

LEGEND

BUILDING	[Blue hatched pattern]
COMMONS AREA	[Red hatched pattern]
SIDE WALK	[Red solid color]
DRIVEWAY	[Green hatched pattern]
UTILITY/MAINTENANCE EASEMENT	[Yellow hatched pattern]
RAIN GARDEN	[Blue wavy pattern]

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 Tennessee Planning Commission. I further certify that the degree of accuracy (linear and angular) meets the standards required of an independent survey as established by the Tennessee Surveying and Mapping Act. I also hereby certify that the monuments and markers shown hereon are in accordance with the specifications of the Tennessee Surveying and Mapping Act.
 16 April 2015
 Date Signed

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 Dept.
 5/12/2015
 Date Signed

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 Register of Deeds of Putnam County, Tennessee.
 5-14-15
 Date Signed

Harold Burris, Registrar
 Putnam County
 Rec'd: 134400 Instrument #: 177246
 State: 0.00 5/15/2015 at 12:45 PM
 Clerk: 0.00 in Plot Cabinet
 Other: 2.00 H
 Total: 17.00
 Pgs 14B-14B

FINAL PLAT FOR DOWNTON SQUARE PHASE I
 PRESENTED TO COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: JERRY C. GAW
 ADDRESS: 640 NORTH DIXIE AVENUE
 COOKEVILLE TN 38501
 TELEPHONE: 931 526-3700

OWNER: AARON BERNHARDT
 ADDRESS: 640 NORTH DIXIE AVENUE
 COOKEVILLE TN 38501
 TELEPHONE: 931 526-3700

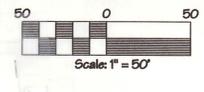
ACREAGE SUBDIVIDED: 1.07 LOTS: 8
 DEED BOOK REFERENCE: RB624 PAGE 334

SURVEYOR: CHRISTOPHER M. VICK
 ADDRESS: 2772 Hidden Cove Road
 COOKEVILLE, TN. 38506
 TELEPHONE: 931-372-1226

OWNER: JERRY C. GAW INC.
 ADDRESS: 640 NORTH DIXIE AVENUE
 COOKEVILLE TN 38501
 TELEPHONE: 931 526-3700

TAX MAP: 53-M TP PARCEL NO: 2.00
 SCALE: 1"=30'-0" DATE: 7 JULY 2014

Revised: 08 April 2015



LEGEND

○	MANHOLE
●	2 X 2 COLUMN
⊙	5/8" REBAR (found)
⊙	POWER POLE
⊙	CHAIN LINK FENCE POST
⊙	DRAIN
⊙	WATER METER
⊙	TELEPHONE BOX
⊙	12" PIPE (set)
⊙	FIRE HYDRANT
⊙	ROAD
⊙	2" PIPE (found)
⊙	OTHER
⊙	ELECTRIC TRANSFORMER

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.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; 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.

I hereby certify that this is a category II 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.

Drawn by CHN File No: 12-38c2 Downtown Square Phase I Final Plat revised

NOTE: THE PROPERTY AS DRAWN HEREON IS SUBJECT TO A POWER LINE EASEMENT AND TWO SEWER LINE EASEMENTS NOTED IN BOOK 284 PAGE 365 AND RB234 PAGE 786. LOCATION OF THE SEWER LINE IS ESTIMATED.

ZONED CG

SETBACKS:

FRONT	50'
REAR (multi family)	20'
All other uses	10'
(This S/D Single family attached)	
SIDE (multi family)	10'
All other uses	0'
(This S/D Single family attached)	

BOB GARLAND
 MAP 53-M GRP B PAR 2.01
 RB601 PAGE 569

THE WILLIAMS LIVING TRUST
 MAP 53-M GRP B PAR 5.00
 BOOK 441 PAGE 13
 TRACT 2

THE WILLIAMS LIVING TRUST
 MAP 53-M GRP B PAR 5.00
 BOOK 441 PAGE 13
 TRACT 3

CITY OF COOKEVILLE
 MAP 53-M GRP B PAR 24.00
 BOOK 342 PAGE 127

VICKIE LYNN FREDERICK AND
 PAULA R. JACKSON
 MAP 53-M GRP B PAR 23.00

CERTIFICATE OF APPROVAL OF NEW WATER LINES
 I hereby certify that (1) water lines are installed in an acceptable manner and according to the specifications of the Cookeville Planning Commission. (or (2) a Financial Guarantee acceptable to the Cookeville Planning Commission in the amount of \$_____ has been posted to assure completion of all required improvements in the case of default. On-Site Sewer is Private.
 5/14/15
 Date Signed

CERTIFICATE OF APPROVAL OF NEW SEWAGE COLLECTION FACILITIES
 I hereby certify that (1) public sewage collection facilities are installed in an acceptable manner and according to City of Cookeville's specifications; or (2) a Financial Guarantee acceptable to the Cookeville Planning Commission in the amount of \$_____ has been posted to assure completion of all required improvements in the case of default. On-Site Sewer is Private.
 5/14/15
 Date Signed

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 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.
 5-13-15
 Date Signed

CERTIFICATE OF APPROVAL OF NEW STREETS AND DRAINAGE SYSTEM
 I hereby certify that (1) streets, drainage system (easements, culverts, etc.) and other improvements (curbs, sidewalks, etc.) as required by the Cookeville Planning Commission are installed in an acceptable manner and according to required specifications; or (2) a Financial Guarantee acceptable to the Cookeville Planning Commission in the amount of \$_____ has been posted to assure completion of all required improvements in the case of default.
 5-13-15
 Date Signed

CERTIFICATE OF APPROVAL OF NEW FIRE HYDRANTS
 I hereby certify that (1) the fire hydrants and other related improvements 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 surety in the amount of \$_____ has been posted with the Cookeville Planning Commission to assure completion of all required improvements in case of default.
 5/13/15
 Date Signed

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 driveway, 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
LOT #1	N 84°36'22" W	102.50'
L1	N 05°21'57" E	36.12'
L2	S 84°36'22" E	102.50'
L3	S 05°21'57" W	48.17'
L4	S 05°21'57" W	48.17'
L5	N 84°36'22" W	102.50'
L6	N 05°21'57" E	48.17'
L7	S 84°36'22" E	102.50'
L8	S 05°21'57" W	48.17'
L9	S 05°21'57" W	48.17'
L10	N 84°36'22" W	102.50'
L11	N 05°21'57" E	48.17'
L12	S 84°36'22" E	102.50'
L13	S 05°21'57" W	48.17'
L14	S 05°21'57" W	48.17'
L15	N 84°36'22" W	102.50'
L16	N 05°21'57" E	48.17'
L17	S 84°36'22" E	102.50'
L18	S 05°21'57" W	48.17'
L19	S 05°21'57" W	48.17'
L20	N 84°36'22" W	102.50'
L21	N 05°21'57" E	48.17'
L22	S 84°36'22" E	102.50'
L23	S 05°21'57" W	48.17'
L24	S 05°21'57" W	48.17'
L25	N 84°36'22" W	102.50'
L26	N 05°21'57" E	48.17'
L27	S 84°36'22" E	102.50'
L28	S 05°21'57" W	48.17'
L29	S 05°21'57" W	48.17'
L30	N 84°36'22" W	102.50'
L31	N 05°21'57" E	48.17'
L32	S 84°36'22" E	102.50'
L33	S 05°21'57" W	48.17'

COMMONS AREA #1	BEARING	DISTANCE
C1	N 58°31'00" E	20.62'
C2	N 58°31'00" E	20.62'
C3	N 58°31'00" E	20.62'
C4	N 58°31'00" E	20.62'
C5	N 58°31'00" E	20.62'
C6	N 58°31'00" E	20.62'
C7	N 58°31'00" E	20.62'
C8	N 58°31'00" E	20.62'
C9	N 58°31'00" E	20.62'
C10	N 58°31'00" E	20.62'
C11	N 58°31'00" E	20.62'
C12	N 58°31'00" E	20.62'
C13	N 58°31'00" E	20.62'
C14	N 58°31'00" E	20.62'
C15	N 58°31'00" E	20.62'
C16	N 58°31'00" E	20.62'
C17	N 58°31'00" E	20.62'
C18	N 58°31'00" E	20.62'
C19	N 58°31'00" E	20.62'
C20	N 58°31'00" E	20.62'

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION
 According to the FEMA FIRM # 47141C0140D.
 Dated: MAY 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 areas of the subject property depicted on this plat are in a SFHA.