

**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.  
11-4-13  
Date Signed Rosey Fugate  
Cookeville Fire Chief

**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.  
11-18-13  
Date Signed Greg Brown  
Director of Public Works

**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.  
10/31/13  
Date Signed Rusty Norrod  
Director of Dept. of Water Quality Control or Water Utility District Rep.

**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.  
November 18<sup>th</sup> 2013  
Date Signed James Mills  
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 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.  
10/29/2013  
Date Signed Rusty Norrod  
Surveyor's Signature

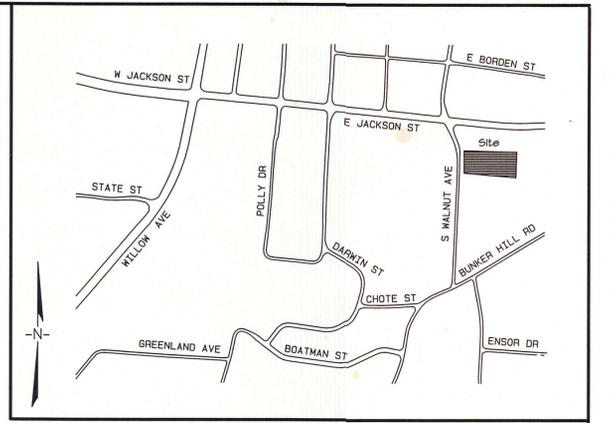
**CERTIFICATE OF APPROVAL FOR RECORDING**  
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cookeville Municipal Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cookeville Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Putnam County, Tennessee.  
11-19-13  
Date Signed James Mills  
Director of Planning  
11-20-13  
Date Signed James Brown  
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.

**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. 1, 2013  
Date Signed John A. Clark  
Director of Cookeville Electric Dept.

**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**  
According to the FEMA FIRM # 47141C0120D, Dated: 5/16/07.  
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 areas 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 set unless otherwise noted.  
4. Source of Title: R.B. 747, Page 488.  
5. Property is currently zoned CG.  
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.



Vicinity (N.T.S.)

**BOUNDARY CURVE TABLE**

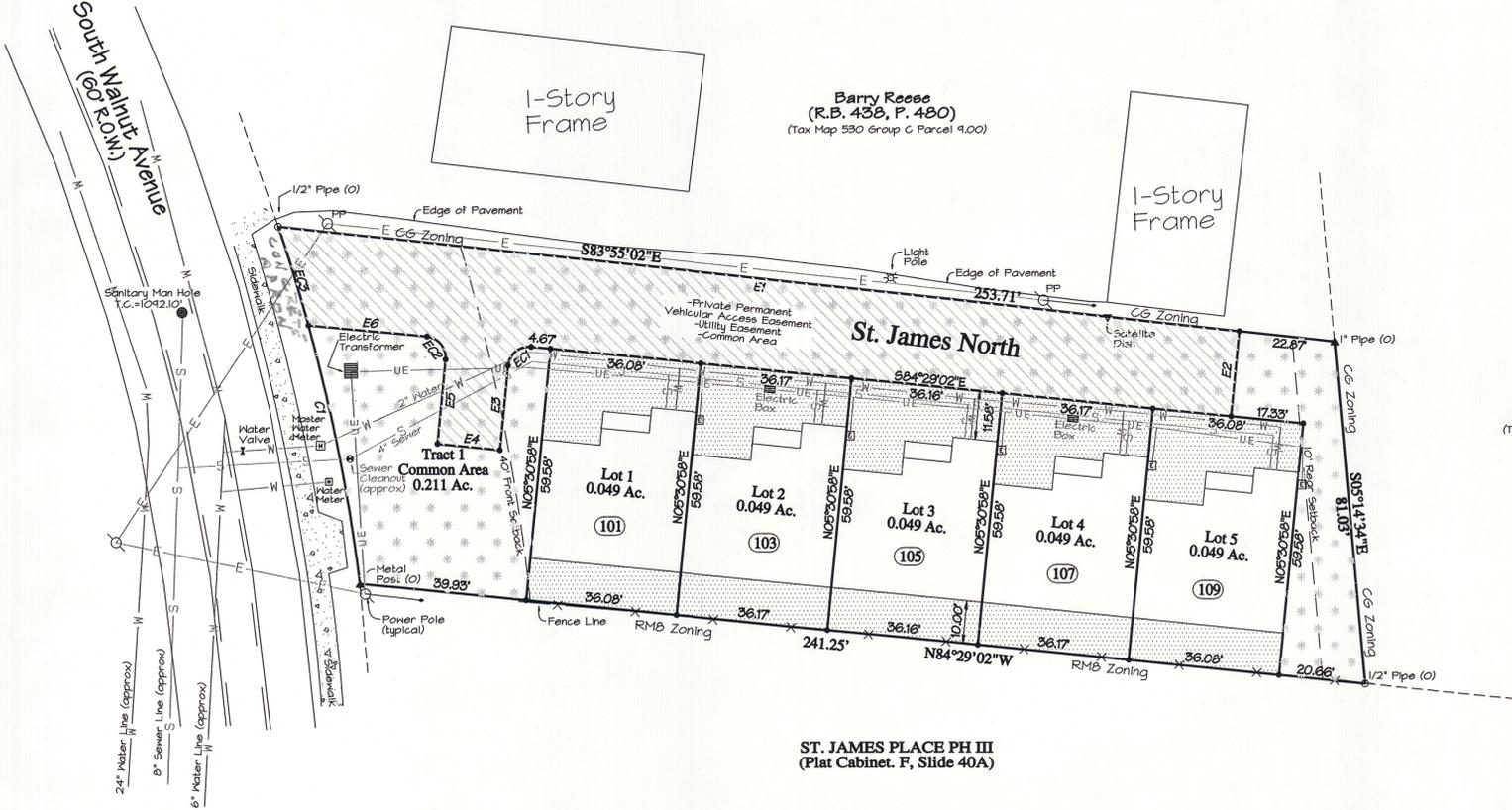
LINE	CHORD BEARING	CHORD	ARC	RADIUS	DELTA
G1	N15°03'01"W	86.62'	86.71'	430.41'	11°33'00"

**Private Permanent Vehicular Access Easement LINE & CURVE TABLE**

LINE	CHORD BEARING	CHORD	ARC	RADIUS	DELTA
E1	S83°55'02"E	230.85'			
E2	S05°30'58"W	20.25'			
E3	S05°30'58"W	1.85'	7.07'	5.00'	40°00'00"
E4	S05°30'58"W	20.00'			
E5	N84°29'02"W	15.00'			
E6	N05°30'58"E	20.00'			
E7	N84°29'02"W	1.85'	7.07'	5.00'	40°00'00"
E8	N84°29'03"W	28.41'			
E9	N17°11'57"W	24.43'	24.43'	430.41'	3°15'07"

**Legend**

- Power Pole
- SSMH
- 1/2" Rebar Found
- Point
- Metal Post Found
- Electric Meter
- UE - Underground Electric
- Tract I Common Area and Utility easement
- Private Permanent Vehicular Access Easement Utility Easement and Common Area
- Utility/Maintenance Easement



ST. JAMES PLACE PH III (Plat Cabinet. F, Slide 40A)

**Minimum Building Setbacks**

- Front = 40'
- Side = 0'
- Rear = 10'

\*Front yard setback determined by averaging of the setbacks of existing structures as allowed per Section 204.3 "Front Yard Setback Exemption" of the Zoning Code

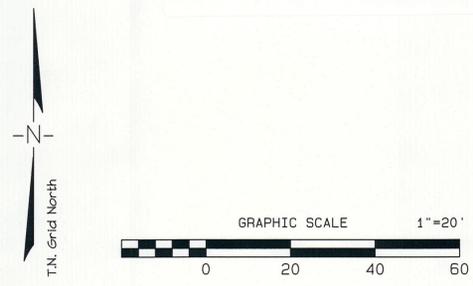
**Citizens Bank**  
(D.B. 366, P. 309)  
(Tax Map 530 Group C Parcel 6.00)

I hereby certify that the survey shown hereon was performed in compliance with the current Tennessee Minimum Standards of Practice and that it is a category "1" survey and the ratio of precision of the unadjusted survey is greater than 1:10,000.  
10/22/2013  
Date  
Rusty L. Norrod  
Rusty L. Norrod, R.L.S. #2635,  
Clinton Surveying, LLC  
380 South Lowe Avenue, Suite 6  
Cookeville, TN 38501

Harold Burris, Register  
Putnam County

Rec #:	121493	Instrument #:	160788
Rec d:	15.00	Recorded	
State:	0.00	11/21/2013	at 9:44 AM
Clerk:	0.00	in 51st Cabinet	
Other:	2.00	G	
Total:	17.00	Pgs	119A-119A

The Planning Commission granted requests to waive the installation of a sidewalk and the construction of a cul-de-sac on 8/27/2012.



**FINAL PLAT FOR ST. JAMES NORTH**  
PRESENTED TO  
COOKEVILLE MUNICIPAL PLANNING COMMISSION  
1st Civil District, Putnam County, Tennessee

<b>DEVELOPER:</b> ARON BERNHARDT	<b>SURVEYOR:</b> Clinton Surveying
<b>ADDRESS:</b> 640 N. Dixie Avenue Cookeville, TN 38501	<b>ADDRESS:</b> 380 S. Lowe Ave. Suite 6 Cookeville, TN 38501
<b>TELEPHONE:</b> 931.526.3700	<b>TELEPHONE:</b> 931-372-0427
<b>ENGINEER:</b> Clinton Engineering	<b>OWNER:</b> ARON BERNHARDT
<b>ADDRESS:</b> 380 S. Lowe Ave. Suite 6 Cookeville, TN 38501	<b>ADDRESS:</b> 640 N. Dixie Avenue Cookeville, TN 38501
<b>TELEPHONE:</b> 931-372-0427	<b>TELEPHONE:</b> 931.526.3700
<b>ACREAGE SUBDIVIDED:</b> 0.456 Acres	<b>TAX MAP:</b> MAP 530 GROUP C PARCEL 10.00
<b>NUMBER OF LOTS:</b> 5	<b>SCALE:</b> AS SHOWN <b>DATE:</b> 09-10-13