

**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.

5-3-10  
Date Signed

*[Signature]*  
Owner's Signature

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Owner's Signature

**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 of Land and Surveyors. I also hereby certify that the monuments and pins have been placed as shown hereon, to the specifications of the Cookeville Planning Commission.

3/4/10  
Date Signed

*[Signature]*  
Surveyor



**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 \$\_\_\_\_\_ has been posted to assure completion of all required improvements in the case of default.

5/28/10  
Date Signed

*[Signature]*  
Director of Dept. of Water Quality Control

**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 \_\_\_\_\_); or (2) a Financial Guarantee acceptable to the Cookeville Planning Commission in the amount of \$\_\_\_\_\_ has been posted to assure completion of all required improvements in the case of default.

5-28-10  
Date Signed

*[Signature]*  
Director of Dept. of Water Quality Control or Water Utility District Rep.

**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 \$\_\_\_\_\_ has been posted to assure completion of all required improvements in the case of default.

5-28-10  
Date Signed

*[Signature]*  
Director of Public Works

**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 \$\_\_\_\_\_ has been posted with the Cookeville Planning Commission to assure completion of all required improvements in case of default.

5/28/10  
Date Signed

*[Signature]*  
Cookeville Fire Chief

**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.

10/1/10  
Date Signed

*[Signature]*  
Director of Cookeville Electric Dept.

**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.

6-3-10  
Date Signed

10-4-10  
Date Signed

*[Signature]*  
Director of Planning

*[Signature]*  
Secretary, Cookeville Municipal Planning Commission

**EASEMENT AND RIGHT-OF-WAY RESTRICTIONS**

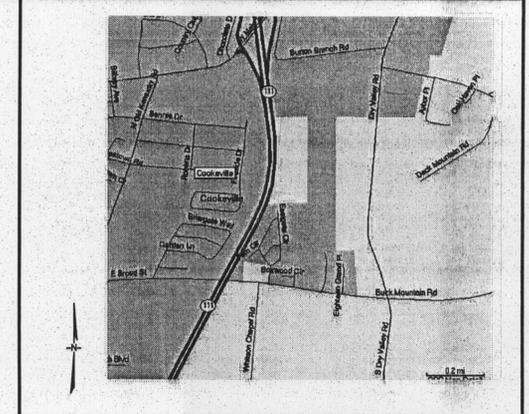
- No permanent structure such as a deck, patio, garage, carport or other building shall be erected within the limits of any easement shown on this plat.
- No excavation, filling, landscaping or other construction shall be permitted in any drainage easement shown on this plat if such excavation, filling, landscaping or other construction will alter or diminish the flow of water through said easement.
- All driveways, entrances, curb cuts or other points of ingress or egress to the lots shown on this plat shall be in accordance with the rules and regulations of the City of Cookeville; contact the Department of Public Works for information.
- The placing of pipe within or otherwise filling of ditches within the right-of-way shown on this plat is prohibited without the approval of the City of Cookeville; contact the Department of Public Works for information.

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

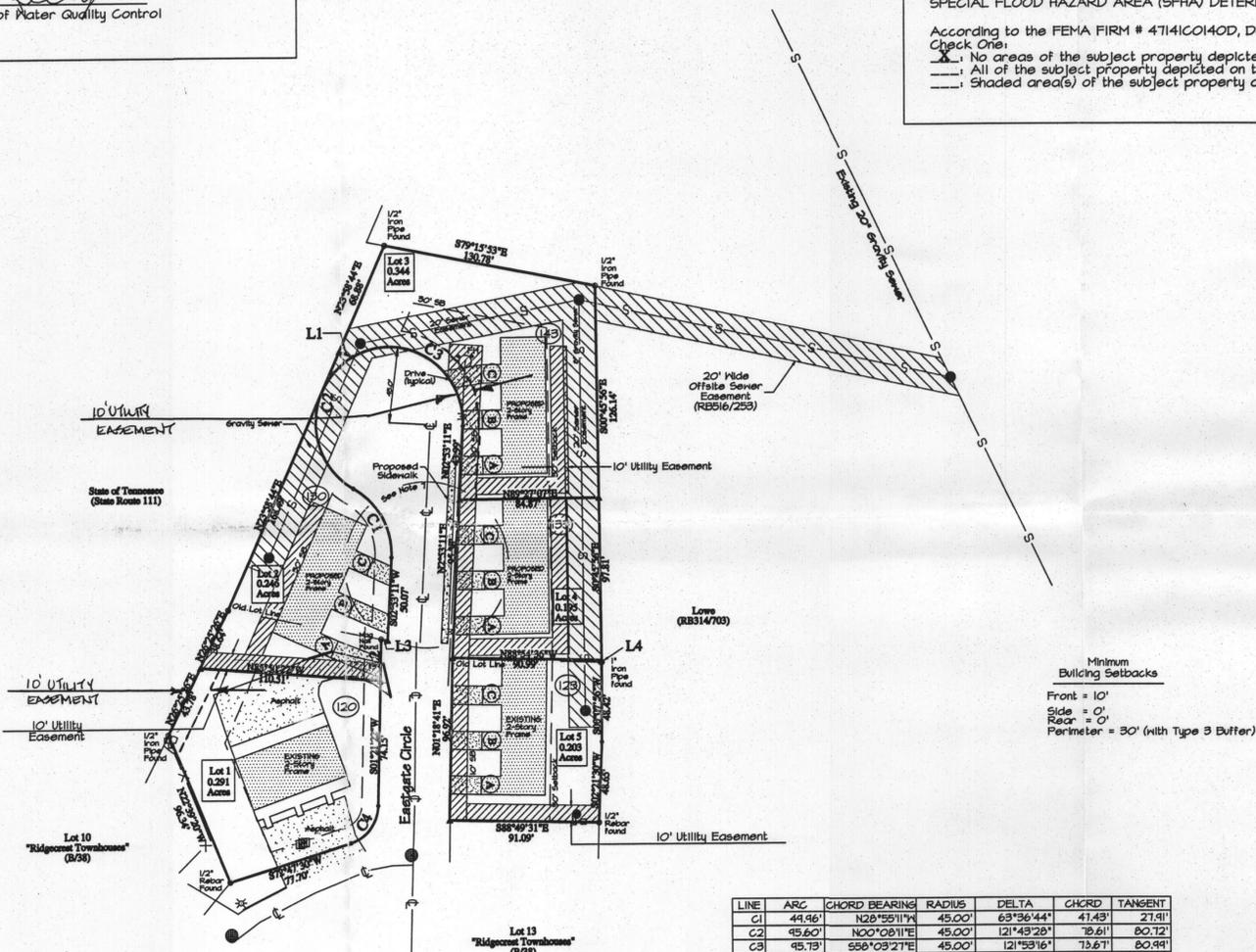
According to the FEMA FIRM # 4714C0140D, Dated: 5/16/07.

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



Vicinity Map (NTS)



**Minimum Building Setbacks**

Front = 10'  
Side = 0'  
Rear = 0'  
Perimeter = 30' (with Type 3 Buffer)

**LEGEND**

- ▲ 1/2" Rebar Set
- Corner Found (Labeled on Plat)
- Non-Monumented Point

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	44.46'	N28°59'11\"N	45.00'	63°36'44\"	41.43'	27.41'
C2	45.60'	N00°08'11\"E	45.00'	121°49'28\"	78.61'	80.72'
C3	45.75'	S58°03'21\"E	45.00'	121°53'16\"	73.67'	80.94'
L1	4.20'	N12°17'44\"N				
L2	24.40'	N01°21'22\"E				
L3	3.44'	S78°53'47\"E				
C4	24.40'	N87°04'26\"E	23.58'	71°26'08\"	21.54'	16.96'
L4	1.25'	N00°45'56\"N				

I hereby certify that this is a category "1" survey and that the location of the monumented points shown hereon is correct.

*[Signature]*  
Surveyor

Grade: 1/2\"  
Date: 5/28/10  
Cookeville, TN 38501

**NOTES:**

- 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.
- This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
- All corners are 1/2" rebar set unless otherwise noted.
- Source of Title: R.B. 422, Page 344; R.B. 422, Page 552; R.B. 422, Page 162
- Property is currently zoned FRD.
- Locations of utilities are approximate. Contact the appropriate utility for locations of underground services.
- This Cul-de-sac was dedicated in previous subdivision, but was never constructed and no definite boundary information is given. It is to be relocated as shown on this plat.
- Reduction in right-of-way to 40' and reduction of cul-de-sac to 90' as granted by the EZA February 23, 2004.

FINAL PLAT FOR  
**RIDGECREST NORTH END DIVISION**  
Resubdivision of Lots 11,12 Plat Cabinet B, Slide 38 and Resubdivision of "Future Development" Plat Cabinet B, Slide 31.  
PRESENTED TO  
**COOKEVILLE MUNICIPAL PLANNING COMMISSION**

<b>DEVELOPER:</b> Crown Properties	<b>SURVEYOR:</b> Clinton Engineering Services
<b>ADDRESS:</b> 44 CC Camp Road Cookeville, TN 38501	<b>ADDRESS:</b> 380 S Lowe Ave. Suite 6 Cookeville, TN 38501
<b>TELEPHONE:</b> 931-528-7468	<b>TELEPHONE:</b> 931-372-0427
<b>ENGINEER:</b> Clinton Engineering Services	<b>OWNER:</b> Crown Properties
<b>ADDRESS:</b> 380 S Lowe Ave. Suite 6 Cookeville, TN 38501	<b>ADDRESS:</b> 44 CC Camp Road Cookeville, TN 38501
<b>TELEPHONE:</b> 931-372-0427	<b>TELEPHONE:</b> 931-528-7468
<b>ACREAGE SUBDIVIDED:</b> 1.274 Acres	<b>TAX MAP:</b> MAP 0528 6R03P PARCELS 01002120004100
<b>NUMBER OF LOTS:</b> 5	<b>SCALE:</b> AS SHOWN <b>DATE:</b> 08-24-09

