

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.

8-23-17
DATE SIGNED

J. D. [Signature]
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 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.

8-23-17
DATE SIGNED

[Signature]
SURVEYOR'S SIGNATURE

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

TOTAL AREA = 41,614 SQ.FT. OR 0.96 ACRES±

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCELS 18.00 & 19.00 INTO TEN RESIDENTIAL LOTS.
- THIS PROPERTY IS CURRENTLY ZONED RM-14 (MULTI-FAMILY RESIDENTIAL).
MINIMUM BUILDING SETBACKS:
FRONT - 25'
REAR - 15*
SIDE - 15'
- *ON SEPTEMBER 8, 2016 THE BOARD OF ZONING APPEALS APPROVED A VARIANCE TO ALLOW A REDUCTION TO THE REAR YARD SETBACK REQUIREMENT TO NO LESS THAN TEN (10) FEET SUBJECT TO THE DEDICATION OF RIGHT-OF-WAY 25' FROM THE CENTERLINE OF WEST STEVENS STREET AND A VARIANCE ALLOWING A REDUCTION OF THE MINIMUM LAND AREA REQUIREMENT TO ALLOW 15 DWELLING UNITS SUBJECT TO ALL DWELLING UNITS BEING LIMITED TO A MAXIMUM OF TWO (2) BEDROOMS AND THE PROVISIONS OF STORM WATER RETENTION/RETENTION IMPROVEMENTS MEETING THE CITY'S CURRENT DETENTION GUIDELINES PLUS ADDITIONALLY DESIGNED FOR A 25 YEAR STORM EVENT.
- 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 SIXTEEN (16) SHOWN HEREON IS COMMON OPEN SPACE AND IS NOT A BUILDABLE LOT.
- PLAT DEPICTS 250 LINEAR FEET OF NEW SIDEWALK.

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.

9-5-17
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.

8/30/17
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.

9/5/17
DATE SIGNED

[Signature]
DIRECTOR OF PUBLIC WORKS

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.

8/2/17
DATE SIGNED

[Signature]
DIRECTOR OF COOKEVILLE ELECTRIC DEPARTMENT

CERTIFICATE OF APPROVAL FOR RECORDING

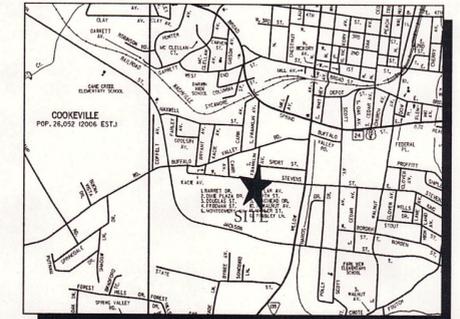
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE COOKEVILLE MUNICIPAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE COOKEVILLE PLANNING COMMISSION, AND THAT SAID PLAT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

9-5-17
DATE SIGNED

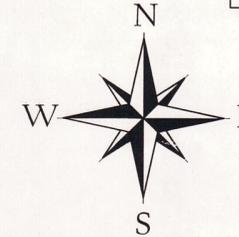
9-6-17
DATE SIGNED

[Signature]
DIRECTOR OF PLANNING

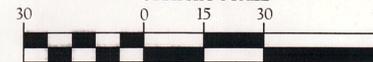
[Signature]
SECRETARY, COOKEVILLE MUNICIPAL PLANNING COMMISSION



VICINITY MAP (NOT TO SCALE)



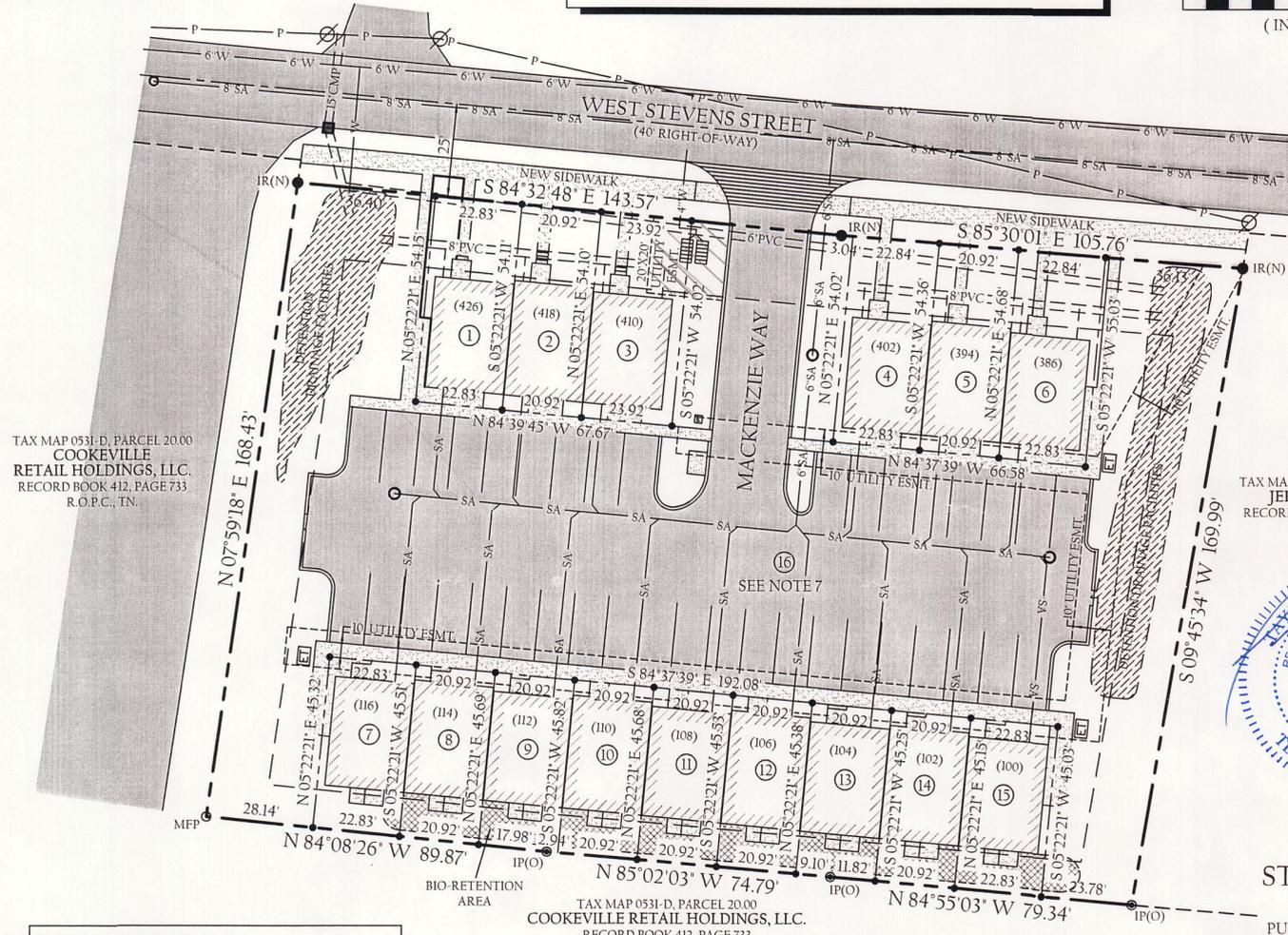
TNSPC: TN-4100
GRAPHIC SCALE



(IN FEET) 1 inch = 30 ft.

LOT TABLE

NO.	SQ. FT.	ACRES
1	1,236	0.03
2	1,131	0.03
3	1,292	0.03
4	1,237	0.03
5	1,140	0.03
6	1,253	0.03
7	1,037	0.02
8	954	0.02
9	958	0.02
10	957	0.02
11	954	0.02
12	951	0.02
13	948	0.02
14	945	0.02
15	1,030	0.02
16	25,591	0.59
TOTAL	41,614	0.96



TAX MAP 0531-D, PARCEL 20.00
COOKEVILLE
RETAIL HOLDINGS, LLC.
RECORD BOOK 412, PAGE 733
R.O.P.C., TN.

TAX MAP 0531-D, PARCEL 16.00
JERRY HUSKINS
RECORD BOOK 852, PAGE 310
R.O.P.C., TN.



FINAL PLAT
STEVENS SQUARE
1st CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

LEGEND

- IR(O) IRON REBAR (OLD)
- MFP METAL FENCE POST
- Sewer Manhole
- Water Meter
- Gas Meter
- Electric Box
- Electric Transformer
- Water Valve
- Fire Hydrant
- Tree
- Utility Pole
- P — Power Line
- X — Fence Line
- W — Water Line
- SA — Sewer Line
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.P.C., TN. REGISTER'S OFFICE PUTNAM COUNTY, TN.
- Concrete Area
- Asphalt Surface

DEED REFERENCE

PARCEL 17.00
BEING THE SAME PROPERTY CONVEYED TO TONY & ANN CELESTE GAMMON, OF RECORD IN RECORD BOOK 950, PAGE 559, R.O.P.C., TN.

PARCEL 18.00
BEING THE SAME PROPERTY CONVEYED TO TONY & ANN CELESTE B. GAMMON, OF RECORD IN RECORD BOOK 958, PAGE 544, R.O.P.C., TN.

PARCEL 19.00
BEING THE SAME PROPERTY CONVEYED TO TONY & ANN CELESTE B. GAMMON, OF RECORD IN RECORD BOOK 958, PAGE 544, R.O.P.C., TN.

Harold Burris, Register
Putnam County
Rec #: 155511 Instrument #: 205200
Rec'd: 15.00 Recorded
State: 0.00 9/7/2017 at 10:01 AM
Clerk: 0.00 in Plat Cabinet
Other: 2.00 I
Total: 17.00 Pgs 79B-79B

PARCEL REFERENCE

BEING ALL OF PARCELS 17.00, 18.00 & 19.00, AS SHOWN ON PUTNAM COUNTY TAX MAP 0531, GROUP D.

DRAWN BY: TLD ACRES: 0.96
NUMBER OF LOTS: 16 JOB NUMBER: 16-176
PARCEL #: MAP 0531 'D', PAR 17.00 - 19.00 DATE: 09-19-2016
ADDRESS: WEST STEVENS STREET SCALE: 1"=30'

ENGINEER

SCOTT NICHOLSON
CES
214 EAST STEVENS STREET
COOKEVILLE, TN. 38501
931-526-9000

OWNERS

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

SURVEYOR

TAYLOR L. DILLEHAY
WHITTENBURG LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN. 38501
931-528-LAND