

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 THE I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATED 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.

9-19-16
DATE SIGNED

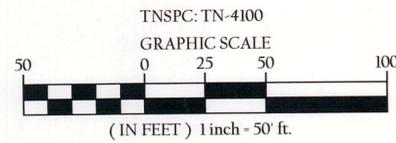
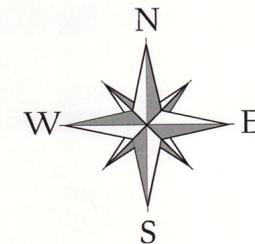
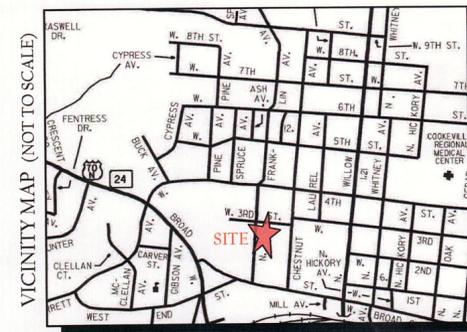
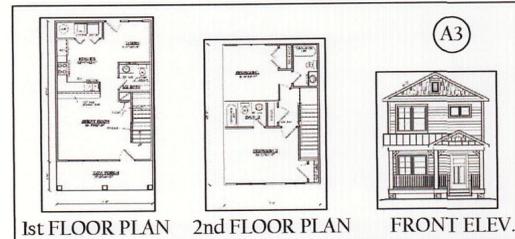
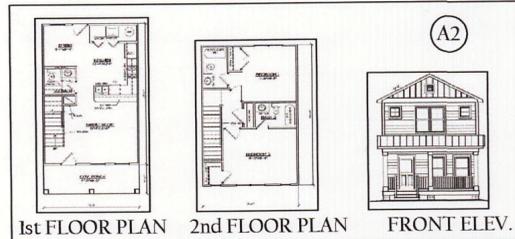
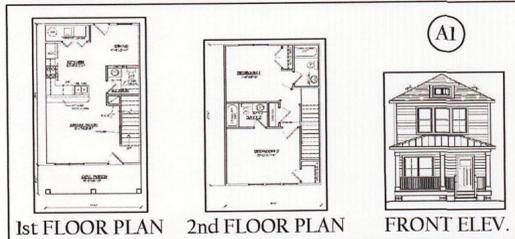
[Signature]
OWNER'S SIGNATURE

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.

DATE SIGNED _____ DIRECTOR OF PLANNING

DATE SIGNED _____ SECRETARY, COOKEVILLE MUNICIPAL PLANNING COMMISSION



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 COMMISSION. I FURTHER CERTIFY THAT THE DEGREE OF PRECISION (LINEAR AND ANGULAR) MEETS THE STANDARDS REQUIRED OF AN URBAN AND SUBDIVISION AS ESTABLISHED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. I ALSO HEREBY CERTIFY THAT THE MONUMENTS AND PINS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE COOKEVILLE PLANNING COMMISSION.

9-19-16
DATE SIGNED

[Signature]
SURVEYOR'S SIGNATURE

PARCEL REFERENCE

BEING ALL OF PARCELS 21.00 & 22.00, AS SHOWN ON PUTNAM COUNTY TAX MAP 053A, GROUP D.

DEED REFERENCE

PARCEL 21.00
BEING THE SAME PROPERTY CONVEYED TO TONY & CELESTE GAMMON, OF RECORD IN RECORD BOOK 182, PAGE 53, R.O.P.C., TN.

PARCEL 19.00
BEING THE SAME PROPERTY CONVEYED TO TONY & CELESTE GAMMON, OF RECORD IN RECORD BOOK III, PAGE 235, R.O.P.C., TN.

PLAT REFERENCE

BEING LOT 1, OF A PLAT ENTITLED 'COMBINATION PLAT, GRANT'S GROUNDS', OF RECORD IN PLAT CABINET 'H', SLIDE 128A, R.O.P.C., TN.

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

ACCORDING TO THE FEMA FIRM # 4741C0120D, DATED: MAY 16, 2007

CHECK ONE:

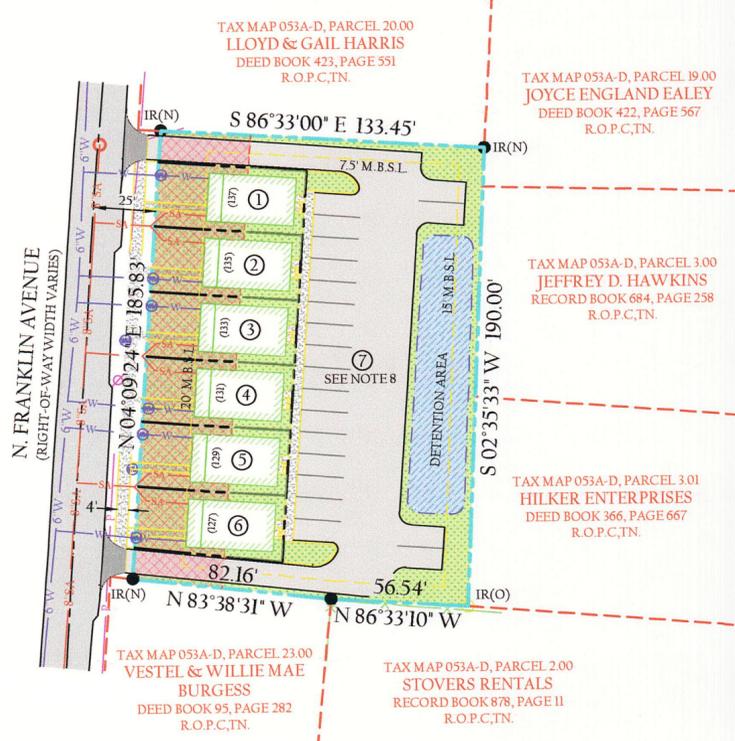
- NO AREAS OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA
- ALL OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT IS IN A SFHA
- SHADED AREA(S) OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA

LEGEND

- IR(O) IRON REBAR (OLD)
- IR(N) 1/2" IRON REBAR (NEW)
- S Sewer Manhole
- SC Sewer Cleanout
- W Water Meter
- V Water Valve
- F Fire Hydrant
- U Utility Pole
- P — Power Line
- X — Fence Line
- W — Water Line
- SA — Sewer Line
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.P.C., TN. PUTNAM COUNTY, TN. REGISTER'S OFFICE
- NEW LIGHT DUTY ASPHALT
- PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT AND LANDSCAPE AREA
- LANDSCAPE AREA
- DETENTION AREA
- 4' SIDEWALK

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE SIX (6) RESIDENTIAL LOTS.
- THE BASE ZONING OF THE PROPERTY IS RD (SINGLE FAMILY AND DUPLEX RESIDENTIAL). THIS PROPERTY WAS APPROVED FOR RAO (REDEVELOPMENT AREA OVERLAY) ZONING BY ORDINANCE NO. 0160717, WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 2016.
MINIMUM BUILDING SETBACKS: FRONT - 20'
REAR - 15'
SIDE - 10' / 7' BETWEEN BUILDINGS
- PARKING TABULATION: 20 SPACES
- THIS SURVEY IS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT AN ACCURATE TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO AND STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
- LOT SEVEN SHOWN HEREON IS COMMON OPEN SPACE AND IS NOT A BUILDABLE LOT.



LOT 1 AREA = 1,632 SQ. FT. OR 0.04 ACRES+
LOT 2 AREA = 1,647 SQ. FT. OR 0.04 ACRES+
LOT 3 AREA = 1,647 SQ. FT. OR 0.04 ACRES+
LOT 4 AREA = 1,647 SQ. FT. OR 0.04 ACRES+
LOT 5 AREA = 1,647 SQ. FT. OR 0.04 ACRES+
LOT 6 AREA = 1,611 SQ. FT. OR 0.04 ACRES+
LOT 7 AREA = 15,845 SQ. FT. OR 0.36 ACRES+
TOTAL AREA = 25,675 SQ.FT. OR 0.59 ACRES+



WHITTENBURG
LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN 38501
931-526-9000

PRELIMINARY PLAT &
FINAL RAO PLAN
GRANT'S GROUNDS
1st CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

DRAWN BY:	TLD	ACRES:	0.59
NUMBER OF LOTS:	7	JOB NUMBER:	16-175
PARCEL #:	MAP 053A'D' PAR 21.00 & 22.00	DATE:	09-06-2016
ADDRESS:	NORTH FRANKLIN AVENUE	SCALE:	1"=50'

OWNERS
TONY D. & ANN CELESTE
GAMMON
P.O. BOX 49564
ALGOOD, TN. 38506
931-265-6393

SURVEYOR
TAYLOR DILLEHAY
WHITTENBURG LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN. 38501
931-528-1AND