

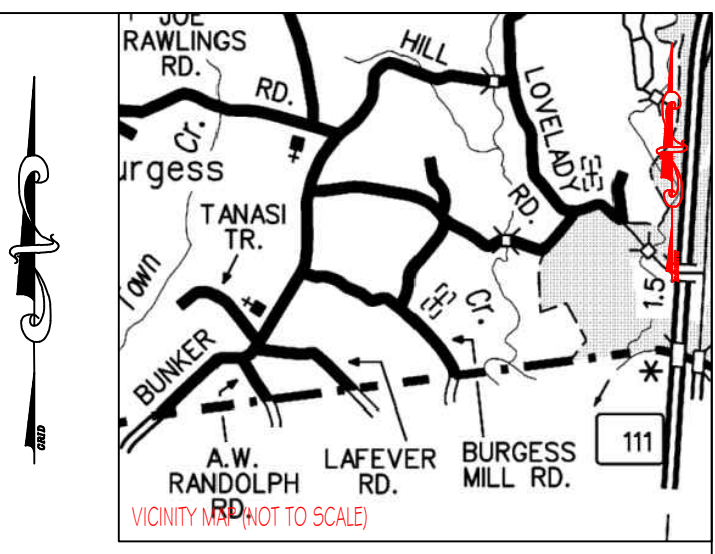
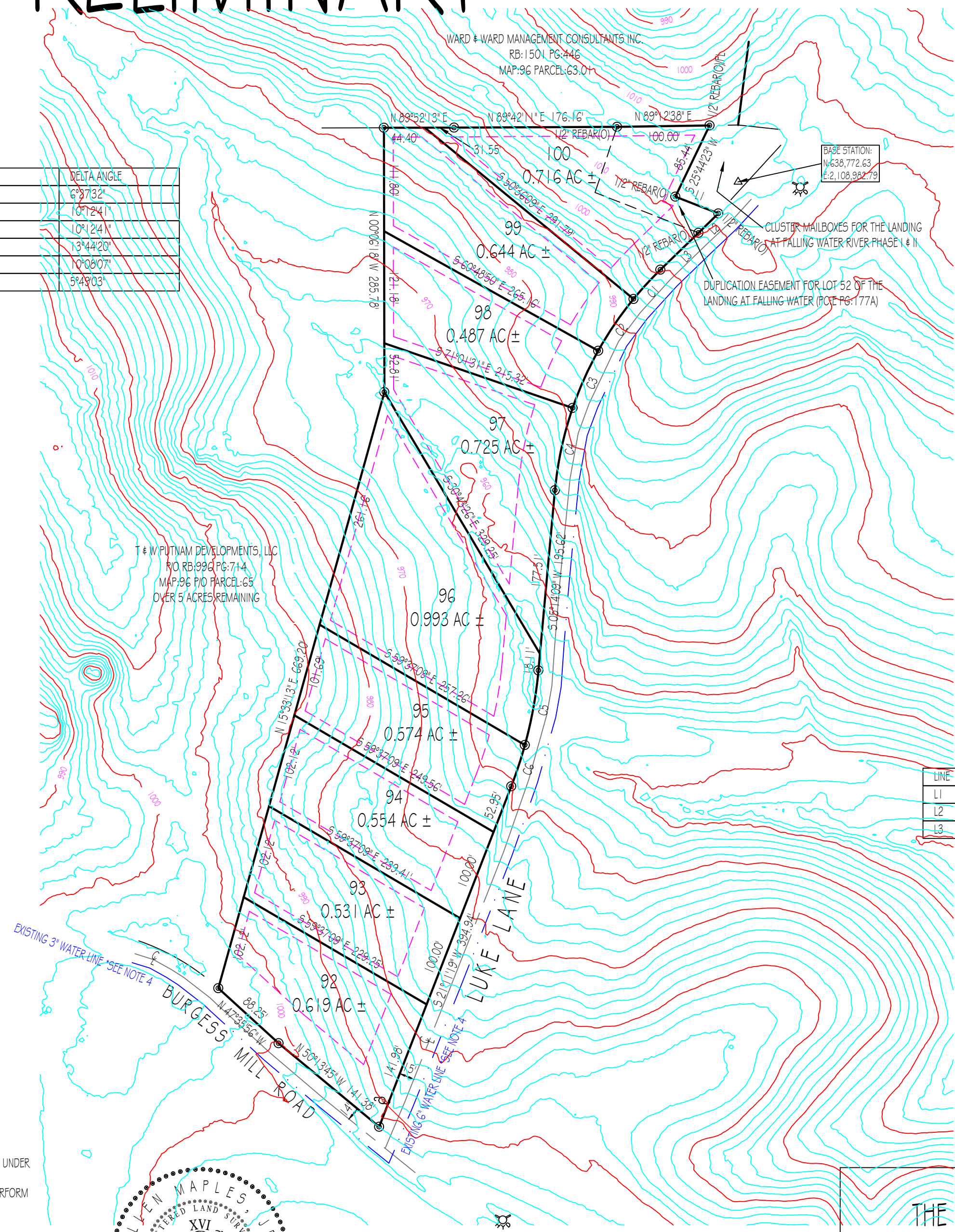
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PRELIMINARY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	380.82'	42.93'	42.91'	S 42°37'37" W	6°37'32"
C2	380.82'	67.87'	67.78'	S 34°17'31" W	10°12'41"
C3	380.82'	67.87'	67.78'	S 24°04'50" W	10°12'41"
C4	380.82'	91.32'	91.10'	S 12°06'19" W	13°44'20"
C5	463.89'	82.06'	81.95'	S 10°18'12" W	10°08'07"
C6	463.89'	47.10'	47.08'	S 18°16'47" W	5°49'03"

PRELIMINARY



- NOTES:
1. THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
 2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
 3. THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47141C0285D, EFFECTIVE MAY 16, 2007.
 4. INFORMATION FROM UTILITY COMPANY WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY OR DIAL 811.
 5. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: ARTERIAL: 90' FROM THE CENTER OF THE ROAD OR 50' FROM EDGE OF RIGHT-OF-WAY
COLLECTOR: 75' FROM THE CENTER OF THE ROAD OR 45' FROM EDGE OF RIGHT-OF-WAY
LOCAL: 55' FROM THE CENTER OF THE ROAD OR 30' FROM EDGE OF RIGHT-OF-WAY
SIDE: 10'
REAR: 10'
 6. ALL CORNERS ARE 1/2" REBAR(NEW), UNLESS NOTED OTHERWISE.
 7. LIDARS ARE TAKEN FROM STATE OF TENNESSEE LIDAR (LIGHT DETECTION AND RANGING), CONTOUR INTERVAL IS 2 FOOT.

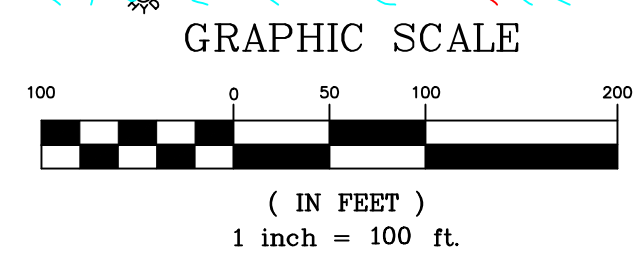
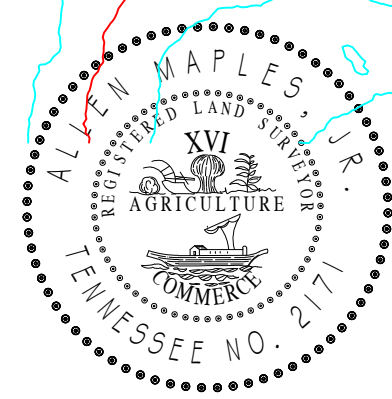
LINE	BEARING	DISTANCE
L1	S 68°43'59" E	50.00'
L2	S 45°42'58" W	30.03'
L3	S 45°51'23" W	57.34'

- LEGEND
- (N) (NEW)
 - (O) (OLD)
 - C CENTERLINE
 - P POWER POLE
 - F FIRE HYDRANT

GPS CERTIFICATION:

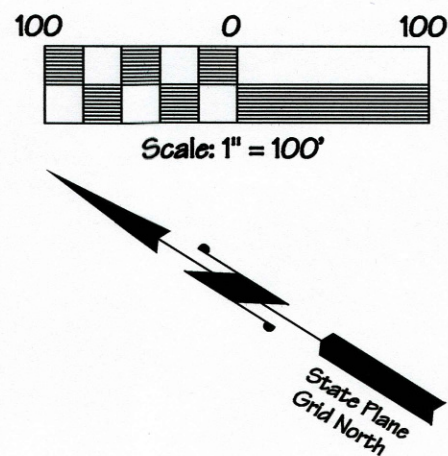
I, ALLEN MAPLES, JR., HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

A: POSITIONAL ACCURACY - 0.05 FEET
B: TYPE OF GPS FIELD PROCEDURE - REAL TIME KINEMATIC
C: DATES OF SURVEY - 03/11/2024
D: DATUM/EPOCH - NAD83 (2011) / EPOCH: 2010.0000
E: PUBLISHED/FIXED-CONTROL USE - ASSUMED (AS SHOWN ON PLAT)
F: GEOID MODEL - GEOID 2018
G: COMBINED GRID FACTOR(S) - 0.99991418
H: CONVERGENCE ANGLE - 0°16'42"



THE LANDING AT FALLING WATER, PHASE II

PRELIMINARY PLAT FOR		
THE LANDING AT FALLING WATER, PHASE II		
PRESENTED TO		
PUTNAM COUNTY PLANNING COMMISSION		
DEVELOPER/OWNER: JIM WARD	SURVEYOR: ALLEN MAPLES LAND SURVEYING	2ND CIVIL DISTRICT, PUTNAM COUNTY, TN
ADDRESS: 32 NORTH MAIN STREET	ADDRESS: 38 MAYBERRY STREET	ACREAGE SUBDIVIDED: 5.843 AC ±
SPARTA, TN 38583	SPARTA, TN 38583	P/L P/O RD: 996 PG: 714
TELEPHONE: (931) 256-0257	TELEPHONE: (931) 837-5446	TAX MAP: 96 P/O PARCEL: 65
DRAWING #24-088 D	SCALE: 1" = 100'	DATE: 03/11/2024 NUMBER OF LOTS: 9



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

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, 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.

Setbacks:
(Per Putnam County Subdivision Regulations)

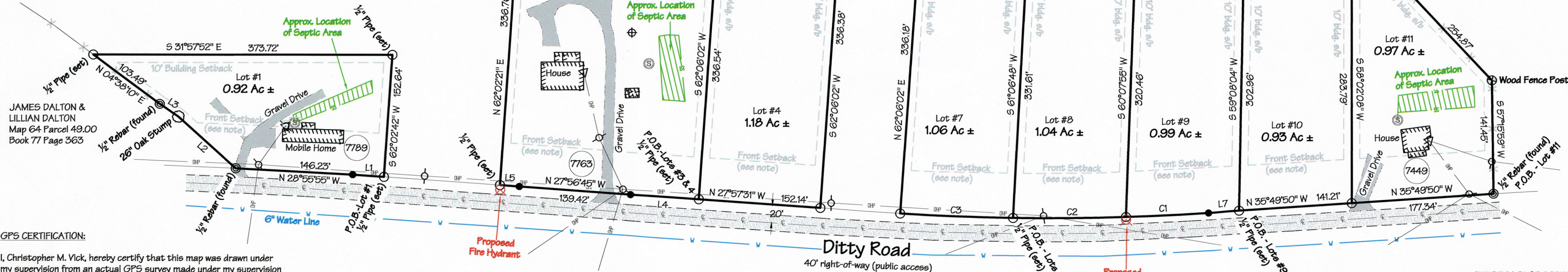
Front (Collector Streets) - The greater of 75' from road centerline or 45' from right-of-way

Side - 10'

Rear - 10'

JAMES R. MAXWELL &
ERNESTINE F. MAXWELL
Map 64 P/O Parcel 52.01
RB 1537 Page 326
Book 307 Page 461

Remainder is greater than 5 acres



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. 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).

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

Drawn by: SLN File: 24-471c1

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	🔴	Fire Hydrant
▽	Electric Meter	⊗	Wood Fence Post
▽	Point in Creek	— X —	Fenceline
🌳	Tree	— W —	Water Line
🔌	Utility Pole	— OHP —	Overhead Power
⊗	Water Meter	— T —	Telephone Line
○	1/2" Pipe (set)	— C —	Centerline
🔴	Fire Hydrant	— S —	Setback Line
●	Road	P.O.B. - Point of Beginning	
⊗	Rebar (found)	bldg. s/b - Building Setback	
⊗	Septic Tank		Approx. Location of Septic Areas

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

CERTIFICATION 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.

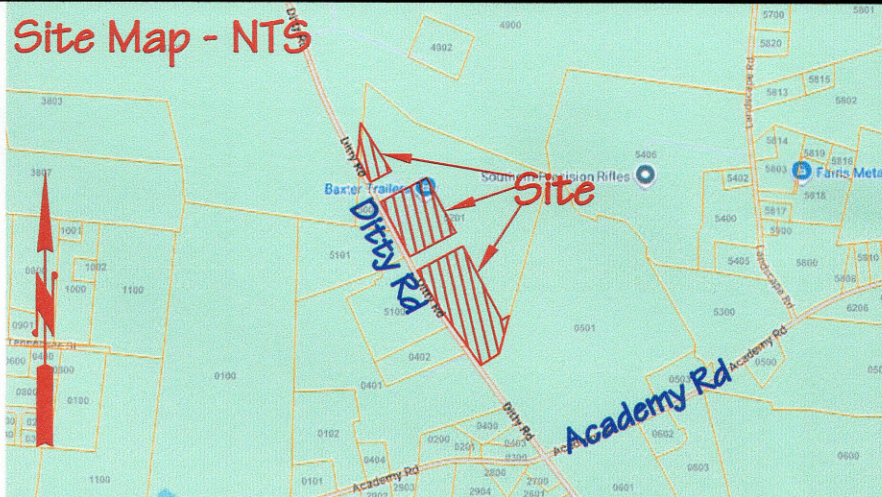
Date _____ Putnam County Road Supervisor

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

Site Map - NTS



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.

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 _____

HARLAN J. MAXWELL &
DONITA R. MAXWELL, CO-TRUSTEES
Map 85 Parcel 5.01
RB 1524 Page 352
RB 1524 Page 349
RB 1524 Page 347

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 3 April 2026



16th Civil District

Preliminary Plat

For the

James R. & Ernestine F. Maxwell Property

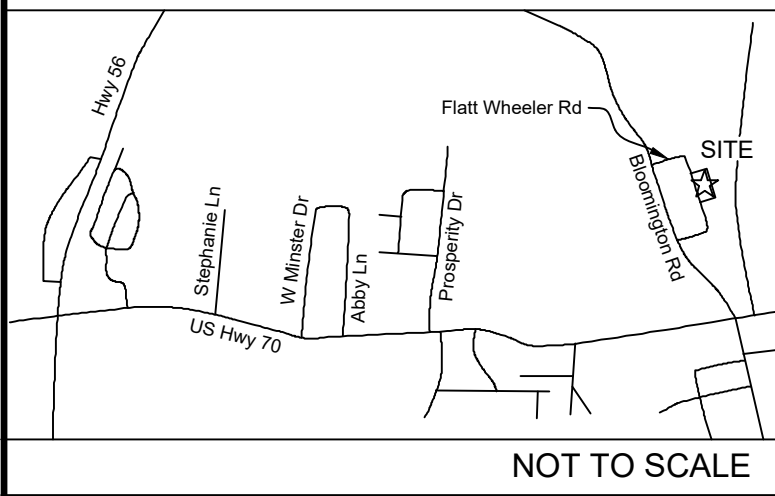
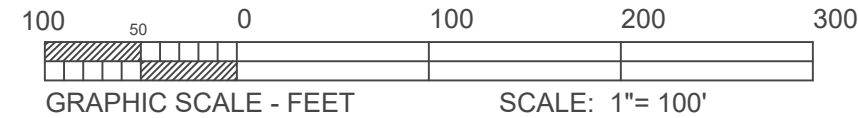
Presented to

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

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

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

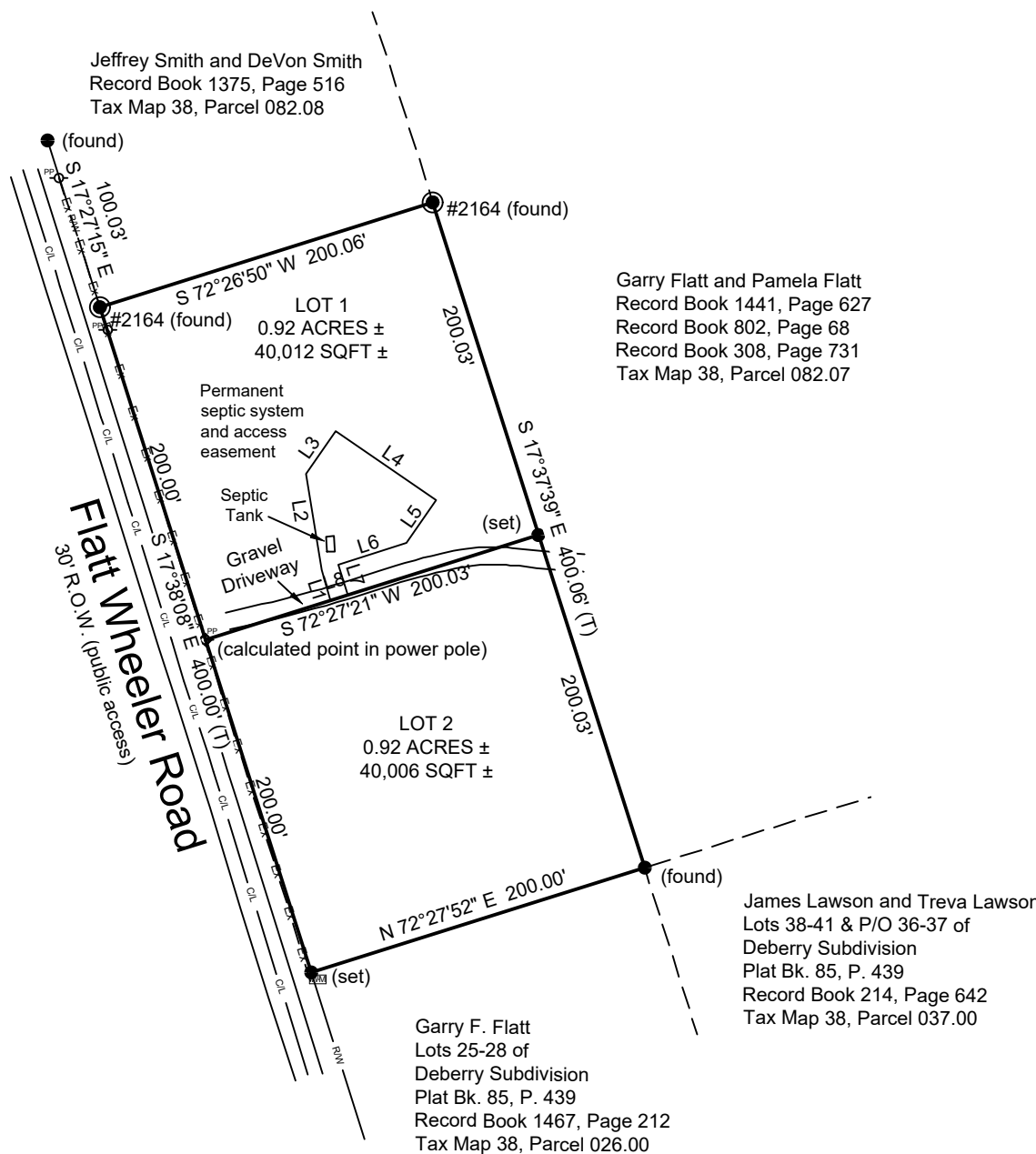
SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION
According to the FEMA FIRM # 47141C0125D, Dated: 5-16-2007

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 — 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



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

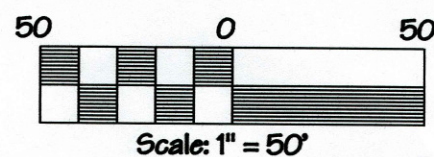
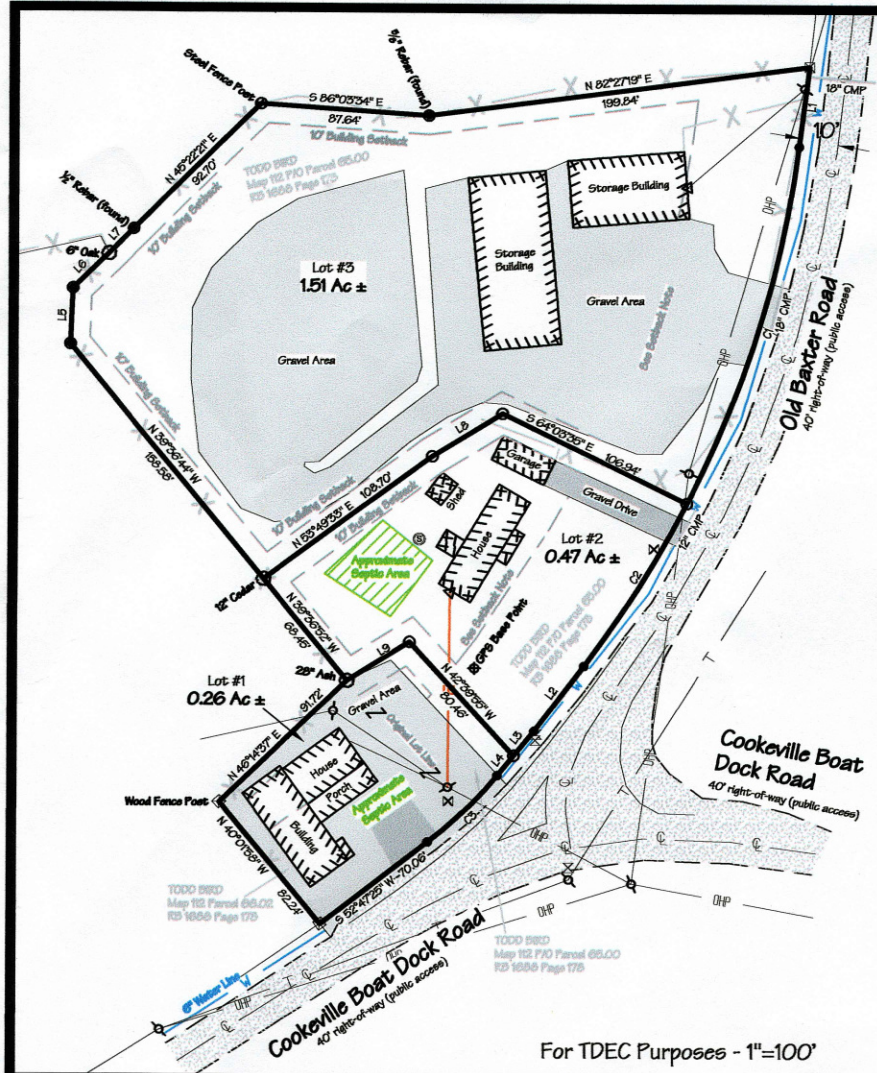
PROJECT CONTACTS

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>



SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47141C0275D,

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

CERTIFICATION OF PROPERTY ADDRESS

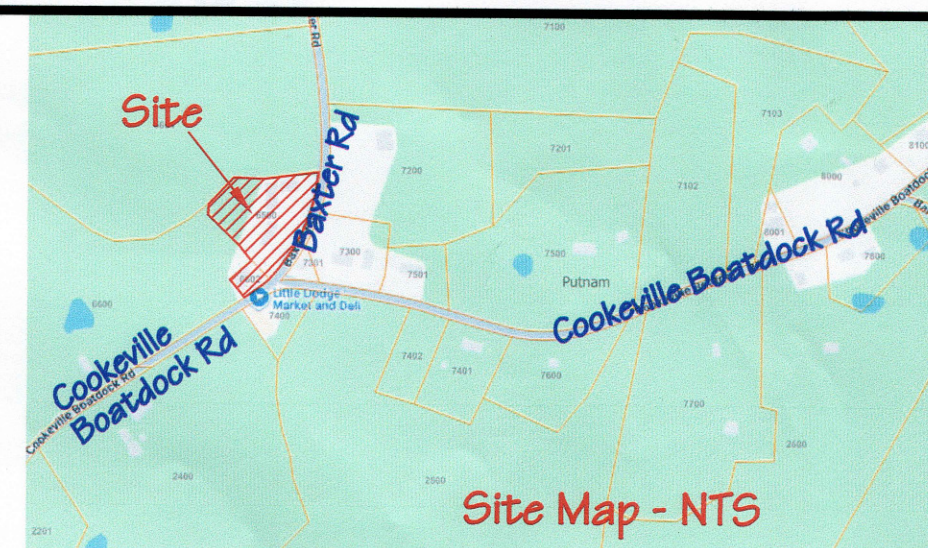
I hereby certify that the subdivision as shown hereon and properties therein have been assigned addresses as per the Putnam County Street Naming and Property Numbering System, and that hereafter properties shall be addressed as shown hereon.

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 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 OF EXISTING SEPTIC SYSTEM

I am the owner of the proposed lots (Lots #2 & 3) shown on the presented subdivision plat. To the best of my knowledge, there are existing septic tanks located on lots #2 & 3. They are in satisfactory operating condition and it has 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

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 Cookeville Boat Dock Road 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

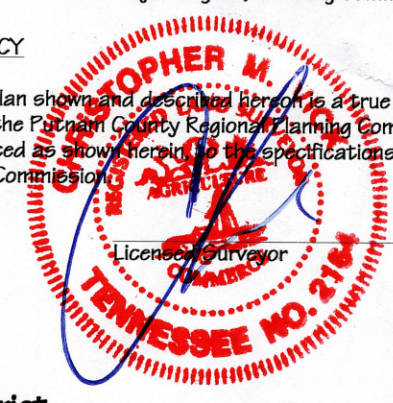
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Standards for Putnam County, Tennessee, with the exception of such variances, if any, as are noted in the Minutes of the Planning Commission and that it has been approved for recording in the office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

Date Signed _____



8th Civil District

Final Plat For the Todd Bird Property

Presented to
Putnam County Regional Planning Commission

DEVELOPER: Todd Bird
ADDRESS: 8955 Baxter Road & 8515 Cookeville Boat Dock Road
Baxter, TN 38544
TELEPHONE: 931-260-8462

ENGINEER: _____
ADDRESS: _____
TELEPHONE: _____

ACREAGE SUBDIVIDED: 2.24 LOTS: 3
DEED BOOK REFERENCE: RB 1688 Pg. 178

SURVEYOR: Christopher M. Vick
ADDRESS: 2772 Hidden Cove Road
Cookeville, TN 38506
TELEPHONE: 931-372-1286
OWNER: Todd Bird
ADDRESS: 8955 Baxter Road & 8515 Cookeville Boat Dock Road
Baxter, TN 38544
TELEPHONE: 931-260-8462

TAX MAP: 112 PARCELS NO: 65.00 & 66.02
SCALE: 1"=50'-0" DATE: 10 August 2026

State Plane Coordinates		
GPS Base Point	Northing	Easting
	629759.29	2071271.29

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 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

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. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

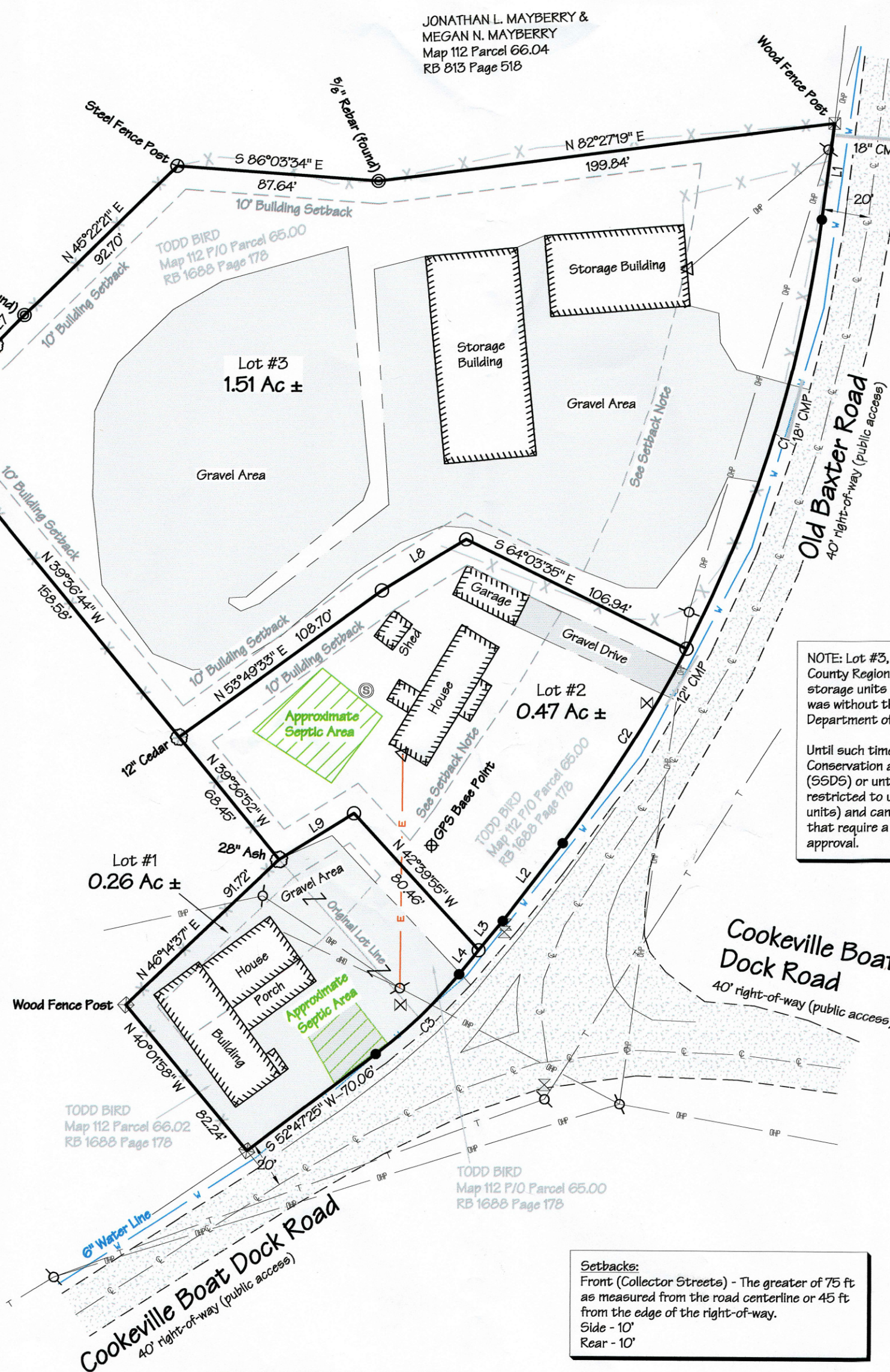
I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

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

Drawn by: SLN File: 26-358c1

LEGEND	
	Tax Hook
	Fenceline
	Underground Electric
	Water Line
	OHP - Overhead Power
	Telephone Line
	Centerline
	Setback Line
	P.O.B. - Point of Beginning
	Approximate Septic Area

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	565.20'	196.07'	195.09'	S 17°10'54" W
C2	565.20'	100.22'	100.08'	S 32°11'57" W
C3	213.82'	50.10'	49.99'	S 46°04'40" W



LINE	BEARING	DISTANCE
L1	S 07°14'37" W	42.16'
L2	S 37°16'43" W	42.76'
L3	S 39°21'55" W	16.50'
L4	S 39°21'55" W	13.50'
L5	N 02°20'17" E	29.24'
L6	N 45°56'51" E	26.17'
L7	N 44°31'43" E	18.40'
L8	N 58°23'06" E	42.81'
L9	S 58°04'23" W	38.28'

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

Setbacks:
Front (Collector Streets) - The greater of 75 ft as measured from the road centerline or 45 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.

Lots #1, 2 & 3 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.