

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.

10-21-14

DATE SIGNED

[Signature]
SURVEYOR'S SIGNATURE

PARCEL REFERENCE

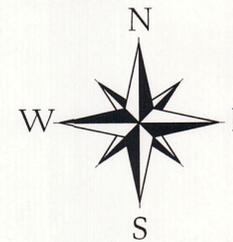
BEING ALL OF PARCELS 17.00, 18.00 & 19.00, AS SHOWN ON PUTNAM COUNTY TAX MAP 0531, GROUP D.

DEED REFERENCE

PARCEL 17.00
BEING THE SAME PROPERTY CONVEYED TO TONY & ANN CELESTE GAMMON, OF RECORD IN RECORD BOOK 950, PAGE 559, R.O.P.C., TN.

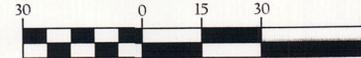
PARCEL 18.00
BEING THE SAME PROPERTY CONVEYED TO LETTIE B. STONE, LE. OF RECORD IN RECORD BOOK 518, PAGE 514, R.O.P.C., TN.

PARCEL 19.00
BEING THE SAME PROPERTY CONVEYED TO WILLIAM A. McDONALD, OF RECORD IN RECORD BOOK 763, PAGE 444, R.O.P.C., TN.

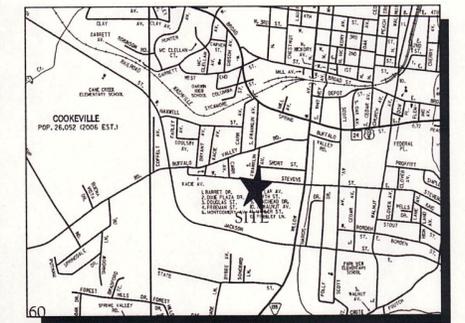


TNSPC: TN-4100

GRAPHIC SCALE



(IN FEET) 1 inch = 30' ft.



VICINITY MAP (NOT TO SCALE)

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

ACCORDING TO THE FEMA FIRM # 4714C0120D, DATED: MAY 16, 2007

CHECK ONE:

NO AREAS OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA

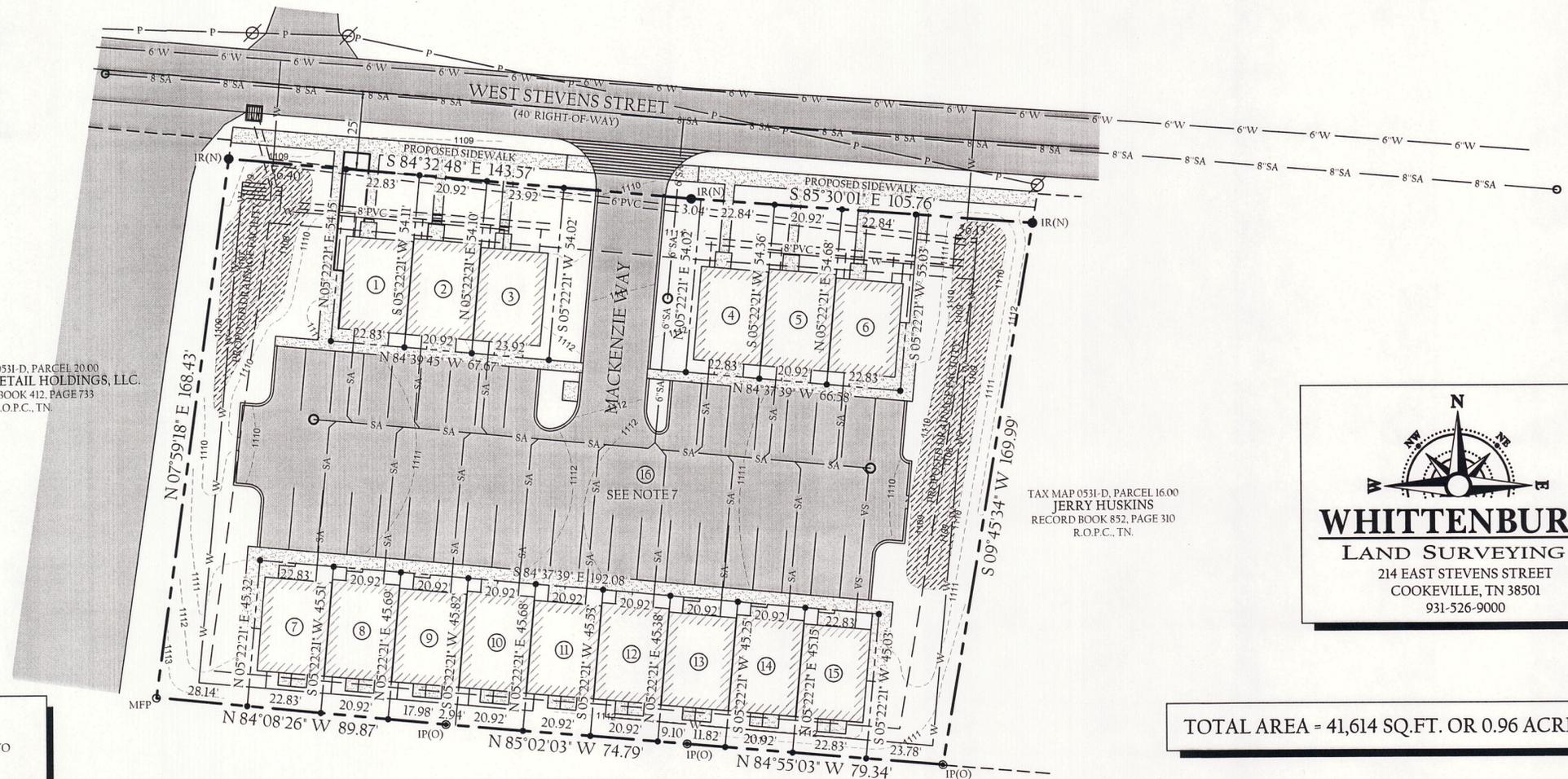
ALL OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT IS IN A SFHA

SHADED AREA(S) OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA

LOT TABLE

NO.	SQ. FT.	ACRES
1	1,236	0.03
2	1,131	0.03
3	1,292	0.03
4	1,237	0.03
5	1,140	0.03
6	1,253	0.03
7	1,037	0.02
8	954	0.02
9	958	0.02
10	957	0.02
11	954	0.02
12	951	0.02
13	948	0.02
14	945	0.02
15	1,030	0.02
16	25,591	0.59
TOTAL	41,614	0.96

TAX MAP 0531-D, PARCEL 20.00
COOKEVILLE RETAIL HOLDINGS, LLC.
RECORD BOOK 412, PAGE 733
R.O.P.C., TN.



TAX MAP 0531-D, PARCEL 16.00
JERRY HUSKINS
RECORD BOOK 852, PAGE 310
R.O.P.C., TN.



WHITTENBURG

LAND SURVEYING

214 EAST STEVENS STREET

COOKEVILLE, TN 38501

931-526-9000

TOTAL AREA = 41,614 SQ.FT. OR 0.96 ACRES±

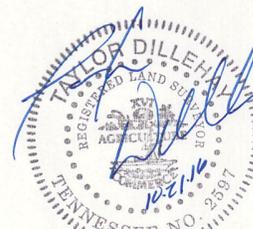
GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCELS 18.00 & 19.00 INTO TEN RESIDENTIAL LOTS.
- THIS PROPERTY IS CURRENTLY ZONED RM-14 (MULTI-FAMILY RESIDENTIAL).
MINIMUM BUILDING SETBACKS: FRONT - 25'
REAR - 15'
SIDE - 15'
- *ON SEPTEMBER 8, 2016 THE BOARD OF ZONING APPEALS APPROVED A VARIANCE TO ALLOW A REDUCTION TO THE REAR YARD SETBACK REQUIREMENT TO NO LESS THAN TEN (10) FEET SUBJECT TO THE DEDICATION OF RIGHT-OF-WAY 25' FROM THE CENTERLINE OF WEST STEVENS STREET AND A VARIANCE ALLOWING A REDUCTION OF THE MINIMUM LAND AREA REQUIREMENT TO ALLOW 15 DWELLING UNITS SUBJECT TO ALL DWELLING UNITS BEING LIMITED TO A MAXIMUM OF TWO (2) BEDROOMS AND THE PROVISIONS OF STORM WATER RETENTION/DETENTION IMPROVEMENTS MEETING THE CITY'S CURRENT DETENTION GUIDELINES PLUS ADDITIONALLY DESIGNED FOR A 25 YEAR STORM EVENT.
- 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 AND 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.
- LOT SIXTEEN (16) SHOWN HEREON IS COMMON OPEN SPACE AND IS NOT A BUILDABLE LOT.

LEGEND

- IR(O) IRON REBAR (OLD)
- MFP METAL FENCE POST
- SEWER MANHOLE
- WATER METER
- GAS METER
- WATER VALVE
- FIRE HYDRANT
- TREE
- UTILITY POLE
- P — POWER LINE
- X — FENCE LINE
- W — WATER LINE
- SA — SEWER LINE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.P.C., TN. REGISTER'S OFFICE PUTNAM COUNTY, TN.
- CONCRETE AREA
- ASPHALT SURFACE

TAX MAP 0531-D, PARCEL 20.00
COOKEVILLE RETAIL HOLDINGS, LLC.
RECORD BOOK 412, PAGE 733
R.O.P.C., TN.



PRELIMINARY PLAT
STEVENS SQUARE

1st CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

DRAWN BY:	TLD	ACRES:	0.96
NUMBER OF LOTS:	16	JOB NUMBER:	16-176
PARCEL #:	MAP 0531 'D', PAR 17.00 - 19.00	DATE:	09-19-2016
ADDRESS:	WEST STEVENS STREET	SCALE:	1"=30'

OWNERS

TONY D. & ANN CELESTE
GAMMON
P.O. BOX 49564
ALGOOD, TN. 38506
931-265-6393

SURVEYOR

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