

GPS CERTIFICATION:

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
 (a) Type of Survey: Real Time Kinematic
 (b) Positional Accuracy: 0.05 feet
 (c) Date of survey: 7 May 2024
 (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
 (e) Published/Fixed-control used: TDOT CORS Network
 (f) Geoid Model: Geoid13
 (g) Combined grid factor(s): 0.99999496

State Plane Coordinates		
	Northing	Easting
GPS Base Point:	679065.67	212288.28

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. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; cemeteries, 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. 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.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

I hereby certify that this is a category II & IV 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.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: SLH File: 24-158cl

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
G1	54.84'	72.34'	67.21'	S 32°37'12" E

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS
GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 1-5 defined as The John & Dorothy Nichols Property - located in Putnam County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

- Lot 1: Not Approved: Possesses existing subsurface sewage disposal system.
- Lot 2: Lot 2 is limited to a maximum of 3 bedrooms. Conventional septic system is required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.
- Lot 3: Lot 3 is limited to a maximum of 2 bedrooms. Conventional septic system is required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.
- Lot 4: Lot 4 is limited to a maximum of 3 bedrooms. Conventional septic system is required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.
- Lot 5: Lot 5 is limited to a maximum of 3 bedrooms. Conventional septic system is required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.

Environmental Scientist
 TN Division of Water Resources

Date _____

CERTIFICATE FOR LOTS FRONTING COUNTY ROAD

I hereby certify that the subdivision as shown hereon is served by a county road and surface widths and rights-of-way are appropriate.

Date _____ Putnam County Road Supervisor

CERTIFICATION OF PROPERTY ADDRESS

I hereby certify that the subdivision as shown hereon and properties therein have been assigned addresses as per the Putnam County Street Naming and Property Numbering System, and that hereafter properties shall be addressed as shown hereon.

Date _____ Director, Putnam County E-911

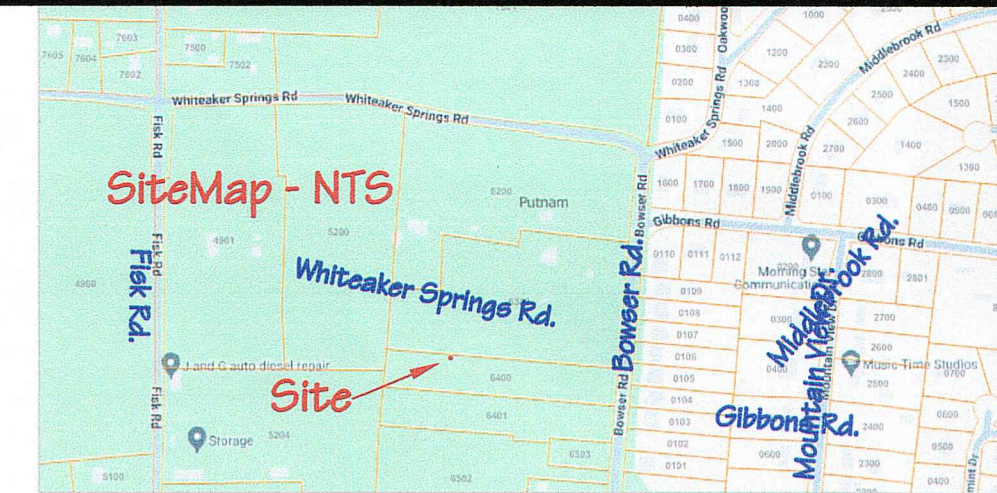
WATER PRESSURE CERTIFICATION BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE [Amended Feb. 2018]

I hereby certify that I have performed: (CHECK ONE)

- water line calculations for the new line(s)
- flow tests of the existing line(s)

Based on the results and information available to me as of the date shown below, it is my professional opinion that, while any one fire hydrant is free flowing in this development, a negative residual pressure will not exist in the water system within one mile of the free flowing fire hydrant.

Date _____ Registered Engineer Tennessee # _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted. Furthermore, I hereby certify that the subdivision plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

Date Signed _____ Owner _____

CERTIFICATE OF EXISTING SEPTIC SYSTEM

I am the owner of the proposed lot (Lot #1) as shown on the presented subdivision plat. To the best of our knowledge, there is an existing septic tank located on Lot #1. It is in satisfactory operating condition and it has not been evaluated by the Tennessee Department of Environment and Conservation.

Date _____ Owner _____

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

I hereby certify: (1) that streets, utilities, and other improvements have been installed in an acceptable manner and according to the county specifications or, (2) that a security bond in the amount of \$ _____ has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date _____ Planning Commission Engineer _____

CERTIFICATE FOR WATER SUPPLY

I hereby certify that _____ flow tests (existing line) have been performed for the water lines shown hereon. I also hereby certify that upon the registration of this plan, the Bangham Utility District will operate and maintain the water supply system installed to serve the property herein subdivided.

Date _____ Signature of Water Dept. Superintendent or Water Utility District Representative

CERTIFICATE OF APPROVAL FOR RECORDING

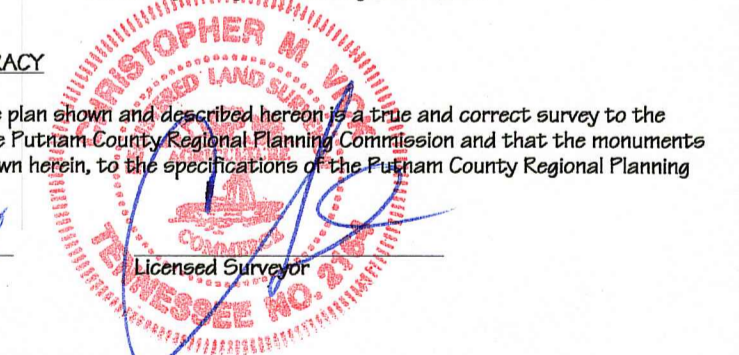
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Standards for Putnam County, Tennessee, with the exception of such variances, if any, as are noted in the Minutes of the Planning Commission and that it has been approved for recording in the office of the county register.

Date _____ Secretary/Designee, Planning Commission

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Putnam County Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the Putnam County Regional Planning Commission.

Date Signed _____
 Christopher M. Vick
 Licensed Surveyor



19TH CIVIL DISTRICT

FINAL PLAT
 For
The John & Dorothy Nichols Property

PRESENTED TO
PUTNAM COUNTY REGIONAL PLANNING COMMISSION

DEVELOPER: John T. & Dorothy B. Nichols 1151 Whiteaker Springs Road Cookeville, TN 38506 TELEPHONE: 931-252-1907	SURVEYOR: CHRISTOPHER M. VICK ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38506 TELEPHONE: 931-372-1286
ENGINEER: _____ ADDRESS: _____ TELEPHONE: _____	OWNER: John T. & Dorothy B. Nichols ADDRESS: 1151 Whiteaker Springs Road Cookeville, TN 38506 TELEPHONE: 931-252-1907
ACREAGE SUBDIVIDED: 7.33 LOTS: 5 DEED BOOK REFERENCE: 282/241 & 259/345 & 153/497	TAX MAP: 26 PARCEL NO: 62.00 SCALE: 1"=100'-0" DATE: 7 May 2024

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47141C0130D,

Dated: 5/16/2007

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

Setbacks:
 Front (Local Streets) - The greater of 55 ft as measured from the road centerline or 30 ft from the edge of the right-of-way.
 Side & Rear - 10'
 Corner lots shall have extra width sufficient to permit the additional side yard requirements of the building setback lines outlined above.

Any new construction or additions to any current structures or any replacement of a depicted structure encroaching on setback requirements must abide by current setbacks.

Lot #1 has not been evaluated pursuant to the plat review for an SSD system and plat approval does not constitute approval of the lot or the existing system. The system as shown here on was derived from information provided by others and has not been field verified by Vick Surveying LLC.

LINE	BEARING	DISTANCE
L1	S 81°09'19" E	88.26'
L2	S 83°18'40" E	65.59'
L3	S 82°46'26" E	63.67'
L4	S 81°15'48" E	70.86'
L5	S 76°58'42" E	34.07'
L6	S 70°24'50" E	8.64'
L7	S 05°10'25" W	60.86'
L8	S 05°10'25" W	28.85'
L9	S 04°06'50" W	71.15'
L10	N 85°09'55" W	63.24'
L11	S 03°45'35" W	47.90'

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
 2772 Hidden Cove Road, Cookeville, TN 931-372-1286