



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: 06 JUNE 2022
(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): 0.999989486

State Plane Coordinates	
	Easting
GPS Base Point	607165.566
CRN #1	607205.589
CRN #2	607807.10
CRN #3	607675.27
CRN #4	607265.935
CRN #5	607786.82
CRN #6	607545.64
CRN #7	607526.15
CRN #8	607268.64
CRN #9	607296.81

	Northing
GPS Base Point	2249123.82
CRN #1	2248903.33
CRN #2	2248984.66
CRN #3	2249377.73
CRN #4	2249624.25
CRN #5	2250065.48
CRN #6	2250372.85
CRN #7	2250393.38
CRN #8	2250425.66
CRN #9	2250768.62

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	111.91	70.50'	69.34'	N 75°02'22" W
C2	101.87	73.39'	72.39'	N 34°40'37" W
C3	300.05'	252.31'	244.95'	N 20°06'22" E
C4	350.05'	64.66'	64.57'	S 8°54'18" W
C5	350.05'	229.70'	225.60'	S 14°49'51" W
C6	47.74'	68.17'	62.53'	S 43°24'19" W
C7	1684.41'	508.72'	506.78'	S 29°06'46" E

LINE	BEARING	DISTANCE
L1	S 35°42'24" E	16.81'
L2	S 17°43'11" E	44.62'
L3	S 10°06'11" E	29.13'
L4	S 10°19'49" W	26.32'
L5	S 39°40'49" W	73.96'
L6	S 83°25'39" E	8.83'
L7	S 83°25'39" E	89.42'
L8	S 08°47'24" E	10.41'
L9	N 04°40'08" W	40.00'
L10	S 85°19'52" W	70.00'
L11	S 04°40'08" E	40.00'
L12	S 85°19'52" W	46.50'
L13	S 85°19'52" W	86.13'
L14	N 19°52'08" W	39.21'
L15	N 04°40'08" W	49.80'
L16	N 44°11'57" E	69.25'
L17	S 44°11'46" W	78.14'
L18	S 03°58'59" E	92.62'
L19	S 00°05'58" W	38.85'
L20	S 84°19'43" W	76.73'
L21	S 85°17'40" W	66.49'
L22	N 49°42'40" E	21.45'
L23	N 01°09'11" W	15.69'
L24	N 07°41'49" E	8.35'
L25	N 61°46'42" E	33.77'
L26	N 57°56'49" E	90.26'
L27	N 33°47'49" E	32.81'
L28	N 19°21'11" W	92.35'
L29	N 19°54'49" E	59.77'
L30	N 19°54'49" E	62.79'
L31	N 43°51'49" E	25.30'
L32	N 71°47'49" E	79.92'
L33	S 87°24'11" E	22.26'
L34	S 87°32'11" E	62.54'
L35	S 28°10'11" E	10.81'
L36	S 54°21'11" E	68.11'
L37	S 59°18'52" W	60.20'
L38	OMITTED	
L39	N 85°21'21" E	23.16'
L40	OMITTED	
L41	OMITTED	
L42	N 04°40'08" W	40.00'
L43	N 45°07'54" W	12.00'
L44	N 52°28'44" W	14.15'
L45	S 58°47'53" E	47.72'
L46	S 18°24'47" E	79.15'
L47	S 02°06'57" W	19.81'
L48	S 41°39'15" W	25.74'
L49	S 14°25'14" E	68.02'
L50	S 05°53'38" W	18.89'
L51	S 00°51'23" E	51.15'
L52	S 40°56'42" E	65.74'
L53	OMITTED	

THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF CUMBERLAND, TENNESSEE
Lot # 4 of the Revision of Final Plat for Crossroads Business Park
Map 74 Parcel 60.02
Book 1517 Page 252
Plat Book PL11 Page 432

J. HICKS EXCAVATING, INC.

Lot # 6 of the Revision to Final Plat for Crossroads Business Park
Map 74 Parcel 60.05
Book 1049 Page 1196
Book 1037 Page 627
Plat Book PL11 Page 432

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47035C0308D,

Dated: 11/19/2007

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 floodplain as shown was derived from the FEMA FIRM as listed herein in the SFHA certificate and has not been field verified by Vick Surveying LLC.

Note: The property as shown herein is subject to a 12' utility easement along all exterior property lines and a 6' utility easement along each side of all interior lot lines.

Note: The location of the utilities were derived from information provided by the City of Crossville and have not been field verified by Vick Surveying LLC.

Note: Every document of record reviewed and considered as a part of this survey is noted herein. 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 fact that a current accurate title search will reveal. Furthermore, the boundary as shown herein is subject to change if the surveyor is presented with or made know of any additional information or evidence not represented herein 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; easements or rights-of-way unless otherwise noted herein; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such herein; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such herein; 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 herein 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 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 I & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:10000 as shown herein 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 No.: 22-2282 Lots 1-8

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 385-372-1286

LEGEND	
⊕	GPS BASE POINT
⊗	TRAFFIC LIGHT
⊙	SEWER STATION
⊕	LIGHT POLE
⊗	SEWER VALVE
⊕	CENTER OF A CREEK
⊗	CENTER LINE OF CREEK
⊕	TREE
⊗	MANHOLE
⊕	PIPE (found)
⊗	PAINTED/SET ROCK
⊕	POWER POLE
⊗	STEEL FENCE POST
○	1/2" PIPE (set)
⊕	FIRE HYDRANT
⊗	ROAD
⊕	GAS VALVE
⊗	REBAR (found)
⊕	CORRUGATED METAL PIPE
⊗	FENCELINE
⊕	SEWER LINE
⊗	WATER LINE
⊕	OVERHEAD POWER
⊗	TELEPHONE LINE
⊕	CENTERLINE

HATCH LEGEND	
	30' PERMANENT DRAINAGE EASEMENT RD 1267 PAGE 178 & RD 1254 PAGE 2381
	STORM WATER BUFFER (60' from creek)
	20' UTILITY/MAINTENANCE EASEMENT
	20' OVERHEAD POWERLINE EASEMENT
	12' UTILITY EASEMENT
	FEMA FLOOD ZONE A (100 YEAR FLOOD PLAIN)
	6' UTILITY EASEMENT

SETBACKS
FRONT - 30' LOCAL ROAD
50' ARTERIAL ROAD
SIDE - 10'
BACK - 10'

Lots #1
Tax Map 74 P/O Parcel 61.00
Deed Ref. Book 1656 Page 2283

Lot #2
Tax Map 74 Parcel 60.12
Deed Ref. Book 1656 Page 2293

Lots #3-8
Tax Map 74 Parcel 60.01
Deed Ref. Book 1656 Page 2288

1ST CIVIL DISTRICT FINAL PLAT For Lots #1-8 IVEY LAND SUBDIVISION	
PRESENTED TO CITY OF CROSSVILLE MUNICIPAL PLANNING COMMISSION	
DEVELOPER: Norris Bros. Properties, LLC	SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: 22 Northside Ln Cookeville, TN 38571	ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38506
TELEPHONE: 931-544-2502	TELEPHONE: 931-372-1286
ENGINEER: _____	OWNER: Norris Bros. Properties, LLC
ADDRESS: _____	ADDRESS: 22 Northside Ln Cookeville, TN 38571
TELEPHONE: _____	TELEPHONE: 931-544-2502
ACREAGE SUBDIVIDED: 18.69 LOTS: 8	TAX MAP: 74 PARCELS NO.: 60.01, 61.00, & 60.12
DEED BOOK REFERENCE: See Left	SCALE: 1"=200'-0" DATE: 06 JUNE 2022 (Revised 6 March 2024)