"W	500.00'	5°46'58"	50.44'	25.25'
C3	21.03'	S28°51'44"W	25.00'	48°11'23"	20.41'	11.18'
C4	61.44'	S17°44'25"W	50.00'	70°28'01"	57.84'	35.31'
C5	51.72'	S41°02'31"E	50.00'	54°15'51"	44.44'	28.44'
C6	35.66'	N82°53'42"E	50.00'	40°51'42"	34.91'	18.63'
C7	35.66'	N42°02'01"E	50.00'	40°51'41"	34.91'	18.63'
C8	56.66'	N10°51'35"W	50.00'	64°55'32"	53.68'	31.81'
C9	21.03'	N14°13'34"W	25.00'	48°11'23"	20.41'	11.18'
C10	34.21'	N44°52'02"E	25.00'	40°00'00"	35.36'	25.00'
C11	8.66'	S86°22'44"E	200.00'	2°28'53"	8.66'	4.33'
C12	82.74'	N80°32'03"E	200.00'	23°42'12"	82.15'	41.87'
C13	71.12'	N58°24'35"E	200.00'	20°32'46"	71.34'	36.25'
C14	74.40'	N37°24'28"E	200.00'	21°21'21"	74.46'	37.84'
C15	42.88'	N24°13'21"E	500.00'	4°54'44"	42.81'	21.45'
C16	44.11'	N16°22'26"E	500.00'	10°47'01"	43.41'	47.14'
C17	42.23'	N05°41'51"E	500.00'	10°34'01"	42.10'	46.25'
C18	11.04'	N00°13'14"W	500.00'	1°18'04"	11.04'	5.53'
C19	40.84'	N45°56'24"E	25.00'	43°35'22"	36.45'	26.62'
C20	21.03'	S63°10'13"E	25.00'	48°11'23"	20.41'	11.18'
C21	42.63'	S63°30'02"E	50.00'	48°51'00"	41.35'	22.71'
C22	71.46'	N47°24'11"E	50.00'	84°20'22"	70.30'	44.43'
C23	52.34'	N27°15'18"W	50.00'	54°58'47"	44.48'	28.86'
C24	68.25'	S85°34'07"W	50.00'	78°12'36"	63.07'	40.64'
C25	10.25'	S56°10'41"W	500.00'	6°31'01"	10.28'	5.15'
C26	10.87'	S80°16'28"W	25.00'	24°55'14"	10.79'	5.52'
C27	37.70'	N44°03'36"W	25.00'	86°24'38"	34.23'	23.48'
C28	34.71'	N44°34'14"W	25.00'	41°01'10"	35.67'	25.45'
C29	34.01'	S45°33'16"E	25.00'	84°23'54"	35.17'	24.74'
C30	72.81'	S03°46'50"W	450.00'	4°16'13"	72.73'	36.48'
C31	41.45'	S14°41'57"W	450.00'	11°58'58"	41.24'	45.84'
C32	51.48'	S23°22'10"W	450.00'	6°31'01"	51.46'	26.02'
C33	178.52'	S60°46'24"W	150.00'	68°11'18"	168.17'	101.54'
C34	34.21'	N40°07'58"W	25.00'	40°00'00"	35.36'	25.00'
C35	55.51'	N01°58'33"E	550.00'	5°46'58"	55.44'	27.18'
C36	34.45'	N44°17'07"E	25.00'	40°24'07"	35.48'	25.18'



**TYPICAL ROAD SECTION N.T.S.**



**PRELIMINARY PLAT OF GREYSTONE SUBDIVISION**

PRESENTED TO COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: Titan Development	SURVEYOR: Clinton Surveying, LLC
ADDRESS: 165 West Broad St, Cookeville, TN 38501	ADDRESS: 380 S.Lowe Ave, Suite 6, Cookeville, TN 38501
TELEPHONE: 431-526-5171	TELEPHONE: 431-312-0427
ENGINEER: Clinton Engineering	OWNER:
ADDRESS: 380 S.Lowe Ave, Suite 6, Cookeville, TN 38501	ADDRESS:
TELEPHONE: 431-312-0427	TELEPHONE:
ACREAGE SUBDIVIDED: 34.18 Acres	TAX MAP: MAP 52 PARCELS 38 & 38.03
NUMBER OF LOTS: 61	SCALE: AS SHOWN DATE: 02-01-17

- NOTES:
- 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.
  - This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
  - All corners are 1/2" rebar set unless otherwise noted.
  - Source of Title: Tax Map 52 Parcel 38.00; WDB 202, Page 47 Parcel 38.03; WDB 311, Page 81
  - Property is currently zoned RS - 10.
  - Locations of utilities are approximate. Contact the appropriate utility for locations of underground services.
  - Contours shown hereon are at a 2 foot interval and were taken from City of Cookeville GIS data base. This surveyor makes not certification as to the accuracy of said contours.