

**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.

7/23/17  
DATE SIGNED

*[Signature]*  
OWNER'S SIGNATURE

**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.

8-1-17  
DATE SIGNED

*[Signature]*  
COOKEVILLE FIRE CHIEF

**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.

7/23/17  
DATE SIGNED

*[Signature]*  
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.

8-2-17  
DATE SIGNED

*[Signature]*  
DIRECTOR OF PUBLIC WORKS

**CERTIFICATE OF APPROVAL FOR RECORDING**

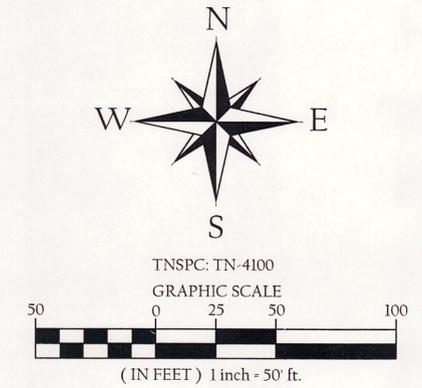
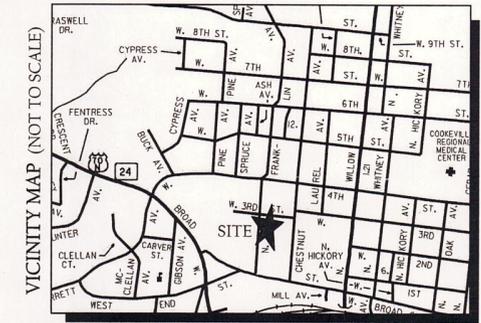
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE COOKEVILLE MUNICIPAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE COOKEVILLE PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF PUTNAM COUNTY, TENNESSEE.

8-3-17  
DATE SIGNED

*[Signature]*  
DIRECTOR OF PLANNING

8/3/17  
DATE SIGNED

*[Signature]*  
SECRETARY, COOKEVILLE MUNICIPAL PLANNING COMMISSION



**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.

07/26/17  
DATE SIGNED

*[Signature]*  
SURVEYOR'S SIGNATURE

**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.

8/1/2017  
DATE SIGNED

*[Signature]*  
DIRECTOR OF COOKEVILLE ELECTRIC DEPARTMENT

**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**

ACCORDING TO THE FEMA FIRM # 4714C0120D, DATED: MAY 16, 2007

CHECK ONE:

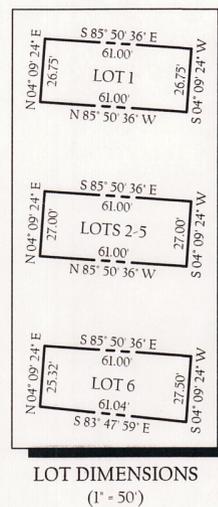
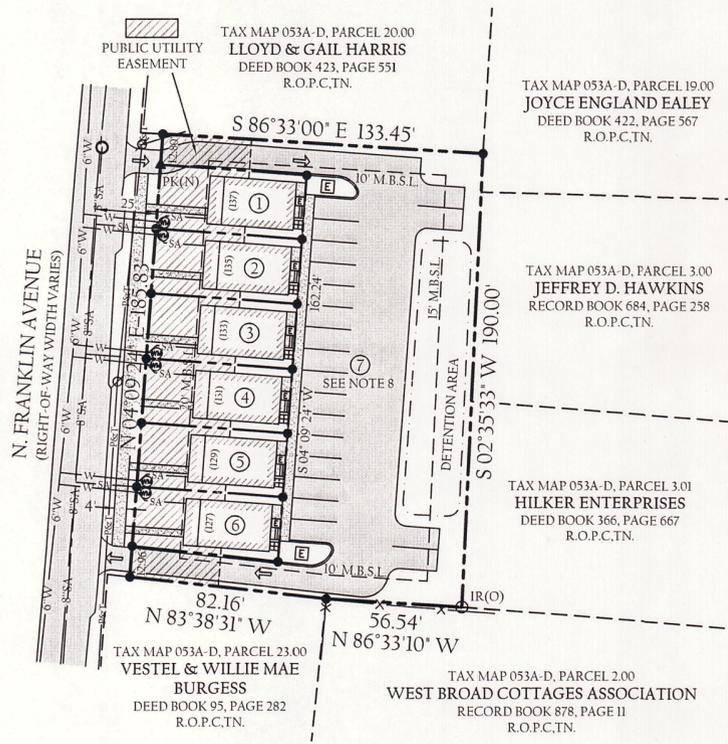
NO AREAS OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA

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

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

Harold Burris, Register  
Putnam County  
Rec #: 154637 Instrument #: 204069  
Rec'd: 15.00 Recorded  
State: 0.00 8/3/2017 at 10:50 AM  
Clerk: 0.00 in Plat Cabinet  
Other: 2.00 I  
Total: 17.00 Pgs 75A-75A



**PARCEL REFERENCE**

BEING PARCELS 21.00, 21.01, 21.02, 21.03, 21.04, 21.05 & 21.06, AS SHOWN ON PUTNAM COUNTY TAX MAP 053A, GROUP D.

**DEED REFERENCE**

BEING THE SAME PROPERTY CONVEYED TO TONY & CELESTE GAMMON, OF RECORD IN RECORD BOOK 182, PAGE 53, R.O.P.C., TN.

BEING THE SAME PROPERTY CONVEYED TO TONY & CELESTE GAMMON, OF RECORD IN RECORD BOOK III, PAGE 235, R.O.P.C., TN.

**PLAT REFERENCE**

BEING LOT 1, OF A PLAT ENTITLED 'COMBINATION PLAT, GRANT'S GROUNDS', OF RECORD IN PLAT CABINET 'H', SLIDE 128A, R.O.P.C., TN.

BEING LOTS 1-7, OF A PLAT ENTITLED 'PRELIMINARY PLAT & FINAL RAO PLAN, GRANT'S GROUNDS', OF RECORD IN PLAT CABINET 'H', SLIDE 156B, R.O.P.C., TN.

**LEGEND**

○ IR(O)	IRON REBAR (OLD)
●	1/2" IRON REBAR (NEW)
▲ PK(N)	PK NAIL (NEW)
○	SEWER MANHOLE
○	SEWER CLEANOUT
⊙	WATER METER
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	AIR CONDITIONING UNIT
⊙	ELECTRIC BOX
⊙	UTILITY POLE
— P —	POWER LINE
— T —	TELEPHONE LINE
— X —	FENCE LINE
— W —	WATER LINE
— S —	SEWER LINE
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
R.O.P.C., TN.	PUTNAM COUNTY, TN. REGISTER'S OFFICE
■	ASPHALT SURFACE
■	CONCRETE SURFACE
■	PUBLIC UTILITY EASEMENT

**GENERAL NOTES**

- THE PURPOSE OF THIS PLAT IS TO CREATE SIX (6) RESIDENTIAL LOTS AND ONE (1) COMMON OPEN SPACE (SEE NOTE 8).
- THE BASE ZONING OF THE PROPERTY IS RD (SINGLE FAMILY AND DUPLEX RESIDENTIAL). THIS PROPERTY WAS APPROVED FOR RAO (REDEVELOPMENT AREA OVERLAY) ZONING BY ORDINANCE NO. 0160717, WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 2016.  
MINIMUM BUILDING SETBACKS: FRONT - 20', REAR - 15', SIDE - 10' (7' BETWEEN BUILDINGS)
- PARKING TABULATION: 20 SPACES
- 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.
- LOT SEVEN SHOWN HEREON IS COMMON OPEN SPACE AND IS NOT A BUILDABLE LOT.

LOT 1 AREA = 1,632 SQ. FT. OR 0.04 ACRES±  
 LOT 2 AREA = 1,647 SQ. FT. OR 0.04 ACRES±  
 LOT 3 AREA = 1,647 SQ. FT. OR 0.04 ACRES±  
 LOT 4 AREA = 1,647 SQ. FT. OR 0.04 ACRES±  
 LOT 5 AREA = 1,647 SQ. FT. OR 0.04 ACRES±  
 LOT 6 AREA = 1,611 SQ. FT. OR 0.04 ACRES±  
 LOT 7 AREA = 15,845 SQ. FT. OR 0.36 ACRES±  
**TOTAL AREA = 25,675 SQ. FT. OR 0.59 ACRES±**

FINAL SUBDIVISION PLAT  
**GRANT'S GROUNDS**  
1st CIVIL DISTRICT,  
PUTNAM COUNTY, TENNESSEE

DRAWN BY: TLD/CJM ACRES: 0.59  
 NUMBER OF LOTS: 7 JOB NUMBER: 16-175  
 PARCEL #: SEE PARCEL REFERENCE DATE: 07-11-17  
 ADDRESS: NORTH FRANKLIN AVENUE SCALE: 1"=50'

**OWNERS**

TONY D. & ANN CELESTE  
GAMMON  
P.O. BOX 49564  
ALGOOD, TN. 38506  
931-265-6393

**SURVEYOR**

CHRIS MABERY  
WHITTENBURG LAND SURVEYING  
214 EAST STEVENS STREET  
COOKEVILLE, TN. 38501  
931-528-LAND