LINE	CHORD BEARING	ARC	RADIUS	DELTA	CHORD	TANGENT
C1	S54°12'34"W	23.61'	15.00'	90°12'01"	21.25'	15.05'

Minimum CL Zoning Building Setbacks

Front = 50' (12th St)
30' (Autumn)
15' (Brandon by variance request)
Side = 10'
Rear = 10'
Street Side Corner = 30'

Legend

- Common Area and Utility Easement (Lot 25)
- Interior Sidewalk
- Perimeter Sidewalk and Easement (Sidewalk to be dedicated to City of Cookeville)

True North

GRAPHIC SCALE 1"=20'

0 20 40 60

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 and egress to the lots shown on this plat shall be in accordance with the rules and regulations of the City of Cookeville [illegible] contact the Department of Public Works for information.

4. 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 City of Cookeville [illegible] contact the Department of Public Works for information.

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.

4/27/10 — Date Signed — Owner's Signature

4/28/10 — Date Signed — Owner's Signature

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.

5-3-10 — Date Signed — Director of Dept. of Water Quality Control or Water Utility District Rep.

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.

5-7-10 — Date Signed — Director of Public Works

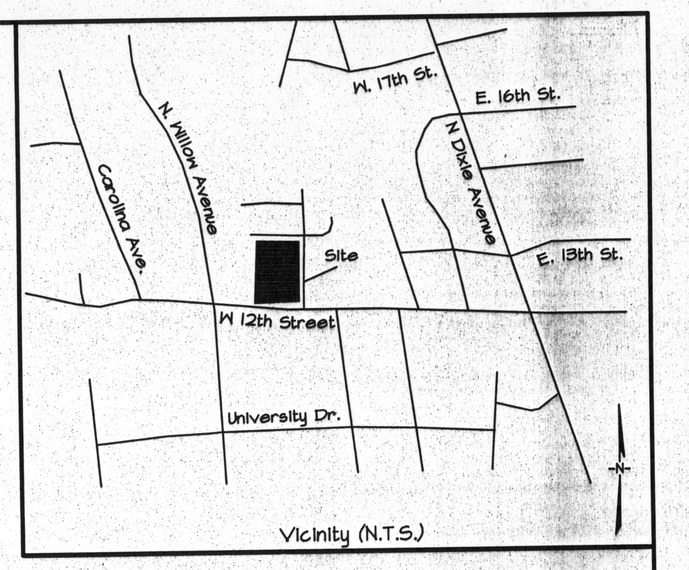
CERTIFICATE OF EXISTING FIRE HYDRANTS

I hereby certify that the fire hydrants shown on this plat are in place and can adequately serve the lots shown hereon.

5/6/10 — Date Signed — Cookeville Fire Chief

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47141C0120D, Dated: 5/16/07.
Check One:
__X__: 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 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 [illegible] of precision (linear and angular) meets the standards required of an Urban Land 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.

4/22/10 — Date Signed

STATE OF TENNESSEE

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.

5-7-2010 — Date Signed — Director of Planning

5-7-2010 — Date Signed — Secretary, Cookeville Municipal Planning Commission

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.

5/6/10 — Date Signed — Director of Cookeville Electric Dept.

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 non-monumented points unless otherwise noted.
4. Source of Title: R.B. 449 Page 287.
5. Property is currently zoned CL.
6. Locations of utilities are approximate. Contact the appropriate utility for locations of underground services.
7. The subject property does not lie within a special flood hazard area as shown on Community Panel 47141C0120D, effective 5/16/07.
8. The definition of each "lot", with the exception of the common area, shall be from the center of air space to center of air space between each unit (face of brick on one side of lots 1,10,11,20,21,24), and from the edge of sidewalk to the edge of sidewalk on the front and back of each unit (face of brick on the north side of lots 21-24). These physical features shall supercede any bearing or distance measurements shown on the plat hereon .
9. This plat will create a utility easement on each lot, defined from the face of brick to the property line on the north and/or south, and extending from the west property line to the east property line.
10. All water and sewer improvements, excluding those within the right-of-ways of Autum Avenue and 12th Street, are to be private improvements.

09-016

FINAL PLAT
FOR
University Center Townhomes Subdivision

COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: Jerry C. Gain ADDRESS: 640 North Dixie Avenue Cookeville, TN 38501 TELEPHONE: 931-526-3700	SURVEYOR: Clinton Engineering Services ADDRESS: 380 S.Lone Ave. Suite 6 Cookeville, TN 38501 TELEPHONE: 931-372-0427
ENGINEER: Clinton Engineering Services ADDRESS: 380 S.Lone Ave. Suite 6 Cookeville, TN 38501 TELEPHONE: 931-372-0427	OWNER: Jerry C. Gain ADDRESS: 640 North Dixie Avenue Cookeville, TN 38501 TELEPHONE: 931-526-3700
ACREAGE SUBDIVIDED: 1.945 Acres NUMBER OF LOTS: 25	TAX MAP: MAP 10J "A" PARCEL 5.00 SCALE: AS SHOWN DATE: 04-05-10