

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 (we) hereby certify that the Subdivision Plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

10-28-15 *Tom Seaman*
Date Signed Owner's Signature

10-28-15 *Lee Sand - W. Sec.*
Date Signed Owner's Signature

10-28-15 *John Seaman*
Date Signed Owner's Signature

10-28-15 *Tom Seaman*
Date Signed Owner's Signature

CERTIFICATE OF SURVEY 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 Suburban 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.

10/27/2015 *JAMES E. HELTON*
Date Registered Land Surveyor

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 Putnam County, Tennessee.

11-4-15 *James Mill*
Date Director of Dept. of Planning

11-5-15 *James Brown*
Date Secretary, Cookeville Municipal Planning Commission

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47141G0285D, 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 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.

11-4-15 *Roger August*
Date Cookeville Fire Chief

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.

11/2/15 *Paul Kelly*
Date Director of Dept. of Water Quality Control

* See Water/Sewer Notes.

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.

11/3/15 *Greg Brown*
Date Director of Public Works

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.

Nov. 2, 2015 *Jana A. Peck*
Date Director of Cookeville Electric Dept.

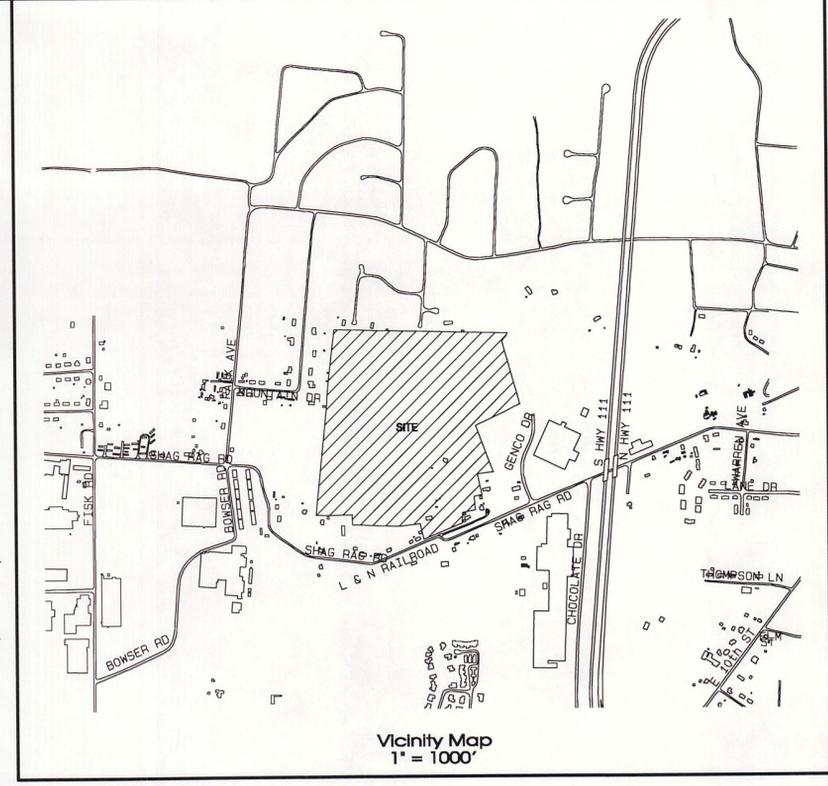
1. No permanent structure such as a deck, patio, garage, carport, or other building shall be erected within the limits of any easement shown on this plat.

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.

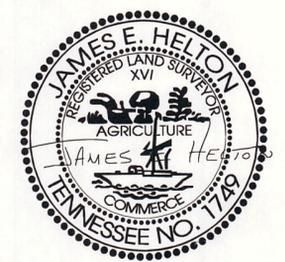
3. All driveways, entrances, curbs cuts or other points of ingress or egress to the lots shown on this plat shall be in accordance with the rules and regulations of the City of Cookeville; contact the Department of Public Works for information.

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.

5. There is to be a minimum 15' utility easement along all right-of-ways.

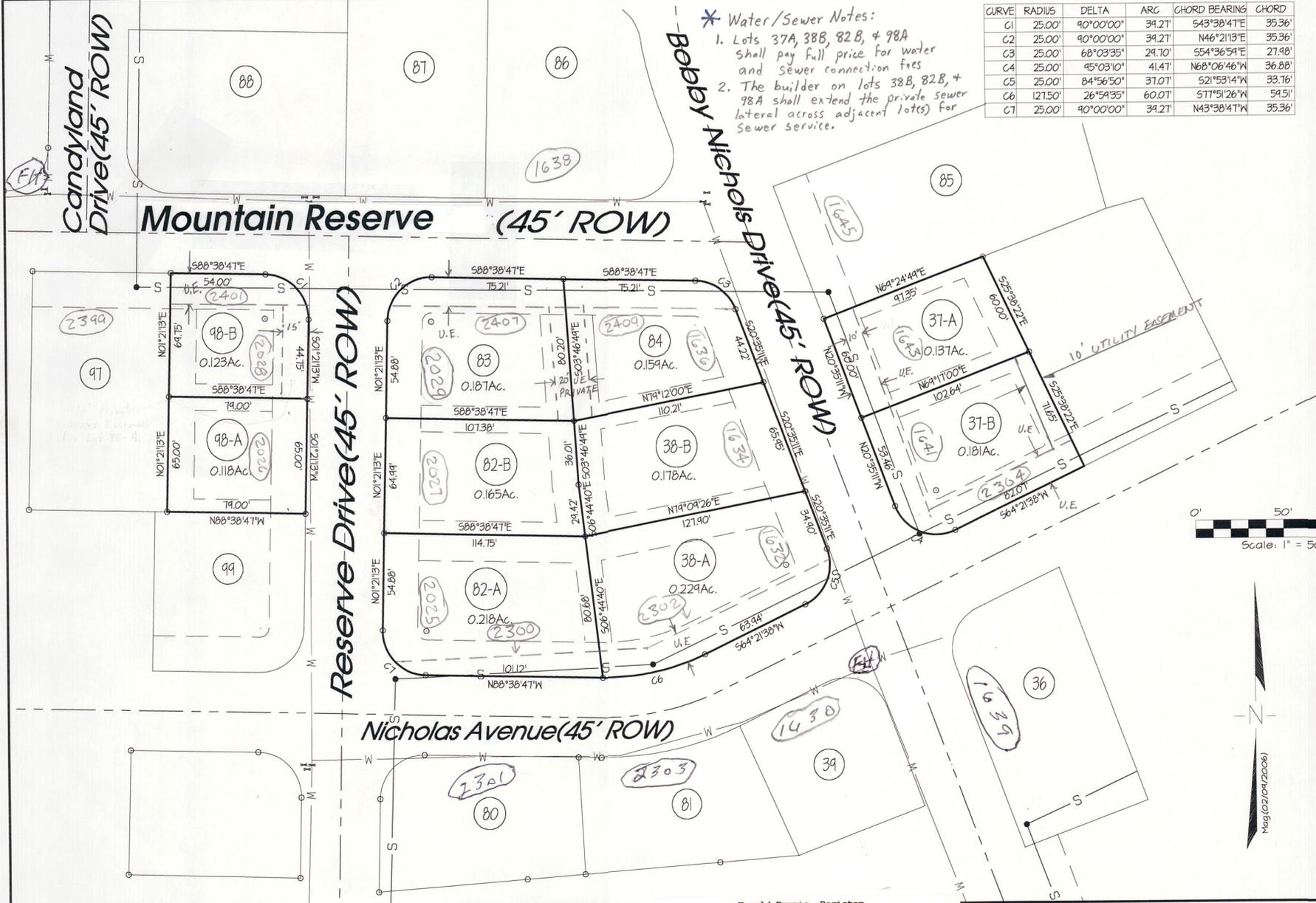


- NOTES:
- This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current accurate title search will reveal.
 - This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
 - Source of Title: Record Book 102, Page 122.
 - Property is zoned RS-5
Setbacks: Front - 20'
Rear - 15'
Side - 7.5'(maintain 15' between structures)
 - This property is not in a designated Special Flood Hazard Area as defined on Flood Insurance Rate Map for the City of Cookeville, Tennessee, Putnam County, Community-Panel Number 4701500130 D with an effective date of May 16 2007.
 - Property is identified as Parcels 37,38,82-84,98 on Tax Map 41A "B".
 - See Record Book _____, Page _____ for Rain Garden Maintenance Agreement.



I hereby certify that this is a category "1" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.

JAMES E. HELTON 10/27/2015
James E. Helton, R.L.S. #1744, Date
Helton & Associates
P. O. Box 2533
Cookeville, TN 38502



FINAL PLAT FOR			
Re-division of Lots 37,38,82-84,98			
RESERVE AT THE COUNTRY CLUB (Plat Cab. F. Slide 29B)			
PRESENTED TO			
COOKEVILLE MUNICIPAL PLANNING COMMISSION			
DEVELOPER:	Design Development of TN LLC	SURVEYOR:	Helton & Associates
ADDRESS:	885 Clarence Gillen Rd. Sparta, TN 38583	ADDRESS:	P. O. Box 2533 Cookeville, TN 38502
TELEPHONE:	931-260-2853	TELEPHONE:	931-525-1707
ENGINEER:	N/A	OWNER:	Design Development of TN LLC
ADDRESS:		ADDRESS:	885 Clarence Gillen Rd. Sparta, TN 38583
TELEPHONE:		TELEPHONE:	931-260-2853
ACREAGE SUBDIVIDED:	1.53 Ac.	TAX MAP:	41A "B" PARCEL NO: 37,38,82-84,98
NUMBER OF LOTS:	10	SCALE:	1"=50' DATE: 10/19/2015

Harold Burris, Register
Putnam County
Rec #: 138823 Instrument #: 183175
Rec'd: 15.00 Recorded
State: 0.00 11/5/2015 at 9:48 AM
Clerk: 0.00 in Plat Cabinet
Other: 2.00 H
Total: 17.00 Pgs 50A-50A

Project P15-130