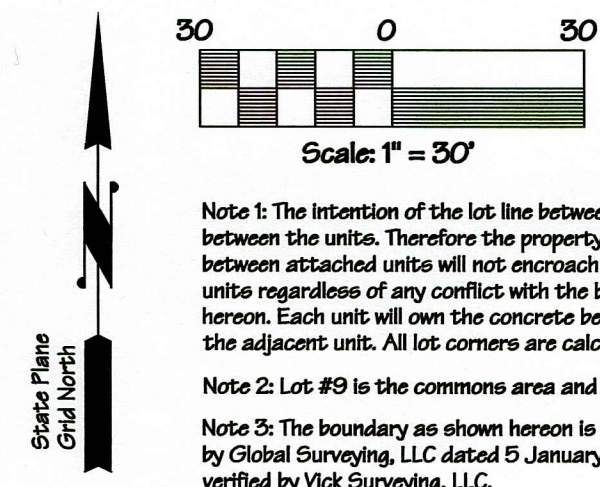




GPS CERTIFICATION:

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: 5 January 2026

(d) Datum/Epoch: NAD83(2011) Epoch 2010.00

(e) Published/Fixed-control used: TDOT CORS Network

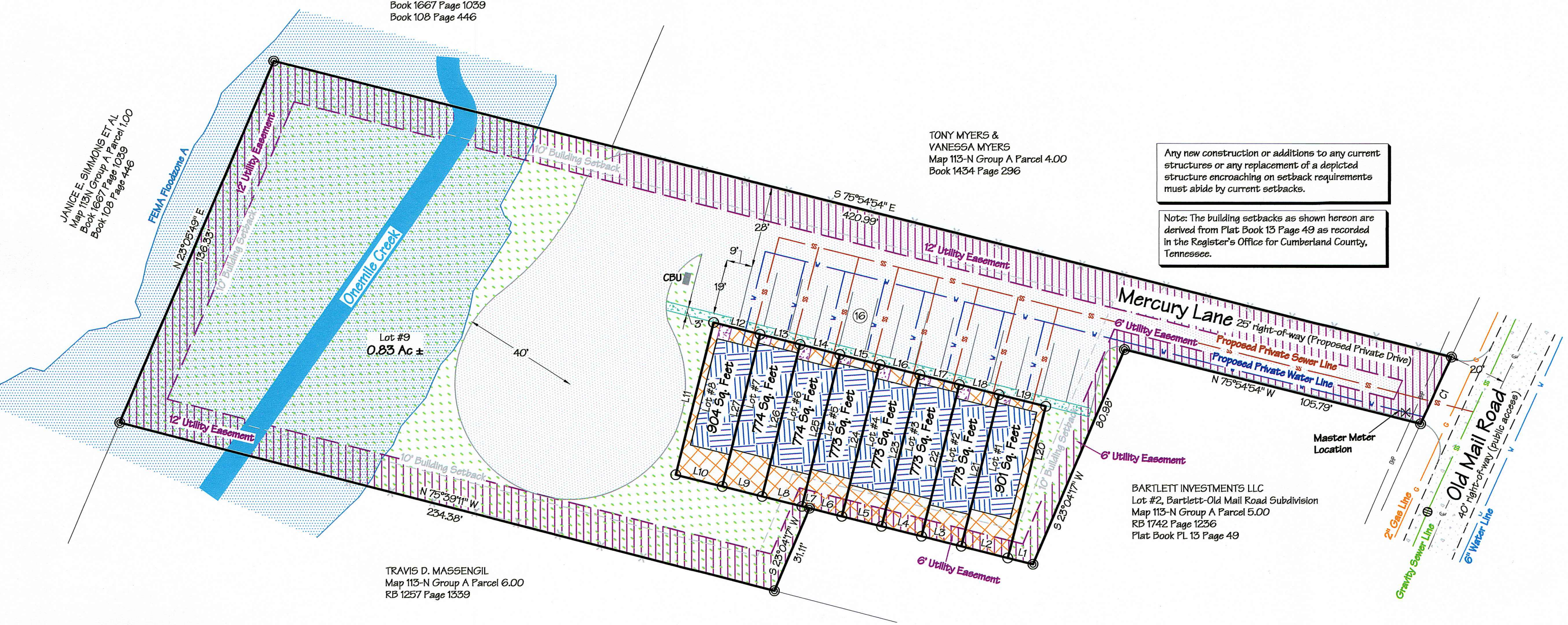
(f) Geoid Model: Geoid10

(g) Combined grid factor(s): 0.99989496

JANICE E. SIMMONS ET AL
Map 113-N Group A Parcel 1.00
Book 1667 Page 1039
Book 108 Page 446

TONY MYERS &
VANESSA MYERS
Map 113-N Group A Parcel 4.00
Book 1434 Page 296

BARTLETT INVESTMENTS LLC
Lot #2, Bartlett-Old Mail Road Subdivision
Map 113-N Group A Parcel 5.00
RB 1742 Page 1256
Plat Book PL 13 Page 49



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: 26-328c1

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.

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47035C0317D.

Dated: 11/16/2007

Check One:

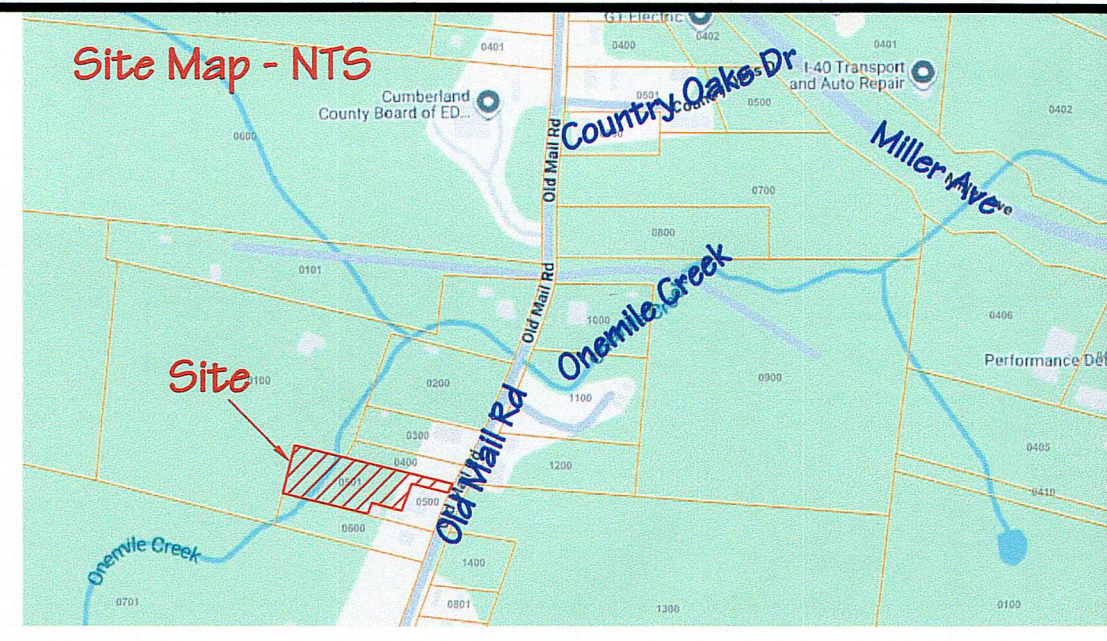
- ☐ : No areas of the subject property depicted on this plat are in a SFHA
- ☐ : All of the subject property depicted on this plat is in a SFHA
- ☒ : Shaded area(s) of the subject property depicted on this plat are in a SFHA

Note: The floodplain as shown was derived from the FEMA FIRM as listed hereon in the SFHA certificate and has 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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1809.22'	25.45'	25.45'	S 24°51'30" W

LINE	BEARING	DISTANCE
L1	N 75°54'54" W	8.99'
L2	N 75°54'54" W	16.63'
L3	N 75°54'54" W	14.25'
L4	N 75°54'54" W	14.25'
L5	N 75°54'54" W	14.25'
L6	N 75°54'54" W	11.54'
L7	N 76°00'00" W	2.71'
L8	N 76°00'00" W	14.25'
L9	N 76°00'00" W	14.25'
L10	N 76°00'00" W	16.62'
L11	N 14°00'00" E	54.41'
L12	S 75°50'35" E	16.62'
L13	S 75°50'35" E	14.25'
L14	S 75°50'35" E	14.25'
L15	S 75°50'35" E	14.25'
L16	S 75°50'35" E	14.25'
L17	S 75°50'35" E	14.25'
L18	S 75°50'35" E	14.25'
L19	S 75°50'35" E	16.63'
L20	S 14°00'00" W	54.19'
L21	S 14°00'00" W	54.21'
L22	S 14°00'00" W	54.23'
L23	S 14°00'00" W	54.25'
L24	S 14°00'00" W	54.26'
L25	S 14°00'00" W	54.29'
L26	S 14°00'00" W	54.32'
L27	S 14°00'00" W	54.36'



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.

Note: The building setbacks as shown hereon are derived from Plat Book 13 Page 49 as recorded in the Register's Office for Cumberland County, Tennessee.

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct Class 116222 survey, with a ratio of precision of 1:7500 as performed on (date) in accordance to current Tennessee Standards of Practice for Land Surveyors. I further certify that iron pins and/or monuments have been placed as shown hereon, to the specifications of the Crossville Regional Planning Commission.

13 Apr 2021
Date Signed
Surveyor's Signature

1st Civil District
Plat Book PL 13 Page 49

Preliminary Plat
For the
Old Mail Townhomes

Presented to
City of Crossville Municipal Planning Commission

DEVELOPER: <u>Michael Bartlett</u>	SURVEYOR: <u>Christopher M. Vick</u>
ADDRESS: <u>Old Mail Road</u> <u>Crossville, TN 38555</u>	ADDRESS: <u>2772 Hidden Cove Road</u> <u>Cookeville, TN. 38506</u>
TELEPHONE: <u>931-261-1353</u>	TELEPHONE: <u>931-372-1286</u>
ENGINEER: _____	OWNER: <u>Michael Bartlett</u>
ADDRESS: _____	ADDRESS: <u>Old Mail Road</u> <u>Crossville, TN 38555</u>
TELEPHONE: _____	TELEPHONE: <u>931-261-1353</u>

ACREAGE SUBDIVIDED: 0.98 LOTS: 9 TAX MAP: 113-N Grp. A PARCEL NO: 5.01
DEED BOOK REFERENCE: RB 1734 Pg. 673 SCALE: 1"=30'-0" DATE: 29 June 2026