

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47133C02859.

Dated: 2009-05-18

Check One:

- ☒ X - No areas of the subject property depicted on this plot are in a SFHA
☐ All of the subject property depicted on this plot is in a SFHA
☐ Shaded area(s) of the subject property depicted on this plot are in a SFHA

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:
 (1) Type of Survey: Real Time Kinematic
 (2) Positional Accuracy: 0.05 feet
 (3) Date of survey: 19 March 2025
 (4) Datum/Epoch: NAD83(2011) Epoch 2000.00
 (5) Publication/Real-time control used: I201 CORS Network
 (6) Global Model: GRS80
 (7) Combined grid factor(s): 0.00000496

State Plane Coordinates	Northing	Easting
GPS Base Point	660760.46	243607.36

CERTIFICATION OF PROPERTY ADDRESS

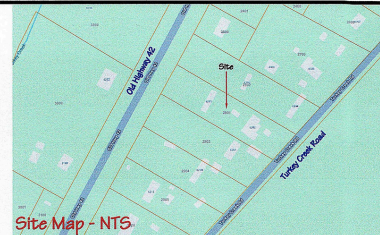
I hereby certify that the subdivision as shown hereon and properties therein have been assigned addresses as per the Putnam County Street Naming and Property Numbering System, and that hereafter properties shall be addressed as shown hereon.

Date _____ Director, Putnam County E-911

CERTIFICATE OF EXISTING SEPTIC SYSTEM

I am the owner of the proposed lots (Lots #1 & 2) shown on the presented subdivision plat. To the best of my knowledge, there is an existing septic tank located on Lots #1 & 2. They are in satisfactory operating condition and they have not been evaluated by the Tennessee Department of Environment and Conservation.

Date _____ Owner _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adjust 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 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 FOR WATER SUPPLY

I hereby certify that _____ calculations (new line) or 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 (City of) _____ (Utility Districts) will operate and maintain the water supply system installed to serve the property herein subdivided.

Date _____ Signature of Water Dept./Experimenters or Water Utility Districts Representative _____

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 ACCURACY

I hereby certify that the plan shown 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 in accordance with the standards of the Putnam County Regional Planning Commission.

Date Signed _____

19TH CIVIL DISTRICT Ref: Plat Book DB 52 Page 249

FINAL PLAT FOR THE DIVISION OF LOT #9, W.H. FINLEY SUBDIVISION

PRESENTED TO PUTNAM COUNTY REGIONAL PLANNING COMMISSION

DEVELOPER: FRANCES L. BOWMAN	SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: 6282 TURKEY CREEK ROAD	ADDRESS: 2772 Hidden Cove Road
COOKEVILLE, TENNESSEE 38506	COOKEVILLE, TN. 38506
TELEPHONE: 931-644-7149	TELEPHONE: 931-372-1286
ENGINEER: _____	OWNER: FRANCES L. BOWMAN
ADDRESS: _____	ADDRESS: 6282 TURKEY CREEK ROAD
TELEPHONE: _____	COOKEVILLE, TENNESSEE 38506
	TELEPHONE: 931-644-7149
ACREAGE SUBDIVIDED: 0.84 LOTS: 2	TAX MAP: 20 PARCEL NO: 29.01
DEED BOOK REFERENCE: BOOK 347 PAGE 696	SCALE: 1"=40'-0" DATE: 19 MARCH 2025

Lot #1
 Note: The point of beginning is a 1/2" pipe (set) being the southwestern corner of this parcel located in the eastern right-of-way of Old Highway 42 as well as being located S 15°32'40" W 150 feet from a power pole and furthermore being located N 73°32'40" W 541.41 feet from a GPS Base Point.

Lot #2
 Note: The point of beginning is a 1/2" pipe (set) being the northeastern corner of this parcel located in the western right-of-way of Turkey Creek Road as well as being located N 44°30'50" E 57.83 feet from a water meter and furthermore being located N 8°11'44" E 71.87 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 estate 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-way.

The surveyor is not responsible for 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 1/500 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: WHG File: 25-1271

LEGEND
⊕ GPS Base Point
○ 1/2" Pipe (set)
● 1/2" Iron Pipe (found)
⦿ FK Nail (set)
⋈ Power Pole
⊙ Septic Tank
⊗ Water Meter
— Centerline
— Overhead Power
— R.L.D. D.B. Subdiv. Line
— Water Line
▨ Septic Area
P.O.B. - Point of Beginning
CMP - Corrugated Metal Pipe

Note: Setbacks derived from Putnam County Subdivision Regulations.

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.

Sides and Rear - 10'

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
 2772 Hidden Cove Road, Cookeville, TN 38512-1286

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.

Lots #1 & 2 have not been evaluated pursuant to the plat review for an SSO system and plat approval does not constitute approval of the lot or the existing systems. The systems as shown here on was derived from information provided by others and has not been field verified by Vick Surveying LLC.