

ZONED- R5 5 SEE NOTE-B

SETBACK INFO
 FRONT: 25' Old Sparta and Bob Bullock Road
 FRONT: 32'
 SIDE: RES-7.5'
 REAR: 15'

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cookeville Municipal Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cookeville Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Putnam County, Tennessee.

4-17-17 *James Miller*
 Date Signed Director of Planning

4-17-17 *Dan Brown*
 Date Signed Secretary, Cookeville Municipal Planning Commission

LEGEND

- Centerline of Creek
- Steel Fence Post
- Sewer Valve
- Fire Hydrant
- Road
- Water Valve
- Power Pole
- 1/2" Pipe (see)
- Tree to be planted (typical)
- Planter for aesthetic purposes (typical)
- Utility Easement
- Rain Garden

Note A: The hatched area as drawn hereon indicates the approximate location of the flood plain as derived from the FEMA Flood Plain Map.

Note B: ZONING FOR THE SUBJECT PROPERTY WAS CHANGED TO R5-5 EFFECTIVE SEPTEMBER 4, 2015 PER ORDINANCE #0150719.

Note C: Lots 1-36 shall have driveway access from Cross Pointe Drive ONLY.

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: 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.

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 for Land Surveyors. I also hereby certify that the monuments and pins have been placed as shown hereon to the specific of the Cookeville Planning Commission.

20 Dec 2016
 Date Signed *Christopher M. Vick*
 Surveyor

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47141C0305D

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

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. utilities, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

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

I hereby certify that this is a category I survey and that the ratio of precision of the unadjusted survey is at minimum 1:10000 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Drawn by: CHN File No: 15-7222 phase II final plat

CERTIFICATE OF APPROVAL OF NEW FIRE HYDRANTS

I hereby certify that (1) the fire hydrants and other related improvements shown on this plat are installed in an acceptable manner, in conformance with the regulations and specifications of the City of Cookeville and the Cookeville Planning Commission or (2) a satisfactory surety in the amount of \$ _____ has been posted with the Cookeville Planning Commission to assure completion of all required improvements in case of default.

4-13-17 *Rosm Juwan*
 Date Signed Cookeville Fire Chief

CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE WITH DEED RESTRICTIONS OR COVENANTS

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission. Furthermore, I hereby certify that the Subdivision Plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

4-17-2017 *[Signature]*
 Date Signed Owner's Signature



SITE MAP NTS

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.

CERTIFICATE OF APPROVAL OF NEW WATER LINES

I hereby certify that (1) water lines are installed in an acceptable manner and according to the specifications of the Cookeville Planning Commission or (2) a Financial Guarantee acceptable to the Cookeville Planning Commission in the amount of \$ _____ has been posted to assure completion of all required improvements in the case of default.

4/11/17 *[Signature]*
 Date Signed Director of Dept. of Water Quality Control or Water Utility District Rep.

CERTIFICATE OF APPROVAL OF NEW SEWAGE COLLECTION FACILITIES

I hereby certify that (1) public sewage collection facilities are installed in an acceptable manner and according to City of Cookeville's specifications, or (2) a Financial Guarantee acceptable to the Cookeville Planning Commission in the amount of \$ _____ has been posted to assure completion of all required improvements in the case of default.

4/11/17 *[Signature]*
 Date Signed Director of Dept. of Water Quality Control

DANIEL LEE SMITH
 Map 96 Parcel 25.04
 Book 89 Page 432
 ZONED R5-20

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	OMITTED	OMITTED	OMITTED	OMITTED
C2	24.85	59.52	N 20°00'00" W	56.58
C3	29.00	59.99	N 69°44'00" E	55.19
C4	15.00	23.39	S 19°48'21" E	21.51
C5	45.00	2.36	S 22°10'29" W	2.34
C6	45.00	69.06	S 22°04'39" E	62.48
C7	45.00	67.50	N 70°24'07" E	61.39
C8	45.00	66.64	N 09°01'22" W	52.16
C9	25.00	27.77	N 09°03'07" W	26.36
C10	220.00	41.18	N 51°22'47" E	41.12
C11	220.00	16.46	N 37°25'56" E	6.46
C12	25.00	65.39	N 81°03'43" E	65.34
C13	50.00	61.37	S 08°02'07" E	72.57
C14	250.00	19.16	S 37°02'22" W	19.16
C15	220.00	47.44	S 30°03'14" W	47.26
C16	25.00	69.56	S 70°10'29" W	54.69
C17	962.00	66.93	N 39°20'39" E	66.92
C18	962.00	55.01	N 36°04'44" E	55.00
C19	962.00	79.91	N 40°06'04" E	79.49
C20	962.00	31.96	N 44°18'14" E	31.96
C21	OMITTED	OMITTED	OMITTED	OMITTED
C22	25.00	65.39	N 19°49'51" W	65.39
C23	240.00	44.30	N 31°16'59" E	44.29
C24	240.00	7.61	N 37°29'49" E	7.61
C25	30.00	29.82	N 29°07'27" E	29.48
C26	30.00	53.18	N 02°56'39" W	52.41
C27	30.00	48.29	N 29°40'39" W	47.67
C28	30.00	15.07	N 49°49'07" W	15.00
C29	30.00	15.05	N 58°24'04" W	15.00
C30	30.00	42.56	N 77°42'16" W	42.16
C31	30.00	43.21	S 74°46'16" W	43.48
C32	30.00	53.18	S 49°02'21" W	54.97
C33	260.00	30.40	S 35°02'21" W	30.38
C34	260.00	26.28	S 29°00'12" W	26.26
C35	15.00	63.14	S 72°02'39" W	63.07
C36	25.00	69.59	N 20°16'00" E	56.58
C37	962.00	44.71	N 26°15'04" E	44.70
C38	962.00	63.39	N 29°29'07" E	63.39

CERTIFICATE OF APPROVAL OF POWER EASEMENTS

I hereby certify that acceptable power utility easements have been provided according to the requirements of the Cookeville Electric Department.

4/13/2017 *[Signature]*
 Date Signed Director of Cookeville Electric Dept.

Note: The Cookeville Municipal Planning Commission approved a reduction to 40' for the right-of-way of Cross Pointe Drive on November 23, 2015.

CERTIFICATE OF APPROVAL OF NEW STREETS AND DRAINAGE SYSTEM

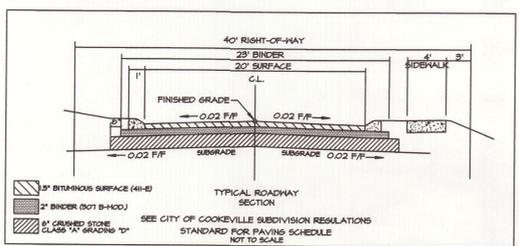
I hereby certify that (1) streets, drainage system (easements, culverts, etc.) and other improvements (curbs, sidewalks, etc.) as required by the Cookeville Planning Commission are installed in an acceptable manner and according to required specifications; or (2) a Financial Guarantee acceptable to the Cookeville Planning Commission in the amount of \$ _____ has been posted to assure completion of all required improvements in the case of default.

4/13/17 *[Signature]*
 Date Signed Director of Public Works

CERTIFICATE OF APPROVAL OF SIDEWALKS

I hereby certify that (1) the sidewalks shown on this plat are installed in an acceptable manner, in conformance with the regulations and specifications of the City of Cookeville and the Cookeville Planning Commission or (2) a satisfactory surety in the amount of \$ 16,050.00 has been posted with the Cookeville Planning Commission to assure completion of all required improvements in case of default.

4/13/17 *[Signature]*
 Date Signed Director of Public Works



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

2ND CIVIL DISTRICT

FINAL PLAT FOR CROSS POINTE SUBDIVISION PHASE II PRESENTED TO COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: BERNHARDT, LLC	SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: 640 NORTH DIXIE AVENUE COOKEVILLE TN 38501	ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38506
TELEPHONE: 931-526-3700	TELEPHONE: 931-372-1286
ENGINEER: _____	OWNER: BERNHARDT, LLC
ADDRESS: _____	ADDRESS: 640 NORTH DIXIE AVENUE COOKEVILLE TN 38501
TELEPHONE: _____	TELEPHONE: 931-526-3700
ACREAGE SUBDIVIDED: 8.52 LOTS: 36	TAX MAP: 96 PARCEL NO: 24.02
DEED BOOK REFERENCE: RB765/447	SCALE: 1"=50'-0" DATE: 09 APRIL 2015