Sheet One of Two

FINAL PLAT
FOR
The Reserve at the Country Club
Phase I
PRESENTED TO
COOKEVILLE PLANNING COMMISSION

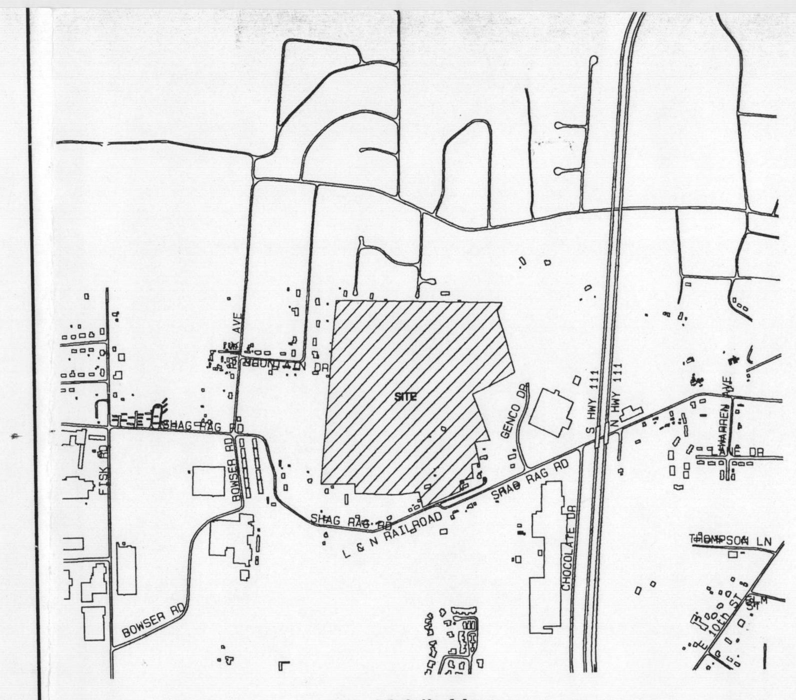
DEVELOPER: Design Development, LLC
ADDRESS: 885 Clarence Gillen Road
Sparta, TN
TELEPHONE: 931-738-5550

SURVEYOR: Helton & Associates
ADDRESS: P. O. Box 2533
Cookeville, TN 38502
TELEPHONE: 931-525-1707

ENGINEER: AEI
ADDRESS: 57 West Broad St.
Cookeville, TN 38502
TELEPHONE: 931-528-6516

ACREAGE SUBDIVIDED: 26.140 ac.
NUMBER OF LOTS: 109
SCALE: 1"=60'
DATE: 09/17/2008
TAX MAP REFERENCE: Map 41.00 Parcels 26 & 27

Vicinity Map
No Scale



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon as evidenced in Deed Book 336, Page 193 and that we hereby adopt this plan of subdivision with 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. We further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

9-29-08 Date — Owner, Title
9-24-08 Date — Owner, Title
9-25-08 Date — Owner, Title
9-25-08 Date — Owner, Title
9-26-08 Date — Owner, Title

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 of precision (linear and agular) meets the standards required of an ... as established by the Tennessee ... Land Surveyors. I also ... and pins have been ... specifications of the ...

9/24/08 Date

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 Regional Planning Commision with the exceptions 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.

9-26-08 Date — Director of Dept. of Planning and Codes or City Planner
9-26-08 Date — Secretary, Cookeville Regional Planning Commission

CERTIFICATE OF APPROVAL OF 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 the case of default.

9/25/08 Date — Cookeville Fire Chief

CERTIFICATE OF APPROVAL OF SEWAGE COLLECTION FACILITIES

I hereby certify that (1) public sewage collection facilities are installed in an acceptable manner and according to the City of Cookeville's specification; 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.

9/25/08 Date — Director of Dept. of Water Quality Control

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.

9/26/08 Date — Director of Cookeville Electric Dept.

CERTIFICATE OF APPROVAL OF 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 [redacted]); or (2) a Financial Guarantee acceptable to the Cookeville Planning Commission in the amount of $25,000.00 has been posted to assure completion of all required improvements in the case of default. Covers water & sewer

9-25-08 Date — Director of Dept. of Water Quality Control

CERTIFICATE OF APPROVAL OF 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 acceptable manner and according to required specifications or (2) a Financial Guarantee acceptable to the Cookeville Planning Commission in the amount of $171,000.00 has been posted to assure completion of all required improvements in the case of default.

9-25-08 Date — Director of Public Works

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 the City of Cookeville and the Cookeville Planning Commission or (2) a satisfactory surety in the amount of $83,000.00 has been posted with the Cookeville Planning Commission to assure completion of all required improvements in the case of default.

9-25-08 Date — Director of Public Works

CERTIFICATE OF COMPLIANCE WITH DEED RESTRICTIONS OR COVENANTS

I hereby certify that the subdivision plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

9-29-08 Date — Owner's Signature
9-24-08 Date — Owner's Signature
9-25-08 Date — Owner's Signature
9-25-08 Date — Owner's Signature
9-26-08 Date — Owner's Signature

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 or Putnam County; contact the Department of Public Works or County Road Superintendent for the 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 or Putnam County; contact the Department of Public Works or County Road Superintendent for the information.

LAND SURVEYING SERVICES
Licenced in TN, KY, AL
P. O. Box 2533
Cookeville, Tennessee 38502
931-525-1707 fax: 931-525-1842
email: jhelton@mail.heltonandassociates.com

I hereby certify that this is a category "I" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.
9/24/08
James E. Helton, R.L.S. #1749, Date

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	88°37'51"	38.67'	S23°07'54"W	34.93'
C2	25.00'	91°22'09"	39.87'	S66°52'06"E	35.78'
C3	180.00'	11°28'19"	36.04'	S15°26'52"E	35.98'
C4	25.00'	86°46'20"	37.86'	S53°05'53"E	34.35'
C5	172.50'	2°51'48"	8.62'	N84°56'51"E	8.62'
C6	172.50'	5°01'11"	15.11'	N88°53'21"E	15.11'
C7	25.00'	55°28'55"	24.21'	N63°34'29"E	23.27'
C8	50.00'	37°10'10"	32.44'	N54°30'07"E	31.87'
C9	50.00'	81°41'43"	71.29'	S66°03'51"E	65.41'
C10	50.00'	62°11'24"	54.27'	S05°52'31"W	51.65'
C11	50.00'	42°58'53"	37.51'	S58°27'45"W	36.63'
C12	50.00'	51°01'08"	44.76'	N71°32'14"W	47.13'
C13	25.00'	45°34'23"	19.88'	N65°48'52"W	19.36'
C14	127.50'	7°53'00"	17.54'	S87°21'27"W	17.53'
C15	25.00'	90°00'00"	34.27'	S38°30'51"W	35.36'
C16	25.00'	90°00'00"	34.27'	S51°29'03"E	35.36'
C17	25.00'	90°00'00"	34.27'	S38°30'51"W	35.36'
C18	222.50'	7°50'16"	30.44'	S02°33'55"E	30.41'
C19	25.00'	97°50'16"	42.69'	S41°33'55"E	37.69'
C20	25.00'	82°09'44"	35.85'	S42°26'05"W	32.86'
C21	25.00'	90°00'00"	34.27'	S43°38'47"E	35.36'
C22	25.00'	90°00'00"	34.27'	S46°21'13"W	35.36'
C23	25.00'	90°00'00"	34.27'	S43°38'47"E	35.36'
C24	25.00'	90°00'00"	34.27'	S46°21'13"W	35.36'
C25	30.00'	108°22'08"	56.14'	S52°44'51"E	48.65'
C26	25.00'	90°00'00"	34.27'	N46°21'13"E	35.36'
C27	25.00'	90°00'00"	34.27'	N43°38'47"W	35.36'
C28	25.00'	90°00'00"	34.27'	N46°21'13"E	35.36'
C29	25.00'	90°00'00"	34.27'	N43°38'47"W	35.36'
C30	127.50'	26°54'35"	60.07'	S77°51'26"W	54.51'
C31	25.00'	84°56'50"	37.07'	S21°53'14"W	33.76'
C32	25.00'	95°03'10"	41.47'	N68°06'46"W	36.88'
C33	25.00'	84°56'50"	37.07'	N21°53'14"E	33.76'
C34	25.00'	95°03'11"	41.47'	S68°06'46"E	36.88'
C35	172.50'	26°54'35"	81.27'	S77°51'26"W	80.52'
C36	25.00'	90°00'00"	34.27'	N46°21'13"E	35.36'
C37	25.00'	90°00'00"	34.27'	N43°38'47"W	35.36'
C38	25.00'	90°00'00"	34.27'	N46°21'13"E	35.36'
C39	25.00'	90°00'00"	34.27'	N43°38'47"W	35.36'
C40	25.00'	90°00'00"	34.27'	N46°21'13"E	35.36'
C41	25.00'	50°42'13"	22.12'	S65°25'45"E	21.41'
C42	177.50'	7°50'16"	24.28'	N02°33'55"W	24.26'
C43	25.00'	98°34'18"	43.05'	N55°48'42"W	37.92'
C44	127.50'	23°11'18"	51.60'	S63°16'00"W	51.25'
C45	25.00'	50°42'13"	22.12'	S26°19'15"W	21.41'
C46	50.00'	86°09'13"	75.18'	S44°02'45"W	68.30'
C47	50.00'	40°34'42"	35.48'	N12°32'47"W	34.74'
C48	50.00'	45°28'54"	39.69'	N29°28'27"W	38.66'
C49	50.00'	47°01'15"	41.03'	N16°46'40"E	39.89'
C50	50.00'	62°05'16"	54.18'	N71°19'56"E	51.57'
C51	25.00'	50°42'13"	22.12'	N77°01'27"E	21.41'
C52	172.50'	14°00'09"	42.16'	N58°40'26"E	42.05'
C53	172.50'	13°21'42"	40.23'	N72°21'21"E	40.14'
C54	25.00'	85°31'14"	37.32'	N36°16'34"E	33.95'
C55	35.00'	106°12'13"	64.88'	N59°35'10"W	55.98'
C56	127.50'	46°18'04"	103.03'	S44°09'42"W	100.25'
C57	127.50'	31°17'15"	69.62'	S05°22'02"W	68.76'
C58	127.50'	4°59'56"	11.12'	S12°46'34"E	11.12'
C59	172.50'	13°41'40"	41.23'	S08°25'42"E	41.13'
C60	172.50'	17°06'30"	51.51'	S06°58'23"W	51.32'
C61	172.50'	21°22'53"	64.37'	S26°13'05"W	64.00'
C62	172.50'	23°07'13"	69.61'	S48°28'07"W	69.14'
C63	25.00'	80°36'55"	35.18'	S19°43'16"W	32.34'
C64	25.00'	34°38'08"	15.11'	N37°54'15"W	14.88'
C65	50.00'	10°06'50"	8.83'	N50°09'54"W	8.81'
C66	50.00'	54°31'17"	47.58'	N17°50'50"W	45.80'
C67	50.00'	37°41'27"	32.89'	N28°15'32"E	32.30'
C68	50.00'	48°56'28"	42.71'	N71°34'29"E	41.42'
C69	25.00'	50°00'35"	21.82'	N71°02'26"E	21.13'
C70	127.50'	50°05'55"	111.48'	N20°54'11"E	107.97'
C71	127.50'	11°12'45"	24.95'	N04°40'09"W	24.91'
C72	172.50'	3°50'37"	11.57'	N13°21'13"W	11.57'
C73	172.50'	18°51'53"	57.10'	N01°56'58"W	56.84'
C74	172.50'	13°28'40"	40.58'	N14°16'19"E	40.48'
C75	172.50'	18°02'54"	54.34'	N30°02'09"E	54.12'
C76	172.50'	17°23'12"	52.35'	N47°45'15"E	52.15'
C77	172.50'	10°51'53"	32.71'	N61°52'47"E	32.66'
C78	25.00'	101°14'43"	44.18'	N29°26'20"E	38.65'
C79	50.00'	57°44'42"	50.46'	S68°59'30"E	48.35'
C80	50.00'	41°02'49"	35.82'	N61°34'15"E	35.06'
C81	50.00'	41°44'02"	36.49'	N20°08'19"E	35.69'
C82	50.00'	42°34'15"	37.15'	N22°03'20"W	36.30'
C83	50.00'	42°44'14"	37.30'	N64°42'34"W	36.44'
C84	50.00'	55°24'23"	48.35'	S66°13'07"W	46.44'
C85	25.00'	50°42'13"	22.12'	S63°52'02"W	21.41'
C86	25.00'	50°42'13"	22.12'	S63°17'40"E	21.41'
C87	50.00'	45°23'10"	39.61'	S60°38'09"E	38.58'
C88	50.00'	64°33'33"	56.34'	N64°23'30"E	53.41'
C89	50.00'	41°31'29"	36.24'	N11°20'54"E	35.45'
C90	50.00'	51°38'40"	45.07'	N35°14'05"W	43.56'
C91	50.00'	78°17'34"	68.32'	S79°47'48"W	63.13'
C92	25.00'	50°42'13"	22.12'	S66°00'07"W	21.41'
C93	25.00'	68°03'35"	29.70'	S54°36'59"E	27.98'
C94	25.00'	111°56'25"	48.84'	S35°23'01"W	41.44'
C95	222.50'	11°14'42"	43.67'	S14°57'50"E	43.60'
C96	25.00'	43°54'17"	19.16'	S31°17'38"E	18.69'
C97	45.00'	29°24'54"	23.10'	S38°32'17"E	22.85'

LEGEND

- Fire Hydrant
- 2" Blow-off Hydrant
- Water Valve
- Sanitary Manhole
- Utility Pole
- Property Corner(as noted)
- CB Storm Water Catch Basin
- —S— Sewer Line
- —W— Water Line
- —E— Electric Line
- 3' Sidewalk
- 2345 Property Address
- 56 Lot Number

TN State Plane(GRID)
N
Scale: 1" = 60'
0' 60' 120'

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. Source of Title: Record Book 102, Page 122.
4. Property is zoned RS-5
Setbacks: Front - 20'
Rear - 15'
Side - 7.5'(maintain 15' between structues)
5. 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 47015C0130 D with an effective date of May 16 2007.
6. Property is identified as Parcels 26.00 & 27.00 on Tax Map 41.00.
7. There is to be a 10' General Utility Easement along all rights-of-way.

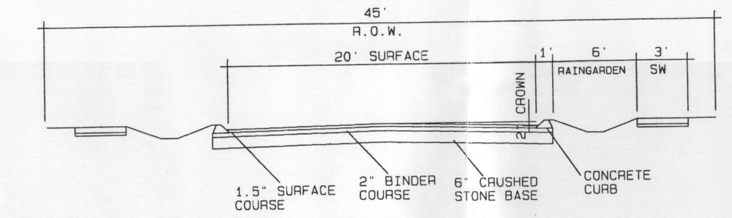
NOTICE PERTAINING TO RAIN GARDENS

All lots subject to DECLARATION OF COVENANTS for storm and Surface Water Facility, and Integrated Management System Maintenance as recorded in Record Book 433, Page 363 of the Putnam County Register's Office, Cookeville, Tennessee.

NOTICE PERTAINING TO SANITARY SEWER LINES

There is to a 20' utility easement lying 10' on either side of all sanitary sewer lines.

To connect to the sanitary sewer, the contractor/builder shall connect to the sewer lateral at a point such that the sewer clean-out shall be no further from the right-of-way line than 15' except for the cases where the sewer lateral is located toward the back of the lot (lots 59 and 60). These lots shall have their clean-out within 10' of the sewer main.



TYPICAL ROAD SECTION