



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 ALTA survey as established by the Tennessee Board of Examiners for Professional Surveyors. I also hereby certify that the monuments and physical features hereon, to the specifications of the Cookeville Planning Commission.

7-17-15
 Date Signed

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.

3/30/2015
 Date Signed

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.

9-16-15
 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.

9-11-2015
 Date Signed

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 Financial Guarantee acceptable to the Cookeville Planning Commission in the amount of \$77,500.00 has been posted with the Cookeville Planning Commission to assure completion of all required improvements in case of default.

9/11/15
 Date Signed

CERTIFICATE OF APPROVAL OF NEW STREETS AND DRAINAGE SYSTEM
 I hereby certify that (1) streets, drainage system (easements, culverts, etc.) and other improvements (curbs, sidewalks, etc.) as required by the Cookeville Planning Commission are installed in an acceptable manner and according to required specifications or (2) a Financial Guarantee acceptable to the Cookeville Planning Commission in the amount of \$115,000.00 has been posted to assure completion of all required improvements in case of default.

9/11/15
 Date Signed

CERTIFICATE OF APPROVAL OF NEW FIRE HYDRANTS
 I hereby certify that (1) the fire hydrants and other related improvements 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 \$115,000.00 has been posted with the Cookeville Planning Commission to assure completion of all required improvements in case of default.

9/11/15
 Date Signed

CERTIFICATE OF APPROVAL OF NEW WATER LINES
 I hereby certify that (1) water lines are installed in an acceptable manner and according to the specifications of the Cookeville Planning Commission or (2) a Financial Guarantee acceptable to the Cookeville Planning Commission in the amount of \$115,000.00 has been posted to assure completion of all required improvements in case of default.

7/30/15
 Date Signed

CERTIFICATE OF APPROVAL OF NEW SEWAGE COLLECTION FACILITIES
 I hereby certify that (1) public sewage collection facilities are installed in an acceptable manner and according to City of Cookeville's specifications or (2) a Financial Guarantee acceptable to the Cookeville Planning Commission in the amount of \$115,000.00 has been posted to assure completion of all required improvements in case of default.

7/30/15
 Date Signed

FINAL PLAT FOR DOWNTON SQUARE PHASE II
 PRESENTED TO COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: JERRY C. GAW
 ADDRESS: 640 NORTH DIXIE AVENUE
 COOKEVILLE TN 38501
 TELEPHONE: 931 526-3700

OWNER: AARON BERNHARDT
 ADDRESS: 640 NORTH DIXIE AVENUE
 COOKEVILLE TN 38501
 TELEPHONE: 931 526-3700

ACREAGE SUBDIVIDED: 1.46 LOTS: 13
 DEED BOOK REFERENCE: RB624 PAGE 334

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

OWNER: JERRY C. GAW INC.
 ADDRESS: 640 NORTH DIXIE AVENUE
 COOKEVILLE TN 38501
 TELEPHONE: 931 526-3700

TAX MAP: 53-M 18th PARCEL NO: 200
 SCALE: 1"=30'-0" DATE: 5 SEPT 2015

*NOTE-1 OF THE 13 LOTS IS THE REMAINING ACREAGE OF PHASE II BEING NOTED AS COMMONS AREA

Harold Burris, Register
 Putnam County
 Rec #: 137557 Instrument #: 181503
 Rec d: 15.00 Recorded: 9/16/2015 at 12:38 PM
 State: TN in Plat Cabinet
 Clerk: 0.00
 Other: 2.00
 Total: 17.00
 Pgs 39B-39B

LEGEND

- MANHOLE
- ELECTRIC TRANSFORMER
- 5/8" REBAR (found)
- POWER POLE
- CHAIN LINK FENCE POST
- DRAIN
- WATER METER
- TELEPHONE BOX
- 1/2" PIPE (set)
- FIRE HYDRANT
- ROAD
- 2" PIPE (found)
- OTHER

LEGEND

- BUILDING
- COMMONS AREA
- SIDE WALK
- DRIVEWAY
- UTILITY/MAINTENANCE EASEMENT

LINE BEARING	DISTANCE
LOT #1	15 S 67°04'36" E 32.17
LOT #2	15 S 28°52'22" W 103.82
LOT #3	15 N 67°04'36" W 17.05
CURVE (144.00' ARC LENGTH)	CHORD BEARING CHORD LENGTH
C1	S 26°17' 16.52" N 46°24'29" W 16.52
C2	N 28°52'22" E 99.49
LOT #4	15 S 67°04'36" E 32.17
LOT #5	15 S 28°52'22" W 103.82
LOT #6	15 N 67°04'36" W 17.05
LOT #7	15 N 28°52'22" E 103.82
LOT #8	15 S 67°04'36" E 32.17
LOT #9	15 S 28°52'22" W 103.82
LOT #10	15 N 67°04'36" W 17.05
LOT #11	15 N 28°52'22" E 103.82
LOT #12	15 S 67°04'36" E 32.17
LOT #13	15 S 28°52'22" W 103.82
LOT #14	15 N 67°04'36" W 17.05
LOT #15	15 N 28°52'22" E 103.82
LOT #16	15 S 67°04'36" E 32.17
LOT #17	15 S 28°52'22" W 103.82
LOT #18	15 N 67°04'36" W 17.05
LOT #19	15 N 28°52'22" E 103.82
LOT #20	15 S 67°04'36" E 32.17
LOT #21	15 S 28°52'22" W 103.82
LOT #22	15 N 67°04'36" W 17.05
LOT #23	15 N 28°52'22" E 103.82
LOT #24	15 S 67°04'36" E 32.17
LOT #25	15 S 28°52'22" W 103.82
LOT #26	15 N 67°04'36" W 17.05
LOT #27	15 N 28°52'22" E 103.82
LOT #28	15 S 67°04'36" E 32.17
LOT #29	15 S 28°52'22" W 103.82
LOT #30	15 N 67°04'36" W 17.05
LOT #31	15 N 28°52'22" E 103.82
LOT #32	15 S 67°04'36" E 32.17
LOT #33	15 S 28°52'22" W 103.82
LOT #34	15 N 67°04'36" W 17.05
LOT #35	15 N 28°52'22" E 103.82
LOT #36	15 S 67°04'36" E 32.17
LOT #37	15 S 28°52'22" W 103.82
LOT #38	15 N 67°04'36" W 17.05
LOT #39	15 N 28°52'22" E 103.82
LOT #40	15 S 67°04'36" E 32.17
LOT #41	15 S 28°52'22" W 103.82
LOT #42	15 N 67°04'36" W 17.05
LOT #43	15 N 28°52'22" E 103.82
LOT #44	15 S 67°04'36" E 32.17
LOT #45	15 S 28°52'22" W 103.82
LOT #46	15 N 67°04'36" W 17.05
LOT #47	15 N 28°52'22" E 103.82
LOT #48	15 S 67°04'36" E 32.17
LOT #49	15 S 28°52'22" W 103.82
LOT #50	15 N 67°04'36" W 17.05
LOT #51	15 N 28°52'22" E 103.82
LOT #52	15 S 67°04'36" E 32.17
LOT #53	15 S 28°52'22" W 103.82
LOT #54	15 N 67°04'36" W 17.05
LOT #55	15 N 28°52'22" E 103.82
LOT #56	15 S 67°04'36" E 32.17
LOT #57	15 S 28°52'22" W 103.82
LOT #58	15 N 67°04'36" W 17.05
LOT #59	15 N 28°52'22" E 103.82
LOT #60	15 S 67°04'36" E 32.17
LOT #61	15 S 28°52'22" W 103.82
LOT #62	15 N 67°04'36" W 17.05
LOT #63	15 N 28°52'22" E 103.82
LOT #64	15 S 67°04'36" E 32.17
LOT #65	15 S 28°52'22" W 103.82
LOT #66	15 N 67°04'36" W 17.05
LOT #67	15 N 28°52'22" E 103.82
LOT #68	15 S 67°04'36" E 32.17
LOT #69	15 S 28°52'22" W 103.82
LOT #70	15 N 67°04'36" W 17.05
LOT #71	15 N 28°52'22" E 103.82
LOT #72	15 S 67°04'36" E 32.17
LOT #73	15 S 28°52'22" W 103.82
LOT #74	15 N 67°04'36" W 17.05
LOT #75	15 N 28°52'22" E 103.82
LOT #76	15 S 67°04'36" E 32.17
LOT #77	15 S 28°52'22" W 103.82
LOT #78	15 N 67°04'36" W 17.05
LOT #79	15 N 28°52'22" E 103.82
LOT #80	15 S 67°04'36" E 32.17
LOT #81	15 S 28°52'22" W 103.82
LOT #82	15 N 67°04'36" W 17.05
LOT #83	15 N 28°52'22" E 103.82
LOT #84	15 S 67°04'36" E 32.17
LOT #85	15 S 28°52'22" W 103.82
LOT #86	15 N 67°04'36" W 17.05
LOT #87	15 N 28°52'22" E 103.82
LOT #88	15 S 67°04'36" E 32.17
LOT #89	15 S 28°52'22" W 103.82
LOT #90	15 N 67°04'36" W 17.05
LOT #91	15 N 28°52'22" E 103.82
LOT #92	15 S 67°04'36" E 32.17
LOT #93	15 S 28°52'22" W 103.82
LOT #94	15 N 67°04'36" W 17.05
LOT #95	15 N 28°52'22" E 103.82
LOT #96	15 S 67°04'36" E 32.17
LOT #97	15 S 28°52'22" W 103.82
LOT #98	15 N 67°04'36" W 17.05
LOT #99	15 N 28°52'22" E 103.82
LOT #100	15 S 67°04'36" E 32.17
LOT #101	15 S 28°52'22" W 103.82
LOT #102	15 N 67°04'36" W 17.05
LOT #103	15 N 28°52'22" E 103.82
LOT #104	15 S 67°04'36" E 32.17
LOT #105	15 S 28°52'22" W 103.82
LOT #106	15 N 67°04'36" W 17.05
LOT #107	15 N 28°52'22" E 103.82
LOT #108	15 S 67°04'36" E 32.17
LOT #109	15 S 28°52'22" W 103.82
LOT #110	15 N 67°04'36" W 17.05
LOT #111	15 N 28°52'22" E 103.82
LOT #112	15 S 67°04'36" E 32.17
LOT #113	15 S 28°52'22" W 103.82
LOT #114	15 N 67°04'36" W 17.05
LOT #115	15 N 28°52'22" E 103.82
LOT #116	15 S 67°04'36" E 32.17
LOT #117	15 S 28°52'22" W 103.82
LOT #118	15 N 67°04'36" W 17.05
LOT #119	15 N 28°52'22" E 103.82
LOT #120	15 S 67°04'36" E 32.17
LOT #121	15 S 28°52'22" W 103.82
LOT #122	15 N 67°04'36" W 17.05
LOT #123	15 N 28°52'22" E 103.82
LOT #124	15 S 67°04'36" E 32.17
LOT #125	15 S 28°52'22" W 103.82
LOT #126	15 N 67°04'36" W 17.05
LOT #127	15 N 28°52'22" E 103.82
LOT #128	15 S 67°04'36" E 32.17
LOT #129	15 S 28°52'22" W 103.82
LOT #130	15 N 67°04'36" W 17.05
LOT #131	15 N 28°52'22" E 103.82
LOT #132	15 S 67°04'36" E 32.17
LOT #133	15 S 28°52'22" W 103.82
LOT #134	15 N 67°04'36" W 17.05
LOT #135	15 N 28°52'22" E 103.82
LOT #136	15 S 67°04'36" E 32.17
LOT #137	15 S 28°52'22" W 103.82
LOT #138	15 N 67°04'36" W 17.05
LOT #139	15 N 28°52'22" E 103.82
LOT #140	15 S 67°04'36" E 32.17
LOT #141	15 S 28°52'22" W 103.82
LOT #142	15 N 67°04'36" W 17.05
LOT #143	15 N 28°52'22" E 103.82
LOT #144	15 S 67°04'36" E 32.17
LOT #145	15 S 28°52'22" W 103.82
LOT #146	15 N 67°04'36" W 17.05
LOT #147	15 N 28°52'22" E 103.82
LOT #148	15 S 67°04'36" E 32.17
LOT #149	15 S 28°52'22" W 103.82
LOT #150	15 N 67°04'36" W 17.05
LOT #151	15 N 28°52'22" E 103.82
LOT #152	15 S 67°04'36" E 32.17
LOT #153	15 S 28°52'22" W 103.82
LOT #154	15 N 67°04'36" W 17.05
LOT #155	15 N 28°52'22" E 103.82
LOT #156	15 S 67°04'36" E 32.17
LOT #157	15 S 28°52'22" W 103.82
LOT #158	15 N 67°04'36" W 17.05
LOT #159	15 N 28°52'22" E 103.82
LOT #160	15 S 67°04'36" E 32.17
LOT #161	15 S 28°52'22" W 103.82
LOT #162	15 N 67°04'36" W 17.05
LOT #163	15 N 28°52'22" E 103.82
LOT #164	15 S 67°04'36" E 32.17
LOT #165	15 S 28°52'22" W 103.82
LOT #166	15 N 67°04'36" W 17.05
LOT #167	15 N 28°52'22" E 103.82
LOT #168	15 S 67°04'36" E 32.17
LOT #169	15 S 28°52'22" W 103.82
LOT #170	15 N 67°04'36" W 17.05
LOT #171	15 N 28°52'22" E 103.82
LOT #172	15 S 67°04'36" E 32.17
LOT #173	15 S 28°52'22" W 103.82
LOT #174	15 N 67°04'36" W 17.05
LOT #175	15 N 28°52'22" E 103.82
LOT #176	15 S 67°04'36" E 32.17
LOT #177	15 S 28°52'22" W 103.82
LOT #178	15 N 67°04'36" W 17.05
LOT #179	15 N 28°52'22" E 103.82
LOT #180	15 S 67°04'36" E 32.17
LOT #181	15 S 28°52'22" W 103.82
LOT #182	15 N 67°04'36" W 17.05
LOT #183	15 N 28°52'22" E 103.82
LOT #184	15 S 67°04'36" E 32.17
LOT #185	15 S 28°52'22" W 103.82
LOT #186	15 N 67°04'36" W 17.05
LOT #187	15 N 28°52'22" E 103.82
LOT #188	15 S 67°04'36" E 32.17
LOT #189	15 S 28°52'22" W 103.82
LOT #190	15 N 67°04'36" W 17.05
LOT #191	15 N 28°52'22" E 103.82
LOT #192	15 S 67°04'36" E 32.17
LOT #193	15 S 28°52'22" W 103.82
LOT #194	15 N 67°04'36" W 17.05
LOT #195	15 N 28°52'22" E 103.82
LOT #196	15 S 67°04'36" E 32.17
LOT #197	15 S 28°52'22" W 103.82
LOT #198	15 N 67°04'36" W 17.05
LOT #199	15 N 28°52'22" E 103.82
LOT #200	15 S 67°04'36" E 32.17

LINE BEARING	DISTANCE
C1	S 26°17' 16.52" N 46°24'29" W 16.52
C2	N 28°52'22" E 99.49
C3	S 90°00' 35.32" W 5°18'49.02" W 33.14
C4	S 90°00' 28.65" W 5°18'49.02" W 28.48
C5	S 20°28' 28.12" N 67°16'22" W 26.08
C6	S 26°17' 17.18" N 67°16'22" W 16.52
C7	S 90°00' 15.97" N 67°02'29" E 15.97
C8	S 15°00' 6.48" N 37°22'48" E 6.44

LINE BEARING	DISTANCE
L1	S 67°04'36" E 32.17
L2	S 28°52'22" W 103.82
L3	N 67°04'36" W 17.05
L4	N 28°52'22" E 103.82
L5	S 67°04'36" E 32.17
L6	S 28°52'22" W 103.82
L7	N 67°04'36" W 17.05
L8	N 28°52'22" E 103.82
L9	S 67°04'36" E 32.17
L10	S 28°52'22" W 103.82
L11	N 67°04'36" W 17.05
L12	N 28°52'22" E 103.82
L13	S 67°04'36" E 32.17
L14	S 28°52'22" W 103.82
L15	N 67°04'36" W 17.05
L16	N 28°52'22" E 103.82
L17	S 67°04'36" E 32.17
L18	S 28°52'22" W 103.82
L19	N 67°04'36" W 17.05
L20	N 28°52'22" E 103.82
L21	S 67°04'36" E 32.17
L22	S 28°52'22" W 103.82
L23	N 67°04'36" W 17.05
L24	N 28°52'22" E 103.82
L25	S 67°04'36" E 32.17
L26	S 28°52'22" W 103.82
L27	N 67°04'36" W 17.05
L28	N 28°52'22" E 103.82
L29	S 67°04'36" E 32.17
L30	S 28°52'22" W 103.82
L31	N 67°04'36" W 17.05
L32	N 28°52'22" E 103.82
L33	S 67°04'36" E 32.17
L34	S 28°52'22" W 103.82
L35	N 67°04'36" W 17.05
L36	N 28°52'22" E 103.82
L37	S 67°04'36" E 32.1