

**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.

8/11/15  
Date Signed

*[Signature]*  
Owner's Signature

**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 \$ 6,000 has been posted with the Cookeville Planning Commission to assure completion of all required improvements in case of default.

8/5/15  
Date Signed

*[Signature]*  
Director of Public Works

**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.

7-31-15  
Date Signed

*[Signature]*  
Cookeville Fire Chief



SITE MAP NTS

**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.

**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.

8/6/2015  
Date Signed

*[Signature]*  
Director of Cookeville Electric Dept.

| LINE | BEARING       | DISTANCE | CURVE | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|------|---------------|----------|-------|---------|------------|---------------|--------------|
| L1   | N 86°24'11" W | 34.27'   | C1    | 25.00'  | 39.99'     | S 47°45'53" W | 35.86'       |
| L2   | S 03°30'30" W | 22.18'   | C6    | 237.60' | 6.13'      | S 88°01'00" E | 6.13'        |

**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.

8/5/15  
Date Signed

*[Signature]*  
Director of Public Works

**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 Survey 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.

28 July 2015  
Date Signed



**CERTIFICATION OF EXISTING WATER AND/OR SEWER**

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.

7/30/15  
Date Signed

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

| Harold Burris, Register Putnam County |                      |
|---------------------------------------|----------------------|
| Rec #: 136746                         | Instrument #: 180438 |
| Rec'd: 15.00                          | Recorded             |
| State: 0.00                           | 8/14/2015 at 8:21 AM |
| Clerk: 0.00                           | in Plat Cabinet      |
| Other: 2.00                           | H                    |
| Total: 17.00                          | Pgs 29A-29A          |

**LEGEND**

- ⊙ MANHOLE
- ⊕ POWER POLE
- ⊗ STEEL FENCE POST
- ⊗ WATER METER
- 1/2" PIPE (est)
- ⊗ WATER VALVE
- ROAD
- ⊗ FIRE HYDRANT

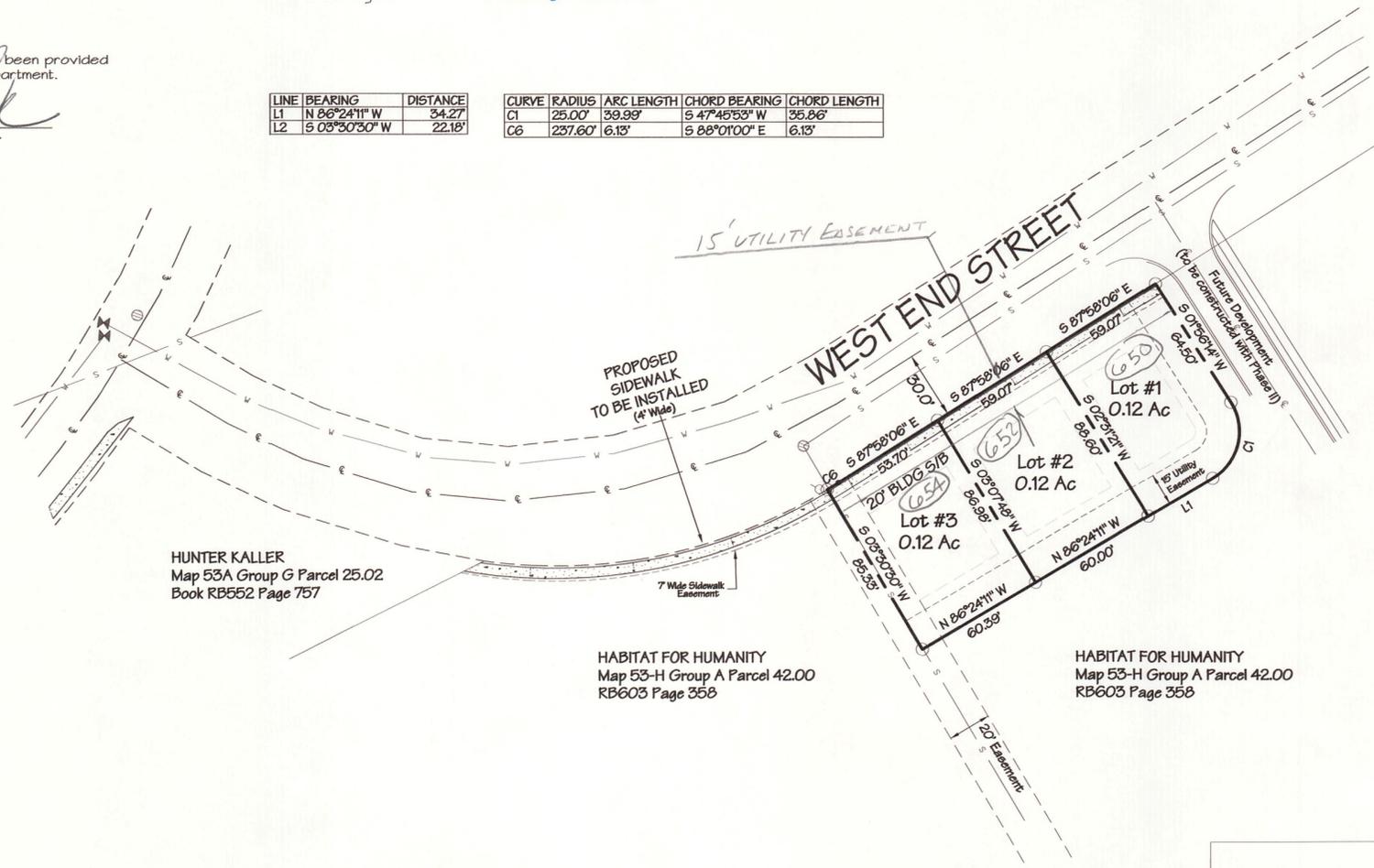
**ZONED RD**

**BUILDING SETBACKS**

FRONT - 20'

REAR - 15'

SIDE - 7.5'



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.

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

According to the FEMA FIRM # 4741C0120D

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

**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.

8-14-15  
Date Signed

*[Signature]*  
Director of Planning

8-14-15  
Date Signed

*[Signature]*  
Secretary, Cookeville Municipal Planning Commission

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. blufflines, 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 II survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

1ST CIVIL DISTRICT

REVISED FINAL PLAT FOR

**WEST END NEIGHBORHOOD**

PHASE I

PRESENTED TO

COOKEVILLE MUNICIPAL PLANNING COMMISSION

|   |   |
|---|---|
| DEVELOPER: HABITAT FOR HUMANITY                     | SURVEYOR: CHRISTOPHER M. VICK                           |
| ADDRESS: 728 E. 15TH STREET<br>COOKEVILLE, TN 38501 | ADDRESS: 2772 Hidden Cove Road<br>COOKEVILLE, TN. 38506 |
| TELEPHONE: 931-528-1711                             | TELEPHONE: 931-372-1286                                 |
| ENGINEER: Allmon Engineering                        | OWNER: HABITAT FOR HUMANITY                             |
| ADDRESS: 363 Nash Ave<br>Cookeville, TN 38501       | ADDRESS: 728 E. 15TH STREET<br>COOKEVILLE, TN 38501     |
| TELEPHONE: 931-528-1711                             | TELEPHONE: 931-528-1711                                 |
| ACREAGE SUBDIVDED: 0.36 LOTS: 3                     | TAX MAP: 53-H GRP A PARCEL NO: 42.00                    |
| DEED BOOK REFERENCE: RB603/358                      | SCALE: 1"=50'-0" DATE: 21 JULY 2015                     |