

LEGEND

BUILDING	[Blue hatched pattern]
COMMONS AREA	[Red hatched pattern]
SIDE WALK	[Red solid color]
DRIVEWAY	[Yellow hatched pattern]
UTILITY/MAINTENANCE EASEMENT	[Green 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 **AS BUILT** survey. I also hereby certify that the monuments and physical features shown hereon, to the specifications of the Cookeville Municipal Planning Commission.

16 March 2016
 Date Signed: *[Signature]*
 Surveyor's Signature: *[Signature]*

Scale: 1" = 50'

Harold Burris, Register
 Putnam County
 Rec #: 142425 Instrument #: 187926
 Rec d: 15.00 Recorded: 4/11/2016 at 12:32 PM
 State: 0.00 in Plat Database
 Clerk: 2.00
 Other: 2.00
 Total: 17.00
 Pgs 77A-77A

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

DEVELOPER: JERRY C. GAW	SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: 640 NORTH DIXIE AVENUE COOKEVILLE TN 38501	ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN 38506
TELEPHONE: 931 526-3700	TELEPHONE: 931-372-1286
OWNER: AARON BERNHARDT	OWNER: JERRY C. GAW INC.
ADDRESS: 640 NORTH DIXIE AVENUE COOKEVILLE TN 38501	ADDRESS: 640 NORTH DIXIE AVENUE COOKEVILLE TN 38501
TELEPHONE: 931 526-3700	TELEPHONE: 931 526-3700

ACREAGE SUBDIVIDED: 1.02 LOTS: 13 TAX MAP: 53-M "B" PARCEL NO: 2.00
 DEED BOOK REFERENCE: RB624 PAGE 334 SCALE: 1"=30'-0" DATE: 7 JULY 2014
 Revised: 9 March 2016

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 Downton Square Phase III Final Plat

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 RB224 PAGE 796. 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)

809 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 15
 TRACT 2

THE WILLIAMS LIVING TRUST
 MAP 53-M GRP B PAR 5.00
 BOOK 441 PAGE 15
 TRACT 3

CITY OF COOKEVILLE
 MAP 53-M GRP B PAR 24.00
 BOOK 542 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 _____), 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.

4/15/16
 Date Signed: *[Signature]*
 Director of Dept. of Water Quality Control or Water Utility District Rep.

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.

4/15/16
 Date Signed: *[Signature]*
 Director of Dept. of Water Quality Control

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 surety in the amount of \$ 77,500.00 has been posted with the Cookeville Planning Commission to assure completion of all required improvements in case of default.

4/16/16
 Date Signed: *[Signature]*
 Director of Public Works

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 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.

4-7-2016
 Date Signed: *[Signature]*
 Owner's Signature

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 \$ 77,500.00 has been posted to assure completion of all required improvements in the case of default.

4/16/16
 Date Signed: *[Signature]*
 Director of Public Works

*NOTE: LOT 13 IS THE REMAINING ACREAGE OF PHASE III BEING NOTED AS COMMONS AREA

LEGEND

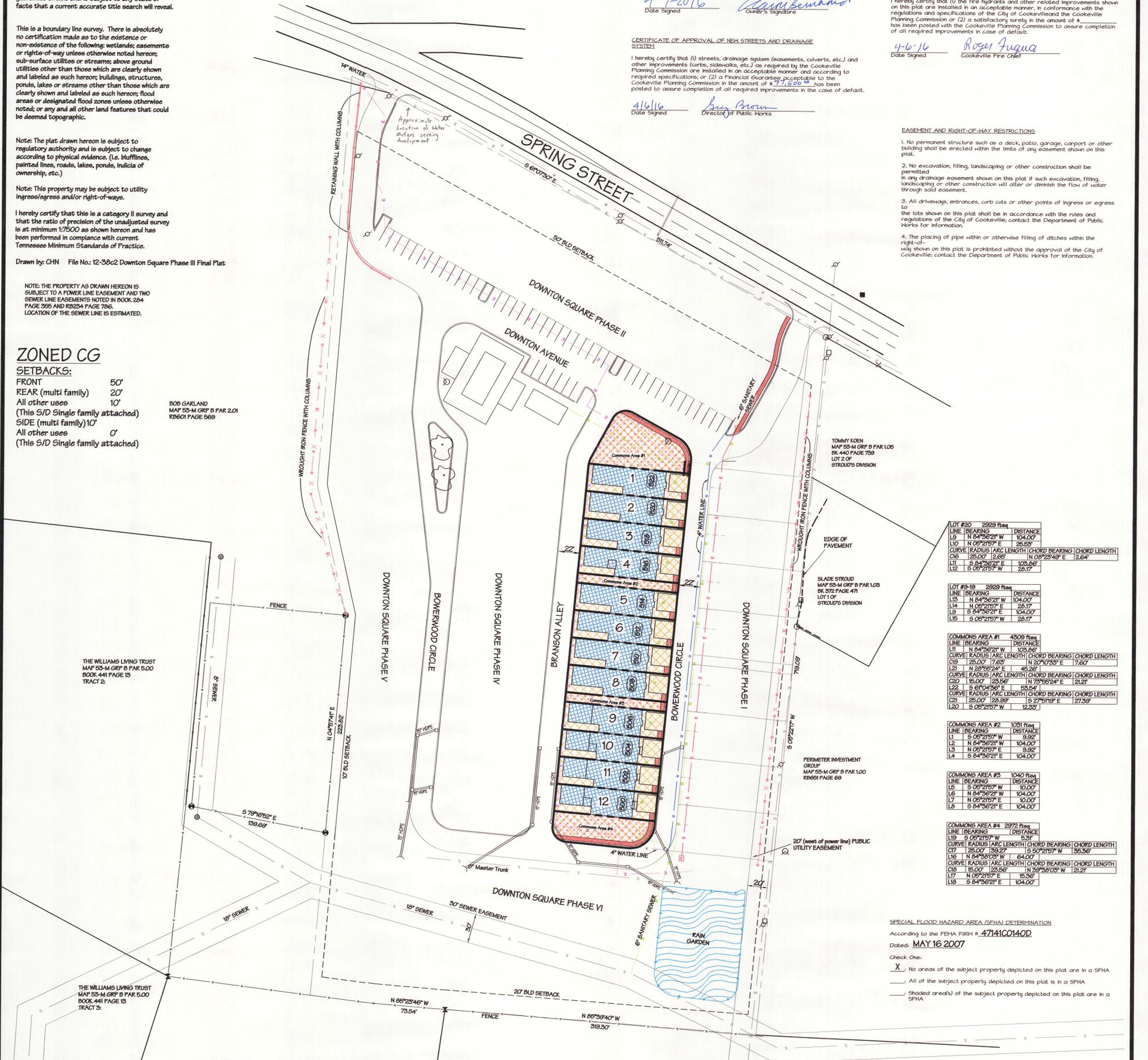
○	MANHOLE
●	2' X 2' COLUMN
○	5/8" REBAR (found)
○	POWER POLE
○	CHAIN LINK FENCE POST
○	DRAIN
○	WATER METER
○	TELEPHONE BOX
○	1/2" PIPE (est)
○	FIRE HYDRANT
○	ROAD
○	2" PIPE (found)
○	OTHER
○	ELECTRIC TRANSFORMER

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.

4-16-16
 Date Signed: *[Signature]*
 Cookeville Fire Chief

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.



LOT #20 2929 Feet

LINE	BEARING	DISTANCE	
L9	N 84°36'21" W	104.00'	
L10	N 06°21'57" E	104.00'	
CURVE RADIUS [ARC LENGTH] [CHORD BEARING] [CHORD LENGTH]			
C16	25.00'	12.66'	N 08°29'49" E 12.64'
L11	S 84°36'21" W	104.00'	
L12	S 06°21'57" W	28.17'	

LOT #9-19 2929 Feet

LINE	BEARING	DISTANCE
L13	N 84°36'21" W	104.00'
L14	N 06°21'57" E	28.17'
L15	S 84°36'21" E	104.00'
L16	S 06°21'57" W	28.17'

COMMONS AREA #1 4309 Feet

LINE	BEARING	DISTANCE	
L17	N 84°36'21" W	104.00'	
C18	25.00'	12.66'	N 20°12'33" E 17.60'
L21	N 29°59'24" E	45.29'	
C19	15.00'	23.56'	N 79°59'24" E 12.21'
L22	S 61°04'36" E	53.54'	
C20	15.00'	23.56'	N 79°59'24" E 12.21'
L23	N 06°21'57" E	3.92'	
L24	S 84°36'21" E	104.00'	

COMMONS AREA #2 1091 Feet

LINE	BEARING	DISTANCE
L1	S 06°21'57" W	3.92'
L2	N 84°36'21" W	104.00'
L3	N 06°21'57" E	3.92'
L4	S 84°36'21" E	104.00'

COMMONS AREA #3 1040 Feet

LINE	BEARING	DISTANCE
L5	S 06°21'57" W	3.92'
L6	N 84°36'21" W	104.00'
L7	N 06°21'57" E	10.00'
L8	S 84°36'21" E	104.00'

COMMONS AREA #4 2972 Feet

LINE	BEARING	DISTANCE	
L19	S 06°21'57" W	3.91'	
C17	25.00'	12.66'	S 69°21'57" W 135.36'
L16	N 84°36'21" W	64.00'	
C18	15.00'	23.56'	N 59°59'24" W 12.21'
L17	N 06°21'57" E	15.36'	
L18	S 84°36'21" E	104.00'	

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION
 According to the FEMA FIRN # 4714HC140D
 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 area(s) of the subject property depicted on this plat are in a SFHA

CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS
 General approval is hereby granted for lots shown hereon as being suitable for surface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction the location of the house or other structure and the plans for the surface sewage disposal system shall be approved by the Tennessee Department of Environment and Conservation.

Date Signed: *[Signature]*
 Authorized Representative of Tennessee Department of Environment and Conservation