

State Plane Coordinates		
Point #1	Northing	Easting
Point #1	600929.40	2260450.94
Point #2	600767.40	2260126.45

**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: 3 March 2023  
 (d) Datum/Epoch: NAD83(2011) Epoch 2010.00  
 (e) Published/Field-control used: TDOT CORS Network  
 (f) Geoid Model: Geoid18  
 (g) Combined grid factor(s): 0.99999496

The point of beginning for Lot #1 is a 1/2" pipe (set) being the northwestern corner of this parcel located in the eastern right-of-way of Genesis Road (St. Hwy. 298) as well as being located N 03°48'45" E 596.35 feet from a manhole.

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 know 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; 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 I survey and that the ratio of precision of the unadjusted survey is at minimum 1:10000 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: 23-67c2 phase 1

**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**

According to the FEMA FIRM #47035C0307D.

Dated: 11/16/2007

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

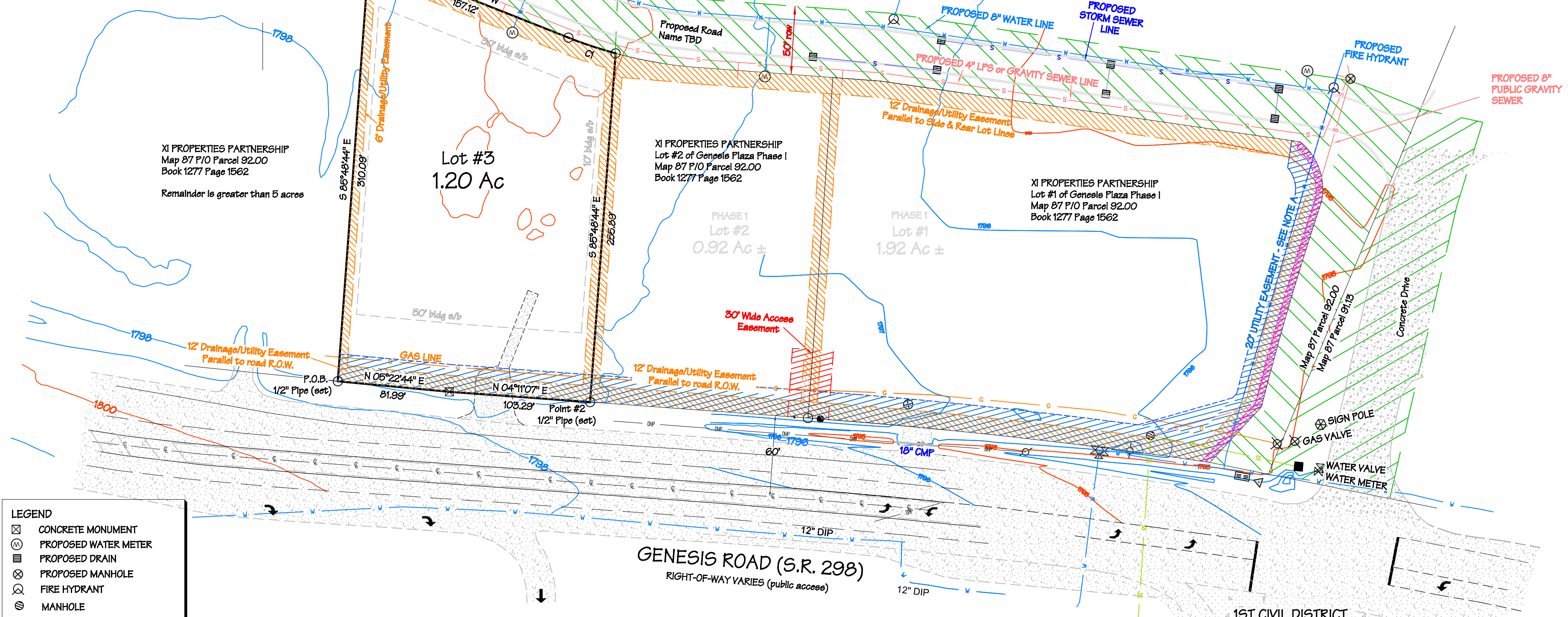
**Utilities**

**1. Easements**

The Planning Commission requires utility-drainage easements along all lot lines:

- twelve (12) feet along all street front property lines
- six (6) feet along all side and rear lot lines of abutting lots within the subdivision
- twelve (12) feet along any side or rear lot line that is along the perimeter of the subdivision.

Upon recommendation of or request from any utility company, the Planning Commission will require wider easements for poles, wires, conduits, storm and sanitary sewers, gas, water and heat mains, or other utility lines.



**LEGEND**

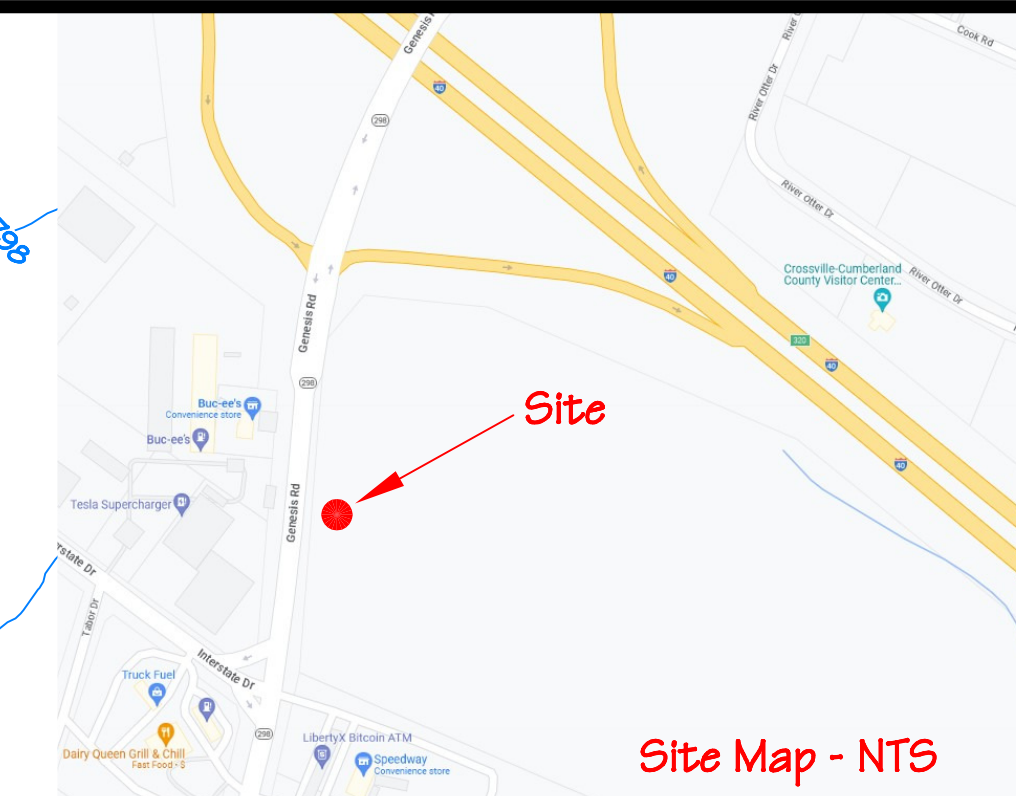
- ☒ CONCRETE MONUMENT
- ⊙ PROPOSED WATER METER
- ▭ PROPOSED DRAIN
- ⊗ PROPOSED MANHOLE
- ⊕ FIRE HYDRANT
- ⊙ MANHOLE
- ⊙ PK NAIL
- ⊙ POWER POLE
- ⊙ 6" CLEANOUT
- ⊙ WATER METER
- ⊙ 1/2" PIPE (set)
- ⊙ WATER VALVE
- ⊙ REBAR (found)
- ⊙ LIGHT POLE
- ⊙ GAS VALVE
- ⊙ BILLBOARD SIGN POLE
- ⊙ BILLBOARD SIGN POLE
- ⊙ TRAFFIC CONTROL BOX
- ⊙ TRAFFIC LIGHT POLE
- PROPOSED STORM SEWER
- PROPOSED SEWER LINE
- SEWER LINE
- GAS LINE
- WATER LINE
- CENTERLINE
- OHP - OVERHEAD POWER
- P.O.B. - POINT OF BEGINNING
- CMP - CORRUGATED METAL PIPE
- RCP - REINFORCED CONCRETE PIPE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	325.00'	36.46'	S 18°22'03" W	36.44'

**HATCHING LEGEND**

- ▨ DRAINAGE/UTILITY EASEMENT
- ▨ ACCESS EASEMENT
- ▨ DRAINAGE EASEMENT
- ▨ R-O-W DEDICATION
- ▨ 5' SLOPE EASEMENT

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



**Preliminary PLAT FOR Phase 2 of GENESIS PLAZA**  
 PRESENTED TO CITY OF CROSSVILLE MUNICIPAL PLANNING COMMISSION

<b>DEVELOPER:</b> XI Properties Partnership <b>ADDRESS:</b> 1843 Foreman Drive Cookeville, TN 38501 <b>TELEPHONE:</b> 419-565-6800	<b>SURVEYOR:</b> CHRISTOPHER M. VICK <b>ADDRESS:</b> 2772 Hidden Cove Road COOKEVILLE, TN. 38506 <b>TELEPHONE:</b> 931-372-1286
<b>ENGINEER:</b> _____ <b>ADDRESS:</b> _____ <b>TELEPHONE:</b> _____	<b>OWNER:</b> XI Properties Partnership <b>ADDRESS:</b> 1843 Foreman Drive Cookeville, TN 38501 <b>TELEPHONE:</b> 419-565-6800
<b>ACREAGE SUBDIVIDED:</b> 1.20 <b>LOTS:</b> 1 <b>DEED BOOK REFERENCE:</b> 1277/1562	<b>TAX MAP:</b> 87 <b>PARCEL NO:</b> P/O 92.00 <b>SCALE:</b> 1"=60'-0" <b>DATE:</b> 3/3/2023