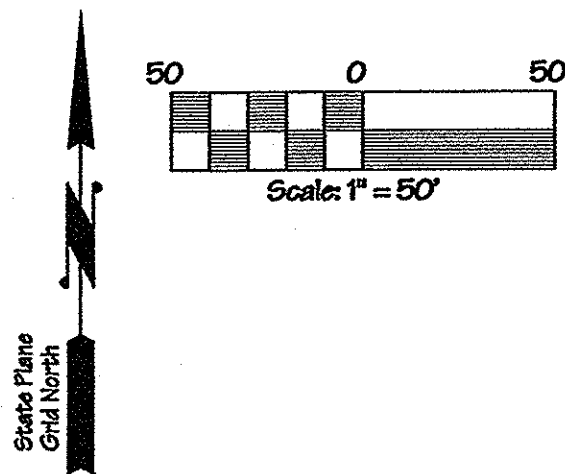




| LEGEND |                             |
|--------|-----------------------------|
|        | GPS Base Point              |
|        | Manhole                     |
|        | Pipe (found)                |
|        | Power Pole                  |
|        | Steel Fence Post            |
|        | Water Meter                 |
|        | Water Valve                 |
|        | 1/2 Pipe (set)              |
|        | Fire Hydrant                |
|        | Cleanout                    |
|        | Tax Hook                    |
|        | Gas Valve                   |
|        | Road                        |
|        | Rebar (found)               |
|        | Storm Drain Manhole         |
|        | Point In Creek              |
|        | Headwall                    |
|        | Storm Drain                 |
|        | Electric Access Panel       |
|        | Fenceline                   |
|        | Sewer Line                  |
|        | Water Line                  |
|        | Building                    |
|        | Underground Electric        |
|        | Overhead Power              |
|        | Centerline                  |
|        | P.O.B. - Point of Beginning |
|        | Curbcut                     |
|        | Sidewalk                    |
|        | 20' Utility Easement        |
|        | 20' Sanitary Sewer Easement |

**Zoned CG (General Commercial District)**  
**Setbacks:**  
All yards on Major Streets - 50'  
Front yard - 30'  
Rear yard - 30'  
1. Multi-family residential uses - 20'  
2. All other uses - 10'  
Interior side yard - 10'  
1. Multi-family residential uses - 10'  
2. All other uses - NONE  
Minimum side yard on street side corner lots - 30'

#### CERTIFICATE OF APPROVAL OF POWER EASEMENTS

I hereby certify that acceptable power utility easements have been provided according to the requirements of the Cookeville Electric Department.

10/8/25  
Date Signed

*Carol Hays*  
Director of Cookeville Electric Dept.

#### CERTIFICATE OF EXISTING FIRE HYDRANTS

I hereby certify that the fire hydrants shown on this plat are in place and can adequately serve the lots shown hereon.

10/22/25  
Date Signed

*Mary*  
Cookeville Fire Chief

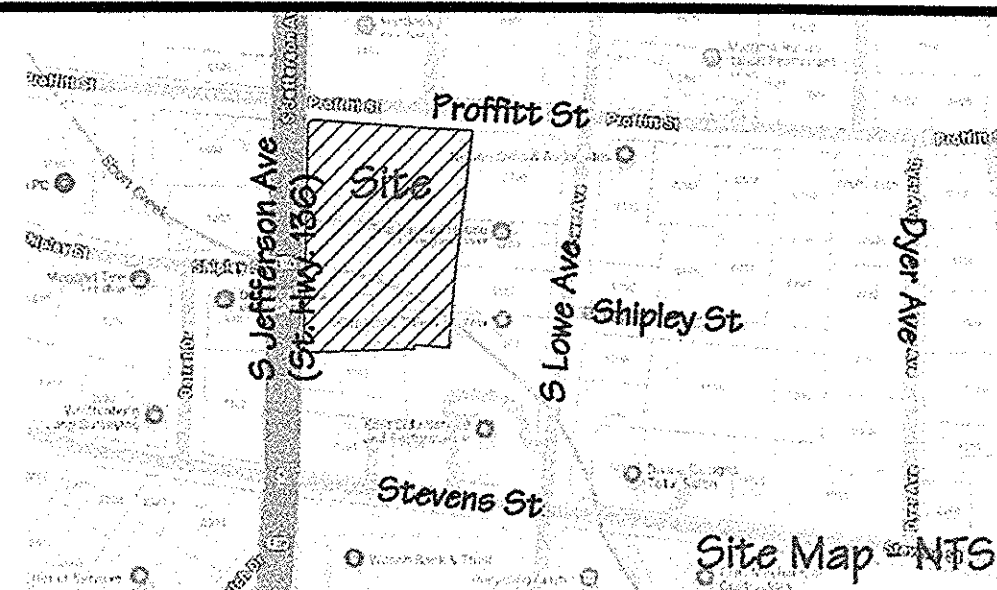
#### CERTIFICATE OF APPROVAL OF SIDEWALKS

I hereby certify that (1) the sidewalks shown on this plat are installed in an acceptable manner, in conformance with the regulations and specifications of the City of Cookeville and the Cookeville Planning Commission.

10/22/25  
Date Signed

*Mary*  
Director of Public Works

John Sanders, Registrar  
Putnam County  
Rec #: 239121 Instrument #: 317089  
Rec'd: 15.00 Recorded  
State: 0.00 10/24/2025 at 9:44 AM  
Clock: 0.00 in Plat Cabinet  
Other: 2.00 M  
Total: 17.00 PGS 45A-45A



#### CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE WITH DEED RESTRICTIONS OR COVENANTS

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, and parks as shown to the public or private use noted. I further acknowledge that any change to this subdivision constitutes a resubdivision 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.

10/21/25  
Date Signed

*For William*  
Owner's Signature

#### CERTIFICATION OF EXISTING WATER AND/OR SEWER LINES

I hereby certify that the water lines and/or sewer lines shown on this plat are in place and can adequately serve the lots shown hereon.

10/22/25  
Date Signed

*Randy*  
Director of Dept. of Water Quality Control or Water Utility District Rep.

#### CERTIFICATION OF EXISTING STREET

I hereby certify that the street shown on this plat has the status of an accepted public street regardless of current condition.

10/22/25  
Date Signed

*Mary*  
Director of Public Works

#### CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cookeville Municipal Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cookeville Planning Commission, and that said plat has been approved for recording in the Office of the Registrar of Deeds of Putnam County, Tennessee.

10/22/25  
Date Signed

*Jan W*  
Director of Planning

10/24/2025  
Date Signed

*Renee R. G*  
Secretary, Cookeville Municipal Planning Commission

#### CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Cookeville Municipal Planning Commission. I further certify that the degree of precision (linear and angular) is in accordance with the requirements of an Urban and Subdivision Survey as established in the Tennessee Code of Laws, Title 26, Chapter 2, Part 1, Sections 2-101 through 2-104, and that the survey was conducted in accordance with the standards and specifications of the Cookeville Municipal Planning Commission.

10/22/25  
Date Signed

*Christopher M. Vick*  
Surveyor

1st Civil District

### Final Plat For the Combination of the 250 South Jefferson Properties

Presented to  
City of Cookeville Municipal Planning Commission

DEVELOPER: Benton Williams  
ADDRESS: 250 South Jefferson Avenue  
Cookeville, TN 38501

TELEPHONE: 931-854-6059

ENGINEER:  
ADDRESS:

TELEPHONE:

SURVEYOR: Christopher M. Vick  
ADDRESS: 2772 Hidden Cove Road  
Cookeville, TN. 38506

TELEPHONE: 931-372-1286

OWNER: 250 South Jefferson Properties  
ADDRESS: 250 & 260 South Jefferson Avenue  
Cookeville, TN 38501

TELEPHONE: 931-854-6059

ACREAGE COMBINED: 2.06 LOTS: 1  
DEED BOOK REFERENCE: See Chart  
TAX MAP: 53K Group J PARCELS NO: 9.00, 10.00, & 10.02  
SCALE: 1"=50'-0" DATE: 15 August 2025

#### 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:

- Type of Survey: Real Time Kinematic
- Positional Accuracy: 0.03 feet
- Date of survey: 15 August 2025
- Datum/Epoch: NAD83(2011) Epoch 2010.00
- Published/Fixed-control used: TDOT CORS Network
- Geoid Model: Geoid18
- Combined grid factor(s): 0.99999496

| State Plane Coordinates |            |
|-------------------------|------------|
| Northings               | Easting    |
| 664584.65               | 2116048.10 |

Note: The point of beginning is a 1/2" pipe (found) being the southwestern corner of this parcel located in the eastern right-of-way of South Jefferson Avenue (State Highway 136) as well as being located S 72°12'52" W 4.27 feet from a water meter and furthermore being located S 07°49'54" W 344.07 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.

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: 25-373-1

#### EASEMENT AND RIGHT-OF-WAY RESTRICTIONS

- No permanent structure such as a deck, patio, garage, carport or other building shall be erected within the limits of any easement shown on this plat.
- No excavation, filling, landscaping or other construction shall be permitted in any drainage easement shown on this plat if such excavation, filling, landscaping or other construction will alter or diminish the flow of water through said easement.
- All driveways, entrances, curb cuts or other points of ingress or egress to the lots shown on this plat shall be in accordance with the rules and regulations of the City of Cookeville; contact the Department of Public Works for information.
- The placing of pipe within or otherwise filling of ditches within the right-of-way shown on this plat is prohibited without the approval of the City of Cookeville; contact the Department of Public Works for information.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 02°05'30" E | 17.64'   |
| L2   | S 01°16'46" E | 6.45'    |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|--------|------------|--------------|---------------|
| C1    | 10.00' | 16.26'     | 14.52'       | N 47°29'39" E |

#### SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47141C0140D.

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

Christopher M. Vick, RLS #2164

VICK SURVEYING, LLC

2772 Hidden Cove Road, Cookeville, TN 38506-1286

| Deed References           |                                             |
|---------------------------|---------------------------------------------|
| Tax Map & Parcel          | Book & Page                                 |
| 53-K Group J Parcel 9.00  | RB 912 Pgs. 583, 586, & 589                 |
| 53-K Group J Parcel 10.00 | RB 912 Pgs. 581, 579 & 589                  |
| 53-K Group J Parcel 10.02 | RB 912 Pgs. 579 & 589 & (Book 329 Page 173) |