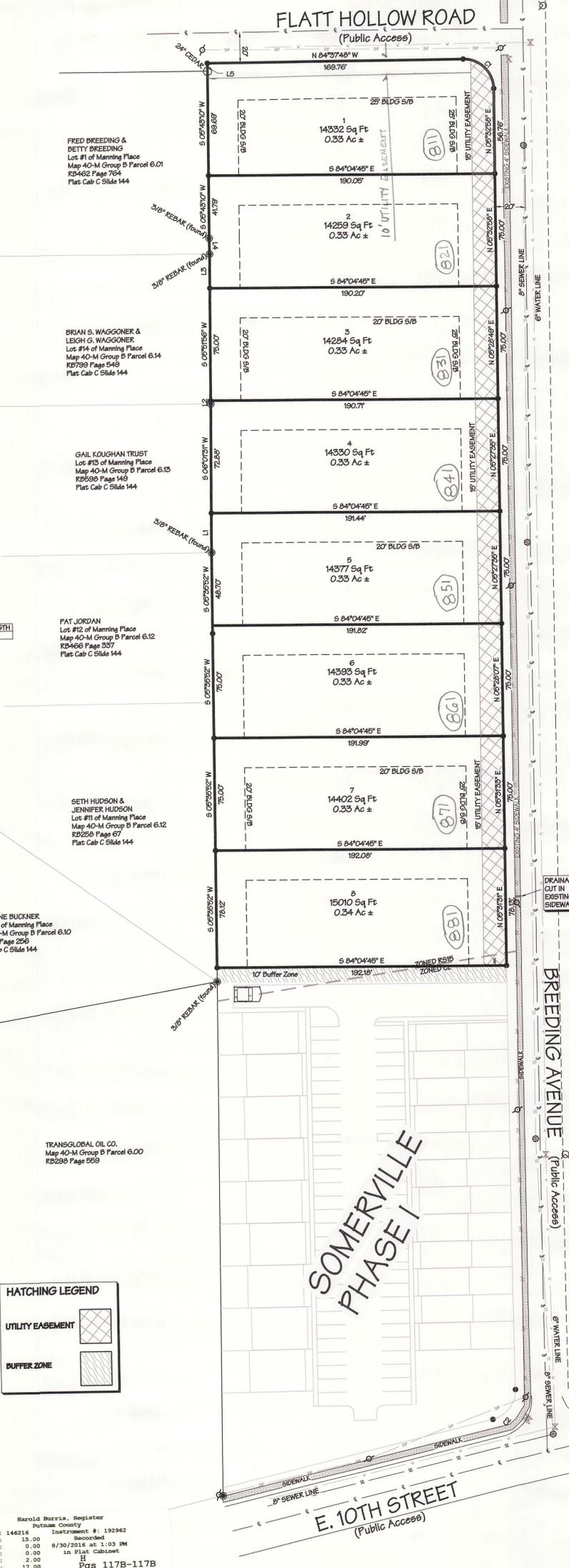


SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION
 According to the FEMA FIRM # 47710C040D
 Dated: MAY 16, 2007
 Check One:
 No areas of the subject property depicted on this plat are in a SFHA
 All of the subject property depicted on this plat is in a SFHA
 Shaded area(s) of the subject property depicted on this plat are in a SFHA



LINE	BEARING	DISTANCE
L1	S 0°00'00" W	26.30'
L2	S 0°00'00" W	2.12'
L3	S 0°00'00" W	22.70'
L4	S 0°00'00" W	10.52'
L5	S 0°00'00" W	5.31'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.42'	N 39°22'25" W	28.23'

- LEGEND**
- TREE
 - MANHOLE
 - POWER POLE
 - × WATER METER
 - 1/2" PIPE (cast)
 - FIRE HYDRANT
 - POINT
 - × WATER/GAS VALVE
 - REBAR (found)

ZONING & SETBACKS
RS-10-SINGLE FAMILY
 FRONT-20'
 SIDE- Shall maintain minimum of 20' between adjoining lot structures
 REAR- 20'
 CORNER-25'
 One side Zero Lot Line

Note: Gutter downspouts to discharge onto yards no more than 10' from house. Discharging onto impervious surface is not permitted.



Note: The point of beginning is located N 70°56'35" W 2.82 feet from a power pole.

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.

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 1:10000 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Harold Harris, Register	
Rec #: 146216	Instrument #: 192942
Rec d: 15.00	Recorded
State: 0.00	8/30/2016 at 1:03 PM
Clerk: 0.00	in Plat Cabinet
Other: 2.00	
Total: 17.00	Pgs 117B-117B

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 of this survey is as shown hereon and that the monuments and pins shown hereon, to the specifications of the Cookeville Planning Commission, are as shown hereon. I also establish by the Tennessee Board of Examiners for Professional Surveyors. I hereby certify that the monuments and pins shown hereon, to the specifications of the Cookeville Planning Commission, are as shown hereon.

18 Aug 2016
 Date Signed: _____
 Surveyor's Signature: _____

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 subdivision 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.

8-29-2016
 Date Signed: _____
 Owner'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.

8/25/2016
 Date Signed: _____
 Director of Cookeville Electric Dept.

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 \$ 50,000.00 has been posted with the Cookeville Planning Commission to assure completion of all required improvements in case of default.

8-26-16
 Date Signed: _____
 Director of Public Works

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.

8-26-16
 Date Signed: _____
 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.

8-29-16
 Date Signed: _____
 Cookeville Fire Chief

EASEMENT AND RIGHT-OF-WAY RESTRICTIONS
 1. 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.
 2. 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.
 3. 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.
 4. 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.

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

8/24/16
 Date Signed: _____
 Director of Dept. of Water Quality Control or Water Utility District Rep.

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 the specifications of the Cookeville Planning Commission 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.

8/24/16
 Date Signed: _____
 Director of Dept. of Water Quality Control

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.

8/30/16
 Date Signed: _____
 Director of Planning

8/30/16
 Date Signed: _____
 Cookeville Municipal Planning Commission

1ST CIVIL DISTRICT

FINAL PLAT FOR SOMERVILLE PHASE II

PRESENTED TO
COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: AARON BERNHARDT	SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: 640 NORTH DIXIE AVENUE	ADDRESS: 2772 Hidden Cove Road
COOKEVILLE, TN 38501	COOKEVILLE, TN 38506
TELEPHONE: 931-526-3700	TELEPHONE: 931-372-1286
ENGINEER: _____	OWNER: BERNHARDT / GAW
ADDRESS: _____	ADDRESS: 640 NORTH DIXIE AVENUE
TELEPHONE: _____	COOKEVILLE, TN 38501
ACREAGE SUBDIVIDED: 2.65 LOTS: 8	TAX MAP: 40-M GRP B PARCEL NO: 8.00
DEED BOOK REFERENCE: RB926/463	SCALE: 1"=40'-0" DATE: 20 MAY 2016

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
 2772 Hidden Cove Road, Cookeville, TN 931-372-1286