

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 and the Cookeville Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Putnam County, Tennessee.

Date Signed 3-14-11
 Director of Planning
Justin Canty
 Cookeville Municipal Planning Commission

CERTIFICATE 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.

Date Signed 10/11/10
 Director of Dept. of Water Quality Control
 or Water Utility District/Rep.
John B. Miller

CERTIFICATE 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.

Date Signed 10/11/10
 Director of Public Works
John B. Miller

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 I (we) further certify that I (we) have read and understand the deed restrictions or covenants and I (we) agree to establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and paths as shown to the public or private use noted. I (we) further acknowledge that any change to the subdivision constitutes a subdivision and requires the approval of the Board of Planning and Zoning. I (we) further certify that the property shown hereon is not prohibited under any current deed restrictions or covenants on the property.

Date Signed 3/14/11
 Owner's Signature
Justin Canty
 Owner's Signature

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 Planning and Zoning Commission. I further certify that the survey was conducted in accordance with the Tennessee Board of Engineering and Land Surveyors. I also hereby certify that the monuments and pin locations shown hereon, to the specifications of the Cookeville Planning Commission.

Date Signed 3/14/11
 Surveyor's Signature
Justin Canty
 State of Tennessee

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 4114(CO)20D, Dated: 5/16/07.

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.
 Stooded areas of the subject property depicted on this plat are in a SFHA.

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 or (2) a satisfactory survey in the amount of \$1,100.00 has been posted with the Cookeville Planning Commission to assure completion of all required improvements in case of default.

Date Signed 10/11/10
 Director of Public Works
John B. Miller
 Cookeville Fire Chief

CERTIFICATE OF EXISTING FIRE HYDRANTS

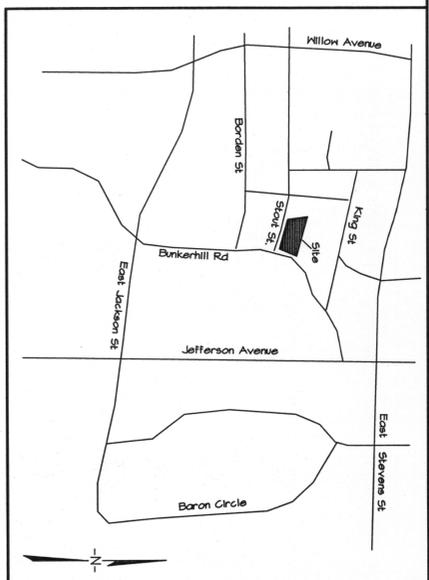
I hereby certify that the fire hydrants shown on this plat are in place and can adequately serve the lots shown hereon.

Date Signed 10/11/10
 Director of Public Works
John B. Miller
 Cookeville Fire Chief

CERTIFICATE OF APPROVAL OF POWER EASEMENTS

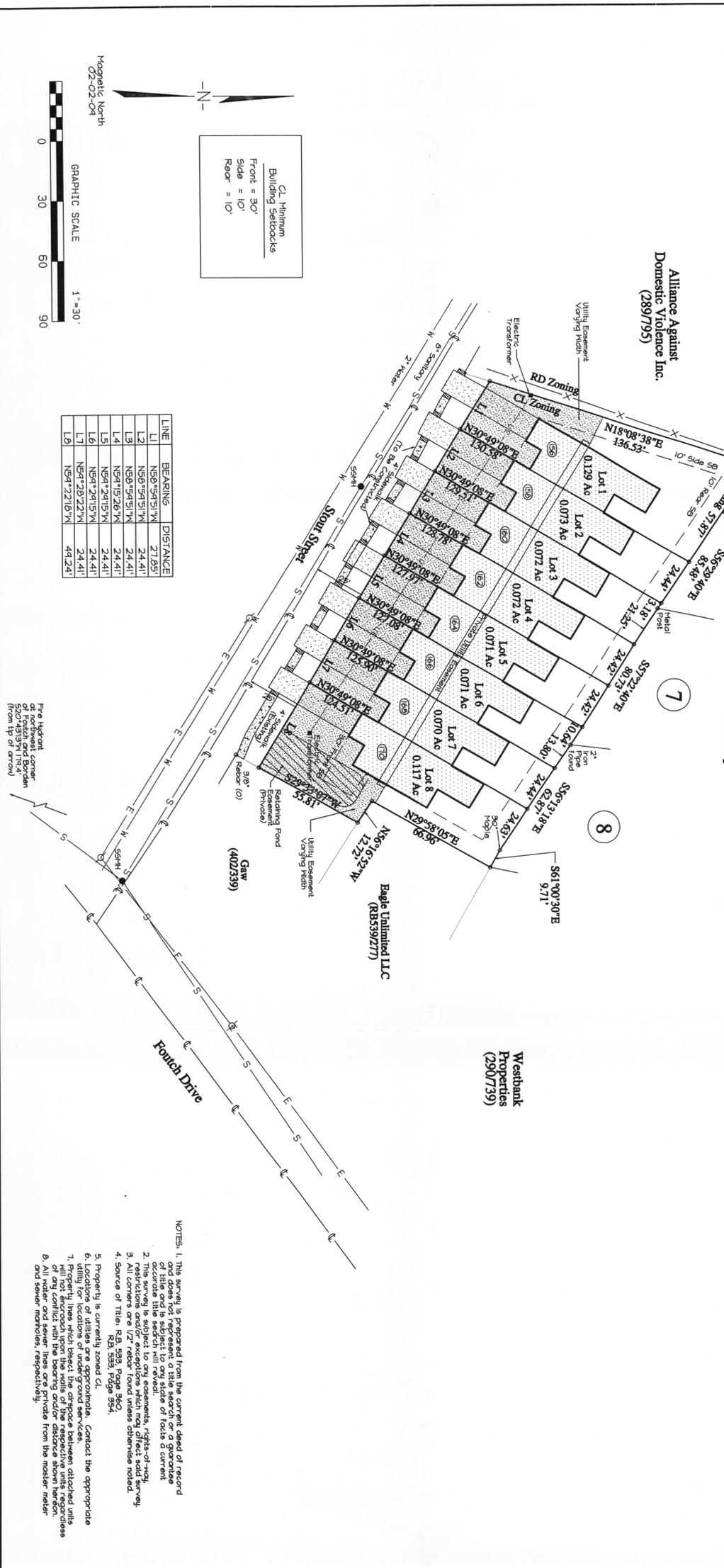
I hereby certify that acceptable power utility easements have been provided according to the requirements of the Cookeville Electric Department.

Date Signed 10/11/10
 Director of Cookeville Electric Dept.
John B. Miller



Alliance Against Domestic Violence Inc. (289/795)

Southland Heights Addition (W.D.B. 23/272) RD Zoning



LINE	BEARING	DISTANCE
L1	N50°54'31.71\"	21.05'
L2	N50°54'31.71\"	24.41'
L3	N50°54'31.71\"	24.41'
L4	N51°15'32.74\"	24.41'
L5	N51°24'15.71\"	24.41'
L6	N51°24'15.71\"	24.41'
L7	N51°28'27.71\"	24.41'
L8	N51°21'01.71\"	49.24'



Westbank Properties (290/739)

Beagle Unlimited LLC (RB3539277)

GAW (402/339)

NOTES:

- This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title. The survey is based on the current deed of record and does not represent a title search or a guarantee of title. The survey is based on the current deed of record and does not represent a title search or a guarantee of title.
- This survey is subject to any easements, rights-of-way, encroachments and/or other conditions shown hereon.
- All areas shown hereon are subject to the applicable zoning regulations of the City of Cookeville.
- Source of Title: RA, 553, Page 354.
- Property is currently zoned CL.
- Locations of utilities are approximate. Contact the appropriate utility for locations of underground services.
- Information shown hereon is based on the survey and does not represent a title search or a guarantee of title. The survey is based on the current deed of record and does not represent a title search or a guarantee of title.
- All water and sewer lines are private from the master meter and sewer manholes, respectively.

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.
- No driveway, entrance, curb cuts or other points of ingress or egress to the lot shown hereon 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.

FINAL PLAT FOR THE BROWNSTONES		FOR 8 UNIT SINGLE FAMILY ATTACHED TOWNHOMES PRESENTED TO COOKEVILLE MUNICIPAL PLANNING COMMISSION	
DEVELOPER:	Justin Canty	SURVEYOR:	Cinton Engineering Services
ADDRESS:	PO BOX 3841 Cookeville, TN 38502	ADDRESS:	380 SLOWE AVE, SUITE 6 COOKEVILLE, TN 38501
TELEPHONE:	931-303-8748	TELEPHONE:	931-303-8748
ENGINEER:	Cinton Engineering Services	OWNER:	Justin Canty
ADDRESS:	380 SLOWE AVE, SUITE 6 COOKEVILLE, TN 38501	ADDRESS:	PO BOX 3841 COOKEVILLE, TN 38502
TELEPHONE:	931-312-0427	TELEPHONE:	931-303-8748
ACREAGE (SUBDIVIDED):	0.740 Acres	TAX MAP:	MAP 531, 680JF, D PARCEL 1400
NUMBER OF LOTS:	8	SCALE:	AS SHOWN
		DATE:	04-22-10