

FEMA / NATIONAL FLOOD INSURANCE PROGRAM / SPECIAL FLOOD HAZARD AREA NOTICE: LOTS 3-14 REQUIRE THE SUBMISSION OF A PRE-CONSTRUCTION ELEVATION CERTIFICATE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. A POST-CONSTRUCTION ELEVATION CERTIFICATE IS REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

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.

Date Signed: 10/20/14
 Owner's Signature: [Signature]

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1864.74	96.56	N 00°20'08" E	96.54
C2	25.00	40.00	N 48°24'46" E	36.30
C3	100.00	5.00	S 88°28'02" E	5.00
C4	100.00	67.24	N 68°50'19" E	66.58
C5	100.00	59.57	N 53°30'23" E	58.69
C6	100.00	25.67	N 09°10'17" E	25.57
C7	25.00	22.39	N 27°37'25" E	21.66
C8	25.00	48.29	N 27°37'25" E	47.63
C9	25.00	56.92	N 27°37'25" E	54.59
C10	25.00	78.53	S 81°42'36" W	72.26
C11	25.00	22.39	S 66°19'25" W	21.66
C12	25.00	36.33	N 44°31'55" W	32.91
C13	25.00	42.81	N 43°08'01" E	37.64
C14	50.00	78.54	S 43°02'09" E	70.71
C15	50.00	78.54	S 43°02'09" E	70.71
C16	25.00	97.91	N 44°32'14" W	94.58

LINE BEARING	DISTANCE
L1	N 88°12'27" W 276.84
L2	N 88°12'27" W 146.19
L3	N 88°12'27" W 146.19
L4	N 88°12'27" W 146.19
L5	N 88°12'27" W 146.19
L6	N 88°12'27" W 146.19
L7	N 88°12'27" W 115.56
L8	N 01°57'57" E 142.66
L9	S 88°02'09" E 100.89
L10	S 88°02'09" E 146.00
L11	S 88°02'09" E 103.99
L12	S 88°02'09" E 124.01
L13	S 88°02'09" E 146.00
L14	S 88°02'09" E 146.00
L15	S 88°02'09" E 140.00
L16	N 01°57'57" E 125.00
L17	N 01°57'57" E 87.99
L18	N 88°02'09" E 143.70
L19	N 88°02'09" W 150.00
L20	N 88°02'09" W 150.00
L21	N 88°02'09" W 150.00
L22	N 88°02'09" W 150.00
L23	N 88°02'09" W 124.09
L24	N 09°46'30" W 13.38
L25	N 07°59'29" W 110.77
L26	S 87°12'30" E 169.54
L27	S 87°12'30" E 145.14
L28	S 87°12'30" E 296.22
L29	S 80°08'42" E 130.31
L30	S 80°08'42" E 191.47
L31	S 80°08'42" E 184.71
L32	S 80°08'42" E 158.29
L33	S 82°59'14" E 275.44
L34	S 82°59'14" E 154.38
L35	S 82°59'14" E 27.08
L36	S 12°43'36" W 278.27
L37	S 12°43'36" W 107.11
L38	S 12°43'36" W 49.58
L39	S 12°43'36" W 152.62
L40	S 12°43'36" W 128.29
L41	S 22°51'52" W 139.82
L42	S 56°51'14" W 87.74
L43	S 05°59'48" W 22.91
L44	S 88°02'09" E 141.79
L45	S 88°02'09" E 150.00
L46	S 88°02'09" E 150.00
L47	S 88°02'09" E 150.00
L48	S 88°02'09" E 150.00
L49	S 88°02'09" E 100.00
L50	S 01°57'57" W 100.00
L51	S 01°57'57" W 100.00
L52	N 88°02'09" W 100.00
L53	N 88°02'09" W 150.00
L54	N 88°02'09" W 150.00
L55	N 88°02'09" W 150.00
L56	N 88°02'09" W 150.00
L57	N 88°02'09" W 126.32
L58	N 01°57'57" W 126.54
L59	N 01°57'57" W 150.00
L60	S 01°57'57" E 150.00
L61	S 01°57'57" W 150.00
L62	S 01°57'57" W 150.00
L63	S 01°57'57" W 150.00
L64	S 01°57'57" W 150.00
L65	S 01°57'57" W 150.00
L66	S 01°57'57" W 150.00
L67	S 01°57'57" W 150.00
L68	S 01°57'57" W 150.00
L69	S 01°57'57" W 150.00
L70	S 88°02'09" E 158.19
L71	S 88°02'09" E 150.00
L72	S 88°02'09" E 150.00
L73	S 88°02'09" E 150.00
L74	S 88°02'09" E 150.00
L75	S 88°02'09" E 150.00
L76	S 88°02'09" E 150.00

ZONED R5-20 SETBACKS
 FRONT- 30'
 BACK- 30'
 SIDE- 10'

LEGEND

- SEWER VALVE
- TRANSFORMER
- SEWER BOX
- WATER METER
- CENTERLINE OF CREEK
- SEWER STRUCTURE
- POWER POLE
- STEEL FENCE POST
- WATER VALVE
- TELEPHONE BOX
- 1/2" PIPE (ext)
- FIRE HYDRANT
- ROAD
- STORM DRAIN CATCH BASIN
- CULVERT

HATCH LEGEND

- NEW EXTENSION OF ROAD
- EXISTING ROAD
- SIDEWALK
- SFHA ZONE A
- RIVER

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION
 ACCORDING TO THE FEMA FIRM # 47141C0285D & 47141C0305D
 DATED: 5-16-2007

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

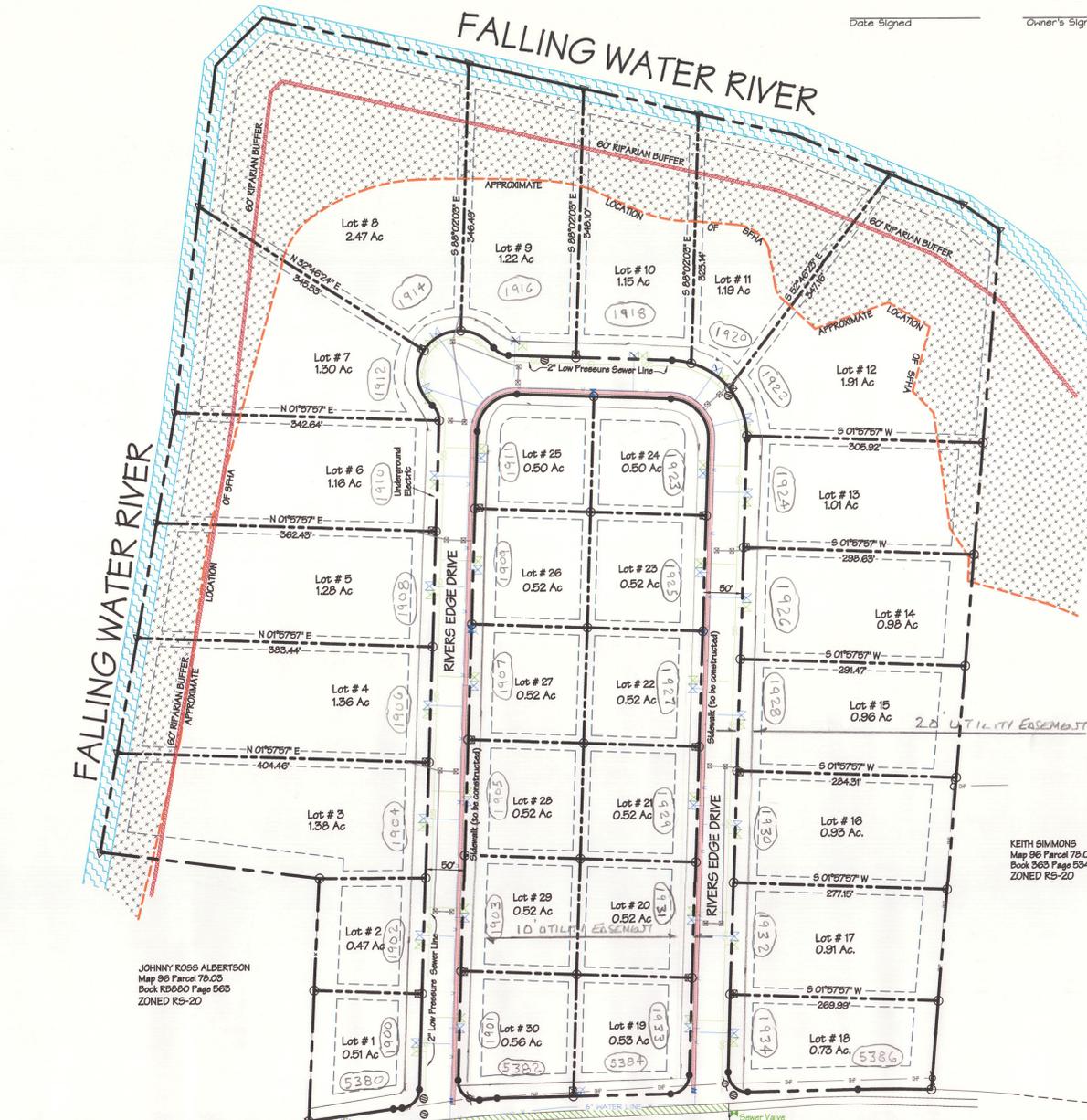
Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal.

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 utilities 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. bluelines, painted lines, roads, lakes, ponds, indicia of ownership, etc.)
 Note: This property may be subject to utility ingress/egress and/or right-of-ways.
 I hereby certify that this is a category II survey and that the ratio of precision of the surveyed survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

EASEMENT AND RIGHT-OF-WAY RESTRICTIONS
 ALL FINAL PLATS SHALL INCLUDE A STATEMENT INDICATING THE RESTRICTIONS FOR ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ON THE PLAT; SAID STATEMENT SHALL READ AS FOLLOWS:

- EASEMENT AND RIGHT-OF-WAY RESTRICTIONS:**
- NO PERMANENT STRUCTURE SUCH AS A DECK, PATIO, GARAGE, CARPORT OR OTHER BUILDING SHALL BE ERRECTED WITHIN THE LIMITS OF ANY EASEMENT SHOWN ON THIS PLAT.
 - NO EXCAVATION, FILLING, LANDSCAPING OR OTHER CONSTRUCTION SHALL BE PERMITTED IF SUCH EXCAVATION, FILLING, LANDSCAPING OR OTHER CONSTRUCTION WILL ALTER OR DIMINISH THE FLOW OF WATER THROUGH SAID EASEMENT.
 - 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, REGULATIONS, AND POLICIES OF THE PUTNAM COUNTY HIGHWAY DEPARTMENT. ALL CULVERTS AT DRIVEWAY ENTRANCES SHALL HAVE A MINIMUM DIAMETER OF 15".
 - 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 PUTNAM COUNTY HIGHWAY DEPARTMENT. ALL PIPING AND CATCH BASINS USED FOR THESE PURPOSES SHALL BE APPROVED BY THE HIGHWAY DEPARTMENT AND SHALL HAVE A MINIMUM DIAMETER OF 15".



JOHNNY ROSS ALBERTSON
 Map 96 Parcel 78.00
 Book RB360 Page 583
 ZONED R5-20

Note A: Shaded/Hatched area denotes completed improvements to the existing public streets required as a condition of development approval.

Note B: Shaded/Hatched area denotes completed extension of Old Sparta Highway as required as a condition of development approval. This extension as shown is for public use.

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 I HAVE RESIGNED OF PRECISION (LINEAR AND ANGLE) MEASUREMENT STANDARDS REQUIRED BY THE COOKEVILLE PLANNING COMMISSION. I HAVE BEEN EXAMINED AND APPROVED BY EXAMINERS FOR LAND SURVEYING AND I HEREBY CERTIFY THAT THE MEASUREMENTS HAVE BEEN PLACED AS SHOWN HEREON AND THAT I AM THE SURVEYOR OF THE COOKEVILLE PLANNING COMMISSION.

DATE: 27 Sept 2016
 SURVEYOR: CHRISTOPHER M. VICK
 TENNESSEE NO. 281

KEITH SIMMONS
 Map 96 Parcel 78.00
 Book 365 Page 534
 ZONED R5-20

EASEMENT AND RIGHT-OF-WAY RESTRICTIONS

- 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.
- 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.
- 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.
- 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.

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.

9-29-16
 Date Signed: Rosy Fugate
 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.

9/28/2016
 Date Signed: John A. Keel
 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.

10-10-16
 Date Signed: Camille Mills
 Director of Planning

10-10-16
 Date Signed: Dawn Barnes
 Secretary, Cookeville Municipal Planning Commission

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's 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.

10/16/16
 Date Signed: Walter 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 _____); 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.

10/11/16
 Date Signed: Walter Kelly
 Director of Dept. of Water Quality Control or Water Utility District Rep.

CERTIFICATE OF APPROVAL OF SIDEWALKS

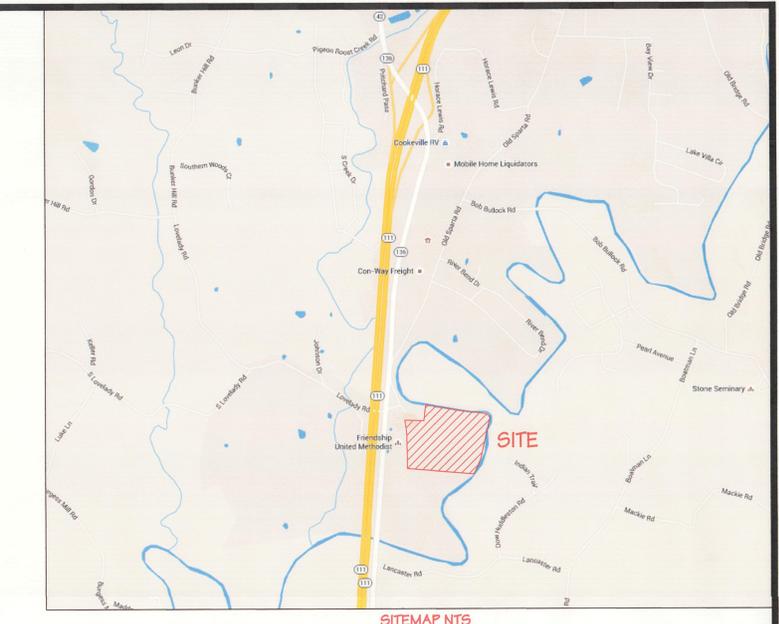
I hereby certify that (1) the sidewalks shown on this plat are installed in an acceptable manner, in conformance with the regulations and specifications of the City of Cookeville and the Cookeville Planning Commission or (2) a satisfactory surety in the amount of \$ _____ has been posted to assure completion of all required improvements in case of default.

9-28-16
 Date Signed: Bruce Brown
 Director of Public Works

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 the 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.

9-28-16
 Date Signed: Bruce Brown
 Director of Public Works



2ND CIVIL DISTRICT

FINAL PLAT FOR RIVER'S EDGE SUBDIVISION

PRESENTED TO
COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: DAVID BILBREY-ADVANCED INC. ADDRESS: 2240 SUMMERFIELD ROAD COOKEVILLE, TN 38506	OWNER: AUSTIN JONES ADDRESS: 6200 OLD SPARTA ROAD COOKEVILLE, TN 38506
TELEPHONE: 931-261-7212	TELEPHONE: 931-979-5550
ENGINEER: Bob Faulhaber ADDRESS: 1045 East 10th St #106 COOKEVILLE, TN 38501	SURVEYOR: CHRISTOPHER M. VICK ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38506
TELEPHONE: 931 252-0818	TELEPHONE: 931-372-1286
ACREAGE SUBDIVIDED: 29.78 LOTS: 30	TAX MAP: 96 PARCEL NO: 78.06
DEED BOOK REFERENCE: RB363/532	SCALE: 1"=100'-0" DATE: 25 JULY 2016