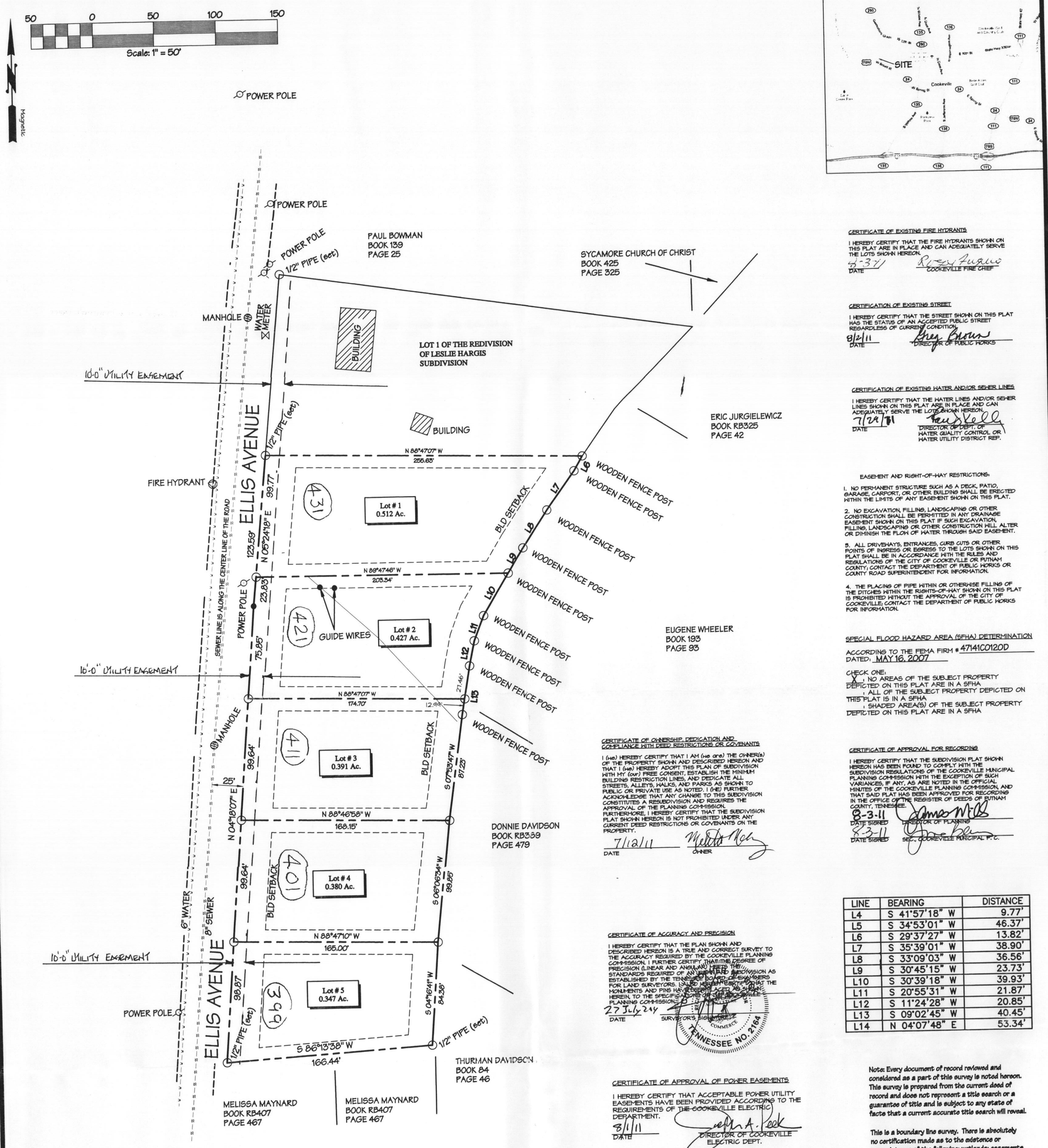

ZONED RS-10

SETBACKS
FRONT= 25'
SIDE = Varies Depending on Structure Type
REAR = 20'

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.

8-3-11 DATE — 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.

8/2/11 DATE — 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.

7/29/11 DATE — DIRECTOR OF DEPT. OF WATER QUALITY CONTROL OR WATER UTILITY DISTRICT REP.

EASEMENT AND RIGHT-OF-WAY RESTRICTIONS:

1. 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.

2. 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.

3. 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 OR PUTNAM COUNTY; CONTACT THE DEPARTMENT OF PUBLIC WORKS OR COUNTY ROAD SUPERINTENDENT FOR INFORMATION.

4. THE PLACING OF PIPE WITHIN OR OTHERWISE FILLING OF THE DITCHES WITHIN THE RIGHTS-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: MAY 16, 2007

CHECK ONE:
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 A SFHA
, SHADED AREA(S) OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA

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, HALKS, AND PARKS AS SHOWN TO PUBLIC OR PRIVATE USE AS 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.

7/12/11 DATE — OWNER

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.

8-3-11 DATE SIGNED — DIRECTOR OF PLANNING
8-3-11 DATE SIGNED — SEC., COOKEVILLE MUNICIPAL P. C.

CERTIFICATE OF ACCURACY AND PRECISION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE 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 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 HEREIN, TO THE SPECIFICATIONS OF THE COOKEVILLE PLANNING COMMISSION.

27 July 2011 DATE — SURVEYOR'S SIGNATURE

TENNESSEE NO. 2164

LINE	BEARING	DISTANCE
L4	S 41°57'18" W	9.77'
L5	S 34°53'01" W	46.37'
L6	S 29°37'27" W	13.82'
L7	S 35°39'01" W	38.90'
L8	S 33°09'03" W	36.56'
L9	S 30°45'15" W	23.73'
L10	S 30°39'18" W	39.93'
L11	S 20°55'31" W	21.87'
L12	S 11°24'28" W	20.85'
L13	S 09°02'45" W	40.45'
L14	N 04°07'48" E	53.34'

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.

8/1/11 DATE — DIRECTOR OF COOKEVILLE ELECTRIC DEPT.

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.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluflines, property 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 1:7500 as shown hereon.

Drawn by: CMV File No.: 08-240c3

FINAL PLAT
FOR
REDIVISION FOR LOT 2 OF THE REDIVISION FOR THE LESLIE HARGIS SUBDIVISION
PRESENTED TO
COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: MELITA McKELVEY ADDRESS: 717 RUSSELL STRAUSSE COOKEVILLE, TN 38501 TELEPHONE: 931 520-0421	SURVEYOR: CHRISTOPHER M. VICK ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38506 TELEPHONE: 931-372-1286
ENGINEER: ADDRESS: TELEPHONE:	OWNER: MELITA McKELVEY ADDRESS: 717 RUSSELL STRAUSSE COOKEVILLE, TN 38501 TELEPHONE: 931 520-0421
ACREAGE SUBDIVIDED: 2.063 LOTS: 5 DEED BOOK REFERENCE: RB432 PAGE 228	TAX MAP: 39-M GR B PARCEL NO: 4.01 SCALE: 1"=50'-0" DATE: 15 APRIL 2011

VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 931-372-1286