

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 THE I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATED 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.

8-24-15
DATE SIGNED

[Signature]
OWNER'S SIGNATURE

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

ACCORDING TO THE FEMA FIRM # 47141C0140D, 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

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.

8/27/2015
DATE SIGNED

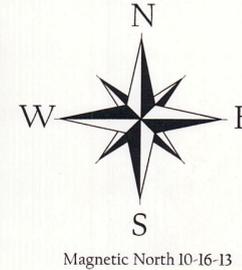
[Signature]
DIRECTOR OF COOKEVILLE ELECTRIC DEPARTMENT

CERTIFICATION OF EXISTING WATER AND/OR SEWER LINES

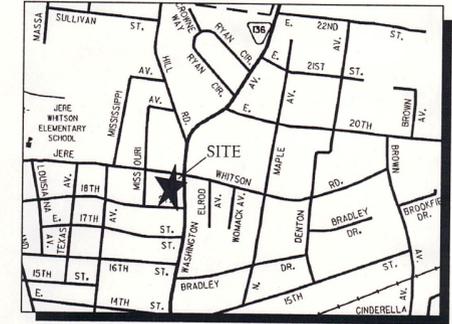
I HEREBY CERTIFY THAT THE WATER LINES AND/OR SEWER LINES SHOWN ON THIS PLAT ARE IN PLACE AND CAN ADEQUATELY SERVE THE LOTS SHOWN HEREON.

8/26/15
DATE SIGNED

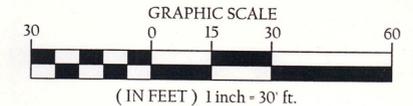
[Signature]
DIRECTOR OF DEPT. OF WATER QUALITY CONTROL OR WATER UTILITY DISTRICT REP.



Magnetic North 10-16-13



VICINITY MAP (NOT TO SCALE)



(IN FEET) 1 inch = 30' ft.

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.

8-24-15
DATE SIGNED

[Signature]
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.

9-1-15
DATE SIGNED

[Signature]
DIRECTOR OF PLANNING

9-1-15
DATE SIGNED

[Signature]
SECRETARY, COOKEVILLE MUNICIPAL PLANNING COMMISSION

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 WITH THE COOKEVILLE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

8/31/15
DATE SIGNED

[Signature]
DIRECTOR OF PUBLIC WORKS

LANDSCAPE PLANTING GUARANTEE

A FINANCIAL GUARANTEE ACCEPTABLE TO THE CITY OF COOKEVILLE IN THE AMOUNT OF \$5,000 HAS BEEN POSTED TO DEFER THE COMPLETION OF ALL REQUIRED LANDSCAPE PLANTING. THIS FINANCIAL GUARANTEE REQUIRES THAT ALL TREES MUST BE PLANTED BY NOVEMBER 1, 2015, AND IS VALID FOR A MINIMUM OF 90 DAYS.

8-31-2015
DATE SIGNED

[Signature]
CITY OF COOKEVILLE, CODES DIRECTOR

CERTIFICATION 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.

8-22-15
DATE SIGNED

[Signature]
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.

8/31/15
DATE SIGNED

[Signature]
DIRECTOR OF PUBLIC WORKS

PARCEL REFERENCE

BEING ALL OF PARCEL 33.00 AS SHOWN ON PUTNAM COUNTY TAX MAP 040F, GROUP H.

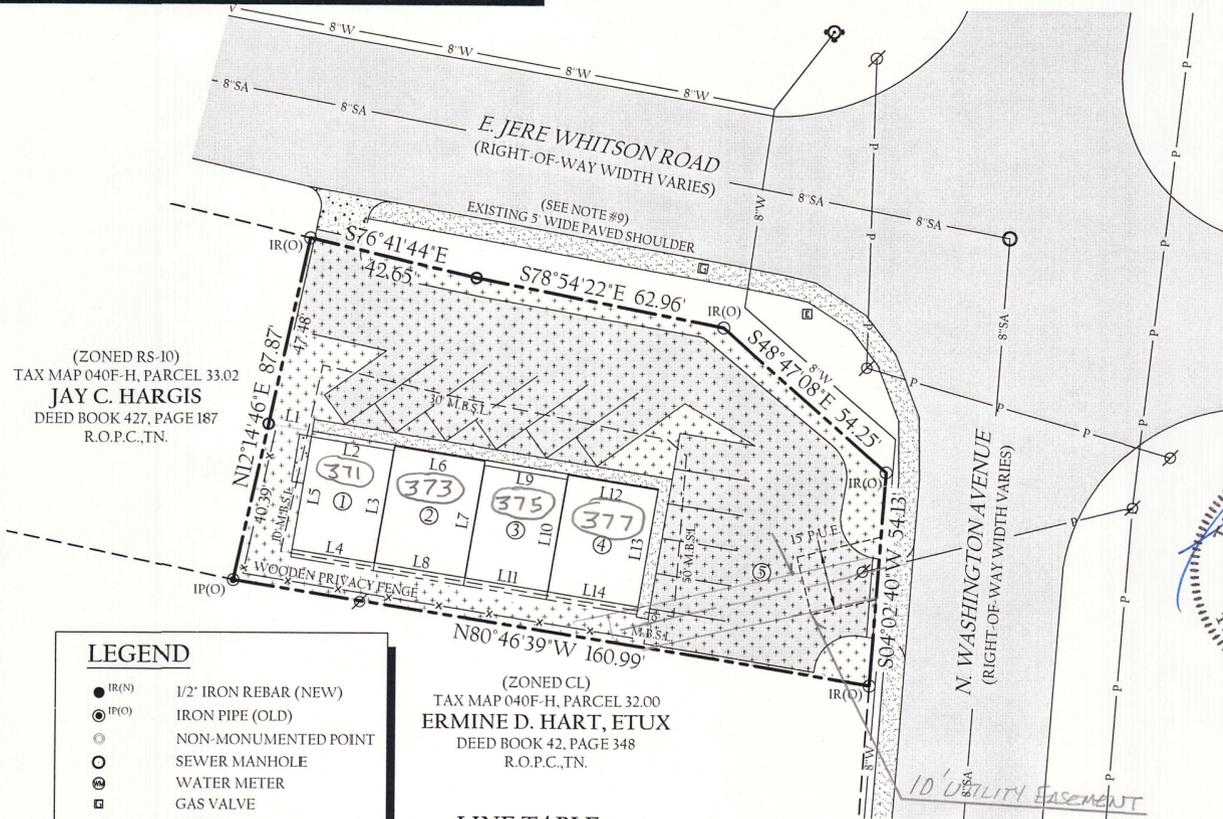
DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED M & S PROPERTIES, OF RECORD IN RECORD BOOK 709 PAGE 383, R.O.P.C., TN.

Harold Burris, Register
Putnam County
Rec #: 137193
Instrument #: 180995
Rec d: 9/1/2015 at 8:46 AM
Other: 0.00
in the Cabinet
Total: 17.00
Pgs 34A-34A

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO RECORD FOUR RESIDENTIAL LOTS AND ONE COMMON LOT.
- LOT 5 CONSIST OF ALL THE COMMON AREAS AND EASEMENTS AROUND THE UNITS AND IS NOT A BUILDING LOT.
- THIS SURVEY SHOWS BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS REFERENCED ON FEDERAL EMERGENCY MANAGEMENT AGENCY NO. 47141C0140D, WITH AN EFFECTIVE DATE OF MAY 16, 2007, WHICH MAKES UP PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT.
- THIS PROPERTY IS CURRENTLY ZONED CL (LOCAL COMMERCIAL). MINIMUM YARD REQUIREMENTS ARE AS FOLLOWS:
 *MINIMUM BUILDING SETBACKS:
 *PER CITY OF COOKEVILLE PLANNING DEPARTMENT
 FRONT - 30'
 REAR - 9'
 SIDE - 10' (RESIDENTIAL)
 SIDE - 50' (N. WASHINGTON AVE.)
- *ON SEPTEMBER 11, 2014, THE COOKEVILLE BZA CONDITIONALLY APPROVED A REDUCTION OF THE REAR YARD SETBACK REQUIREMENT FROM 10' TO 9' AND THE REQUESTED REDUCTION OF THE LANDSCAPE YARD AS PER THE SUBMITTED SITE PLAN, BOTH SUBJECT TO THE CONDITION THAT A WOOD PRIVACY FENCE BE CONSTRUCTED ALONG THE SOUTHERN AND WESTERN BOUNDARIES OF THE PROPERTY CORRESPONDING TO THE FOOTPRINT OF THE PROPOSED STRUCTURES.
- 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.
- THE 5' PAVED SHOULDER SHOWN HEREON WAS APPROVED IN LIEU OF NEW SIDEWALK CONSTRUCTION PER PUBLIC WORKS DIRECTOR, GREG BROWN.



(ZONED RS-10)
TAX MAP 040F-H, PARCEL 33.02
JAY C. HARGIS
DEED BOOK 427, PAGE 187
R.O.P.C., TN.

(ZONED CL)
TAX MAP 040F-H, PARCEL 32.00
ERMINE D. HART, ETUX
DEED BOOK 42, PAGE 348
R.O.P.C., TN.

LEGEND

- IR(N) 1/2" IRON REBAR (NEW)
- IP(O) IRON PIPE (OLD)
- NON-MONUMENTED POINT
- SEWER MANHOLE
- WATER METER
- GAS VALVE
- UTILITY POLE
- x- FENCE LINE
- P- POWER LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.P.C., TN. REGISTER'S OFFICE PUTNAM COUNTY, TN.
- CONCRETE AREA
- ASPHALT SURFACE
- COMMON AREA
- PRIVATE VEHICULAR ESMT.

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S80°46'39"E | 11.06' |
| L2 | S80°46'39"E | 20.87' |
| L3 | N09°13'21"E | 32.33' |
| L4 | N80°46'39"W | 20.87' |
| L5 | N09°13'21"E | 32.33' |
| L6 | S80°46'39"E | 22.91' |
| L7 | N09°13'21"E | 32.33' |
| L8 | N80°46'39"W | 22.91' |
| L9 | S80°46'39"E | 20.91' |
| L10 | N09°13'21"E | 32.33' |
| L11 | N80°46'39"W | 20.91' |
| L12 | S80°46'39"E | 22.87' |
| L13 | S09°13'21"W | 32.33' |
| L14 | N80°46'39"W | 22.87' |

LOT TABLE

| | |
|--------------|------------------------------------|
| LOT 1 | 0.02 ACRES OR 675 SQ.FT. |
| LOT 2 | 0.02 ACRES OR 741 SQ.FT. |
| LOT 3 | 0.02 ACRES OR 676 SQ.FT. |
| LOT 4 | 0.02 ACRES OR 739 SQ.FT. |
| LOT 5 | 0.21 ACRES OR 9,580 SQ.FT. |
| TOTAL | 0.29 ACRES OR 12,411 SQ.FT. |



WHITTENBURG
LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN 38501
931-526-9000

FINAL SUBDIVISION PLAT
WASHINGTON COMMONS
1st CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

| | | | |
|-----------------|----------------------------|-------------|------------|
| DRAWN BY: | TLD | ACRES: | 0.29 |
| NUMBER OF LOTS: | 5 | JOB NUMBER: | 13-257 |
| PARCEL #: | MAP 040F 'H' PARCEL 033.00 | DATE: | 10-02-2014 |
| ADDRESS: | 1836 N. WASHINGTON AVE. | SCALE: | 1"=30' |

OWNERS

M & S PROPERTIES
ATTN: JAMES MASSENGILLE
450 SOUTH MAPLE AVENUE
COOKEVILLE, TN. 38501
931-265-3545

SURVEYOR

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