

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

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/Fixed-control used: TDOT CORS Network
 (f) Geoid Model: Geoid18
 (g) Combined grid factor(s): 0.99999496

State Plane Coordinates	Northing	Easting
Point #1	600929.40	2260480.94
Point #2	601022.41	2260536.54

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; 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-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.

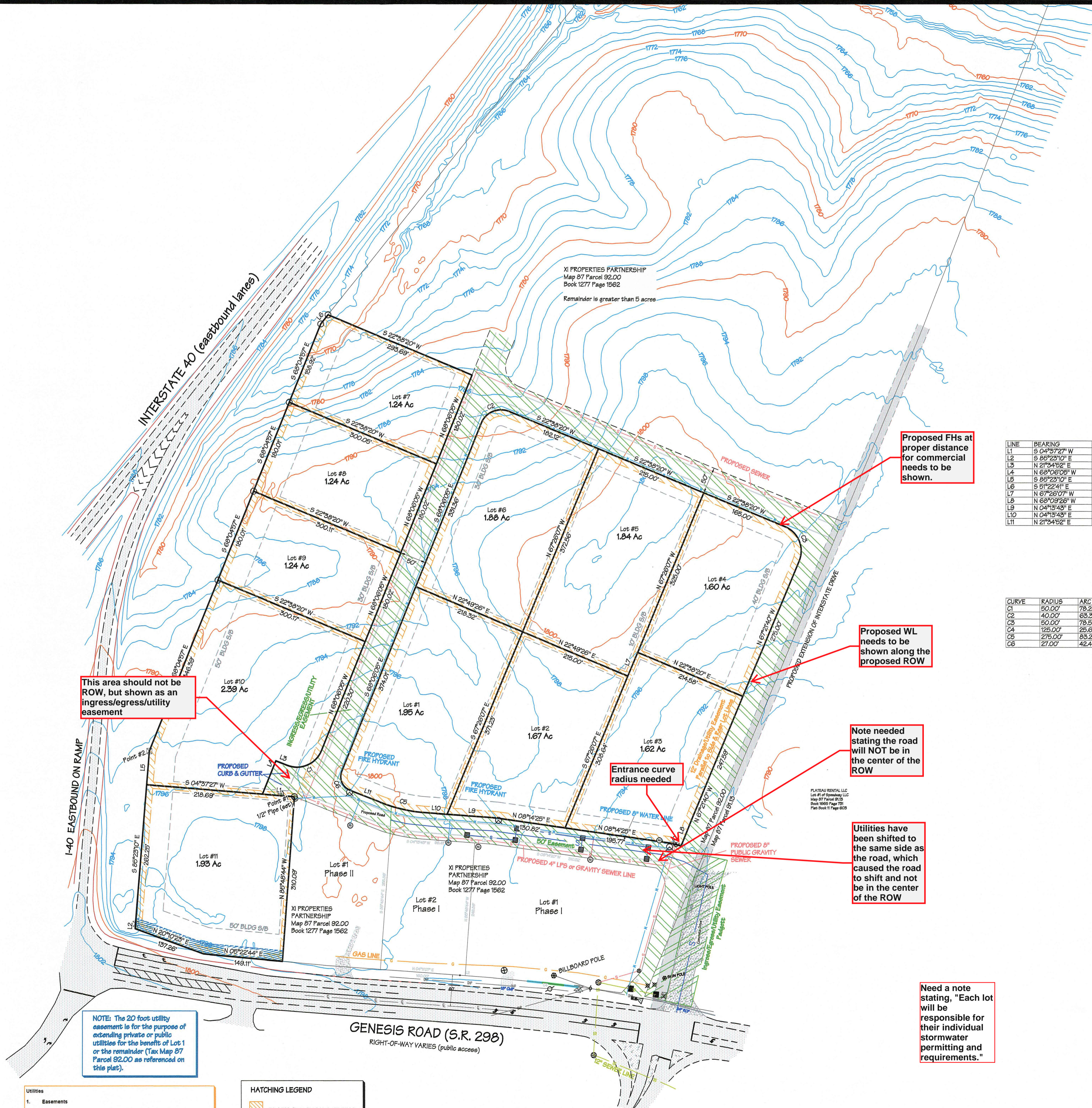
Note: This survey and its representations are intended solely for the benefit of the surveyor's client.
 Drawn by: CDM File No.: 23-67c2 Phase III

- LEGEND**
- ☒ CONCRETE MONUMENT
 - ⊙ PROPOSED WATER METER
 - ▣ PROPOSED DRAIN
 - ⊙ PROPOSED MANHOLE
 - ⊙ FIRE HYDRANT
 - ⊙ MANHOLE
 - ⊙ PK NAIL
 - ⊙ POWER POLE
 - ⊙ CLEANOUT
 - ⊙ WATER METER
 - 1/2" PIPE (cut)
 - ⊙ WATER VALVE
 - ⊙ REBAR (found)
 - ⊙ LIGHT POLE
 - ⊙ GAS VALVE
 - ⊙ BILLBOARD SIGN POLE
 - ⊙ ROAD
 - ⊙ TRAFFIC CONTROL BOX
 - ⊙ TRAFFIC LIGHT POLE
 - ⊙ PROPOSED STORM SEWER

NOTE: The 20 foot utility easement is for the purpose of extending private or public utilities for the benefit of Lot 1 or the remainder (Tax Map 87 Parcel 92.00 as referenced on this plat).

- Utilities**
- PROPOSED SEWER LINE
 - SEWER LINE
 - GAS LINE
 - WATER LINE
 - CENTERLINE
 - OVERHEAD POWER
 - P.O.B. - POINT OF BEGINNING
 - CMP - CORRUGATED METAL PIPE
 - RCP - REINFORCED CONCRETE PIPE

- HATCHING LEGEND**
- ▨ DRAINAGE/UTILITY EASEMENT
 - ▨ 20' UTILITY EASEMENT
 - ▨ R-O-W DEDICATION



LINE	BEARING	DISTANCE
L1	S 04°37'27" W	60.32'
L2	S 85°25'10" E	9.07'
L3	N 21°34'52" E	22.90'
L4	N 68°06'05" W	67.55'
L5	S 85°25'10" E	63.31'
L6	S 81°22'41" E	21.94'
L7	N 67°26'07" W	48.25'
L8	N 68°06'05" W	56.84'
L9	N 04°18'49" E	92.97'
L10	N 04°18'49" E	42.19'
L11	N 21°34'52" E	64.68'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	78.26'	N 22°15'37" E	70.91'
C2	40.00'	63.36'	S 22°43'53" W	56.89'
C3	50.00'	78.26'	S 67°39'20" W	70.77'
C4	125.00'	99.62'	N 14°04'49" E	25.57'
C5	276.00'	83.29'	N 12°54'17" E	82.97'
C6	27.00'	42.41'	N 66°04'52" E	38.18'

Proposed FHs at proper distance for commercial needs to be shown.

Proposed WL needs to be shown along the proposed ROW

Note needed stating the road will NOT be in the center of the ROW

Utilities have been shifted to the same side as the road, which caused the road to shift and not be in the center of the ROW

Need a note stating, "Each lot will be responsible for their individual stormwater permitting and requirements."

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct class I survey, with a ratio of precision of 1:10000, performed on 3/3/2023, in accordance to current Tennessee Standards of Practice for Land Surveyors. I further certify that the title and/or monuments have been placed as shown hereon, to the satisfaction of the Cookeville Regional Planning Commission.

5 Dec 2023
 DATE SIGNED: _____
 SURVEYOR SIGNATURE: _____
 CHRISTOPHER M. VICK
 COOKEVILLE, TENNESSEE NO. 2164

1ST CIVIL DISTRICT
 Preliminary PLAT FOR
Phase III of GENESIS PLAZA
 PRESENTED TO
 CITY OF CROSSVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: XI Properties Partnership ADDRESS: 1843 Foreman Drive Cookeville, TN 38501	SURVEYOR: CHRISTOPHER M. VICK ADDRESS: 2772 Hidden Cove Road Cookeville, TN 38506
TELEPHONE: 419-565-6800	TELEPHONE: 931-372-1286
ENGINEER: _____ ADDRESS: _____	OWNER: XI Properties Partnership ADDRESS: 1843 Foreman Drive Cookeville, TN 38501
TELEPHONE: _____	TELEPHONE: 419-565-6800

ACREAGE SUBDIVIDED: 18.60 LOTS: 11 TAX MAP: 87 PARCEL NO: P/O 92.00
 DEED BOOK REFERENCE: 1277/1562 SCALE: 1"=60'-0" DATE: 3/3/2023

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