

LINE	BEARING	DISTANCE
L1	N81°56'34"E	26.00'
L2	S02°21'07"E	2.62'

LINE	CHORD BEARING	CHORD	RADIUS	DELTA	ARC	TANGENT
C1	N44°03'34"W	14.15'	10.00'	90°01'39"	15.71'	10.00'
C2	S45°55'48"W	14.14'	10.00'	84°51'18"	15.70'	9.91'

**First Tennessee Bank**  
(318/049)  
CL Zoning

**Climaco**  
(400/303)  
Lot 10  
RS 10 Zoning

**Murphree**  
(RB490/426)  
Lot 11  
RS 10 Zoning

**Oaklawn Place**  
Plat Cabinet A  
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**Ramsey**  
(RB485/176)  
Lot 12  
RS 10 Zoning

**Selby**  
(305/547)  
Lot 13  
RS 10 Zoning

**Mary Flatt**  
(200/337)  
RS 10 Zoning

**Manning Place**  
Plat Cabinet C  
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**Reese**  
(RB335/694)  
Lot 9  
RS 10 Zoning

**Shea**  
(RB387/36)  
Lot 8  
RS 10 Zoning

**Allen**  
(RB495/50)  
Lot 7  
RS 10 Zoning

\*A variance was granted on 10/27/2008, allowing a change from a Type II buffer screen to a Type III in order to reduce the width of the buffer yard from 20' to 10' along the boundary of the abutting single family residential property.

Minimum Building Setbacks  
Front (Major Street) = 50'  
Front = 30'  
Side = 10'  
Rear = 10' (See Note 4)  
Street Side Corner = 30'

**Legend**

Common Area and Private Utility Easement	++
Private Permanent Vehicular Access Easement and Public Utility Easement	••••
Public Utility Easement	////
Private Detention Pond Easement	XXXX
Private Drainage Easement	□□□□
Building	▒▒▒▒

**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.  
8-19-10  
Date Signed  
*Jerry Gawn*  
Owner's Signature

**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 for this subdivision as established by the Tennessee Board of Standards and Practices. I also hereby certify that the monuments and data have been placed or shown hereon, to the specifications of the Cookeville Planning Commission.  
8/16/10  
Date Signed  
*John A. Selby*  
Surveyor

**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 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.  
8/16/10  
Date Signed  
*Paul Kelly*  
Director of Dept. of Water Quality Control

**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.  
8/16/10  
Date Signed  
*Paul Kelly*  
Director of Dept. of Water Quality Control or Water Utility District Rep.

**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 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.  
8/16/10  
Date Signed  
*Guy Brun*  
Director of Public Works

**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.  
8/16/10  
Date Signed  
*John A. Selby*  
Cookeville Fire Chief

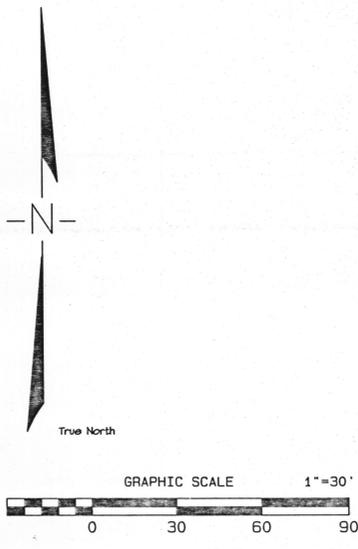
**CERTIFICATE OF APPROVAL OF POWER EASEMENTS**  
I hereby certify that acceptable power utility easements have been provided according to the requirements of the Cookeville Electric Department.  
8/16/10  
Date Signed  
*John A. Selby*  
Director of Cookeville Electric Dept.

**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.  
8-19-10  
Date Signed  
*James Mills*  
Director of Planning  
8-19-10  
Date Signed  
*James Mills*  
Secretary, Cookeville Municipal Planning Commission

**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; contact the Department of Public Works for information.  
4. 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.

**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**  
According to the FEMA FIR # 471410140D, Dated: 5/16/07.  
Check: (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

**NOTES:**  
1. 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 a current accurate title search will reveal.  
2. This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.  
3. All corners are 1/2" rebar found unless otherwise noted.  
4. Source of Title: RB, 503, Page 641.  
5. Property is currently zoned Local Commercial (CL).  
6. Locations of utilities are approximate. Contact the appropriate utility for locations of underground services.  
7. Property lines which bisect the airspace between attached units will not encroach upon the walls of the respective units regardless of any conflict with the bearing and/or distance shown hereon.  
8. All water and sewer lines are private from the master meter and sewer manholes, respectively.  
9. 10' Rear Setback and Type III Buffer along adjoining residential zoning.



**FINAL PLAT FOR**  
**MAGNOLIA ON TENTH**

COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: Jerry Gawn	SURVEYOR: Clinton Engineering Services
ADDRESS: 640 North Dixie Avenue Cookeville, TN 38501	ADDRESS: 380 S.Lowe Ave. Suite 6 Cookeville, TN 38501
TELEPHONE: 431.526.3700	TELEPHONE: 431-372-0427
ENGINEER: Clinton Engineering Services	OWNER: Jerry Gawn
ADDRESS: 380 S.Lowe Ave. Suite 6 Cookeville, TN 38501	ADDRESS: 640 North Dixie Avenue Cookeville, TN 38501
TELEPHONE: 431-372-0427	TELEPHONE: 431.526.3700
ACREAGE SUBDIVIDED: 2.516 Acres	TAX MAP: MAP 40M GROUP B PARCEL 4.00
NUMBER OF LOTS: 32	SCALE: AS SHOWN DATE: 08-05-10

08-284