

VICINITY MAP (NTS)

GPS CERTIFICATION

I, RUSTY L. NORROD, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS AND CONVENTIONAL 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 ORIGINAL FIELD SURVEY | SEPTEMBER 24, 2025 |
| d. DATUM/EPOCH: | NAD83(2011) EPOCH 2010.00 |
| e. PUBLISHED/FIXED CONTROL USED: | TDOT CORS NETWORK |
| f. GEOID MODEL: | GEOID 12A |

LETTER OF CONDITIONAL APPROVAL
FOR DRIVEWAY CONNECTION



STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
REGION 2 TRAFFIC ENGINEERING
7512 VOLKSWAGEN DRIVE
CHATTANOOGA, TENNESSEE 37416
(423) 510-1116

WILL REID
COMMISSIONER OF TRANSPORTATION

BILL LEE
GOVERNOR

October 10, 2025

****NOT A PERMIT****

Allen Heirs Division
Old Gainesboro Hwy
Cookeville, TN

Re: **Request for Highway Entrance on
Old Gainesboro Hwy
State Route 290
Jackson County**

To Whom It May Concern:

The Tennessee Department of Transportation (TDOT) Regional Traffic Engineering office in Chattanooga has received a conceptual site plat for the property located along State Route 290 in Jackson County, TN. The plat was prepared by Clinton Surveying and was received by TDOT on October 2, 2025.

TDOT, given the rules, regulations, and site conditions at the time of your request, is not aware of a prohibition of a single-family residential highway connection to SR290. This letter is being issued at your request, in the absence of any plans, permitting documents or formal review, and with TDOT's understanding that the highway connection will be solely used for a single-family residential shared entrance. Tract 4 will share a single-family residential entrance with Tract 5. Please be aware that Tract 5 has a significant drainage swale draining toward the highway and would likely require a TDOT grading permit to reconstruct the concrete ditch at the expense of the property owner(s) of Tract 5. Tract 6 would not be issued an entrance permit off of SR290 and would need access off of Charles Haney Road. Furthermore, this letter shall not be construed as a permit. Additionally, any permit will need to meet all future requirements at the time of permitting.

This letter of conditional approval is valid as long as the sight distance is maximized by the location of the driveway connection, clearing of any vegetation, grading work, or by any other means that could increase the sight distance. Furthermore, this letter is for residential access only and commercial access will not be permitted at this location. If the property lines need to change, this letter shall be considered null and void, and the revised plan will need to be reviewed and approved by the TDOT District and Regional Engineering Offices before a permit can be issued. Additionally, before issuance of the permit, TDOT will require copies of the recorded deed and any pertinent easements.

When the property owner or owners wish to begin the permitting process for driveways onto State Route 290, please contact Seth Clinard. He may be reached via email at seth.clinard@tn.gov or by phone at (931)265-2512.

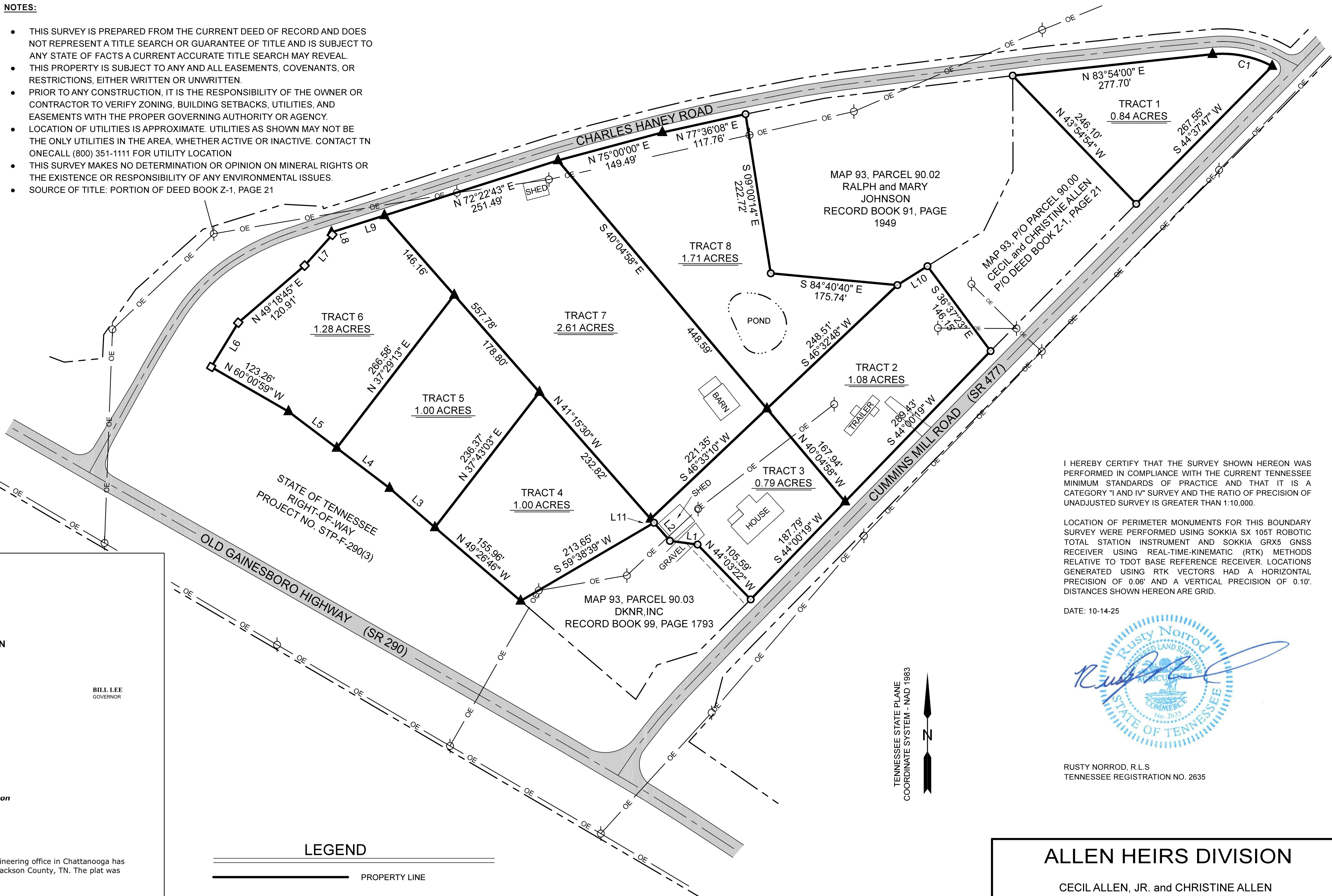
Best Regards,

Abigail Louderback

Abigail Louderback, P.E.
Region 2 Transportation Engineer

NOTES:

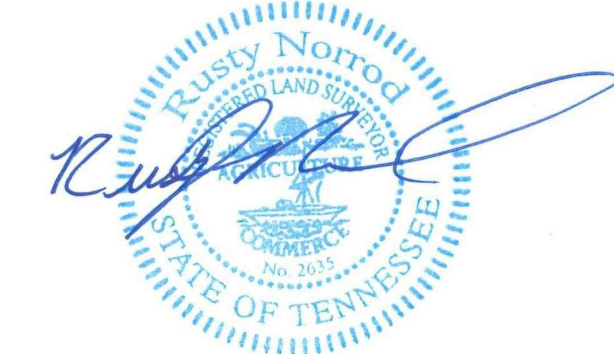
- THIS SURVEY IS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT ACCURATE TITLE SEARCH MAY REVEAL.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.
- PRIOR TO ANY CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO VERIFY ZONING, BUILDING SETBACKS, UTILITIES, AND EASEMENTS WITH THE PROPER GOVERNING AUTHORITY OR AGENCY.
- LOCATION OF UTILITIES IS APPROXIMATE. UTILITIES AS SHOWN MAY NOT BE THE ONLY UTILITIES IN THE AREA, WHETHER ACTIVE OR INACTIVE. CONTACT TN ONECALL (800) 351-1111 FOR UTILITY LOCATION.
- THIS SURVEY MAKES NO DETERMINATION OR OPINION ON MINERAL RIGHTS OR THE EXISTENCE OR RESPONSIBILITY OF ANY ENVIRONMENTAL ISSUES.
- SOURCE OF TITLE: PORTION OF DEED BOOK Z-1, PAGE 21



I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THAT IT IS A CATEGORY "I AND IV" SURVEY AND THE RATIO OF PRECISION OF UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

LOCATION OF PERIMETER MONUMENTS FOR THIS BOUNDARY SURVEY WERE PERFORMED USING SOKKIA SX 105T ROBOTIC TOTAL STATION INSTRUMENT AND SOKKIA GRX5 GNSS RECEIVER USING REAL-TIME-KINEMATIC (RTK) METHODS RELATIVE TO TDOT BASE REFERENCE RECEIVER. LOCATIONS GENERATED USING RTK VECTORS HAD A HORIZONTAL PRECISION OF 0.06' AND A VERTICAL PRECISION OF 0.10'. DISTANCES SHOWN HEREON ARE GRID.

DATE: 10-14-25



RUSTY NORROD, R.L.S.
TENNESSEE REGISTRATION NO. 2635

LEGEND

- | | |
|--|--------------------------------|
| | PROPERTY LINE |
| | ADJOINING PROPERTY LINE |
| | CENTERLINE OF ASPHALT |
| | OVERHEAD UTILITY LINE |
| | TDOT CONCRETE MONUMENT (FOUND) |
| | 1/2" REBAR (SET) |
| | 1/2" REBAR (FOUND) |
| | UTILITY POLE |

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 82°31'38" W	38.57'
L2	N 41°15'30" W	33.34'
L3	N 49°01'48" W	82.96'
L4	N 52°44'16" W	91.60'
L5	N 52°55'30" W	83.64'
L6	N 31°22'08" E	71.71'
L7	N 41°50'57" E	57.27'
L8	N 17°36'26" W	3.57'
L9	N 72°22'01" E	76.81'
L10	N 57°55'48" E	49.11'
L11	N 41°15'30" W	7.16'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	146.38'	33°24'05"	85.34'	S 78°45'55" E	84.13'	43.92'



ALLEN HEIRS DIVISION

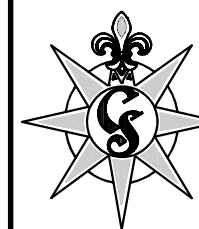
CECIL ALLEN, JR. and CHRISTINE ALLEN
PROPERTY

OLD GAINESBORO HWY and CUMMINS MILL ROAD
COOKEVILLE, TENNESSEE 38501

TENTH (10th) CIVIL DISTRICT
JACKSON COUNTY, TENNESSEE

TAX MAP 93, PORTION of PARCEL 90.00
PORTION of DEED BOOK Z-1, PAGE 21

TOTAL AREA = 10.32 ACRES



CLINTON SURVEYING
LAND SURVEYING SERVICES
380 SOUTH LOWE AVENUE, SUITE 6
COOKEVILLE, TN 38501 931-372-0146

SCALE: 1" = 100'	DR	RT	CHK	RN	REV
PROJ: 25-110	DATE: 10-14-25	SHEET 1			