

**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 THE 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 REVISION 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.

7/3/2017  
DATE SIGNED

*[Signature]*  
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 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.

7-31-17  
DATE SIGNED

*[Signature]*  
SURVEYOR'S SIGNATURE

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

ACCORDING TO THE FEMA FIRM # 4714C030D, 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**

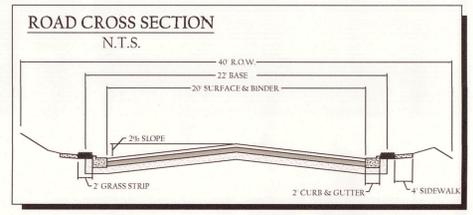
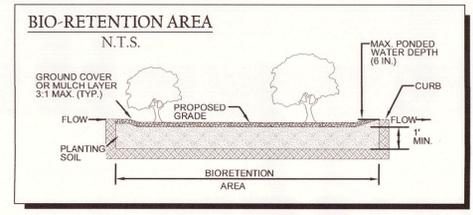
I HEREBY CERTIFY THAT THE FINAL RAO PLAN/PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE COOKEVILLE MUNICIPAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE COOKEVILLE PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF PUTNAM COUNTY, TENNESSEE.

8-1-17  
DATE SIGNED

*[Signature]*  
DIRECTOR OF PLANNING

8-1-17  
DATE SIGNED

*[Signature]*  
SECRETARY, COOKEVILLE MUNICIPAL PLANNING COMMISSION



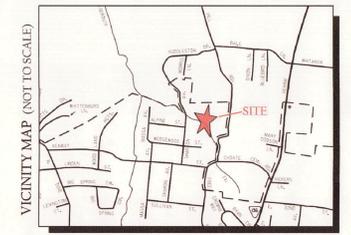
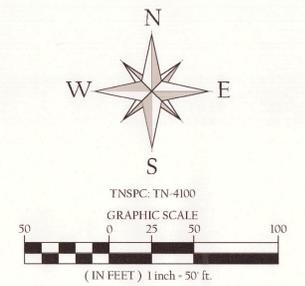
**PARCEL REFERENCE**

BEING ALL OF PARCEL 12.00, AS SHOWN ON PUTNAM COUNTY TAX MAP 027N, GROUP 'B'.

**DEED REFERENCE**

BEING THE SAME PROPERTY CONVEYED TO KMJ PROPERTIES, OF RECORD IN RECORD BOOK 87L, PAGE 205, R.O.P.C., TN.

**IF YOU DIG IN TENNESSEE...**  
CALL US FIRST!  
1-800-351-1111  
1-615-366-1987  
TENNESSEE ONE CALL  
IT'S THE LAW



**LOT TABLE**

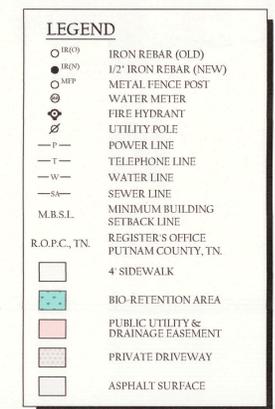
NO.	SQ. FEET	ACRES
1	6,719	0.15
2	4,443	0.10
3	4,354	0.10
4	4,265	0.10
5	4,176	0.10
6	4,087	0.09
7	3,998	0.09
8	3,909	0.09
9	3,820	0.09
10	3,730	0.09
11	3,641	0.08
12	3,552	0.08
13	3,463	0.08
14	3,374	0.08
15	3,285	0.08
16	4,486	0.10
17	9,799	0.22
18	26,268	0.60
19	32,098	0.74
20	35,129	0.81
21	32,715	0.75
22	27,487	0.63
23	10,193	0.23
24	5,715	0.13
25	3,397	0.08
26	3,096	0.07

**LOT TABLE**

NO.	SQ. FEET	ACRES
27	3,096	0.07
28	3,096	0.07
29	3,096	0.07
30	5,833	0.13
31	7,180	0.16
32	14,042	0.32
33	14,107	0.32
34	8,791	0.20
35	24,764	0.57
36	8,418	0.19
37	3,673	0.09
38	3,759	0.09
39	3,759	0.09
40	3,759	0.09
41	3,759	0.09
42	3,759	0.09
43	3,759	0.09
44	3,759	0.09
45	3,759	0.09
46	3,759	0.09
47	3,759	0.09
48	3,673	0.09
49	7,434	0.17
50	9,208	0.21
51	14,472	0.33
1-51	419,672	9.65

**GENERAL NOTES**

- THE PURPOSE OF THIS PLAT IS TO CREATE FIFTY-ONE (51) RESIDENTIAL LOTS.
- THE BASE ZONING OF THE PROPERTY IS RM-8 (MULTI-FAMILY RESIDENTIAL). THIS PROPERTY WAS APPROVED FOR RAO (REDEVELOPMENT AREA OVERLAY) ZONING BY ORDINANCE NO. 0170406, WITH AN EFFECTIVE DATE OF JUNE 2, 2017. MINIMUM BUILDING SETBACKS: EXTERIOR BOUNDARY - 20' FRONT - 10' SIDE & REAR - 5'
- 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.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- 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.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
- BIO-RETENTION AREAS SHOWN HEREON ARE NOT TO BE INFRINGED UPON, REMOVED, BUILT OVER, ETC., AND THOSE AREAS MUST BE MAINTAINED AS BIO-RETENTION AREAS BY THE PROPERTY OWNER(S).



**WHITTENBURG LAND SURVEYING**  
214 EAST STEVENS STREET  
COOKEVILLE, TN 38501  
931-526-9000

**LINE TABLE**

LINE	BEARING	DISTANCE
LI	N 04° 30' 38" E	43.63'

**CURVE TABLE**

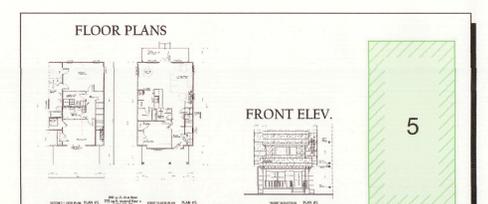
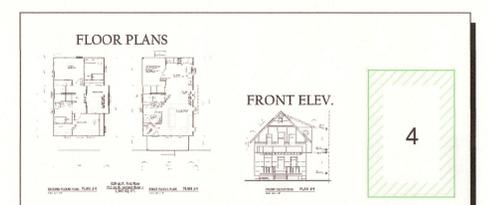
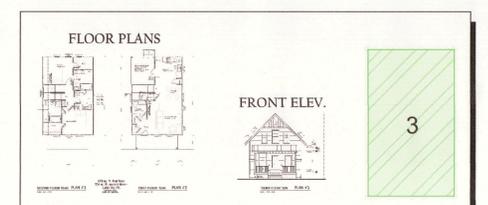
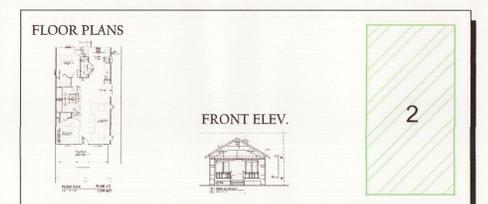
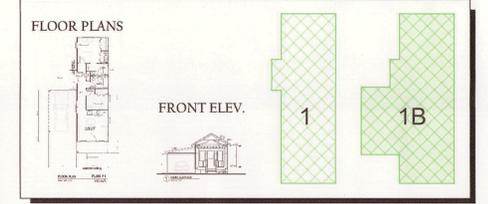
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1099.99'	183.29'	183.08'	S 10° 05' 41" W	9° 32' 50"
C2	700.00'	199.86'	199.18'	S 06° 41' 20" W	16° 21' 31"
C3	145.79'	25.29'	25.26'	S 05° 45' 54" W	9° 56' 18"

Harold Harris, Register  
Putnam County  
Rec #: 154579 Instrument #: 203994  
Rec'd: 15.00 Recorded: 8/1/2017 at 10:43 AM  
State: 0.00 in Plat Cabinet  
Clock: 0.00  
Other: 2.00  
Total: 17.00  
Pgs 74B-74B

**ENGINEER**  
CES - SCOTT NICHOLSON  
214 EAST STEVENS STREET  
COOKEVILLE, TN 38501  
931-526-9000

**OWNERS**  
KMJ PROPERTIES LLC  
P.O. BOX 983  
LIVINGSTON, TN 38570  
931-823-7345

**SURVEYOR**  
TAYLOR DILLEHAY  
WHITTENBURG LAND SURVEYING  
214 EAST STEVENS STREET  
COOKEVILLE, TN 38501  
931-528-LAND



PRELIMINARY PLAT / FINAL RAO PLAN  
**MAGNOLIA CREEK**  
1st CIVIL DISTRICT,  
PUTNAM COUNTY, TENNESSEE

DRAWN BY: TLD ACRES: 11.63  
NUMBER OF LOTS: 51 JOB NUMBER: 16-344  
PARCEL # TAX MAP 027N-B, PARCEL 12.00 DATE: 02-09-07  
ADDRESS: FREEHILL ROAD SCALE: 1"=50'