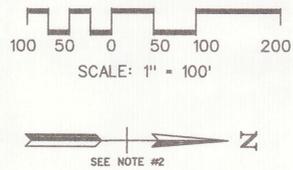


VICINITY MAP



LEGEND

- ② LOT NUMBER (OLD)
- ② LOT NUMBERS (NEW)
- (F) MONUMENTATION FOUND (OLD)
- (F) 3/4" IRON PIN FOUND (OLD)
- (F) 3/4" IRON PIN SET W/ CAP (NEW)
- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- W- WATER LINES
- HYDRANT
- E- EASEMENT LINES
- C- CENTERLINE PAVEMENT
- X-X- FENCE
- Z- ZONING LINE
- S- STREAM
- B- BOUNDARY LINE
- M- MINIMUM BUILDING SETBACK LINE (M.B.S.L.)

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.

5/16/16 *[Signature]*
Date Signed Owner's Signature

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.

* SEE SEWER NOTE
5/16/16 *[Signature]*
Date Signed 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.

5/16/16 *[Signature]*
Date Signed Director of Public Works

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47141C01200, 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 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.

2/15/2016 *[Signature]*
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.

5-9-16 *[Signature]*
Date Signed Director of Planning

5-9-16 *[Signature]*
Date Signed Secretary, Cookeville Municipal Planning Commission



CERTIFICATE OF EXISTING FIRE HYDRANTS

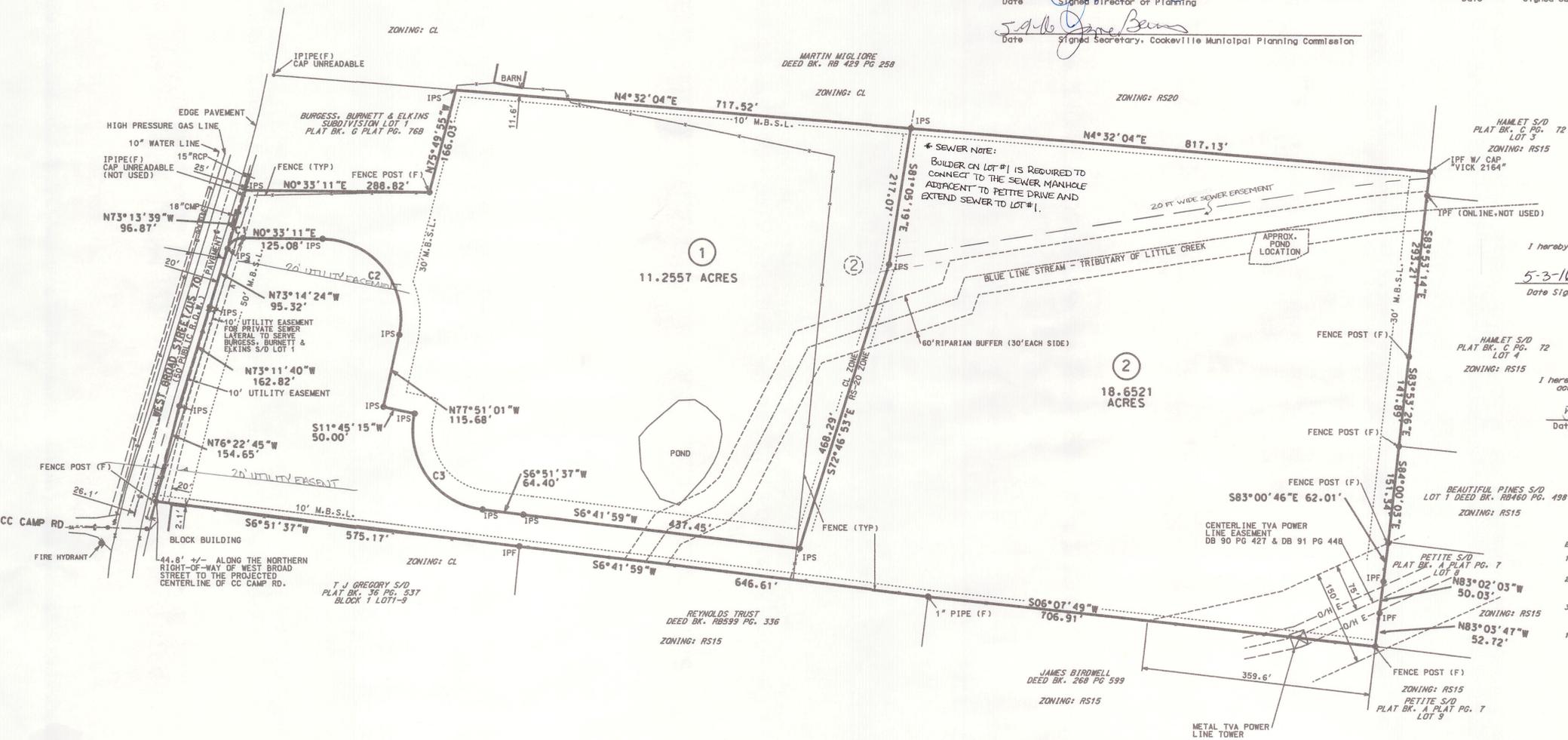
I hereby certify that the fire hydrants shown on this plat are in place and can adequately serve the lots shown hereon.

5-3-16 *[Signature]*
Date Signed
Rozyn Jurgens
Cookeville Fire Chief

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.

5/13/2016 *[Signature]*
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 either obstruct or divert 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.

Harold Burris, Register
Putnam County

Rec #: 143199	Instrument #: 188980
Rec d: 15.00	Recorded
State: 0.00	5/10/2016 at 9:15 AM
Clerk: 0.00	in Plat Cabinet
Other: 2.00	H
Total: 17.00	Pgs 86B-86B

CURVE TABLE

CURVE	RADIUS	ARC	CH BEARING	CH DISTANCE
C1	25.00'	32.19'	S36°20'14"E	30.01'
C2	125.00'	221.65'	S51°21'05"W	193.73'
C3	125.00'	207.89'	S54°30'18"W	184.75'

- NOTES:
- THE PURPOSE OF THIS PLAT IS TO DIVIDE 1 EXISTING LOT INTO 2 LOTS.
 - BEARINGS SHOWN HEREON ARE BASED ON PLAT NORTH (BK G, PG 76B).
 - THIS PROPERTY IS PARTIALLY ZONED CL, LOCAL COMMERCIAL, AND RS-20, RESIDENTIAL, IN THE CITY OF COOKEVILLE.
 - DEED REFERENCE: RB 713 PG 410, RB 888 PG 575.
PLAT REFERENCE: Book G, Page 76B
THIS PLAT VACATES AND SUPERCEDES THE PRIOR PLAT REFERENCED ABOVE FOR THE PARCEL SHOWN HEREON.
 - ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR ASBUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY. OTHER UTILITIES AND EASEMENTS NOT APPARENT MAY EXIST. LOCATE ALL UTILITIES WITH TN ONE CALL PRIOR TO DIGGING. A 15' UTILITY EASEMENT CENTERED ABOUT UTILITY AS INSTALLED EXISTS FOR ALL WATER AND SEWER. UTILITY AND DRAINAGE EASEMENT OF 5' INSIDE ALL LOT LINES & 10' OUTSIDE ALL RIGHT-OF-WAY LINES AND INSIDE ALL PERIMETER BOUNDARIES.
 - BUILDING SETBACKS (RS-20): FRONT: 50', SIDE: 10', REAR: 30', AND (CL): FRONT: 60' ALONG ARTERIAL OR 30' ALONG LOCAL, SIDE: 10', REAR: 10' (MULTIFAMILY)
* CHECK WITH LOCAL ZONING AND CODES OFFICIALS AS SETBACKS MAY VARY.
 - TOTAL AREA THIS SURVEY: 2 LOTS OF 29.9078 ACRES.

SUBDIVISION OF:
Broadway Apartments Phase I Final Plat

PRESENTED TO
COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: HUFF CONSTRUCTION, LLC	SURVEYOR: W. SCOTT WILLIAMS
ADDRESS: PO DRAWER 2767 OPELIKA, AL 36803-2767	ADDRESS: 6918 YELLOW OAK LANE KNOXVILLE, TN 37931
TELEPHONE: 334-749-0052	TELEPHONE: 865-692-9809
ENGINEER: W. SCOTT WILLIAMS	OWNER: LARRY BURGESS & DAVID BURNETT, ETAL
ADDRESS: 6918 YELLOW OAK LANE KNOXVILLE, TN 37931	ADDRESS: 233 W. STEVENS STREET COOKEVILLE, TN 38501
TELEPHONE: 865-692-9809	TELEPHONE: 931-528-4333

ACREAGE SUBDIVIDED: 29.9078 TAX MAP: 039 PARCEL NO: 157.02
NUMBER OF LOTS: 2 SCALE: 1" = 100' DATE: 2/15/16