

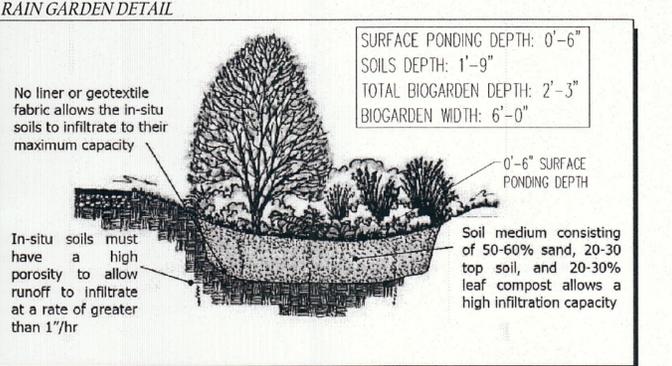
CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE WITH DEED RESTRICTIONS OR COVENANTS  
 I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION 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 PLAN SHOWN HEREON IS NOT PROHIBITED UNDER ANY CURRENT DEED RESTRICTIONS OR COVENANTS ON THE PROPERTY.

DATE SIGNED: 2/26/14 OWNERS SIGNATURE: Kelly A. Martin  
 DATE SIGNED: \_\_\_\_\_ OWNERS 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.

DATE SIGNED: 2/28/14 SURVEYOR'S SIGNATURE: [Signature] R.L.S. #762

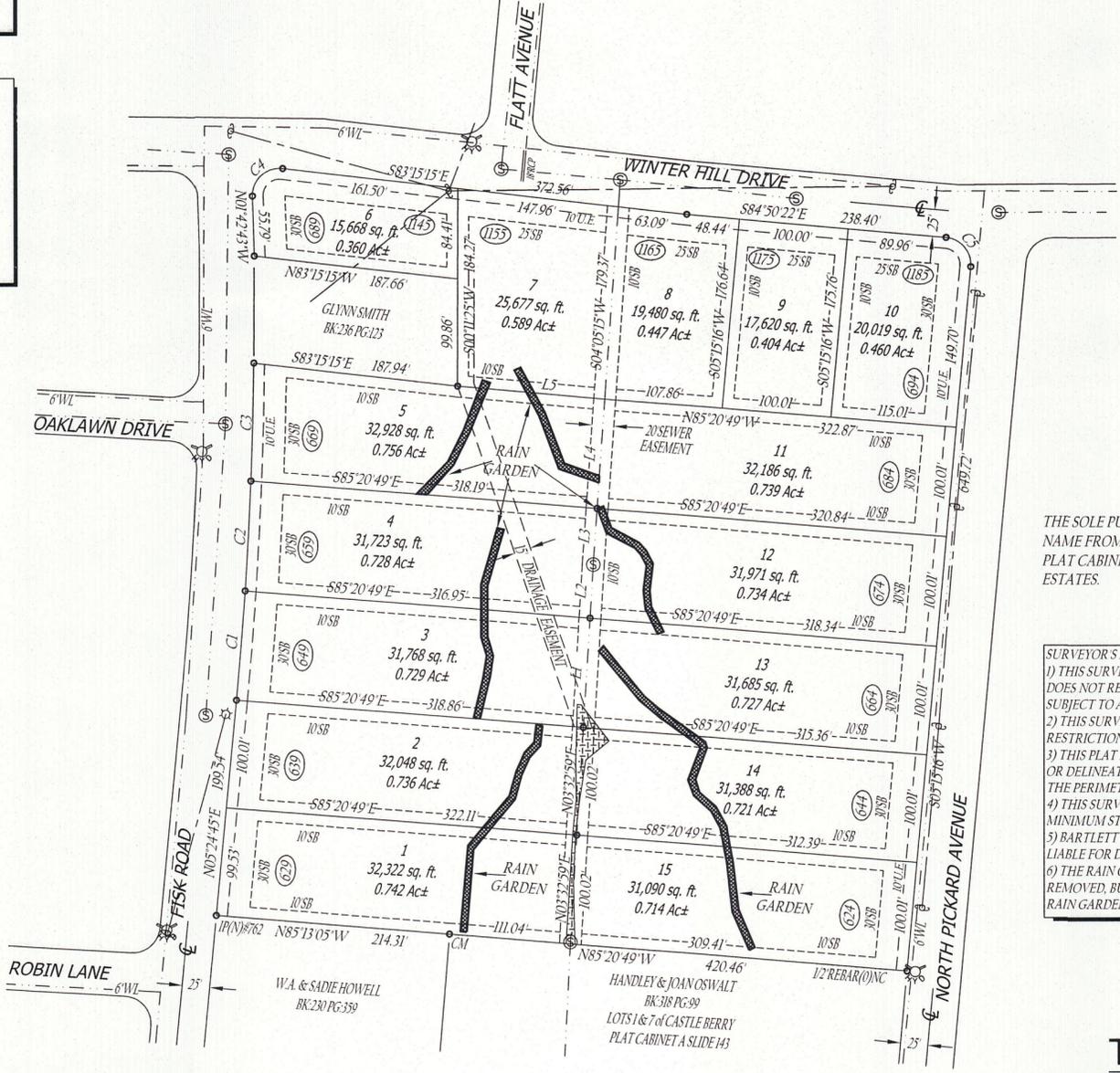
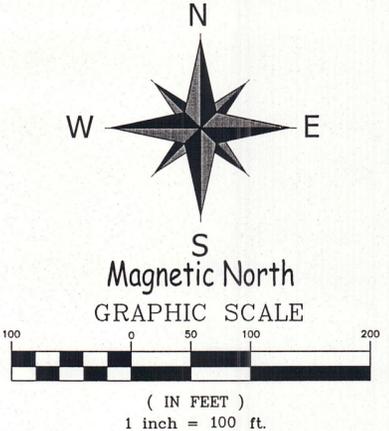
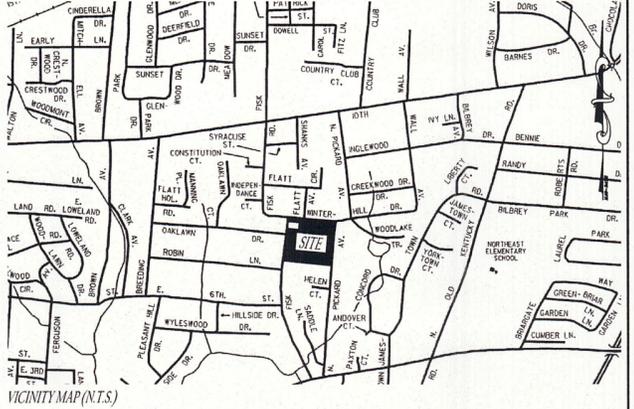
EASEMENT AND RIGHT-OF-WAY RESTRICTIONS  
 1) NO PERMANENT STRUCTURE SUCH AS A DECK, PATIO, GARAGE, CARPORT OR OTHER BUILDING SHALL BE ERRECTED WITHIN THE LIMITS OF ANY EASEMENT SHOWN ON THIS PLAT.  
 2) NO EXCAVATION, FILLING, LANDSCAPING OR OTHER CONSTRUCTION SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN ON THIS PLAT IF SUCH EXCAVATION, FILING, 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 OF EGRESS TO THE LOT 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 FEMA FIRM MAP #47141001400, DATED 5-17-2007.  
 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 SFHA  
 SHADE 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 MUNICIPAL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF PUTNAM COUNTY, TENNESSEE.

DATE SIGNED: 4-1-14 DIRECTOR OF PLANNING: [Signature]  
 DATE SIGNED: 4-1-14 SECRETARY, COOKEVILLE MUNICIPAL PLANNING COMMISSION: [Signature]



THE SOLE PURPOSE OF THIS PLAT IS CHANGE THE NAME FROM DRAPPER HEIRS DIVISION. (RECORDED PLAT CABINET G, SLIDE 116B), TO WINTER HILL ESTATES.

SURVEYOR'S NOTES  
 1) THIS SURVEY WAS 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 TITLE SEARCH WILL REVEAL  
 2) THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID LINE  
 3) 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.  
 4) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE  
 5) BARTLETT SURVEYING, OR ALFRED M. BARTLETT, IS NOT RESPONSIBLE OR LIABLE FOR DRAINAGE, FLOODING, OR ENVIRONMENTAL ISSUES.  
 6) THE RAIN GARDEN AREAS ARE NOT TO BE INFRINGED UPON (OR REMOVED, BUILT OVER, ETC.). THAT THOSE AREAS MUST BE MAINTAINED AS RAIN GARDENS.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

ALFRED M. BARTLETT  
 REGISTERED LAND SURVEYOR  
 AGRICULTURE  
 2/28/14  
 TENNESSEE NO. 7052

BARTLETT SURVEYING  
 214 EAST STEVENS STREET  
 COOKEVILLE, TN 38501 (931-526-9000)

- LIST OF PERTINENT DEPARTMENTS AND AGENCIES
- COOKEVILLE PLANNING DEPARTMENT  
45 East Broad Street  
931-520-5271
  - COOKEVILLE CODES DEPARTMENT  
45 East Broad Street  
931-520-5268
  - COOKEVILLE PUBLIC WORKS DEPARTMENT  
45 East Broad Street  
931-520-5247
  - COOKEVILLE DEPARTMENT OF WATER QUALITY CONTROL  
1860 South Jefferson Avenue  
931-520-5227
  - COOKEVILLE ELCTRIC DEPARTMENT  
55 West Davis Road  
931-526-7411
  - COOKEVILLE GAS DEPARTMENT  
16 North Oak Street  
931-520-4427
  - PUTNAM COUNTY ENVIRONMENTALIST  
Tennessee Department of Environment & Conservation  
Division of Groundwater Protection  
1221 South Willow Avenue  
931-432-4012

LEGEND

- (O) OLD
- (N) NEW
- NC NO CAP ON PIN
- FC FENCE CORNER
- FL FENCE LINE
- WP WOOD POST
- SP STEEL POST
- CM CONCRETE MONUMENT
- CL CENTER LINE
- FH FIRE HYDRANT
- UP UTILITY POLE
- SM SEWER MANHOLE
- [Symbol] DELINEATED WET LAND

LINE TABLE

LINE	BEARING	LENGTH
L1	N03°32'59"E	100.02'
L2	N03°32'59"E	49.09'
L3	N04°05'15"E	50.92'
L4	N04°05'15"E	100.00'
L5	S84°53'56"E	135.30'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	3736.32'	100.00'	1°32'01"	50.00'	N04°38'45"E	100.00'
C2	3736.32'	100.04'	1°32'03"	50.02'	N03°06'43"E	100.04'
C3	3736.32'	108.09'	1°39'27"	54.05'	N01°30'58"E	108.08'
C4	25.00'	42.96'	98°27'28"	28.99'	N47°31'01"E	37.87'
C5	25.00'	39.31'	90°05'38"	25.04'	S39°47'33"E	35.38'

Harold Burris, Register  
 Putnam County  
 Rec #: 124591 Instrument #: 164237  
 Rec d: 15.00 Recorded  
 State: 0.00 4/1/2014 at 11:28 AM  
 Clerk: 0.00 in Plat Cabinet  
 Other: 2.00  
 Total: 17.00 Pgs 136A-136A

ZONED RS10  
 FRONT 30' (MAJOR STREETS)  
 FRONT 30' (COLLECTOR STREETS or HIGHER CLASSIFICATION)  
 FRONT 25' (LOCAL STREETS)  
 REAR 20'  
 SIDE (RESIDENTIAL STRUCTURE) 10' PLUS 5' FOR EACH STORY OVER 2  
 SIDE (ZERO LOT LINE DETACHED) 20' ONE SIDE, PLUS 5' FOR EACH STORY OVER 2  
 SIDE (NONRESIDENTIAL STRUCTURE) 20' PLUS 5' FOR EACH STORY OVER 2  
 SIDE STREET 30' (MINIMUM SIDE YARD STREET SIDE CORNER LOTS)

TENNESSEE ONE CALL

UTILITIES PROTECTION CENTER

IN TENNESSEE CALL 1-800-351-1111

THREE WORKING DAYS BEFORE YOU DIG

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

FINAL PLAT FOR Winter Hill Estates PRESENTED TO COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER TAY'S REALTY 1546 EAST SPRING STREET COOKEVILLE, TN 38501 TELEPHONE: 931-260-8352	SURVEYOR: BARTLETT SURVEYING 214 EAST STEVENS STREET COOKEVILLE, TN 38501 TELEPHONE: (931) 526-9000
ENGINEER: N/A TAX MAP 52A PAR 5.01 5.15 Pand L BK:389 PG:477	OWNER: DANNY MARTIN, LLC 2705 BURGESS FALLS ROAD COOKEVILLE, TN 38506 TELEPHONE: 931-260-8586
NO. OF LOTS: 15 SCALE: 1"=100'	1st CIVIL DISTRICT DATE: 2-26-2014 ACREAGE SUBDIVIDED: 9.586+
	PUTNAM COUNTY, TN DRAWING #2013-035 C