

1ST CIVIL DISTRICT
PRELIMINARY PLAT
FOR
COPPER SPRINGS
Phase III
PRESENTED TO
COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: MEADOWS PROPERTIES	SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: 124 SOUTH DIXIE AVE.	ADDRESS: 2772 Hidden Cove Road
COOKEVILLE, TN 38501	COOKEVILLE, TN 38506
TELEPHONE: 931-528-2800	TELEPHONE: 931-372-1286

ENGINEER: CLINTON ENGINEERING	OWNER: MEADOWS PROPERTIES
ADDRESS: 380 SOUTH LOWE AVE., STE 6	ADDRESS: 124 SOUTH DIXIE AVE.
COOKEVILLE, TN 38501	COOKEVILLE, TN 38501
TELEPHONE: 931-372-0427	TELEPHONE: 931-528-2800

ACREAGE SUBDIVIDED: 7.25 LOTS: 75 TAX MAP: SEE CHART PARCEL NO: SEE CHART
DEED BOOK REFERENCE: SEE CHART SCALE: 1"=50'-0" DATE: 3 DEC. 2015



SITE MAP NTS

Cooper Springs consists of 74 units out of 7.25 ac tract.

Note: Every document of record reviewed and considered as a part of this survey is noted herein. 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 herein; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such herein; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such herein; 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.

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 herein and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Drawn by: CHN File No: 11-30c2 Copper Springs Phase III

VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 931-372-1286

Note: Interior streets, sidewalks, water lines, and sewer lines are private and will be maintained by the HOA which will be submitted in tandem with the Final Plat.

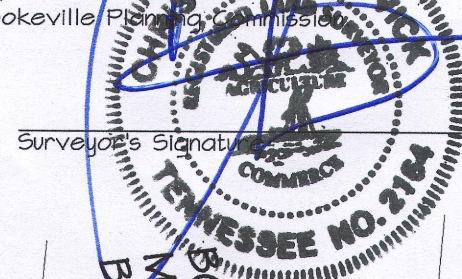
ZONED CL
SETBACKS
FRONT: 50'
SIDE: 10' or 0' (depending on use)
REAR: 10'

ZONED RS-20
SETBACKS
FRONT: 50'
SIDE: 10' or 20' (depending on use)
REAR: 10'

MAP	GROUP	PARCEL	DEED REF
52-0	B	17.00	455/119
52-0	B	18.00	455/119
52-0	B	9.00	656/1726

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 Suburban Survey as established by the Tennessee Board of Examiners of Professional Surveyors. I also hereby certify that the monuments and pins have been placed in accordance with the specifications of the Cookeville Planning Commission.

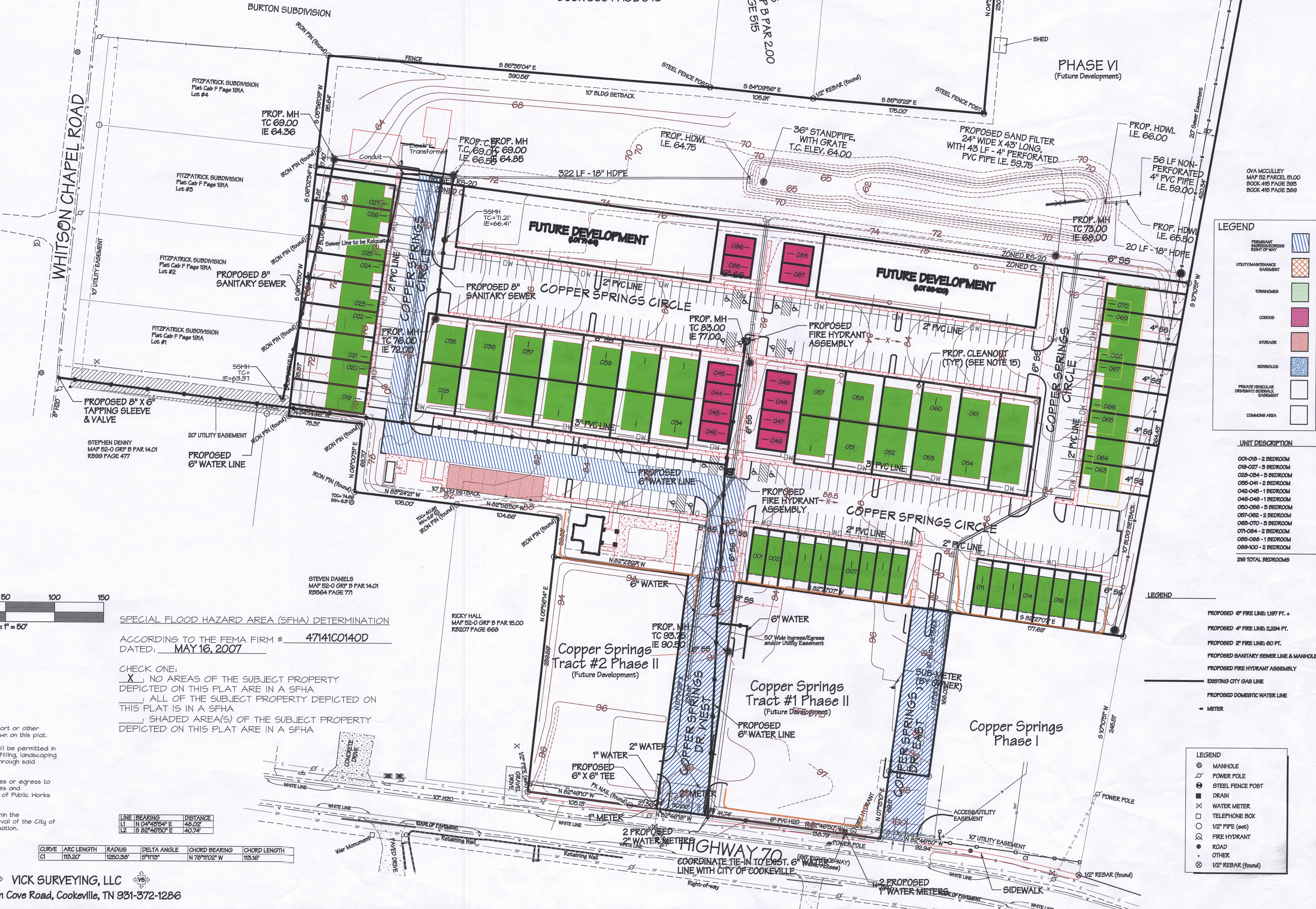
14 Nov 2016
Date Signed



JEAN JONES
MAP 52-0 GRP B PAR 3.00
BOOK 369 PAGE 543

LEE CAMPBELL
MAP 52-0 GRP B PAR 1.00
RB446 PAGE 448

BOBBY JONES
MAP 52-0 GRP B PAR 2.00
BOOK 105 PAGE 515



LEGEND

[Symbol]	PERMANENT IMPROVEMENTS RIGHT OF WAY
[Symbol]	UTILITY/MAINTENANCE EASEMENT
[Symbol]	TOWNHOUSES
[Symbol]	CONDO
[Symbol]	STORAGE
[Symbol]	SEWALIAS
[Symbol]	PRIVATE VEHICULAR DRIVEWAY EASEMENT
[Symbol]	COMMONS AREA

UNIT DESCRIPTION

001-015	- 2 BEDROOM
016-027	- 3 BEDROOM
028-034	- 3 BEDROOM
035-041	- 3 BEDROOM
042-045	- 1 BEDROOM
046-049	- 1 BEDROOM
050-056	- 3 BEDROOM
057-062	- 2 BEDROOM
063-070	- 3 BEDROOM
071-084	- 2 BEDROOM
085-088	- 1 BEDROOM
089-100	- 2 BEDROOM
216	TOTAL BEDROOMS

PROPOSED 6" FIRE LINE: 1387 FT. +
PROPOSED 4" FIRE LINE: 2394 FT.
PROPOSED 2" FIRE LINE: 60 FT.
PROPOSED SANITARY SEWER LINE & MANHOLE
PROPOSED FIRE HYDRANT ASSEMBLY
EXISTING CITY GAS LINE
PROPOSED DOMESTIC WATER LINE
METER

LEGEND

[Symbol]	MANHOLE
[Symbol]	POWER POLE
[Symbol]	STEEL FENCE POST
[Symbol]	DRAIN
[Symbol]	WATER METER
[Symbol]	TELEPHONE BOX
[Symbol]	1/2" PIPE (cut)
[Symbol]	FIRE HYDRANT
[Symbol]	ROAD
[Symbol]	OTHER
[Symbol]	1/2" REBAR (found)