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100 0 100

Scale: 1" = 100'

State Plane Grid North

CALL BEFORE YOU DIG

UTILITIES PROTECTION CENTER

IN TENNESSEE CALL 1 - 800 - 351 - 1111

THREE WORKING DAYS BEFORE YOU DIG

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

Note: The contours as shown hereon were derived from LIDAR data courtesy of the State of Tennessee Department of Finance and Administration STS-GIS Services and has not been field verified by Vick Surveying, LLC.

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47141C0145D.

Dated: 5/16/2007

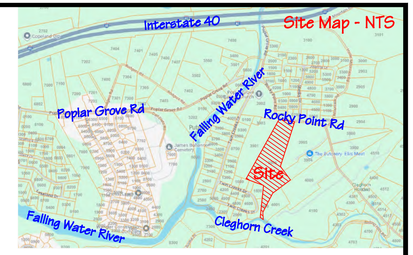
Check One:

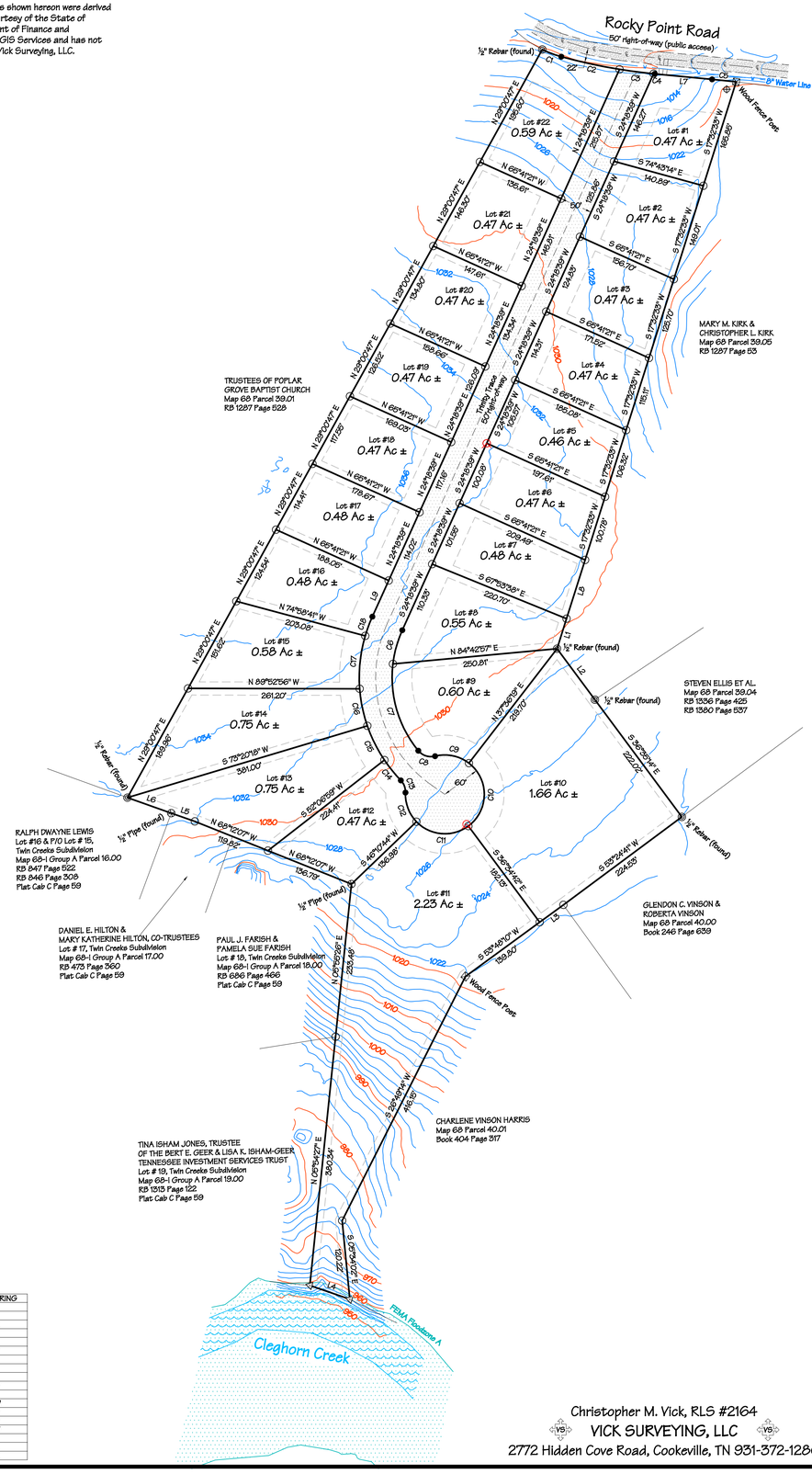
___: No areas of the subject property depicted on this plat are in a SFHA

___: All of the subject property depicted on this plat is in a SFHA

_X_: 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.





LEGEND

- GPS Base Point
- Point on Creek Bank
- ½" Pipe (found)
- Power Pole
- Point
- Road
- ½" Rebar (found)
- Wood Fence Post
- Proposed Fire Hydrant
- W — Water Line
- OHP — Overhead Power
- ℄ — Centerline
- Flowback Line
- P.O.B. - Point of Beginning
- CMP - Corrugated Metal Pipe
- FEMA Floodzone A
- Creek

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: 10 November 2025
(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): 0.99989496

State Plane Coordinates		
	Northing	Easting
GPS Base Point	656230.44	2138412.68

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.

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 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: 25-431c1

LINE	BEARING	DISTANCE
L1	S 17°52'25" W	47.89'
L2	S 36°56'21" E	86.58'
L3	S 53°48'10" W	44.67'
L4	N 70°51'02" W	64.30'
L5	N 70°48'01" W	58.06'
L6	N 70°28'56" W	70.68'
L7	S 84°57'48" E	97.67'
L8	S 17°52'25" W	85.72'
L9	N 24°18'39" E	60.27'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	164.32'	31.02'	30.97'	S 69°17'08" E
C2	844.26'	90.72'	90.68'	S 77°46'22" E
C3	844.26'	52.28'	52.27'	S 82°07'53" E
C4	844.26'	1.66'	1.66'	S 84°27'22" E
C5	2569.41'	36.95'	36.95'	S 84°11'05" E
C6	175.00'	53.43'	53.22'	S 15°33'50" W
C7	175.00'	141.36'	137.57'	S 16°19'40" E
C8	25.00'	28.31'	26.82'	S 71°54'41" E
C9	60.00'	54.45'	52.59'	S 78°21'36" E
C10	60.00'	110.79'	95.70'	S 00°31'53" W
C11	60.00'	56.67'	79.33'	N 85°11'47" W
C12	60.00'	48.59'	47.27'	N 20°56'55" W
C13	25.00'	20.36'	19.80'	N 20°44'27" W
C14	225.00'	39.92'	39.86'	N 35°59'01" W
C15	225.00'	58.34'	58.16'	N 26°23'24" W
C16	225.00'	57.70'	57.54'	N 11°41'56" W
C17	225.00'	81.54'	80.89'	N 06°00'15" E
C18	225.00'	91.22'	91.20'	N 20°20'07" E

Setbacks:
Front (collector streets) - 75' from road centerline or 45' from right-of-way
Front (local streets) - 55' from road centerline or 30' from right-of-way
Side & Rear - 10'

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.

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 hereon, to the specifications of the Putnam County Regional Planning Commission.

Date Signed Licensed Surveyor

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

3rd Civil District

Preliminary Plat
For
Trinity Trace
Presented to
Putnam County Regional Planning Commission

DEVELOPER: Trevor Larsen	SURVEYOR: Christopher M. Vick
ADDRESS: 4100 Rolling Hills Road	ADDRESS: 2772 Hidden Cove Road
Cookeville, TN 38506	Cookeville, TN. 38506
TELEPHONE: 407-468-4622	TELEPHONE: 931-372-1286
ENGINEER:	OWNER: James Trevor Larsen & Madie Lin Larsen
ADDRESS:	ADDRESS: 4100 Rolling Hills Road
	Cookeville, TN 38506
TELEPHONE:	TELEPHONE: 407-468-4622

ACREAGE SUBDIVIDED: 14.31 LOTS: 22 TAX MAP: 68 PARCEL NO: 39.06
DEED BOOK REFERENCE: RB 1287 Pg. 307 SCALE: 1"=100'-0" DATE:10 November 2025

100 0 100

Scale: 1" = 100'

State Plane Grid North

Note: The point of beginning for Lot #1 is a ½" pipe (set) being the southwestern corner of this parcel located in the eastern right-of-way of Ditty Road as well as being located N 33°05'24" W 50.91 feet from a power pole and furthermore being located N 62°09'31" W 356.76 feet from a GPS Base Point.

Note: The point of beginning for Lots #3 & 4 is a ½" pipe (set) being located in the eastern right-of-way of Ditty Road as well as being located S 24°25'44" E 95.77 feet from a power pole and furthermore being located S 36°11'06" W 224.13 feet from a GPS Base Point.

Note: The point of beginning for Lots #7 & 8 is a ½" pipe (set) being located in the eastern right-of-way of Ditty Road as well as being located N 35°55'12" W 38.28 feet from a power pole and furthermore being located S 06°05'06" E 529.11 feet from a GPS Base Point.

Note: The point of beginning for Lots #9 & 10 is a ½" pipe (set) being located in the eastern right-of-way of Ditty Road as well as being located S 33°27'49" E 244.05 feet from a power pole and furthermore being located S 15°39'01" E 790.02 feet from a GPS Base Point.

Note: The point of beginning for Lot #11 is a ½" pipe (set) being the southwestern corner of this parcel located in the eastern right-of-way of Ditty Road as well as being located S 32°47'11" E 30.37 feet from a phone pole and furthermore being located S 21°24'44" E 1084.54 feet from a GPS Base Point.

Setbacks:
(Per Putnam County Subdivision Regulations)

Front (Collector Streets) - The greater of 75' from road centerline or 45' from right-of-way
Side - 10'
Rear - 10'

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.

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 1 – 11 defined as James R. & Ernestine F. Maxwell Property – located in Putnam County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed 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 systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. 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 lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose 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 Systems in Tennessee. Modifications of the shaded area(s) 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 3: 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 4: Lot 4 is limited to a maximum of 3 bedrooms. Conventional septic system is required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.
Lot 7: Lot 7 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Subsurface drainage is required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.
Lot 8: Lot 8 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Subsurface drainage is required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.
Lot 9: Lot 9 is limited to a maximum of 2 bedrooms. Conventional septic system is required. Subsurface drainage is required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.
Lot 10: Lot 10 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank are required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.
Lot 11: 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.

Environmental Scientist
TN Division of Water Resources

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.

Date

Secretary/Designee, Planning Commission

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

I hereby certify: (1) that streets, utilities, and other improvements have been installed in an acceptable manner and according to the county specifications or, (2) that a security bond in the amount of $_____ has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date

Planning Commission Engineer

WATER PRESSURE CERTIFICATION BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE [Amended Feb. 2018]

I hereby certify that I have performed: (CHECK ONE)
_____ water line calculations for the new line(s)
_____ flow tests of the existing line(s)
Based on the results and information available to me as of the date shown below, it is my professional opinion that, while any one fire hydrant is free flowing in this development, a negative residual pressure will not exist in the water system within one mile of the free flowing fire hydrant.

Date

Registered Engineer Tennessee #_____

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 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.

Date

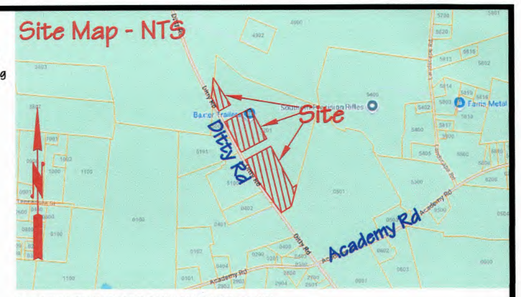
Putnam County Road Supervisor

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 City of Baxter Utility District will operate and maintain the water supply system installed to serve the property herein subdivided.

Date

Signature of Water Dept. Superintendent
or Water Utility District Representative



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owner of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted. Furthermore, We hereby certify that the subdivision plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

Date Signed _____ Owner _____

Date Signed _____ Owner _____

CERTIFICATE OF EXISTING SEPTIC SYSTEM

I am the owner of the proposed lot (Lots #1, 3 & 11) shown on the presented subdivision plat. To the best of my knowledge, there is an existing septic tank located on lots #1, 3, & 11. They are in satisfactory operating condition and they have not been evaluated by the Tennessee Department of Environment and Conservation.

Date _____ Owner _____

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.

Date

Postmaster of the Post Office



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: 14 July 2026
(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): 0.99989496

State Plane Coordinates		
	Northing	Easting
GPS Base Point	654271.93	2082237.47

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffline, 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).

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: SLN File: 24-471c1

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47141C0125D,

Dated: 5/16/2007

Check One:

X : 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: 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.

LINE	BEARING	DISTANCE
L1	N 02°22'38" E	28.25'
L2	N 27°57'18" W	39.09'
L3	N 09°53'33" E	96.15'
L4	N 27°57'33" W	85.55'
L5	N 27°57'18" W	24.23'
L6	S 14°39'39" W	22.58'
L7	N 35°49'50" W	37.96'
L8	N 60°07'55" E	70.04'

LEGEND

- GPS Base Point
- Electric Meter
- Point in Creek
- Tree
- Utility Pole
- Water Meter
- ½" Pipe (set)
- Fire Hydrant
- Road
- Rebar (found)
- Septic Tank
- Water Valve
- Gas Valve
- Fire Hydrant
- Wood Fence Post
- Fenceline
- Water Line
- Overhead Power
- Telephone Line
- Centerline
- Setback Line
- P.O.B. - Point of Beginning
- bldg. s/b - Building Setback
- Approx. Location of Septic Areas
- Soils Areas
- Drainage Outlet Easement (See Note A)

Note A: Included with Lots #8 & 9 as shown hereon is a Drainage Outlet Easement.

Note: The water line as shown hereon is derived from information provided by the City of Baxter Water Department and has not been field verified by Vick Surveying, LLC.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2980.00'	103.26'	103.25'	N 34°50'16" W
C2	2980.00'	141.18'	141.17'	N 32°29'17" W
C3	2980.00'	141.22'	141.21'	N 29°46'23" W

Lot(s) #	Title Information
1	James R. Maxwell and Ernestine F. Maxwell, Trustees &
	James R. (Raymond) Maxwell and Ernestine F. Maxwell
	Map 64 P/O Parcel 52.01
	RB 1537 Page 326
	Book 307 Page 461
3	James R. Maxwell and Ernestine F. Maxwell, Trustees &
	James R. (Raymond) Maxwell and Ernestine F. Maxwell
	Map 64 P/O Parcel 52.01
	RB 1537 Page 326
	Book 307 Page 461
	Book 296 Page 799
4, 7, 8, 9, 10, 11	James R. Maxwell and Ernestine F. Maxwell, Trustees
	Map 64 P/O Parcel 52.01
	RB 1537 Page 326

Lots #1, 3 & 11 have not been evaluated pursuant to the plat review for an SSD system and plat approval does not constitute approval of the lots or the existing systems. The systems as shown here on was derived from information provided by others and has not been field verified by Vick Surveying, LLC.

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 hereon to the specifications of the Putnam County Regional Planning Commission.

27 OCT 2026
Date Signed

Licensed Surveyor

CHRISTOPHER M. VICK
LAND SURVEYOR
TENNESSEE NO. 2164

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

16th Civil District

Final Plat
For the
James R. & Ernestine F. Maxwell Property

Presented to
Putnam County Regional Planning Commission

DEVELOPER: James Maxwell	SURVEYOR: Christopher M. Vick
ADDRESS: Ditty Road	ADDRESS: 2772 Hidden Cove Road
Baxter, TN 38544	Cookeville, TN. 38506
TELEPHONE: 931-644-7149	TELEPHONE: 931-372-1286
OWNER: James R. & Ernestine F. Maxwell	OWNER: James R. & Ernestine F. Maxwell, Trustees
ADDRESS: Ditty Road	ADDRESS: Ditty Road
Baxter, TN 38544	Baxter, TN 38544
TELEPHONE: 931-644-7149	TELEPHONE: 931-644-7149

ACREAGE SUBDIVIDED: 9.45 LOTS: 8 TAX MAP: 64 P/O PARCEL NO: 52.01
DEED BOOK REFERENCE: See List SCALE: 1"=100'-0" DATE: 14 July 2026

100 0 100

Scale: 1" = 100'

State Plane Grid North

CALL BEFORE YOU DIG

UTILITIES PROTECTION CENTER

IN

TENNESSEE

CALL

1 - 800 - 351 - 1111

THREE WORKING DAYS BEFORE YOU DIG

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

Note: The contours as shown hereon were derived from LIDAR data courtesy of the State of Tennessee Department of Finance and Administration STS-GIS Services and has not been field verified by Vick Surveying, LLC.

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47141C0125D,

Dated: 5/16/2007

Check One:

X : No areas of the subject property depicted on this plat are in a SFHA

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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: 13 April 2026
(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): 0.99989496

State Plane Coordinates		
	Northing	Easting
GPS Base Point	686841.82	2039756.35

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.

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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: 25-451c2 Tracts 3-6 Preliminary



LEGEND

- GPS Base Point
- Tree
- Concrete Monument
- Power Pole
- Steel Fence Post
- Water Meter
- Telephone Box
- Point
- Road
- Water Valve
- Rebar (found)
- Wood Fence Post
- Proposed Fire Hydrant
- ½" Pipe (found)
- Fenceline
- Existing Water Line
- Proposed Water Line
- Overhead Power
- Centerline
- Setback Line
- P.O.B. - Point of Beginning
- CMP - Corrugated Metal Pipe
- Shared Access Easement (See Note B)

Note A: Under Tennessee State law, a permit is required before construction of a driveway on any State Highway right-of-way, including the modification, revision, or change in use of any existing driveway facilities. Property owners must obtain a permit from the Tennessee Department of Transportation (TDOT) before commencing any driveway construction or modifications.

Note B: The Shared Driveway Entrance as well as the 50-foot-wide Shared access Easement, as shown hereon and referenced in Plat Book RB 1723 Page 738 as recorded in the Register's Office of Putnam County, Tennessee, are to be abandoned upon the approval of the highway connection of Grade View Drive with Gainesboro Grade (State Highway 290) by the Tennessee Department of Transportation (TDOT).

Setbacks:
(Per Putnam County Subdivision Regulations)

Front (Arterial Streets): The greater of 80' from the road centerline or 50' from the edge of the right-of-way.
Front (Local Streets): The greater of 55 ft as measured from the road centerline or 30 ft from the edge of the right-of-way.
Side - 10'
Rear - 10'

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.

Adjoining Property Owner Information

① W.T. FLATT & MAUDINE FLATT
Map 17 Parcel 45.00
Book 85 Page 401

② STEVEN PERRY STONE & PATRICIA ANN HARGIS
Map 17 Parcel 46.02
RB 1128 Page 512

③ VICTORIA HAYS
Map 17 Parcel 46.00
RB 1128 Page 765

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

LINE	BEARING	DISTANCE
L1	N 02°19'45" E	81.66'
L2	S 02°41'46" W	71.15'
L3	N 02°19'45" E	28.00'
L4	S 01°46'34" W	54.15'
L5	S 01°46'34" W	32.70'
L6	N 86°34'34" E	44.91'
L7	S 01°51'32" E	63.63'
L8	S 02°22'46" W	97.60'
L9	S 02°22'46" W	63.37'
L10	S 03°29'26" E	70.35'
L11	S 86°34'34" W	100.00'
L12	N 86°34'34" E	100.00'
L13	N 86°34'34" E	96.55'
L14	N 86°34'34" E	4.47'
L15	N 86°34'34" E	100.00'
L16	N 87°03'46" W	92.42'
L17	N 86°34'34" E	96.48'
L18	S 86°34'34" W	100.00'
L19	N 86°34'34" E	100.00'
L20	N 66°07'34" W	72.57'
L21	S 51°28'48" E	77.13'
L22	N 66°07'34" W	72.58'
L23	N 15°28'08" E	97.50'
L24	N 15°28'08" E	97.50'
L25	S 87°43'57" E	45.58'
L26	N 15°36'41" E	46.68'
L27	N 86°34'34" E	19.27'
L28	N 15°29'08" W	42.05'
L29	N 14°15'24" E	96.92'
L30	N 15°36'41" E	13.10'
L31	N 37°33'36" W	21.92'
L32	N 52°26'24" E	81.61'
L33	N 37°33'36" W	50.25'
L34	N 37°33'36" W	85.49'
L35	S 37°33'36" E	75.26'
L36	S 46°57'04" W	96.45'
L37	S 15°28'08" W	74.74'
L38	N 16°19'23" E	10.02'
L39	N 16°19'23" E	57.50'
L40	N 14°15'24" E	62.52'
L41	S 28°16'29" W	10.02'
L42	N 66°53'47" W	98.74'
L43	S 66°07'34" E	57.82'
L44	N 37°33'36" W	73.26'
L45	N 52°26'24" E	4.13'
L46	N 15°28'08" E	62.63'
L47	N 15°28'08" E	97.50'
L48	N 15°28'08" E	97.50'
L49	N 15°28'08" E	89.16'
L50	S 86°34'34" W	51.56'
L51	N 86°34'34" E	82.61'
L52	N 86°34'34" E	17.39'
L53	N 83°06'13" W	76.16'
L54	N 86°34'34" E	87.69'
L55	N 82°32'34" W	53.21'
L56	N 86°34'34" E	59.76'
L57	N 86°34'34" E	97.21'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	30.00'	27.40'	26.46'	N 23°50'12" W
C2	30.00'	27.40'	26.46'	N 25°23'57" E
C3	60.00'	62.43'	59.66'	N 24°50'57" E
C4	60.00'	51.26'	49.72'	N 29°28'07" W
C5	60.00'	56.29'	53.36'	N 80°18'26" W
C6	60.00'	51.38'	49.82'	N 55°21'45" E
C7	60.00'	54.68'	77.80'	N 09°58'27" W
C8	60.00'	61.46'	58.81'	N 28°24'30" W
C9	30.00'	27.40'	26.46'	N 29°36'20" W
C10	30.00'	47.12'	42.43'	N 41°34'34" E
C11	60.00'	54.53'	52.67'	N 84°36'21" E
C12	60.00'	75.01'	70.22'	S 33°32'33" E
C13	60.00'	58.26'	56.00'	N 30°46'12" E
C14	60.00'	58.26'	56.00'	S 81°05'35" W
C15	60.00'	51.54'	49.97'	S 28°40'05" W
C16	60.00'	42.86'	41.95'	S 16°24'03" E
C17	30.00'	27.40'	26.46'	S 10°41'46" E
C18	30.00'	47.12'	42.43'	N 07°26'24" E
C19	30.00'	47.12'	42.43'	N 82°33'36" W
C20	60.00'	40.76'	39.99'	S 04°47'50" E
C21	30.00'	47.12'	42.43'	S 82°33'36" E
C22	30.00'	27.40'	26.46'	S 11°25'41" E
C23	60.00'	57.80'	55.52'	S 81°05'35" W
C24	100.00'	64.53'	63.41'	S 33°57'16" W
C25	60.00'	50.60'	49.12'	N 76°46'48" E
C26	60.00'	50.66'	49.17'	N 28°29'52" E
C27	60.00'	51.33'	49.78'	N 20°15'55" W
C28	60.00'	47.25'	46.03'	N 67°39'54" W
C29	30.00'	27.40'	26.46'	N 63°51'40" W
C30	30.00'	47.12'	42.43'	N 07°26'24" E
C31	150.00'	72.17'	71.47'	N 38°39'25" E
C32	150.00'	24.62'	24.59'	N 20°01'01" E
C33	30.00'	27.40'	26.46'	S 22°44'23" W
C34	60.00'	48.83'	47.50'	S 25°56'25" W
C35	30.00'	27.40'	26.46'	N 41°58'02" E
C36	60.00'	55.14'	54.64'	N 51°07'37" E
C37	30.00'	27.40'	26.46'	N 60°24'40" E
C38	30.00'	47.12'	42.43'	S 48°26'26" E
C39	30.00'	27.40'	26.46'	N 67°15'52" E
C40	60.00'	51.41'	51.06'	N 56°06'32" W
C41	30.00'	27.40'	26.46'	S 28°29'37" W
C42	60.00'	50.02'	48.59'	S 30°46'39" W
C43	30.00'	27.40'	26.46'	S 67°15'32" E
C44	60.00'	9.33'	9.32'	S 48°32'62" E
C45	30.00'	27.40'	26.46'	S 22°55'12" E
C46	60.00'	50.09'	48.65'	S 17°01'13" E
C47	60.00'	61.96'	59.25'	S 70°53'19" E
C48	60.00'	40.89'	40.11'	S 33°46'16" W
C49	30.00'	27.40'	26.46'	S 60°24'40" W

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted. Furthermore, I hereby certify that the subdivision plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

Date Signed _____ Owner _____

CERTIFICATE FOR WATER SUPPLY

I hereby certify that _____ or 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 Old Gainesboro Utility District will operate and maintain the water supply system installed to serve the property herein subdivided.

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

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 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.

Date _____ Putnam County Road Supervisor _____

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

I hereby certify: (1) that streets, utilities, and other improvements have been installed in an acceptable manner and according to the county specifications or, (2) that a security bond in the amount of $_____ has been posted with the Planning Commission to assure completion of all required improvements in case of defaults.

Date _____ Planning Commission Engineer _____

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.

Date _____ Postmaster of the Post Office _____

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.

Date _____ Secretary/Designee, Planning Commission _____

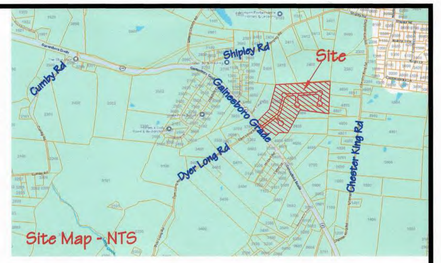
CERTIFICATE OF ACCURACY

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 hereon and to specifications of the Putnam County Regional Planning Commission.

22 04 2026
Date Signed

Licensed Surveyor

CHRISTOPHER M. VICK
LICENSED
TENNESSEE NO. 2164



WATER PRESSURE CERTIFICATION BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE [Amended Feb, 2018]

I hereby certify that I have performed: (CHECK ONE)

____ water line calculations for the new line(s)
____ flow tests of the existing line(s)

Based on the results and information available to me as of the date shown below, it is my professional opinion that, while any one fire hydrant is free flowing in this development, a negative residual pressure will not exist in the water system within one mile of the free flowing fire hydrant.

Date _____ Registered Engineer Tennessee #_____

1st Civil District Ref: Plat Book RB 1723 Page 738

Preliminary Plat

For

Grade View

Presented to
Putnam County Regional Planning Commission

DEVELOPER: Tim Holloway	SURVEYOR: Christopher M. Vick
ADDRESS: Lynn Hill Road, Cookeville, TN 38501	ADDRESS: 2772 Hidden Cove Road, Cookeville, TN. 38506
TELEPHONE: 931-544-3854	TELEPHONE: 931-372-1286
ENGINEER:	OWNER: The Holloway Family Living Trust
ADDRESS:	ADDRESS: Gainesboro Grade (St. Hwy. 290), Cookeville, TN 38501
TELEPHONE:	TELEPHONE: 931-544-3854

ACREAGE SUBDIVIDED: 25.24 LOTS: 44 TAX MAP: 17 PARCELS NO: 24.08, 24.07, & P/O 24.06, 24.05

DEED BOOK REFERENCE: RB1729 Pg. 59 SCALE: 1"=100'-0" DATE: 13 April 2026 Revised: 15 October 2026

100 0 100

Scale: 1" = 100'

State Plane Grid North

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47141C0120D,

Dated: 5/16/2007

Check One:

X : 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, William C. Willhite, 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: 28 August 2026
(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): 0.99989496

State Plane Coordinates		
	Northing	Easting
GPS Base Point	674920.72	2098751.97

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) **1 – 3** defined as **Ted & Doris Roberts Property** – located in Putnam County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed 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 systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. 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 lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose 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 Systems* in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 1:
Lot 1 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Subsurface drainage is required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.

Lot 2:
Lot 2 is limited to a maximum of 4 bedrooms. Conventional septic system is required. Subsurface drainage is required.

Lot 3:
Lot 3 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Subsurface drainage is required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.

Environmental Scientist
TN Division of Water Resources

Date

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

I hereby certify: (1) that streets, utilities, and other improvements have been installed in an acceptable manner and according to the county specifications or, (2) that a security bond in the amount of $_____ has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date

Planning Commission Engineer

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 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.

Date

Postmaster of the Post Office

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.

Date

Putnam County Road Supervisor



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted. Furthermore, I hereby certify that the subdivision plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

Date Signed

Owner

CERTIFICATE FOR WATER SUPPLY

I hereby certify that _____ calculations (new line) or 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 Double Springs Water Utility District will operate and maintain the water supply system installed to serve the property herein subdivided.

Date

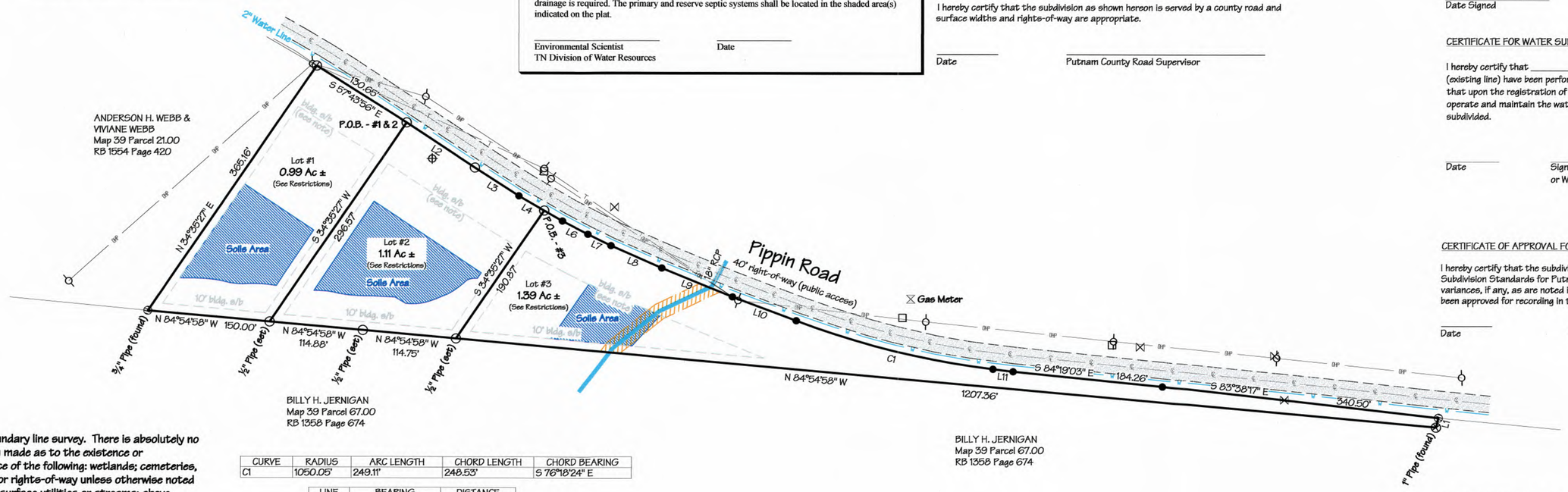
Signature of Water Dept. Superintendent
or Water Utility District Representative

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.

Date

Secretary/Designee, Planning Commission



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1050.05'	249.11'	248.53'	S 76°18'24" E

LINE	BEARING	DISTANCE
L1	S 14°19'21" W	11.95'
L2	S 56°40'24" E	100.00'
L3	S 57°26'22" E	63.93'
L4	S 60°03'26" E	36.09'
L5	S 60°03'26" E	25.74'
L6	S 62°41'01" E	35.27'
L7	S 64°00'28" E	31.34'
L8	S 66°22'34" E	68.23'
L9	S 67°48'11" E	93.79'
L10	S 69°30'37" E	83.46'
L11	S 83°06'11" E	24.82'
L12	N 06°21'45" E	0.00'

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.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffslines, 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: DCH File: 26-422c1 3-Lot SD

Note: The point of beginning for Lots #1 & 2 is a ½" Pipe (set) located in the southern right-of-way of Pippin Road as well as being located S 36°05'37" W 39.50 feet from a power pole and furthermore being located N 35°12'20" W 53.92 feet from a GPS Base Point.

Note: The point of beginning for Lots #3 is a ½" Pipe (set) located in the southern right-of-way of Pippin Road as well as being located S 12°01'45" W 39.95 feet from a power pole and furthermore being located S 65°17'57" E 151.49 feet from a GPS Base Point.

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.

Setbacks:
(Per Putnam County Subdivision Regulations)

Front (Collector Streets) - 75' from road centerline
Sides - 10'
Rear - 10'

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.

Per the Putnam County Regional Planning Commission: residential lots included in this plat will be required to install residential sprinkler systems in accordance with requirements found in NFPA 13D, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings or the regulations established by the United States Department of Housing and Urban Development (HUD) relating to the installation of sprinkler equipment in manufactured homes. Existing residential structures shown on the plat are exempt from this sprinkler requirement. If any existing structures shown on the plat are removed or destroyed, any replacement of said structure must comply with the sprinkler requirements.

LEGEND
- GPS Base Point
- ¾" Pipe (found)
- 1" Pipe (found)
- Power Pole
- Steel Fence Post
- Water Meter
- Telephone Box
- ½" Pipe (set)
- Gas Meter
- Road
- W — Water Line
- OHP — Overhead Power
- T — Telephone Line
- ℄ — Centerline
- Setback Line

P.O.B. - Point of Beginning
RCP - Reinforced Concrete Pipe

20' Drainage Easement

Solls Area

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.

Date Signed

Licensed Surveyor

WILLIAM C WILLHITE — REGISTERED LAND SURVEYOR — TENNESSEE NO. 3346

William C. Willhite, RLS #3346
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 931-372-1286

7th Civil District

Final Plat

For the

Ted & Doris Roberts Property

Presented to
Putnam County Regional Planning Commission

DEVELOPER: Ted Roberts	SURVEYOR: William C. Willhite
ADDRESS: Pippin Road	ADDRESS: 2772 Hidden Cove Road
Cookeville, TN. 38501	Cookeville, TN. 38506
TELEPHONE: 931-261-5213	TELEPHONE: 931-372-1286
ENGINEER:	OWNER: Ted & Doris Roberts
ADDRESS:	ADDRESS: Pippin Road
	Cookeville, TN. 38501
TELEPHONE:	TELEPHONE: 931-261-5213

ACREAGE SUBDIVIDED: 3.50 LOTS: 3 TAX MAP: 39 PARCEL NO: 21.03

DEED BOOK REFERENCE: RB 1514 Page 274 SCALE: 1"=100'-0" DATE: 28 August 2026