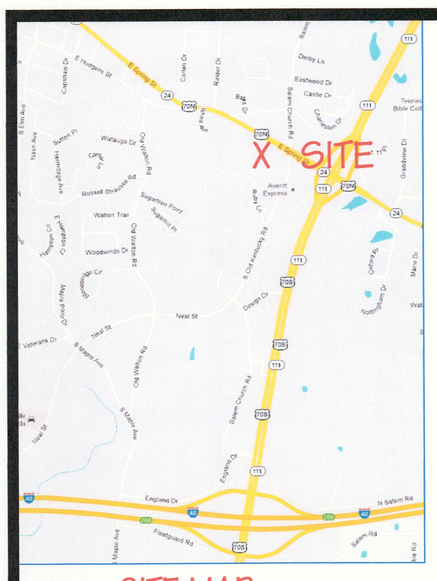
PRELIMINARY PLAT
FOR
DOWNTON SQUARE
PHASE III
PRESENTED TO
COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER:	JERRY C. GAW	SURVEYOR:	CHRISTOPHER M. VICK
ADDRESS:	640 NORTH DIXIE AVENUE	ADDRESS:	2772 Hidden Cove Road
	COOKEVILLE TN 38501		COOKEVILLE, TN. 38506
TELEPHONE:	931 526-3700	TELEPHONE:	931-372-1286
OWNER:	AARON BERNHARDT	OWNER:	JERRY C. GAW INC.
ADDRESS:	640 NORTH DIXIE AVENUE	ADDRESS:	640 NORTH DIXIE AVENUE
	COOKEVILLE TN 38501		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"=50'-0" DATE: 7 JULY 2014

Revised: 16 Sept 2014



SITE MAP
NTS

CERTIFICATE OF ACCURACY AND PRECISION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE COOKEVILLE PLANNING COMMISSION. I FURTHER CERTIFY THAT THE DEGREE OF PRECISION (LINEAR AND ANGULAR) MEETS THE STANDARDS REQUIRED OF AN URBAN AND SUBDIVISION SURVEYAS ESTABLISHED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THE MONUMENTS AND PINS HAVE BEEN PLACED AS SHOWN HEREIN, OR THE SAME WILL BE PLACED IN ACCORDANCE WITH THE REGULATIONS OF THE COOKEVILLE PLANNING COMMISSION.

21 April 2015
DATE

SURVEYOR'S SIGNATURE

CHRISTOPHER M. VICK
TENNESSEE LICENSED
LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2184

EASEMENT AND RIGHT-OF-WAY RESTRICTIONS:

1. 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.

2. 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.

3. 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 OR PUTNAM COUNTY; CONTACT THE DEPARTMENT OF PUBLIC WORKS OR COUNTY ROAD SUPERINTENDENT FOR INFORMATION.

4. THE PLACING OF PIPE WITHIN OR OTHERWISE FILLING OF THE DITCHES WITHIN THE RIGHTS-OF-WAY SHOWN ON THIS PLAT IS PROHIBITED WITHOUT THE APPROVAL OF THE CITY OF COOKEVILLE; CONTACT THE DEPARTMENT OF PUBLIC WORKS FOR INFORMATION.

50 0 50
Scale: 1" = 50'

True

*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 (set)
- FIRE HYDRANT
- ROAD
- 2" PIPE (found)
- OTHER

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)	

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

ACCORDING TO THE FEMA FIRM # 47141C0140D
DATED: MAY 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

LEGEND
- BUILDING
- COMMONS AREA
- SIDE WALK
- DRIVEWAY
- UTILITY/MAINTENANCE EASEMENT

Note-A: The storm water detention area serving Phase III as drawn hereon and noted as Rain Garden was approved as part of Phase I on 27 April 2015.

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 utilites 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.

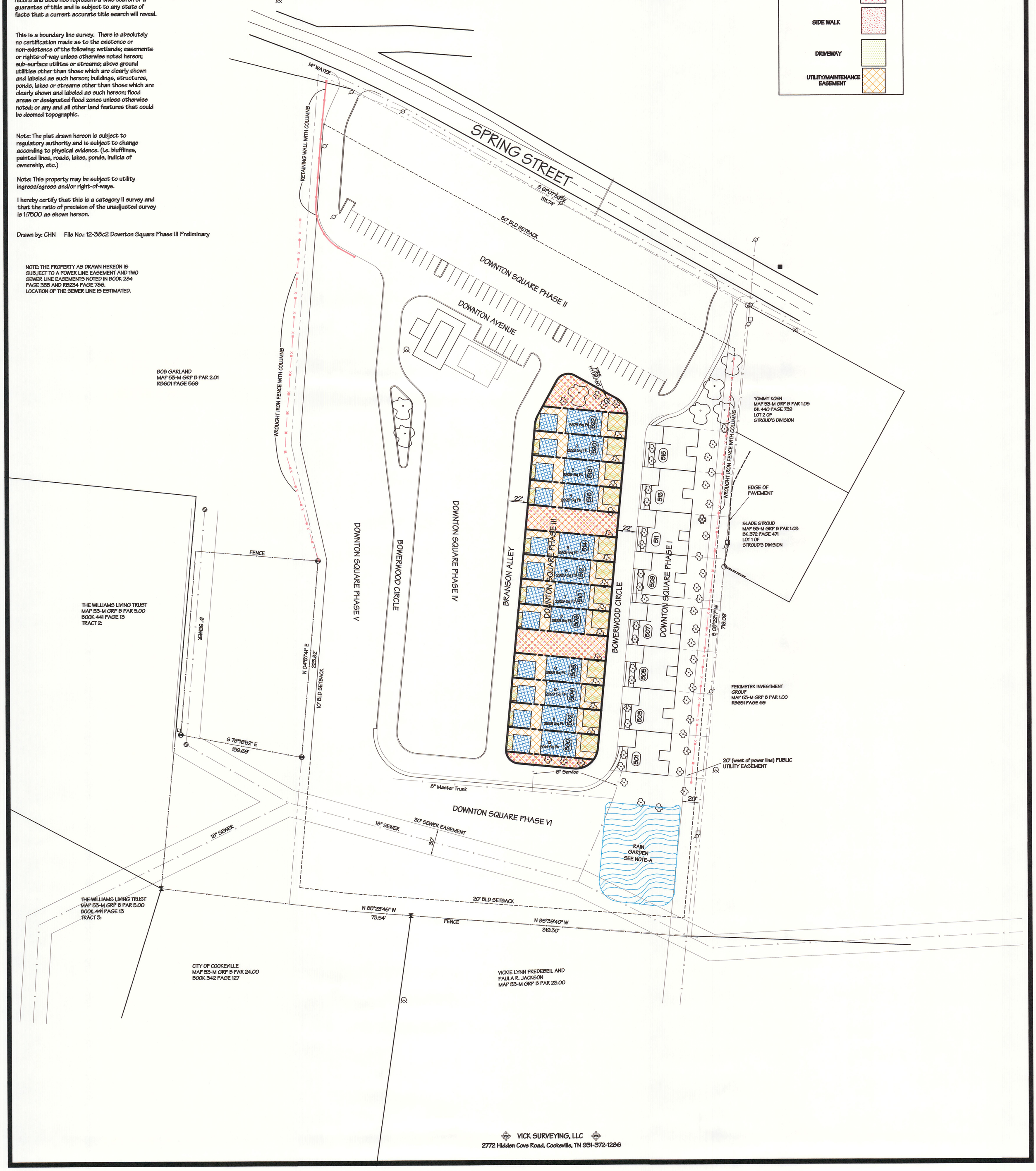
Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluflines, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingrese/egrese 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 1:7500 as shown hereon.

Drawn by: CHN File No.: 12-38c2 Downton Square Phase III Preliminary

NOTE: THE PROPERTY AS DRAWN HEREON IS SUBJECT TO A POWER LINE EASEMENT AND TWO SEWER LINE EASEMENTS NOTED IN BOOK 284 PAGE 355 AND RB234 PAGE 786. LOCATION OF THE SEWER LINE IS ESTIMATED.



VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 931-372-1286