

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY THAT I AM (WE ARE) THE OWNER(S) THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED. FURTHERMORE, I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS NOT PROHIBITED UNDER ANY CURRENT DEEDS RESTRICTIONS OR COVENANTS ON THE PROPERTY.

DATE _____ OWNER _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACE AS SHOWN HEREON TO THE SPECIFICATIONS OF THE PUTNAM COUNTY PLANNING COMMISSION.

DATE _____ LICENSED SURVEYOR _____

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 RIGHT-OF-WAYS ARE APPROPRIATE.

DATE _____ PUTNAM COUNTY ROAD SUPERVISOR _____

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 THE 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 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 _____

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) RESIDENTIAL LOTS.

2. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

3. GNSS INFORMATION:
GNSS EQUIPMENT: DUEL FREQUENCY - TOPCON HIPER HR
GNSS SURVEY: REAL TIME KINEMATIC (RTK)
DATES OF OBSERVATION: JULY 1, 2026
HORIZONTAL DATUM: NAD83(2011) EPOCH: 2010
VERTICAL DATUM/GEOID: NAVD88/GEOID 18
ORIGIN POINT: (N) 653,707.2990 (E) 2,085,743.3820
COMBINED SCALE FACTOR: 1.000079744655
GNSS PRECISION: GNSS VECTORS DO NOT EXCEED H (0.03') V (0.08')
DISTANCES SHOWN HEREON: GROUND

4. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.

5. THIS SURVEY WAS 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 A CURRENT TITLE SEARCH WILL REVEAL.

6. THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.

7. LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.

8. ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 4714C0125D DATED 05-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.

CERTIFICATION OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:
APPROVAL IS HEREBY GRANTED FOR LOT 1-2 DEFINED AS "WILLIAM BASS DIVISION" - LOCATED IN PUTNAM COUNTY, TENNESSEE AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS. LOTS HAVE BEEN EVALUATED AND APPROVED FOR ONE (1) SINGLE FAMILY DWELLING PER LOT. APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SSD SYSTEM AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.

PRIOR TO ANY CONSTRUCTION, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE / STRUCTURE LOCATION MUST BE APPROVED AND AN SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF GROUND WATER PROTECTION. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

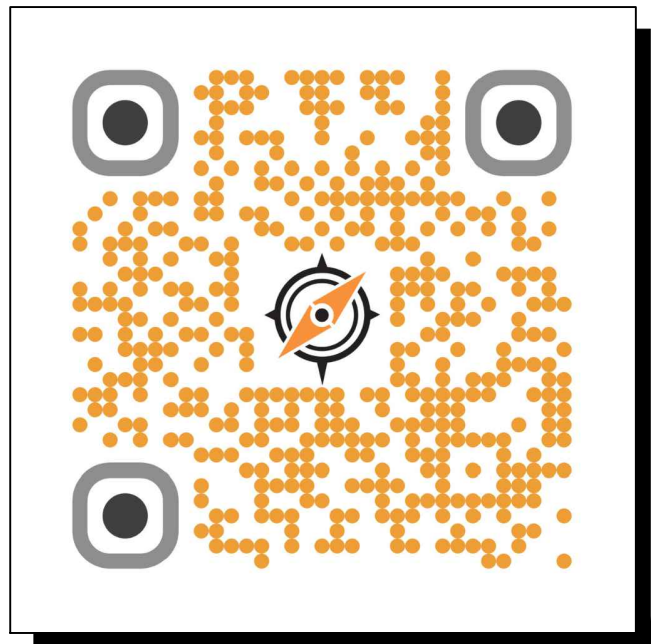
IF SHOWN, SHADING ON SOME LOTS REPRESENTS AN AREA RESERVED TO BE USED FOR THE INSTALLATION OF THE PRIMARY AND DUPLICATE SUBSURFACE SEWAGE DISPOSAL SYSTEMS, AND SHALL BE USED FOR NO OTHER PURPOSES SUCH AS HOUSE LOCATION, OTHER STRUCTURE LOCATION, BURIED UTILITIES, DRIVEWAYS, SWIMMING POOLS, ETC. OR USE WHICH WOULD CONFLICT WITH THE REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL IN TENNESSEE. MODIFICATION OF THE SHADED AREA MAY BE CONSIDERED, PROVIDED SUFFICIENT SHADED AREA IS MAINTAINED.

LOT RESTRICTIONS:

LOT 1:
NOT APPROVED: THIS LOT HAS NOT BEEN EVALUATED, PURSUANT TO THIS PLAT REVIEW, FOR AN SSD SYSTEM AND DOES NOT CONSTITUTE APPROVAL OF THIS LOT OR THE EXISTING SYSTEM

LOT 2:
LOT 2 IS LIMITED TO A MAXIMUM OF 2 BEDROOMS. CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE IS REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREA(S) INDICATED ON THE PLAT.

DATE _____ ENVIRONMENTAL SPECIALIST DIVISION OF GROUND WATER PROTECTION _____

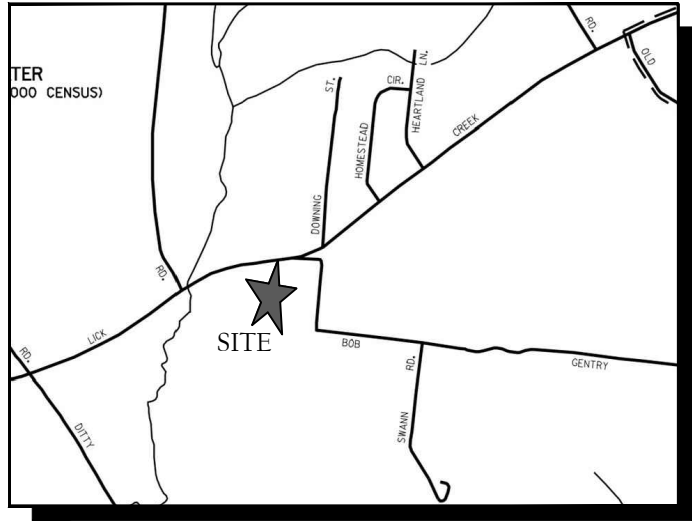
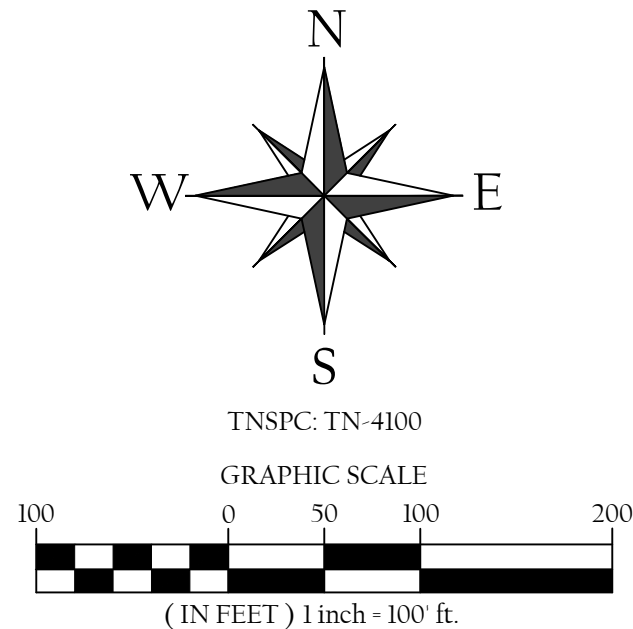


CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1259.32'	34.75'	34.75'	N 80°21'56" E	1°34'51"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°21'19" E	85.14'
L2	N 82°28'37" E	25.01'



VICINITY MAP (NOT TO SCALE)

PARCEL REFERENCE

BEING ALL OF PARCEL 62.01, AS SHOWN ON PUTNAM COUNTY TAX MAP 064.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO WILLIAM BASS, OF RECORD IN RECORD BOOK 1447 PAGE 582, R.O.P.C., TN.



IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

WLS

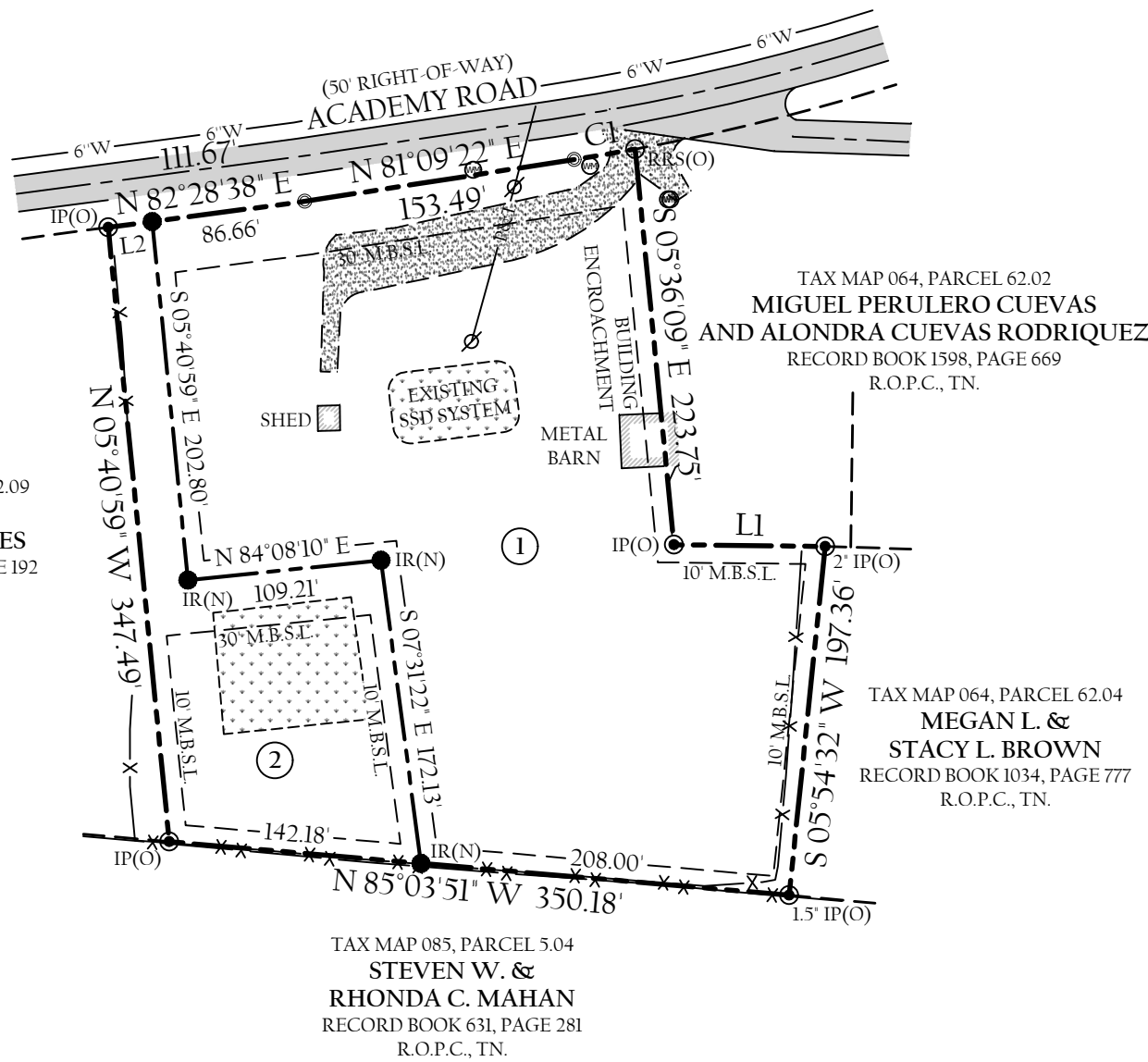
WHITTENBURG LAND SURVEYING
214 East Stevens St Cookeville, TN 38501 info@tnpls.com

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS A CATEGORY 'I' SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN OR EQUIVALENT TO 1:10,000 AS SHOWN HEREON.

TAYLOR DILLEHAY R.L.S. #2597
WHITTENBURG LAND SURVEYING, LLC
214 EAST STEVENS STREET
COOKEVILLE, TN 38501

TAX MAP 064, PARCEL 62.09
CRAIG &
CHRISTINE HUGHES
RECORD BOOK 1549, PAGE 192
R.O.P.C., TN.



LEGEND

- IR(N)

○ RRS(O)

⊙ IP(O)

⊙

⊙

⊙

— P —

— X —

— T —

— W —

R.O.P.C., TN.
- 1/2" IRON REBAR (NEW)

RAILROAD SPIKE (OLD)

IRON PIPE (OLD)

NON-MONUMENTED POINT

WATER METER

UTILITY POLE

POWER LINE

FENCE LINE

TELEPHONE LINE

WATER LINE

REGISTER'S OFFICE PUTNAM COUNTY, TN.

GRAVEL AREA

ASPHALT SURFACE

LOT 1 AREA = 2.31 ACRES+
LOT 2 AREA = 26,767 SQ. FT. OR 0.61 ACRES+
TOTAL AREA = 2.92 ACRES+

FINAL SUBDIVISION PLAT
WILLIAM BASS DIVISION
16th CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

DRAWN BY: _____	TLD	ACRES: _____	2.92
NUMBER OF LOTS: _____	2	JOB NUMBER: _____	25-035
PARCEL #: _____	TAX MAP 064, PARCEL 62.01	DATE: _____	07-06-2026
ADDRESS: _____	5140 ACADEMY ROAD	SCALE: _____	1"=100'

OWNERS

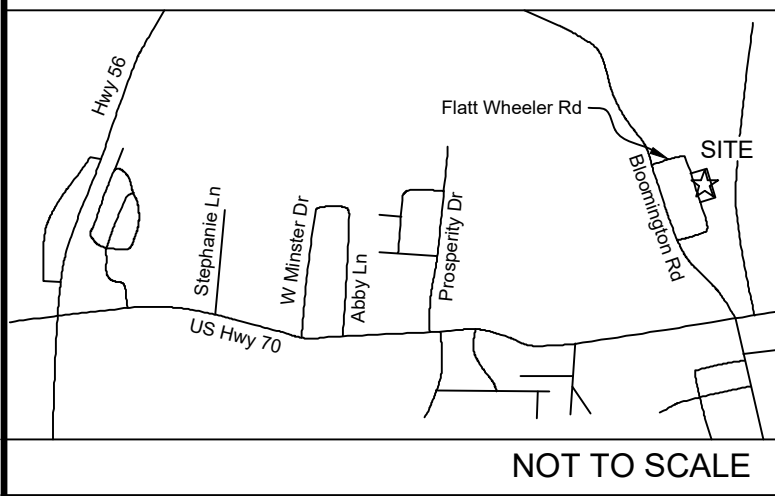
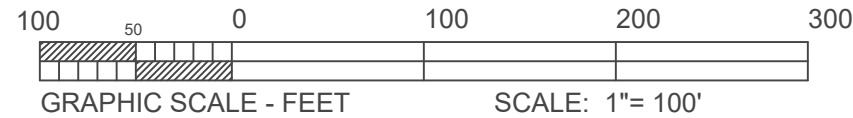
WILLIAM BASS
3694 SHADY OAK CIRCLE
COOKEVILLE, TN. 38501
931-979-0094

SURVEYOR

TAYLOR DILLEHAY
WHITTENBURG LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN. 38501
931-528-LAND



SITE MAP

TN STATE PLANE GRID NORTH
NAD 83(2011), Geoid 18Lots 1 & 2 of the Garry Flatt Subdivision
7th Civil District
Putnam County, Tennessee

SURVEY CERTIFICATION

This survey was performed using a Topcon HiPer VR dual-frequency Real-Time Kinematic (RTK) Global Navigation Satellite System (GNSS) rover in conjunction with a local base station. Redundant and repetitive observations were made to ensure the accuracy of all measured data points. The relative positional accuracy meets or exceeds the requirements for a Category I survey as defined by the Minimum Standards of Practice for Land Surveyors in the State of Tennessee, with an unadjusted ratio of precision of not less than 1:7,500.

All horizontal coordinates and bearing data are based upon the Tennessee State Plane Coordinate System, Single Zone, North American Datum of 1983 (NAD 83)(2011). Vertical data, where shown, is referenced to the North American Vertical Datum of 1988 (NAVD 88), utilizing Geoid 18. Multiple redundant observations were taken on each property corner. Each observation met a positional tolerance of 0.07 feet plus 50 parts per million (PPM), or better.

Joshua L. Gentry
Tennessee Registered Land Surveyor No. 3478

SURVEYOR'S NOTES

- Purpose:**
The purpose of this plat is to create two buildable lots as shown hereon.
- Utilities:**
The locations of underground utilities shown hereon are approximate and should not be relied upon without verification from the appropriate utility authority having jurisdiction. Not all utilities may be shown.
- Title Information:**
This surveyor was not furnished with a title search or title insurance policy; therefore, this survey is subject to the findings of a current and accurate title search. Only the documents noted hereon were provided to the surveyor. There may exist other recorded or unrecorded instruments affecting the subject property. This survey does not constitute a title search. The surveyor reserves the right to revise this survey upon receipt of additional information affecting the property, including but not limited to easements not known or provided as of the date of this survey.
- Original Copies:**
Only paper copies of this survey bearing the surveyor's original signature and seal shall be considered original copies.
- Drainage:**
Subject to any drainage that may cross the property due to natural causes.
- General Exceptions:**
Subject to any leases, rights-of-way, restrictions, encroachments, easements, liens, or other matters of record or not of record that may affect the subject property.
- Existing Septic Area and Easement:**
The existing septic tank was exposed and field located. The connecting line, distribution components, and drain-field lines shown hereon are approximate and were interpreted from visible surface evidence and information provided by the property owner. No subsurface investigation was performed to verify their locations or extent.

CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE

WITH DEED RESTRICTIONS OR COVENANTS

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a re-subdivision and requires the approval of the Planning Commission. Furthermore, I hereby certify that the Subdivision Plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

Owner's Signature _____ Date _____

Owner's Signature _____ Date _____

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.

Putnam County Road Supervisor _____ Date _____

CERTIFICATE FOR WATER SUPPLY

I hereby certify that 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 Cookeville Boat Dock Utility District will operate and maintain the water supply system installed to serve the property herein subdivided.

Signature of Water Dept. Superintendent or Water Utility District Representative _____ Date _____

CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structures and plans for the subsurface sewage disposal system shall be approved by the Environmental Specialist with the Division of Ground Water Protection, Tennessee Department of Environment and Conservation or other designated representative with TDEC.

Environmental Specialist, Div. of Ground Water Protection/TN Dept. Environment & Conservation _____ Date _____

CERTIFICATE OF PROVISION FOR ELECTRICAL POWER

I hereby certify that acceptable power utility easements have been provided and that electrical power will be provided by Upper Cumberland Electric or it has been determined by Upper Cumberland Electric that due to the nature of this development, the cost to install electrical power must be borne by the development in the amount of \$ _____ prior to installation by this electric cooperative or department.

Signature of Superintendent of Electric Co-op. or Department _____ Date _____

CERTIFICATE OF APPROPRIATE MAIL DELIVERY SYSTEM

I hereby certify that this subdivision will be eligible for mail delivery from the USPS and that all requirements for mail delivery as set forth by the USPS have been met and that Cluster Box Units (CBUs), if required for mail delivery as determined by the USPS, are shown on the plat.

Postmaster of the Post Office _____ Date _____

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.

Director Putnam County E-911 _____ Date _____

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.

Secretary/Designee, Planning Commission _____ Date _____

WILLET MOUNTAIN SURVEYING

Prepared by:
Willet Mountain Surveying
130 Anson Maxwell Rd
Cookeville, TN 38506
Phone: (931) 559-3030
Email: Josh@willetmtnsurveying.com

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described 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 as shown herein, to the specifications of the Putnam County Regional Planning Commission.

Licensed Surveyor _____ Date July 21, 2026

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

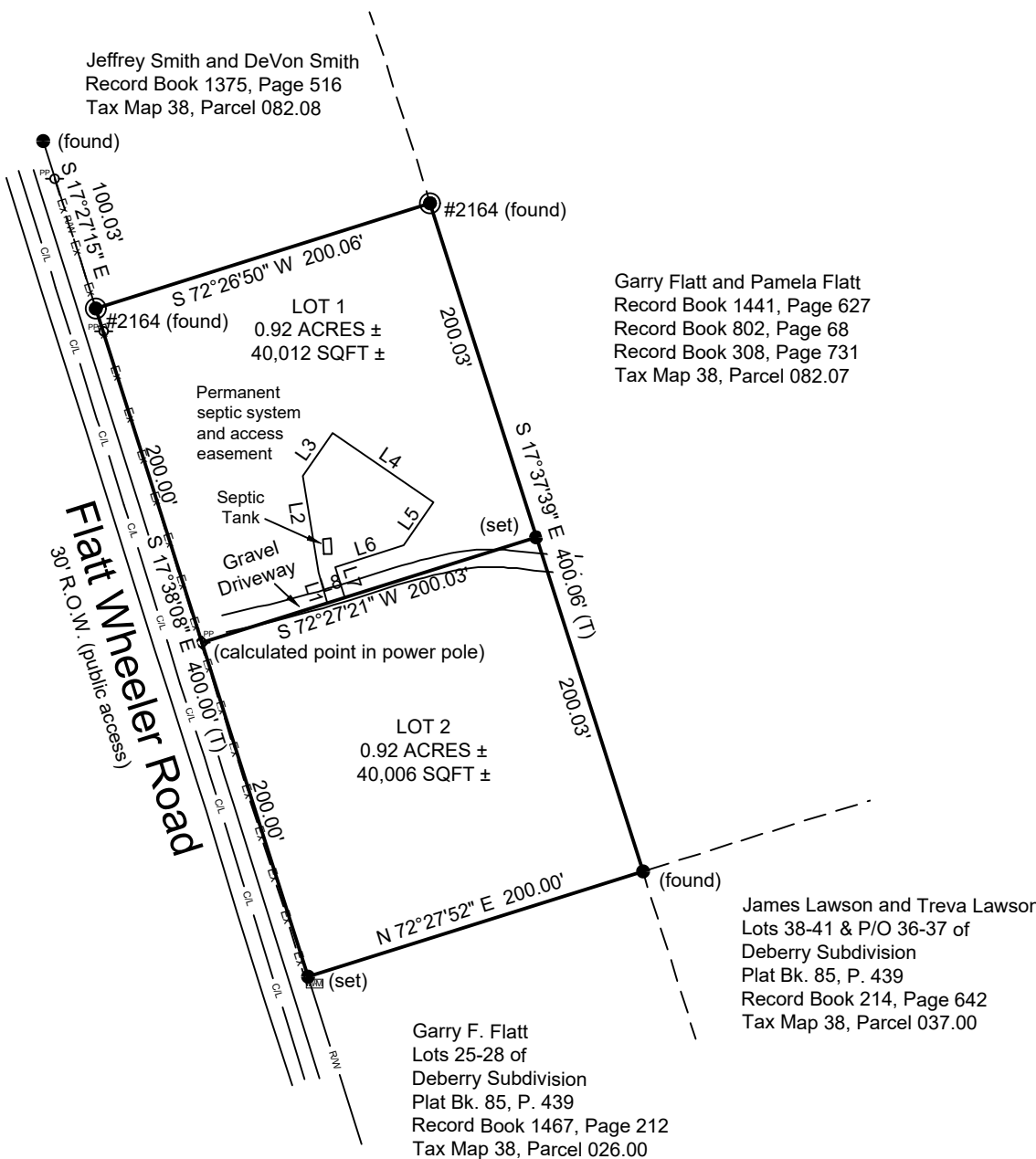
According to the FEMA FIRM # 47141C0125D, Dated: 5-16-2007

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

LEGEND

- 1/2" Rebar Status as Noted
● 1/2" Pipe - Status as Noted
WM Water Meter
PP Power Pole
— Ex — Ex — Overhead Electric
— CL — Centerline
— RW — Right of Way



EASEMENT LINE TABLE

Line	Bearing	Distance
L1	N 17°32'39" W	18.14'
L2	N 09°02'26" W	55.78'
L3	N 34°27'59" E	30.00'
L4	S 55°32'01" E	70.00'
L5	S 34°27'59" W	30.00'
L6	S 72°27'21" W	41.33'
L7	S 17°32'39" E	18.14'
L8	S 72°27'21" W	10.00'

TENNESSEE ONE-CALL SYSTEM



BEFORE YOU DIG CALL

UTILITIES SHOWN ARE APPROXIMATE.
ALL UTILITIES ARE NOT SHOWN.FINAL PLAT FOR:
LOTS 1 & 2 OF THE GARRY FLATT DIVISION
PRESENTED TO:
PUTNAM COUNTY REGIONAL PLANNING COMMISSION

PROJECT CONTACTS

DEVELOPER	SURVEYOR
Name: <u>Garry Flatt</u>	Name: <u>Willet Mountain Surveying</u>
Address: <u>410 Clemmons Rd</u>	Address: <u>130 Anson Maxwell Road</u>
<u>Baxter, TN 38544</u>	<u>Cookeville, TN 38506</u>
Phone: <u>(931) 510-2676</u>	Phone: <u>(931) 559-3030</u>

ENGINEER	OWNER
Name: _____	Name: <u>Garry Flatt</u>
Address: _____	Address: <u>410 Clemmons Rd</u>
_____	<u>Baxter, TN 38544</u>
Phone: _____	Phone: <u>(931) 510-2676</u>

PROJECT DETAILS

ACREAGE SUBDIVIDED: <u>1.84 Acres</u>	TAX MAP: <u>38</u>
NUMBER OF LOTS: <u>2</u>	PARCEL NO.: <u>082.00</u>
SCALE: <u>AS SHOWN</u>	DATE: <u>July 21, 2026</u>
DEED REF: <u>RB 1441, Pg 625</u>	PROJECT NO: <u>26-026</u>