

HATCHING LEGEND

	COMMONS AREA
	CREEK
	WATER RETENTION / DETENTION AREA
	RIPARIAN BUFFER

LEGEND

	MANHOLE
	POWER POLE
	STEEL FENCE POST
	WATER METER
	1/2" PIPE (east)
	WATER VALVE
	ROAD

ZONED RD

	BUILDING SETBACKS
	FRONT - 20'
	REAR - 15'
	SIDE - 7.5'

LINETYPES LEGEND

	WATER LINE
	STORM WATER
	SANITARY SEWER
	CENTER LINE

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 Survey as established by the Tennessee Board of Examiners for Land Surveyors. I (we) further certify that the monuments and pins have been shown hereon, to the specifications of the Planning Commission.

11 May 2016
 Date Signed _____



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.

Date signed _____ Owner's Signature _____



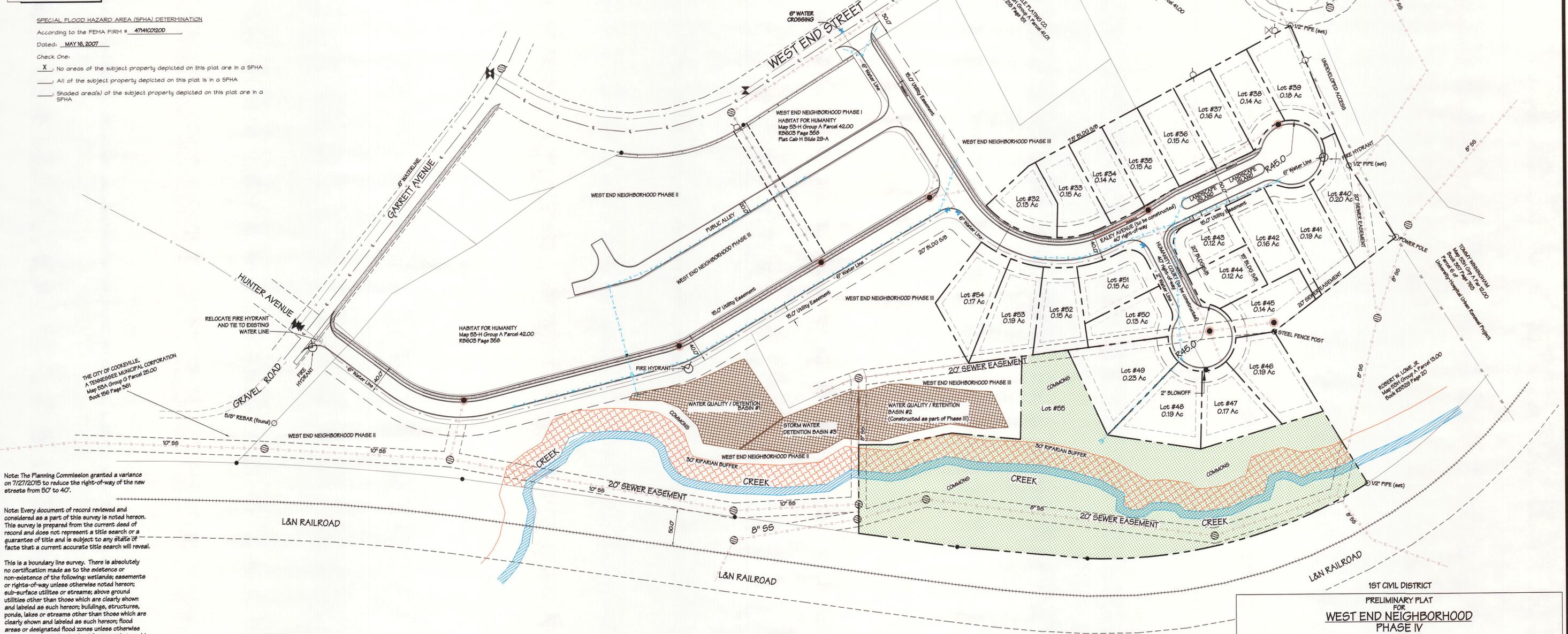
SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 4714C020D

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



Note: The Planning Commission granted a variance on 7/27/2015 to reduce the right-of-way of the new streets from 50' to 40'.

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. 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 that a current accurate title search will reveal.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

LINE	BEARING	DISTANCE
L1	N 79°04'26" E	72.80'
L2	N 74°40'16" E	77.96'
L3	S 07°28'09" W	74.23'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	297.60'	170.04'	S 69°10'17" E	166.43'
C2	662.25'	391.43'	N 70°25'52" W	306.78'
C3	5782.40'	301.10'	N 51°22'22" W	301.02'

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

I hereby certify that this is a category I survey and that the ratio of precision of the unadjusted survey is at minimum 1:10,000 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

PRELIMINARY PLAT, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

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.

Date Signed _____ Director of Planning _____

Date Signed _____ Secretary, Cookeville Municipal Planning Commission _____

*NOTE-LOT 54 IS THE REMAINING ACRES OF PHASE IV BEING NOTED AS COMMONS AREA AND IS NOT A BUILDING LOT.

PRELIMINARY PLAT FOR WEST END NEIGHBORHOOD PHASE IV PRESENTED TO COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: HABITAT FOR HUMANITY
 ADDRESS: 728 E. 15TH STREET
COOKEVILLE, TN 38501
 TELEPHONE: 931-528-1711

SURVEYOR: CHRISTOPHER M. VICK
 ADDRESS: 2772 Hidden Cove Road
COOKEVILLE, TN 38506
 TELEPHONE: 931-372-1286

ENGINEER: Allmon Engineering
 ADDRESS: 363 Nash Ave
Cookeville, TN 38501
 TELEPHONE: 931-528-8184

OWNER: HABITAT FOR HUMANITY
 ADDRESS: 728 E. 15TH STREET
COOKEVILLE, TN 38501
 TELEPHONE: 931-528-1711

ACREAGE SUBDIVIDED: 6.06 LOTS: 24
 DEED BOOK REFERENCE: RB603/358

TAX MAP: 88-H GRP A PARCEL NO. 42.00
 SCALE: 1"=60'-0" DATE: 28 MAY 2015