

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 ADAPT 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.

03/02/2015
DATE SIGNED

Barbara Kaiser
OWNER'S SIGNATURE

03/17/2015
DATE SIGNED

CERTIFICATION 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.

3/30/15
DATE SIGNED

Roger Auguste
COOKEVILLE FIRE CHIEF

CERTIFICATION 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.

3/30/15
DATE SIGNED

Greg Brown
DIRECTOR OF PUBLIC WORKS

CERTIFICATION 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.

3/26/15
DATE SIGNED

Paul Kelly
DIRECTOR OF DEPT. OF WATER QUALITY CONTROL OR WATER UTILITY DISTRICT REP.

Note: Lots 1 & 2 have existing septic systems and do not have access to sanitary sewer.

CERTIFICATE OF APPROVAL FOR RECORDING

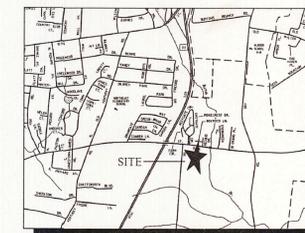
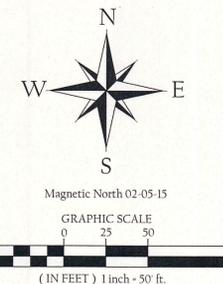
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE COOKEVILLE MUNICIPAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE COOKEVILLE PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF PUTNAM COUNTY, TENNESSEE.

4-1-15
DATE SIGNED

James Mills
DIRECTOR OF PLANNING

4-1-15
DATE SIGNED

Gene Barn
SECRETARY, COOKEVILLE MUNICIPAL PLANNING COMMISSION



VICINITY MAP (NOT TO SCALE)

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.

3-3-15
DATE SIGNED

A. Kelly
SURVEYOR'S SIGNATURE

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

ACCORDING TO THE FEMA FIRM # 4714C040D, 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 APPROVAL OF POWER EASEMENTS

I HEREBY CERTIFY THAT ACCEPTABLE POWER UTILITY EASEMENTS HAVE BEEN PROVIDED ACCORDING TO THE REQUIREMENTS OF THE COOKEVILLE ELECTRIC DEPARTMENT.

3/30/2015
DATE SIGNED

John A. Peck
DIRECTOR OF COOKEVILLE ELECTRIC DEPARTMENT

GENERAL NOTES

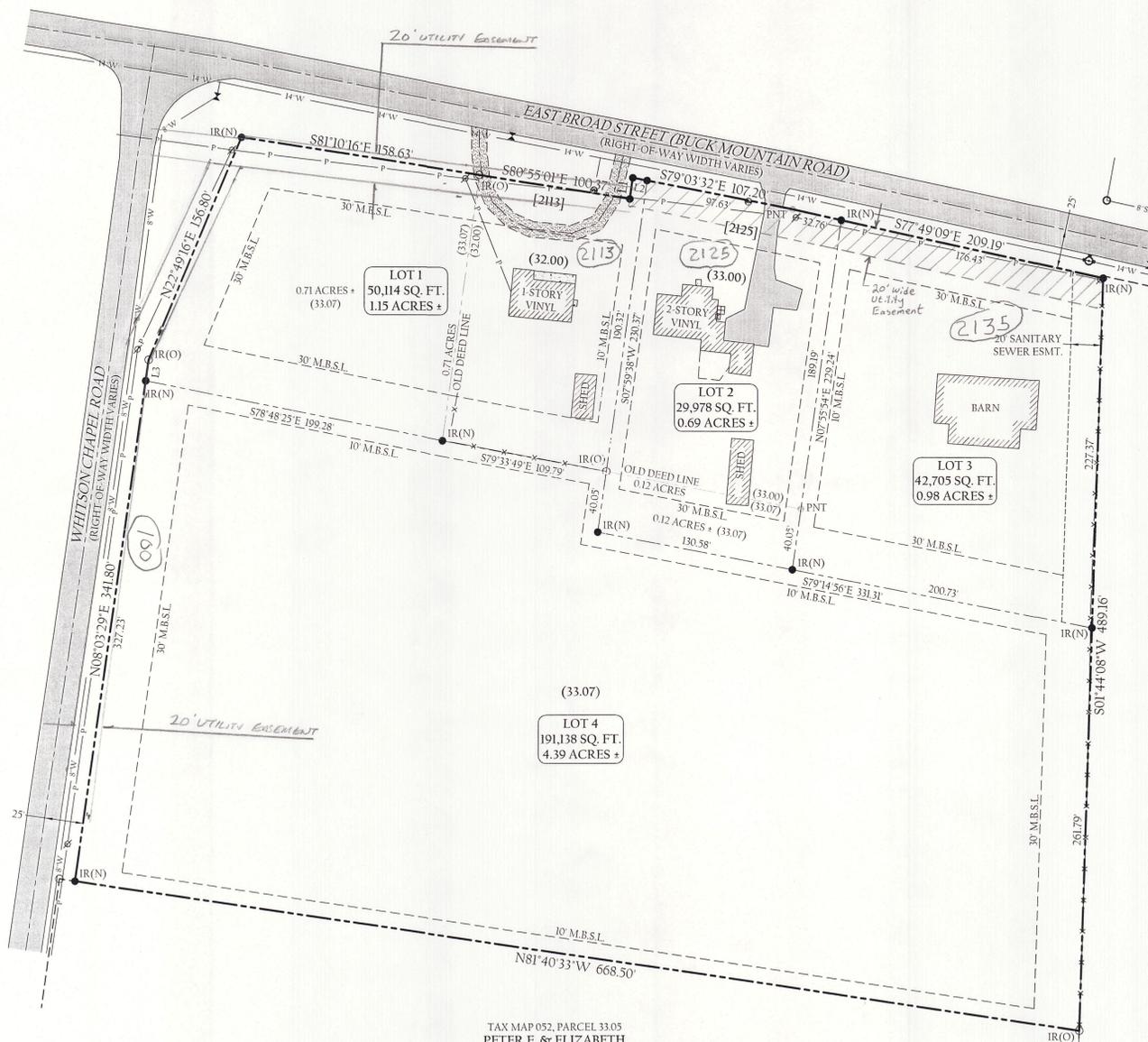
- THE PURPOSE OF THIS PLAT IS TO COMBINE 0.71 ACRES FROM PARCEL 33.07 WITH PARCEL 32.00, TO COMBINE 0.12 ACRES FROM PARCEL 33.07 WITH PARCEL 33.00, AND TO CREATE TWO ADDITIONAL RESIDENTIAL LOTS (LOTS 3 AND 4).
- THIS SURVEY SHOWS BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS REFERENCED ON FEDERAL EMERGENCY MANAGEMENT AGENCY NO. 4714C040D, WITH AN EFFECTIVE DATE OF MAY 16, 2007, WHICH MAKES UP PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT.
- THIS PROPERTY IS CURRENTLY ZONED RS-20 (SINGLE FAMILY RESIDENTIAL). MINIMUM YARD REQUIREMENTS ARE AS FOLLOWS:
MINIMUM BUILDING SETBACKS: FRONT - 30'
REAR - 30'
SIDE - 10' (RESIDENTIAL)
SIDE - 30' (CORNER LOTS)
- 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 ANY 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.
- THERE IS AN EXISTING FIRE HYDRANT LESS THAN 100' FROM THE INTERSECTION OF WHITSON CHAPEL ROAD AND BUCK MOUNTAIN ROAD THAT WILL PROVIDE COVERAGE FOR LOTS 1 AND 4.

LEGEND

- IRON
- IRON (OLD)
- IRON (NEW)
- POINT
- NON-MONUMENTED POINT
- SEWER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- ELECTRIC LINE
- FENCE LINE
- WATER LINE
- SEWER LINE
- (32.00) PARCEL NUMBER
- [2113] ADDRESS
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.P.C., TN. REGISTER'S OFFICE PUTNAM COUNTY, TN.
- GRAVEL AREA
- ASPHALT SURFACE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N07°55'34"E	14.02
L2	S79°03'32"E	9.57
L3	N08°03'29"E	13.64



TAX MAP 052, PARCEL 33.05
PETER F. & ELIZABETH
NICOLE ZIEGLER
RECORD BOOK 666, PAGE 184
R.O.P.C., TN.

LOT TABLE

LOT 1	1.15 ACRES OR 50,114 SQ. FT. ±
LOT 2	0.69 ACRES OR 29,978 SQ. FT. ±
LOT 3	0.98 ACRES OR 42,705 SQ. FT. ±
LOT 4	4.39 ACRES OR 191,138 SQ. FT. ±
TOTAL	7.21 ACRES OR 313,935 SQ. FT. ±

TAX MAP 052, PARCEL 31.00
RANDALL ALLEN &
KATHRYN ELLEN GAW
RECORD BOOK 701, PAGE 740
R.O.P.C., TN.



PARCEL REFERENCE

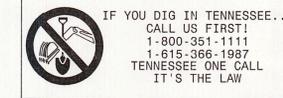
BEING ALL OF OF PARCEL 32.00 & 33.00 AND A PORTION OF PARCEL 33.07 AS SHOWN ON PUTNAM COUNTY TAX MAP 052.

DEED REFERENCE

PARCEL 32.00
BEING ALL OF THE SAME PROPERTY CONVEYED TO BARBARA KAISER, OF RECORD IN RECORD BOOK 829, PAGE 457, R.O.P.C., TN.

PARCEL 33.00
BEING ALL OF THE SAME PROPERTY CONVEYED TO IVAN FRANKLIN (L.E.) & CAROL LANE, OF RECORD IN RECORD BOOK 606, PAGE 63, R.O.P.C., TN.

PARCEL 33.07
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TRACY GENIEWEK, OF RECORD IN RECORD BOOK 606 PAGE 65, R.O.P.C., TN.



FINAL SUBDIVISION PLAT
LANE'S HAVEN
1st CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

DRAWN BY:	TLD	ACRES:	7.21
NUMBER OF LOTS:	4	JOB NUMBER:	15-041
PARCEL #/MAP 052, PAR. 32.00, 33.00 & 33.07		DATE:	02-23-2015
ADDRESS: BUCK MOUNTAIN ROAD		SCALE:	1"=50'

OWNER
TRACY GENIEWEK
626 COUNTY HILLS DRIVE
ST. LOUIS, MO 63119
850-973-7554
BARBARA KAISER
2113 BUCK MOUNTAIN ROAD
COOKEVILLE, TN 38506
931-537-6860

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

Harold Morris, Register
Putnam County
Rec #: 133314 Instrument #: 175776
Rec d: 15.00 Recorded
State: 0.00 4/1/2015 at 9:04 AM
Clerk: 0.00 in Plat Cabinet
Other: 2.00 H
Total: 17.00
Pgs 6B-6B