

**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 requirements of an Urban and Subdivision Survey as established by the Tennessee Board of Examiners for Land Surveyors. I further certify that the monuments and pins have been set in accordance with the specifications of the Cookeville Planning Commission.

Date Signed: 19 April 2017



SITE MAP NTS

ALFRED M. ENOCHS &  
 JANE W. ENOCHS  
 Map 53-F Group H Parcel 11.00  
 Book 280 Page 363

ZONED-CL

ZONED-CL  
 KENNETH SCHMITT-MATZEN ET AL  
 Map 53-F Group H Parcel 13.00  
 Book 420 Page 15

ZONED-RS-5  
 REX SWALLOWS &  
 JEAN SWALLOWS  
 Map 53-F Group H Parcel 17.00  
 Book 365 Page 83

ZONED-CN  
 PHIPPS CPA, PLLC  
 Map 53-F Group H Parcel 15.00  
 RB 828 Page 172

**LEGEND**

- MANHOLE
- POWER POLE
- ROAD
- WATER VALVE

**HATCHING LEGEND**

- BUILDING
- COMMONS AREA (All areas within Lot #5)
- VEHICULAR ACCESS EASEMENT (Commons)
- UTILITY/MAINTENANCE EASEMENT
- DRIVEWAY

Note: Each of the units as drawn hereon will be 1574 Sq. Ft. with 2 bedrooms and a 2-car garage.

Note: The existing structure addressed as 425 East Hudgens Street is to be removed or demolished.

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.

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. blufflines, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

I hereby certify that this is a category II 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.

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

According to the FEMA FIRM # 47141C0140D

Dated: MAY 16, 2007

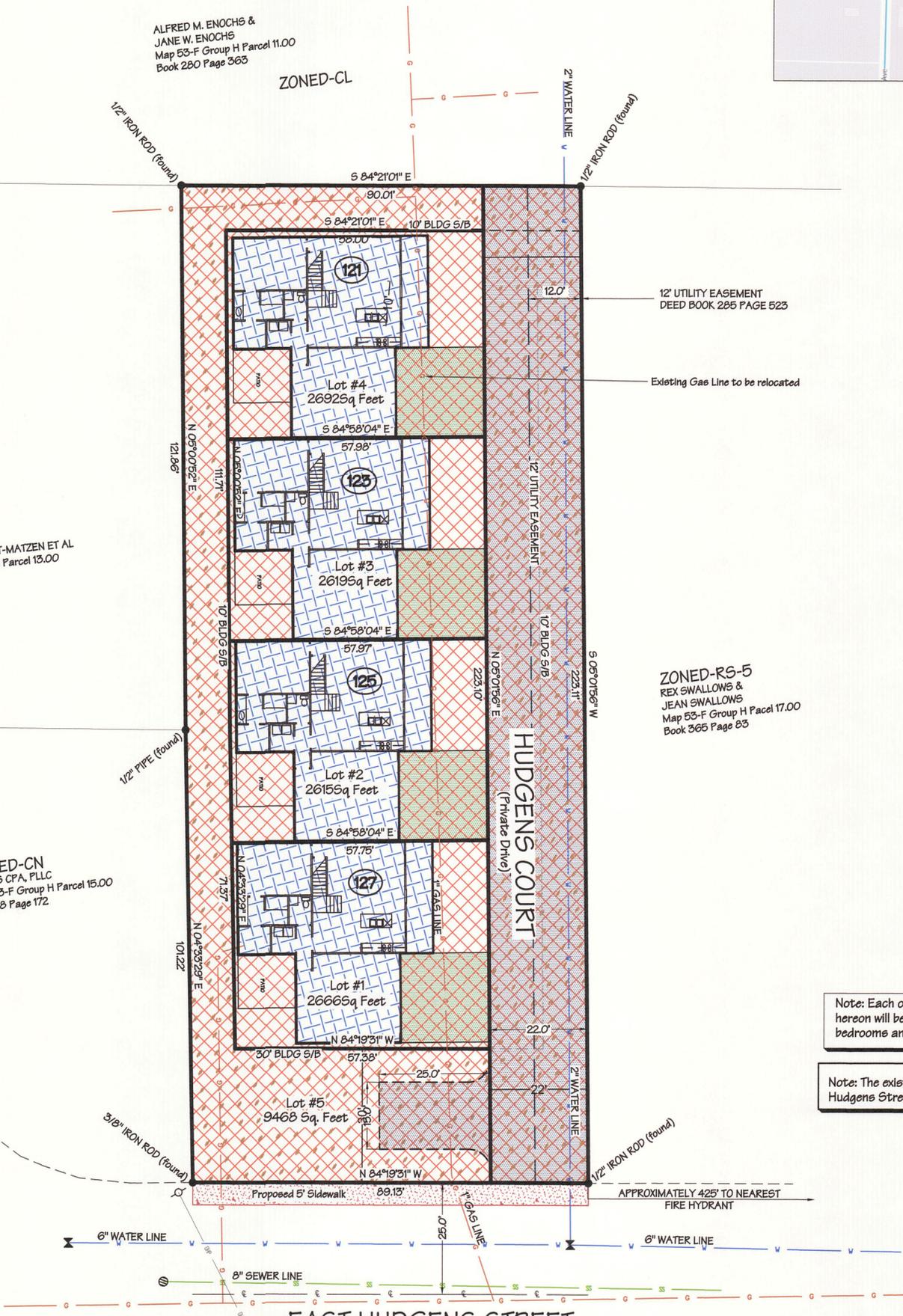
Check One:

- 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

Christopher M. Vick, RLS #2164  
**VICK SURVEYING, LLC**

2772 Hidden Cove Road, Cookeville, TN 931-372-1286

Drawn by: CHN File No: 16-202c1 Prelim Plat



ZONED CN  
 SETBACKS  
 FRONT -30'  
 REAR -10'  
 SIDE -10'

\*NOTE-LOT #5 IS THE REMAINING ACREAGE BEING NOTED AS COMMONS AREA AND IS NOT A BUILDABLE LOT.

PRELIMINARY PLAT FOR HUDGENS COURT	
PRESENTED TO COOKEVILLE MUNICIPAL PLANNING COMMISSION	
DEVELOPER: <u>JERRY C. GAW, INC</u>	SURVEYOR: <u>CHRISTOPHER M. VICK</u>
ADDRESS: <u>640 NORTH DIXIE AVENUE</u> <u>COOKEVILLE TN 38501</u>	ADDRESS: <u>2772 Hidden Cove Road</u> <u>COOKEVILLE, TN. 38506</u>
TELEPHONE: <u>931 526-3700</u>	TELEPHONE: <u>931-372-1286</u>
ENGINEER: _____	OWNER: <u>JERRY C. GAW, INC</u>
ADDRESS: _____	ADDRESS: <u>640 NORTH DIXIE AVENUE</u> <u>COOKEVILLE TN 38501</u>
TELEPHONE: _____	TELEPHONE: <u>931 526-3700</u>
ACREAGE SUBDIVIDED: <u>0.46</u> LOTS: <u>5</u>	TAX MAP: <u>53-F GRP H PARCEL NO: 16.00</u>
DEED BOOK REFERENCE: <u>RB872/401</u>	SCALE: <u>1"=20'-0"</u> DATE: <u>10 AUG 2015</u>