

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.

9-1-15 _____
Date Signed Owner's Signature
9-1-15 _____
Date Signed Owner's Signature
9-1-15 _____
Date Signed Owner's Signature

Date Signed 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 Suburban 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.

8/31/15 _____
Date Signed Surveyor's Signature

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.

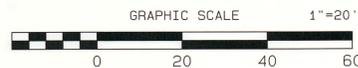
10-5-15 _____
Date Signed Director of Planning
10-5-15 _____
Date Signed Secretary, Cookeville Municipal Planning Commission

LEGEND

- Power Pole
- 55MH
- 1/2" Rebar Found
- Non-monumented Point
- ▲ 1/2" Rebar Set
- Electric Meter
- Overhead Utility Lines
- Underground Electric
- Lot 5 Common Area and Utility easement
- Private Permanent Vehicular Access Easement Over Concrete Drive and Parking
- Utility/Maintenance Easement
- Parking Easement to Benefit (Tax Map 531 "B" Parcel 22.01)

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	N09°28'34"E	16.45'
E2	N77°14'46"E	40.99'
E3	S13°14'46"E	14.86'
E4	S76°51'55"W	47.36'



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.

10-2-15 _____
Date Signed Roger Fugate
Cookeville Fire Chief

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.

10/1/15 _____
Date Signed Guy 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.

9/24/15 _____
Date Signed Rusty Kelly
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.

10/1/2015 _____
Date Signed _____
Director of Cookeville Electric Dept.

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.

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

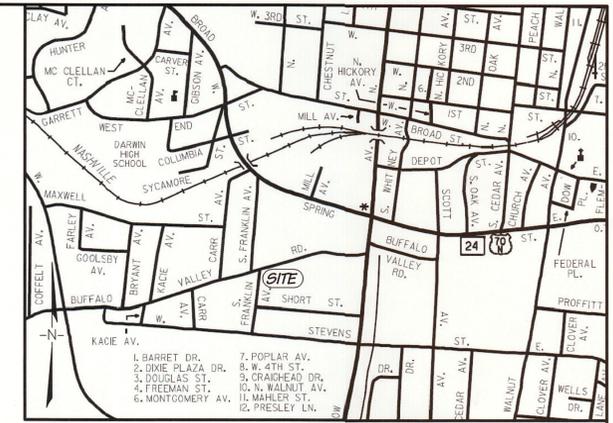
According to the FEMA FIRM # 47141C0120D, Dated: 5/16/07. Check One:

- 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 OF SIDEWALKS

I hereby certify that the (1) sidewalks shown on this plat are installed in an acceptable manner, in accordance 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.

10/1/15 _____
Date Signed Guy Brown
Director of Public Works



Vicinity (N.T.S.)



ZONING INFO

Property is currently Zoned CL Local Commercial

CL SETBACKS:

FRONT 30'
REAR 10'
SIDE 10' (multi-family)

Hughes
(395/379)
(Map 531 "B" 21.00)

P & N Investments
(RB197/564)
(Map 531 "B" 23.00)

- NOTES:**
- 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.
 - This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
 - All corners are 1/2" rebar set unless otherwise noted.
 - Source of Title: R.B. 747, Page 488.
 - Property is currently zoned CL.
 - Locations of utilities are approximate. Contact the appropriate utility for locations of underground services.
 - The property lines which divide Lots 1-4 are to run through the center of a 2 inch airspace between the respective unit's walls. 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.

I hereby certify that the survey shown hereon was performed in compliance with the current Tennessee Minimum Standards of Practice and that it is a category "1" survey and the ratio of precision of the unadjusted survey is greater than 1:10,000.

10/23/15 _____
Date Rusty L. Norrod, R.L.S. #2635
Clinton Surveying, LLC
380 South Lowe Avenue, Suite 6
Cookeville, TN 38501

Harold Burris, Register	
Putnam County	
Rec #: 138110	Instrument #: 192229
Rec d: 15.00	Recorded
State: 0.00	10/9/2015 at 3:37 PM
Clerk: 0.00	in Plat Cabinet
Other: 2.00	H
Total: 17.00	

FINAL PLAT FOR Abbie Court Subdivision

PRESENTED TO
COOKEVILLE MUNICIPAL PLANNING COMMISSION
1st Civil District, Putnam County, Tennessee

DEVELOPER: DSA Investment Group	SURVEYOR: Clinton Surveying
ADDRESS: P.O. Box 353 Cookeville, TN 38503	ADDRESS: 380 S.Lowe Ave. Suite 6 Cookeville, TN 38501
TELEPHONE: 931.474.7014	TELEPHONE: 931-372-0427
ENGINEER: Clinton Engineering	OWNER: DSA Investment Group
ADDRESS: 380 S.Lowe Ave. Suite 6 Cookeville, TN 38501	ADDRESS: 1313 Bridle Path Cookeville, TN 38501
TELEPHONE: 931-372-0427	TELEPHONE: 931.526.3800
ACREAGE SUBDIVIDED: 0.278 Ac. or 12108 sq. ft. (Before ROW Dedication) 0.288 Ac. or 12667 sq. ft. (After ROW Dedication)	TAX MAP: MAP 531 GROUP B PARCEL 22.00
NUMBER OF LOTS: 5	SCALE: AS SHOWN DATE: 07/20/2015