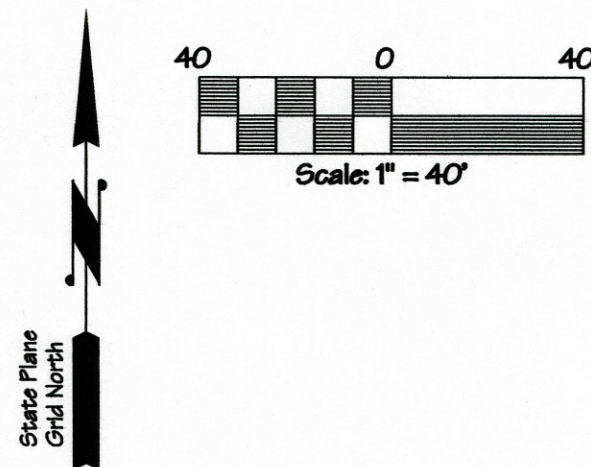


Table of Contents

8A. (19-336c2 2 lot sd) Scanned Plat.....	2
8B2. (25-259c1 Spring Valley Subdivision -Revised) Scanned Plat.....	3
8C2. Ted Roberts (26-422c1 w Lidar) Scanned Plat.....	4
8D. 26-258 DeGroat Lot Ln. Adj.- Advanced.....	5
1 Sheets and Views	
1.1 C_LAND.....	5



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: 11 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	682725.31	2121978.44

LINE	BEARING	DISTANCE
L1	N 00°57'46" E	22.32'
L2	N 00°16'19" W	5.00'

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47141C0130D,

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

Note: The point of beginning is a 1/2" pipe (set) being located in the eastern right-of-way of Fisk Road as well as being located S 07°24'00" W 16.93 feet from a water meter and furthermore being located S 59°10'02" W 55.34 feet from a GPS Base Point.

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 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 Bangham 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 owners 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 lots (Lots #1 & 2) shown on the presented subdivision plat. To the best of my knowledge, there is an existing septic tank located on lots #1 & 2. They are in satisfactory operating condition and they have not been evaluated by the Tennessee Department of Environment and Conservation.

Date _____ Owner _____

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 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 to be placed as shown hereon, to the specifications of the Putnam County Regional Planning Commission.

2 Sep 2026
Date Signed _____



Note A: Lot #2, as shown hereon, is subject to a 50' Gas Line Easement as noted in RB 985 Page 168 and described in Book 01 Page 262 as recorded in the Register's office for Putnam County, Tennessee.

Note B: The recordation of this plat does not create any express or implied easements on the gravel drives, as shown hereon. Neither the owner of Lot #1 nor Lot #2 has a right to use the gravel driveway on the other lot.

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: 19-336c2 2-Lot SD

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.

LEGEND	
⊕	GPS Base Point
⊙	Power Pole
⊗	Wood Fence Post
⊗	Water Meter
○	1/2" Pipe (set)
●	Point
⊗	Septic Tank
⊗	Steel Fence Post
P.O.B.	Point of Beginning
BLDG. S/B	Building Setback
— G —	Gas Line
— F —	Fenceline
— W —	Water Line
— OHP —	Overhead Power
— T —	Telephone Line
— C —	Centerline
— S —	Setback Line
▨	50' Gas Line Easement (See Note A)
▨	Septic Area

Setbacks:
(Per Putnam County Subdivision Regulations)

Front (Collector Streets) - The greater of 75' from road centerline or 45' from edge of 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.

Lots #1 & 2 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 were derived from information provided by others and have not been field verified by Vick Surveying, LLC.

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 38506

15th Civil District

Final Plat
For the
Stockton Division

Presented to
Putnam County Regional Planning Commission

DEVELOPER: Jim Jolly
ADDRESS: Fisk Road
Cookeville, TN 38506
TELEPHONE: 601-320-1130

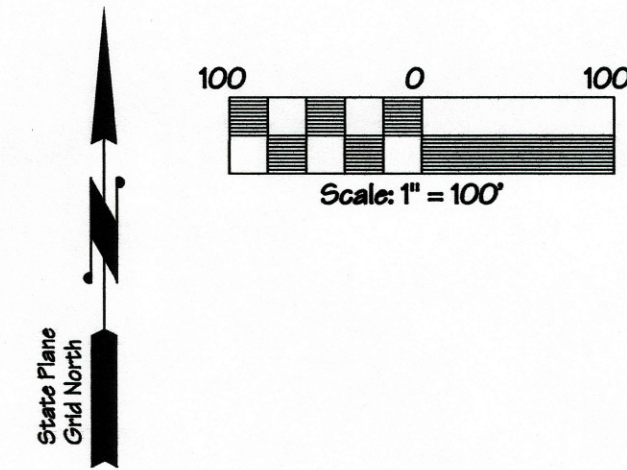
SURVEYOR: Christopher M. Vick
ADDRESS: 2772 Hidden Cove Road
Cookeville, TN. 38506
TELEPHONE: 931-372-1286

ENGINEER:
ADDRESS:
TELEPHONE:

OWNER: Brandon Dale Stockton & Cynthia Lynne Stockton
ADDRESS: Fisk Road
Cookeville, TN 38506
TELEPHONE: 601-320-1130

ACREAGE SUBDIVIDED: 1.97 LOTS: 2
DEED BOOK REFERENCE: RB 985 Pg. 168

TAX MAP: 27 PARCELS NO: 57.00
SCALE: 1"=40'-0" DATE: 11 August 2026



SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47141C0095D,

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, 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: 16 June 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	654554.68
	2069567.70

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: 25-259c1 concept

LINE	BEARING	DISTANCE
L1	S 21°18'50" W	48.16'
L2	S 89°56'47" W	47.17'
L3	S 89°56'47" W	60.98'
L4	N 88°44'30" W	32.24'
L5	S 84°46'47" W	17.93'
L6	S 84°46'47" W	63.71'
L7	S 86°18'26" W	77.16'
L8	S 88°16'22" W	30.08'
L9	S 88°16'22" W	64.40'
L10	N 88°38'27" W	19.58'
L11	N 88°38'27" W	82.94'
L12	N 09°06'23" E	74.58'
L13	N 02°30'56" W	20.05'
L14	S 69°36'50" E	32.13'
L15	S 69°36'50" E	80.17'
L16	S 69°36'50" E	43.60'
L17	S 69°59'51" E	62.72'

CERTIFICATION OF PROPERTY ADDRESS

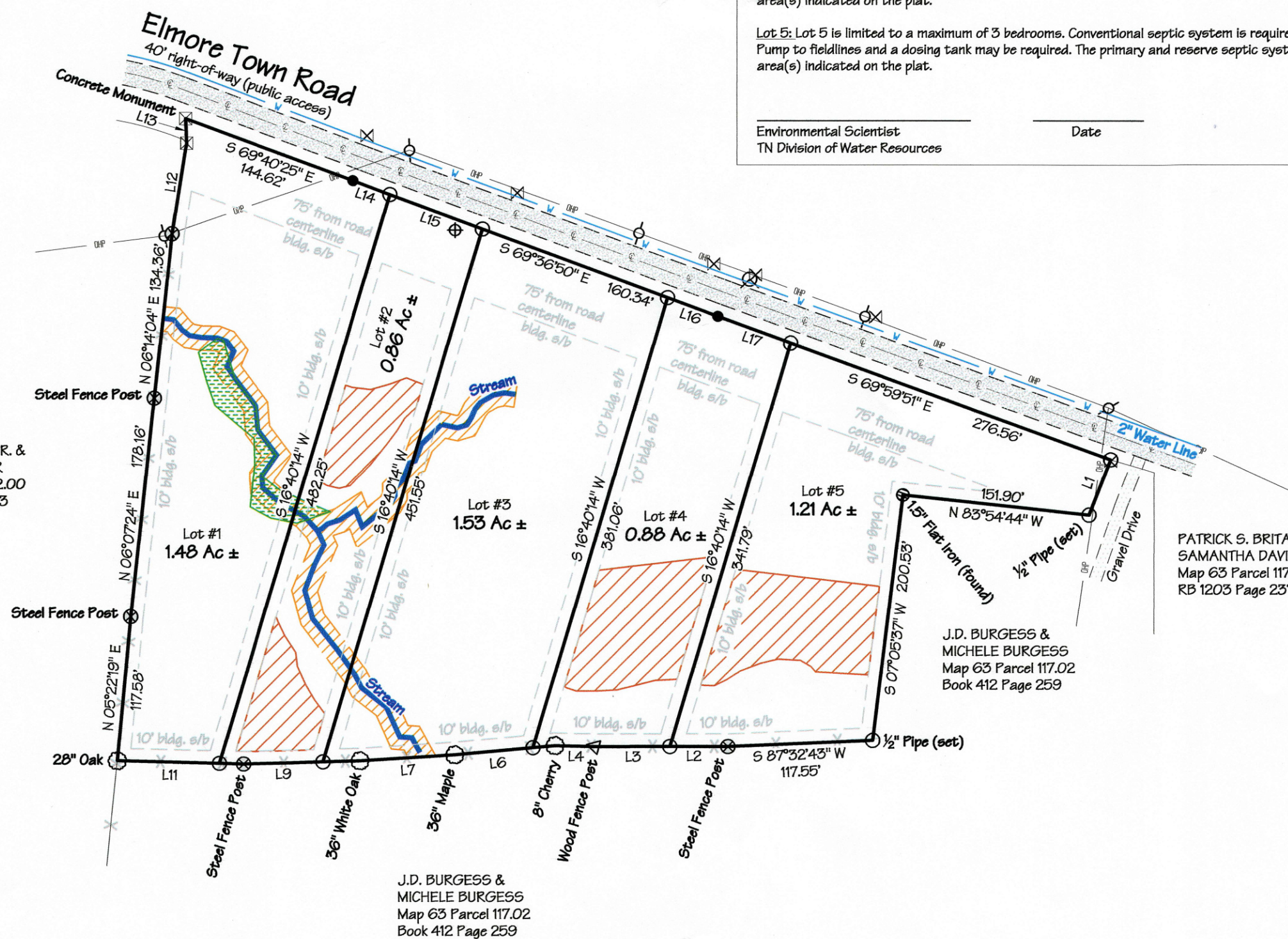
I hereby certify that the subdivision as shown hereon and properties therein have been assigned addresses as per the Putnam County Street Naming and Property Numbering System, and that hereafter properties shall be addressed as shown hereon.

Date _____ Director, Putnam County E-911

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



RICKY WALKER, JR. &
BRANDY WALKER
Map 63 Parcel 112.00
RB 1520 Page 443

J.D. BURGESS &
MICHELE BURGESS
Map 63 Parcel 117.02
Book 412 Page 259

PATRICK S. BRITAIN &
SAMANTHA DAVIS BRITAIN
Map 63 Parcel 117.00
RB 1203 Page 237

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 1 - 5 defined as Spring Valley Subdivision - 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. Pump to fieldlines and a dosing tank may be required.

Lot 2: Lot 2 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.

Lot 3: Lot 3 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Lot 4: Lot 4 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Subsurface drainage is required. Pump to fieldlines and a dosing tank may be required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.

Lot 5: Lot 5 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Subsurface drainage is required. Pump to fieldlines and a dosing tank may be required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.

Environmental Scientist _____ Date _____
TN Division of Water Resources



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 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 Baxter Water Department 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 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

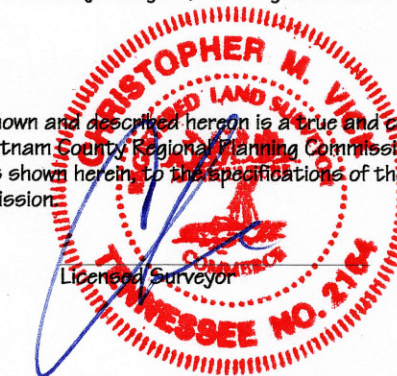
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Standards for Putnam County, Tennessee, with the exception of such variances, if any, as are noted in the Minutes of the Planning Commission and that it has been approved for recording in the office 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 in accordance with the Putnam County Regional Planning Commission.

24 Sep 2026
Date Signed _____
Licensed Surveyor _____



17th Civil District

Final Plat For the Spring Valley Subdivision

Presented to
Putnam County Regional Planning Commission

DEVELOPER: **AX Investment Solutions and Business Concepts, LLC.**

ADDRESS: **Elmore Town Road
Baxter, TN 38544**

TELEPHONE: **786-298-1383**

ENGINEER: _____
ADDRESS: _____

TELEPHONE: _____

SURVEYOR: **Christopher M. Vick**

ADDRESS: **2772 Hidden Cove Road
Cookeville, TN. 38506**

TELEPHONE: **931-372-1286**

OWNER: **AX Investment Solutions and Business Concepts, LLC.**

ADDRESS: **Elmore Town Road
Baxter, TN 38544**

TELEPHONE: **786-298-1383**

ACREAGE SUBDIVIDED: **5.96** LOTS: **5**

DEED BOOK REFERENCE: **RB1646 Pg. 754**

TAX MAP: **63** PARCEL NO: **113.00**

SCALE: **1"=100'-0"** DATE: **4 November 2025**

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.

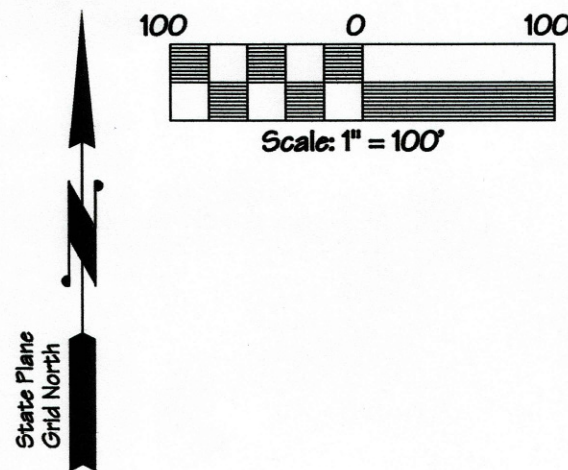
Setbacks:
(Per Putnam County Subdivision Regulations)

Front (Collector Streets) - The greater of 75' from road centerline or 45' from edge of 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.

Note: The wetland area and streams, as shown hereon, were derived from information provided by MRW Environmental, LLC 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



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

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	36.03'
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'

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

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

7th Civil District

Preliminary Plat

For the Ted & Doris Roberts Property

Presented to Putnam County Regional Planning Commission

DEVELOPER: <u>Ted Roberts</u>	SURVEYOR: <u>William C. Willhite</u>
ADDRESS: <u>Pippin Road</u>	ADDRESS: <u>2772 Hidden Cove Road</u>
<u>Cookeville, TN. 38501</u>	<u>Cookeville, TN. 38506</u>
TELEPHONE: <u>931-261-5213</u>	TELEPHONE: <u>931-372-1286</u>
ENGINEER: _____	OWNER: <u>Ted & Doris Roberts</u>
ADDRESS: _____	ADDRESS: <u>Pippin Road</u>
TELEPHONE: _____	<u>Cookeville, TN. 38501</u>
	TELEPHONE: <u>931-261-5213</u>
ACREAGE SUBDIVIDED: <u>3.50</u> LOTS: <u>4</u>	TAX MAP: <u>39</u> PARCEL NO: <u>21.03</u>
DEED BOOK REFERENCE: <u>RB 1514 Page 274</u>	SCALE: 1"=100'-0" DATE: <u>28 August 2026</u>

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. 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: DCH

File: 26-422c1

Note: The point of beginning for Lots #1 & 2 is a 1/2" 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 & 4 is a 1/2" 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.

William C. Willhite, RLS #3346

VICK SURVEYING, LLC

2772 Hidden Cove Road, Cookeville, TN 38506

LEGEND

- ⊕ GPS Base Point
- ⊗ 3/4" Pipe (found)
- ⊕ 1" Pipe (found)
- ⊗ Power Pole
- ⊗ Steel Fence Post
- ⊗ Water Meter
- Telephone Box
- 1/2" Pipe (set)
- ⊗ Gas Meter
- Road
- w — Water Line
- OHP — Overhead Power
- T — Telephone Line
- E — Centerline
- — — Setback Line
- P.O.B. - Point of Beginning
- RCP - Reinforced Concrete Pipe

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.

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 PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE PUTNAM COUNTY PLANNING COMMISSION.



1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) RESIDENTIAL LOT.
2. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
3. FOR BOUNDARY AND/OR TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED BETWEEN SEPTEMBER 10, 2020 AND SEPTEMBER 22, 2020 UTILIZING A 'TOPCON HYPER V' DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION SHOWN WERE DERIVED USING THE CLOSEST RTCM 3.0 CORS STATION REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 12A.
*POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED:
H 0.003, V 0.007
*COMBINED GRID FACTOR: 0.99992141 CENTERED ON CONTROL POINT #1.
4. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
5. REQUIRED SETBACKS:
FRONT: ARTERIAL STREETS - GREATER OF 90' FROM CENTERLINE OF ROAD,
OR 50' FROM EDGE OF RIGHT-OF-WAY.
COLLECTOR STREET - GREATER OF 75' FROM CENTERLINE OF ROAD,
OR 45' FROM EDGE OF RIGHT-OF-WAY.
LOCAL STREET - GREATER OF 55' FROM CENTERLINE OF ROAD, OR
30' FROM EDGE OF RIGHT-OF-WAY.
SIDE AND REAR- 10'
6. 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.
7. 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.
8. LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
9. ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 4714C0125D DATED 05-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.

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.

CERTIFICATE OF POSTAL SERVICE

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.

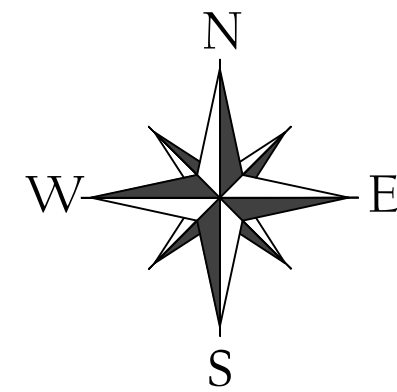
I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN
HEREON IS SERVED BY A COUNTY ROAD AND SURFACE
WIDTHS AND RIGHT-OF-WAYS ARE APPROPRIATE.

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.

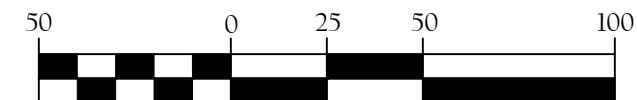
DATE	SECRETARY/DESIGNEE, PLANNING COMMISSION
------	--

LINE	BEARING	DISTANCE
L1	N 13°04'59" W	25.00'

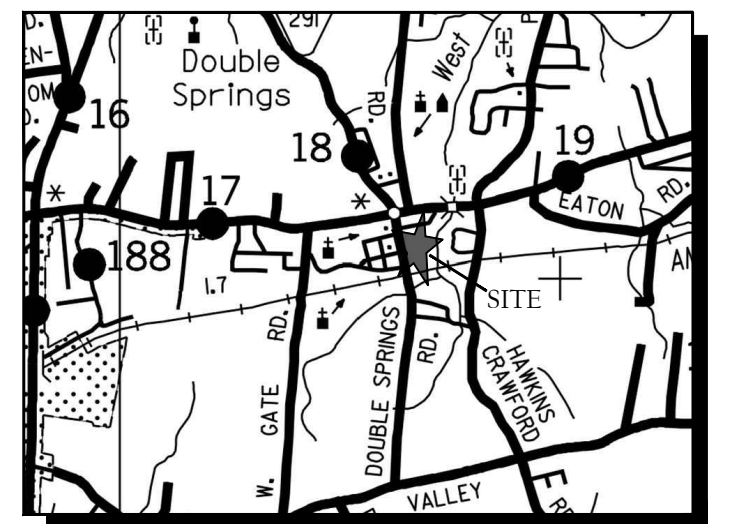


TNSPC: TN-4100

GRAPHIC SCALE



(IN FEET) 1 inch = 50' ft.



VICINITY MAP (NOT TO SCALE)

BEING ALL OF PARCEL 38.04 AND A PORTION OF
PARCEL 38.00, AS SHOWN ON PUTNAM COUNTY
TAX MAP 055.

PARCEL 38.00
BEING A PORTION OF THE SAME PROPERTY
CONVEYED TO ANTHONY & LINDA M.
LEONARD, OF RECORD IN RECORD BOOK 1334
PAGE 618, R.O.P.C., TN.

PARCEL 38.04
BEING THE SAME PROPERTY CONVEYED TO
EDWARD DEGROAT, OF RECORD IN RECORD
BOOK 1629 PAGE 258, R.O.P.C., TN.

BEING LOT 1, OF A PLAT ENTITLED 'DEGROAT
SUBDIVISION', ON RECORD IN PLAT CABINET
'M', SLIDE 8A, 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



 IR(C)	IRON REBAR (OLD)
 IR(S)	1/2" IRON REBAR (NEW)
	ELECTRIC METER
	HVAC UNIT
	WATER METER
	GAS METER
	UTILITY POLE
 — P —	POWER LINE
 — T —	TELEPHONE LINE
 — W —	WATER LINE
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
R.O.P.C., TN.	REGISTER'S OFFICE PUTNAM COUNTY, TN.
	GRAVEL AREA
	ASPHALT SURFACE

TOTAL AREA = 1.30 ACRES±

FINAL SUBDIVISION PLAT

7th CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

DRAWN BY: _____	TLD _____	ACRES: _____	1.30
NUMBER OF LOTS: _____	1	JOB NUMBER: _____	26-258
PARCEL #:	SEE PARCEL REFERENCE	DATE: _____	09-16-2026
ADDRESS: 326 DOUBLE SPRINGS ROAD		SCALE: _____	1"=50'

ANTHONY & LINDA M. LEONARD
330 DOUBLE SPRINGS ROAD
EDWARD DEGROAT
326 DOUBLE SPRINGS ROAD
COOKEVILLE, TN. 38501

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