

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: 27 February 2025  
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00  
(e) Published/Fixed-control used: TDOT CORS Network  
(f) Geoid Model: Geoid18  
(g) Combined grid factor(s): 0.99989496

State Plane Coordinates		
	Northing	Easting
GPS Base Point	663240.96	2106639.99

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: SLN File: 25-24c1

Zoned RS-10 (Single Family Residential)

Setbacks:

All yards on Major Streets - 50'

Front:

• Collector Street - 30'

• Local Streets - 25'

Rear - 20'

Side:

• Residential - 10', plus 5' each story over 2

• Zero lot line detached - 20' one side, plus 5' each story over 2

• Nonresidential - 20', plus 5' for each story over 2

Side on street side corner lots:

• Collector Street or Higher Classification - 30'

• Local Streets - 25'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	44.59'	40.60'	S 12°34'35" W	85°09'56"

LINE	BEARING	DISTANCE
L1	N 53°54'45" E	23.64'
L2	S 27°29'20" E	25.20'

CERTIFICATION OF EXISTING STREET

I hereby certify that the street shown on this plat has the status of an accepted public street regardless of current condition.

Date Signed \_\_\_\_\_ Director of Public Works

CERTIFICATE OF EXISTING FIRE HYDRANTS

I hereby certify that the fire hydrants shown on this plat are in place and can adequately serve the lots shown hereon.

Date Signed \_\_\_\_\_ Cookeville Fire Chief

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47141C0120D,

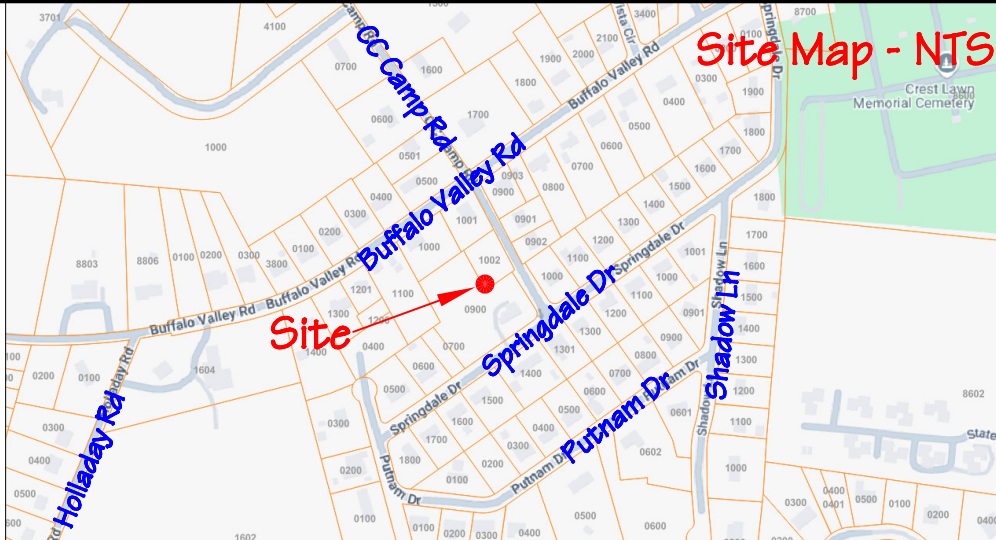
Dated: 5/16/2007

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



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

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, and parks as shown to the public or private use noted. I 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.

Date Signed \_\_\_\_\_ Owner's Signature

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.

Date Signed \_\_\_\_\_ Director of Cookeville Electric Dept.

CERTIFICATION OF EXISTING WATER AND/OR SEWER LINES

I hereby certify that the water lines and/or sewer lines shown on this plat are in place and can adequately serve the lots shown hereon.

Date Signed \_\_\_\_\_ Director of Dept. of Water Quality Control or Water Utility District Rep.

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.

Date Signed \_\_\_\_\_ Director of Planning

Date Signed \_\_\_\_\_ Secretary, Cookeville Municipal Planning Commission

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 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 specifications of the Cookeville Planning Commission.

Date Signed \_\_\_\_\_ Surveyor's Signature

1ST CIVIL DISTRICT

Plat Cab. A Page 1  
Plat DB 48 Page 478

FINAL PLAT  
For the  
Revision of Lots 81-92 of J.T. Madewell Subdivision &  
Lots 13 & 14 & a portion of Lot 15 of Springdale Subdivision

PRESENTED TO  
CITY OF COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: Cross Roads Auction Group  
ADDRESS: 4500 Cookeville Hwy  
Cookeville, TN 38506  
TELEPHONE: 931-644-7149

SURVEYOR: CHRISTOPHER M. VICK  
ADDRESS: 2772 Hidden Cove Road  
COOKEVILLE, TN. 38506  
TELEPHONE: 931-372-1286

ENGINEER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_

OWNER: Wanda Grace Norrod, Trustee  
ADDRESS: Springdale Drive & CC Camp Road  
Cookeville, TN 38501  
TELEPHONE: 931-644-7149

ACREAGE SUBDIVIDED: 2.13 LOTS: 4  
DEED BOOK REFERENCE: RB 1143 Pg 520 & Bk 196 Pg 165

TAX MAP: 54M Grp A PARCELS NO: 9.00 & 10.02  
SCALE: 1"=40'-0" DATE: 27 February 2025

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.

Note: The water sewer lines as shown hereon were derived from information provided by the City of Cookeville and have not been field verified by Vick Surveying, LLC.

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

LEGEND	
⊕ GPS Base Point	↘ Tax Hook
▽ Water Valve	⌵ Axle
▽ Gas Meter	⊙ Rebar (found)
⊙ Manhole	— 8" Sewer Line
⊙ Power Pole	— W Water Line
⊙ Water Meter	— OHP Overhead Power
⊙ 1/2" Pipe (est)	— Centerline
⊙ Fire Hydrant	— Setback Line
● Road	P.O.B. - Point of Beginning
■ 6" Cleanout	CMP - Corrugated Metal Pipe