

Note: The point of beginning is a 1/2" pipe (set) located in the western right-of-way of Cindy Drive as well as being located N 85°04'36" W 47.45 feet from a power pole and furthermore being located N 10°22'48" E 172.54 feet from a GPS Base Point.

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

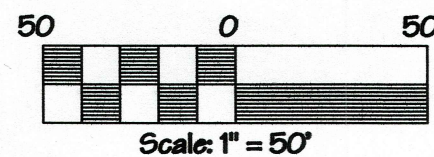
Note: This property may be subject to utility ingress/egress and/or right-of-ways.

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: 25-190c1



Scale: 1" = 50'



SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47141C0050D.

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

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

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 Bingham 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



Site Map - NTS

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our 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, we hereby certify that the subdivision plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

Date Signed _____ Owner _____

Date Signed _____ Owner _____

CERTIFICATE OF EXISTING SEPTIC SYSTEM

I am the owner of the proposed lot (Lot # 45) shown on the presented subdivision plat. To the best of my knowledge, there is an existing septic tank located on lot #45. It is in satisfactory operating condition and it has not been evaluated by the Tennessee Department of Environment and Conservation.

Date _____ Owner _____

CERTIFICATE OF APPROPRIATE MAIL DELIVERY SYSTEM

I hereby certify that this subdivision will be eligible for mail delivery from the USPS and that all requirements for mail delivery as set forth by the USPS have been met and that Cluster Box Units (CBUs), if required for mail delivery as determined by the USPS, are shown on the plat.

Date _____ Postmaster of the Post Office _____

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 _____

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 herein, to the specifications of the Putnam County Regional Planning Commission.

Date Signed _____



15TH CIVIL DISTRICT (Formerly Plat Book 1 Pages 153 & 154)

PRELIMINARY PLAT For the Lot Line Revision of Lots #38 & 45, Phase I of Green Valley Estates

PRESENTED TO
PUTNAM COUNTY REGIONAL PLANNING COMMISSION

DEVELOPER: Thomas M. & Kristi Battles	SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: 706 Cindy Drive Cookeville, TN 38506	ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38506
TELEPHONE: 931-644-7149	TELEPHONE: 931-372-1286
ENGINEER: _____	OWNER: Thomas M. & Kristi Battles
ADDRESS: _____	ADDRESS: 706 Cindy Drive Cookeville, TN 38506
TELEPHONE: _____	TELEPHONE: 931-644-7149

ACREAGE SUBDIVIDED: 2.60 LOTS: 2 TAX MAP: 6-1 Grp. B PARCEL NO: 24.00
DEED BOOK REFERENCE: RB 883 Pg. 469 SCALE: 1"=50'-0" DATE: 23 April 2025

ADRIENE LYNN THOMAS &
JASON PAUL THOMAS
Lot #39, Phase I of Green Valley Estates
Map 6-1 Group B Parcel 22.00
RD 1187 Page 547
Plat Cab A Page 75
(Formerly Plat Book 1 Pages 153 & 154)

BESSIE A. PARRISH
Lot #44, Phase I of Green Valley Estates
Map 6-1 Group B Parcel 25.00
Book 331 Page 639
Plat Cab A Page 75
(Formerly Plat Book 1 Pages 153 & 154)

Lot #38
1.28 Ac ±

THOMAS M. BATTLES &
KRISTI BATTLES
Lot #38 & P/O 45, Phase I of
Green Valley Estates
Map 6-1 Group B Parcel 24.00
RD 883 Page 469
Plat Cab A Page 75
(Formerly Plat Book 1 Pages 153 & 154)

Lot #45
1.32 Ac ±

THOMAS M. BATTLES &
KRISTI BATTLES
P/O Lot #45, Phase I of
Green Valley Estates
Map 6-1 Group B Parcel 24.00
RD 883 Page 469
Plat Cab A Page 75
(Formerly Plat Book 1 Pages 153 & 154)

LEGEND	
	Gas Meter
	GPS Base Point
	Power Pole
	Water Meter
	1/2" Pipe (set)
	1" Pipe (found)
	Telephone Box
	Septic Tank
	Tax Hook
	Fenceline
	Water Line
	Overhead Power
	Centerline
	Setback Line
	P.O.B. - Point of Beginning
	Septic Area

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: 23 April 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): 0.999999496

State Plane Coordinates	North	East
GPS Base Point	704731.31	2123999.71

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 #45 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.

Setbacks
(Putnam County Subdivision Regulations)
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'

Setbacks
(Plat Cab. A Pg. 75):
Street Side - 40' (as measured from road right-of-way)

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	30.57'	27.68'	S 39°05'50" E
C2	155.86'	191.93'	180.03'	S 49°10'42" W

LINE	BEARING	DISTANCE
L1	N 05°57'24" E	21.68'