

LINE	BEARING	DISTANCE
L1	N 79°30'15" W	49.80'
L2	S 40°26'11" W	26.78'
L3	N 68°59'09" W	54.60'

Setbacks:
(Per Putnam County Subdivision Regulations)

Front - (Arterial Street): The greater of 90 ft as measured from the road centerline or 50 ft from the edge of the right-of-way.
 Front - (Local Street): 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'

Note: The point of beginning is a 3/8" rebar (found) being the southwestern corner of this described parcel located in the northern right-of-way of Gainesboro Grade as well as being located N 57°16'11" W 342.62 feet from a fire hydrant and furthermore being located S 55°52'40" W 173.50 feet from a GPS Base Point.

Note: The property as shown hereon is subject to restrictive covenants, as noted in Book 371 Page 515 and described in Book 370 Page 717 as recorded in the Register's Office for Putnam County, Tennessee.

Note: 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: 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: KCS File: 26-06c1 1-Lot 5D

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: 19 January 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		
GPS Base Point	Northing	Easting
	681303.60	2105644.82

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.

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47141C0125D,

Dated: 5/16/2007

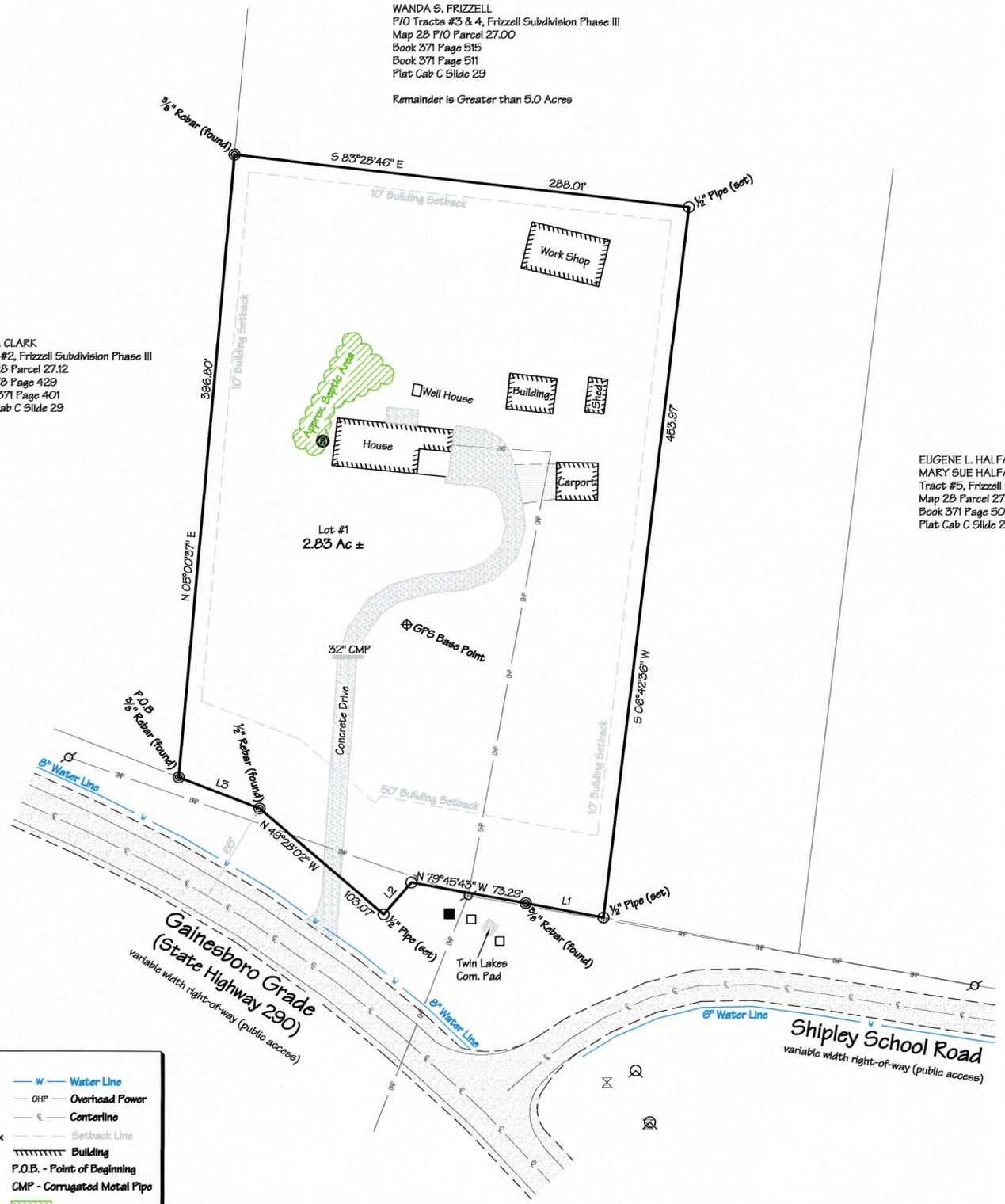
Check One:

- 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

Lot 1 has not been evaluated pursuant to the plat review for an SSD system and plat approval does not constitute approval of the lot or the existing system. The system as shown here on was derived from information provided by others and has not been field verified by Vick Surveying LLC.

JAMES D. FRIZZELL &
 WANDA S. FRIZZELL
 P/O Tracts #3 & 4, Frizzell Subdivision Phase III
 Map 2B P/O Parcel 27.00
 Book 371 Page 515
 Book 371 Page 511
 Plat Cab C Slide 29
 Remainder is Greater than 5.0 Acres

TIM D. CLARK
 Tract #2, Frizzell Subdivision Phase III
 Map 2B Parcel 27.12
 RB 47B Page 429
 Book 371 Page 401
 Plat Cab C Slide 29



EUGENE L. HALFACRE &
 MARY SUE HALFACRE
 Tract #5, Frizzell Subdivision Phase III
 Map 2B Parcel 27.14
 Book 371 Page 507
 Plat Cab C Slide 29

LEGEND

⊕	GPS Base Point	— W —	Water Line
⊙	Power Pole	— OHP —	Overhead Power
□	Telephone Box	— C —	Centerline
■	Communication Box	— S —	Setback Line
○	1/2" Pipe (set)	▤	Building
⊗	Fire Hydrant	●	P.O.B. - Point of Beginning
⊕	Water Valve	— CMP —	Corrugated Metal Pipe
⊙	Rebar (found)	▨	Septic Area
⊕	Septic Tank		

CERTIFICATION OF PROPERTY ADDRESS

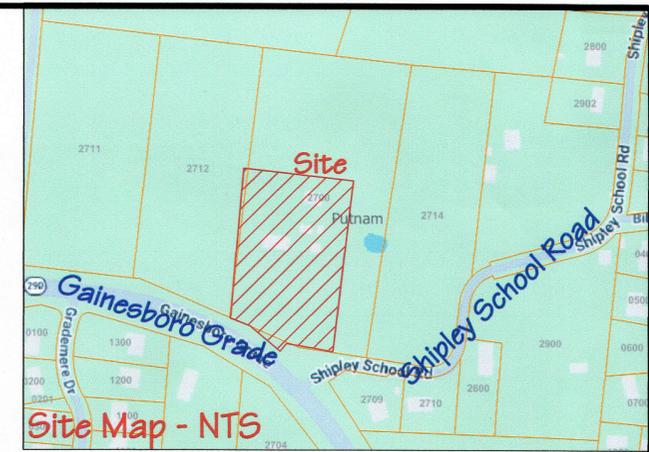
I hereby certify that the subdivision as shown hereon and properties therein have been assigned addresses as per the Putnam County Street Naming and Property Numbering System, and that hereafter properties shall be addressed as shown hereon.

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

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

We are the owners of the proposed lot (P/O Tracts #3 & 4) as shown on the presented subdivision plat. To the best of our knowledge, there is an existing septic tank located on P/O Tracts #3 & 4. It is in satisfactory operating condition and it has not been evaluated by the Tennessee Department of Environment and Conservation.

Date _____ Owner _____

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 OF APPROVAL FOR RECORDING

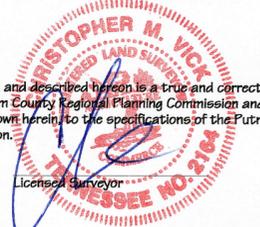
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Standards for Putnam County, Tennessee, with the exception of such variances, if any, as are noted in the Minutes of the Planning Commission and that it has been approved for recording in the office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

9 Feb 2026
 Date Signed _____



1st Civil District Ref: Plat Cab C Slide 29

**Final Plat
 For Lot #1 of the
 James and Wanda Frizzell Property**

Presented to
 Putnam County Regional Planning Commission

DEVELOPER: James D. and Wanda S. Frizzell	SURVEYOR: Christopher M. Vick
ADDRESS: 2833 Gainesboro Grade Cookeville, TN. 38501	ADDRESS: 2772 Hidden Cove Road Cookeville, TN. 38506
TELEPHONE: 931-252-1907	TELEPHONE: 931-372-1286
ENGINEER: _____	OWNER: James D. and Wanda S. Frizzell
ADDRESS: _____	ADDRESS: 2833 Gainesboro Grade Cookeville, TN. 38501
TELEPHONE: _____	TELEPHONE: 931-252-1907
ACREAGE SUBDIVIDED: 2.83 LOTS: 1	TAX MAP: 2B P/O PARCEL NO: 27.00
DEED BOOK REFERENCE: Book 371 Pgs 511 & 515	SCALE: 1"=60'-0" DATE: 19 January 2026

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