

CERTIFICATE 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.
 9-1-11
 Date Signed Ross Fugate
 Cookeville Fire Chief

CERTIFICATION OF EXISTING STREET
 I hereby certify that the street shown on this plat has the status of an accepted street regardless of current condition.
 PRIVATE
 9-1-11
 Date Signed Jay Brown
 Director of Public Works

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.
 All water and sewer lines in the St. James West (Phase I & Phase II) subdivision are private and are not the responsibility of the City of Cookeville.
 9-1-11
 Date Signed Ross Fugate
 Director of Dept. of Water Quality Control or Water Utility District Rep.

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.
 9-1-11
 Date Signed Ross Fugate
 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.
 9-1-11
 Date Signed Jay Brown
 Director of Planning
 9-1-11
 Date Signed Ross Fugate
 Secretary, Cookeville Municipal Planning Commission

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.
 8-25-11
 Date Signed Ross Fugate
 Owner's Signature
 8-25-11
 Date Signed Ross Fugate
 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 survey is a precision (linear and angular) survey that meets the standards required of a precision survey by the Tennessee Board of Examiners of Professional Surveyors. I also hereby certify that the monuments and pins have been set as shown hereon, to the specifications of the Cookeville Planning Commission.
 8-25-11
 Date Signed Ross Fugate
 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 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.
 9/21/11
 Date Signed Ross Fugate
 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 and according to the specifications of the Tennessee Board of Examiners of Professional Surveyors; 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.
 N/A
 Date Signed N/A
 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 the 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.
 N/A
 Date Signed N/A
 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.
 9-1-11
 Date Signed Ross Fugate
 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 driveway 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.

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION
 According to the FEMA FIRM # 47141C040D, Dated: 5/16/07.
 Check One:
 [X] 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.

Legend

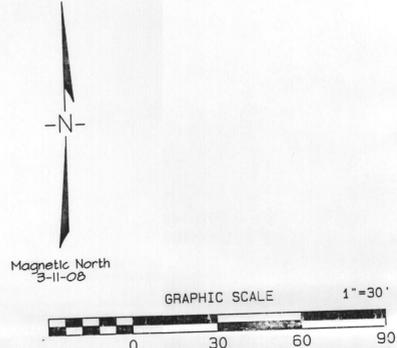
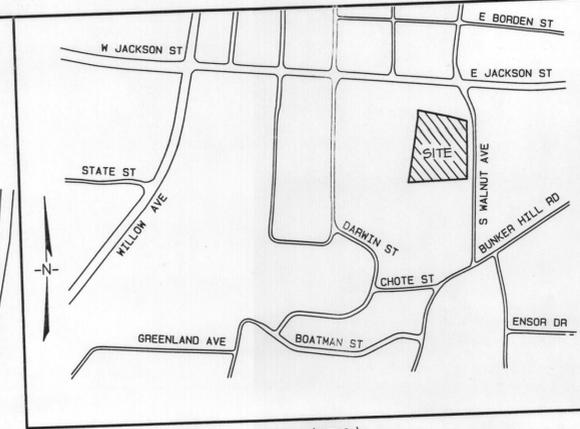
- Common Area
- Private Permanent Vehicular Access Easement and Public Utility Easement
- Public Utility Easement
- Private Detention Pond Easement
- Private Drainage Easement

City of Cookeville

City of Cookeville

Ealey
 (321/535)

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
CI	34.21	N81°41'33"W	29.00'	40°00'14"	35.36'	25.00'



NOTES: 1. 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.
 2. This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
 3. All corners are 1/2" rebar found unless otherwise noted.
 4. Source of Title: R.B. 481, Page 611.
 5. Property is currently zoned R1B.
 6. Locations of utilities are approximate. Contact the appropriate utility for locations of underground services.
 7. Property lines which bisect the airspace between attached units will not encroach upon the walls of the respective units regardless of any conflict with the bearing and/or distance shown hereon.
 8. All water and sewer lines are private from the master meter and sewer manholes, respectively.

I hereby certify that the survey shown hereon was prepared in compliance with the Tennessee Minimum Standards for Professional Surveyors. It is a category "1" survey and therefore the accuracy of the unadjusted survey is greater than that of a category "2" survey.
 8-25-11
 Date
 Rusty Norrod, R.L.S., P.E.
 Clinton Engineering & Surveying, LLC
 380 South Lowe Avenue, Suite 6
 Cookeville, TN 38501

FINAL PLAT FOR
St. James West - Phase II
Resubdivision of Lot 2
 PRESENTED TO
 COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: Jerry Gan	SURVEYOR: Clinton Engineering and Surveying
ADDRESS: 640 North Dixie Avenue Cookeville, TN 38501	ADDRESS: 380 S.Lowe Ave. Suite 6 Cookeville, TN 38501
TELEPHONE: 431.526.3100	TELEPHONE: 431-372-0427
ENGINEER: Clinton Engineering Services	OWNER: Jerry Gan
ADDRESS: 380 S.Lowe Ave. Suite 6 Cookeville, TN 38501	ADDRESS: 640 North Dixie Avenue Cookeville, TN 38501
TELEPHONE: 431-372-0427	TELEPHONE: 431.526.3100
ACREAGE SUBDIVIDED: 0.484 Acres	TAX MAP: MAP 530 GROUP E PARCEL 007.00
NUMBER OF LOTS: 6	SCALE: AS SHOWN DATE: 08-24-11