

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 DEDICATED 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.

9-29-15
DATE SIGNED

Carlton Ray Loftis
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.

09-15
DATE SIGNED

Taylor Dillehay
SURVEYOR'S SIGNATURE

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

ACCORDING TO THE FEMA FIRM # 4714C040D, 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

CERTIFICATION 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.

10-7-15
DATE SIGNED

Roger Avenue
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.

10-7-15
DATE SIGNED

Ray Brown
DIRECTOR OF PUBLIC WORKS

- GENERAL NOTES
- THE PURPOSE OF THIS PLAT IS TO CREATE FOUR (4) RESIDENTIAL LOTS.
 - THIS SURVEY SHOWS BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS REFERENCED ON FEDERAL EMERGENCY MANAGEMENT AGENCY NO. 4714C028D, WITH AN EFFECTIVE DATE OF MAY 16, 2007, WHICH MAKES UP PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT.
 - THIS SURVEY IS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT AN ACCURATE TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO AND STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY 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.
 - LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.

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.

10/6/2015
DATE SIGNED

James M. Beck
DIRECTOR OF COOKEVILLE ELECTRIC DEPARTMENT

CERTIFICATION OF EXISTING WATER

I HEREBY CERTIFY THAT THE WATER LINES, ... SHOWN ON THIS PLAT ARE IN PLACE AND CAN ADEQUATELY SERVE THE LOTS SHOWN HEREON.

10/5/15
DATE SIGNED

Paul Kelly
DIRECTOR OF DEPT. OF WATER QUALITY CONTROL OR WATER UTILITY DISTRICT REP.

CERTIFICATE OF APPROVAL OF NEW SEWAGE COLLECTION FACILITIES

I HEREBY CERTIFY THAT (1) PUBLIC SEWAGE COLLECTION FACILITIES ARE INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY OF COOKEVILLE'S SPECIFICATIONS, OR (2) FINANCIAL GUARANTEE ACCEPTABLE TO THE COOKEVILLE PLANNING COMMISSION, IN THE AMOUNT OF \$... HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

DATE SIGNED
CONTROL

DIRECTOR OF DEPT. OF WATER QUALITY

CERTIFICATION OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL

APPROVAL IS HEREBY GRANTED FOR LOTS 1-3 DEFINED AS RAY C. & BARBARA J. LOFTIS PROPERTY, PUTNAM COUNTY, TENNESSEE AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS.

PRIOR TO ANY CONSTRUCTION, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE / STRUCTURE LOCATION MUST BE APPROVED AND AN SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF GROUND WATER PROTECTION. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT SIDE PROPERTY LINES UNLESS OTHERWISE NOTED.

9-29-15
DATE

David Braden
ENVIRONMENTAL SPECIALIST
DIVISION OF GROUND WATER PROTECTION

APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.

LOTS 1-3 ARE APPROVED FOR THE INSTALLATION AND DUPLICATION OF CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS TO SERVE AN ESTIMATED HOUSE SIZE OF 3 BEDROOMS.

THE SIZE, NUMBER OF SQUARE FEET, DESIGN, AND LOCATION OF THE PROPOSED DWELLING MAY FURTHER AFFECT THE NUMBER OF BEDROOMS FOR WHICH A PERMIT MAY BE ISSUED.

LOTS ARE APPROVED FOR USE WITH UTILITY WATER ONLY.

LOTS MAY REQUIRE PUMP SYSTEM TO TRANSFER SEPTIC TANK EFFLUENT TO AREAS OF THE LOT WITH SUITABLE SOIL CONDITIONS FOR DISPOSAL.

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.

10-7-15
DATE SIGNED

10-7-15
DATE SIGNED

James M. Beck
DIRECTOR OF PLANNING

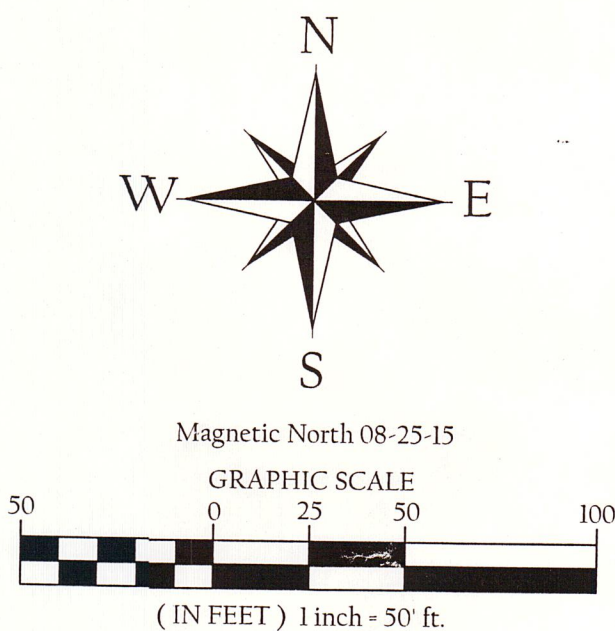
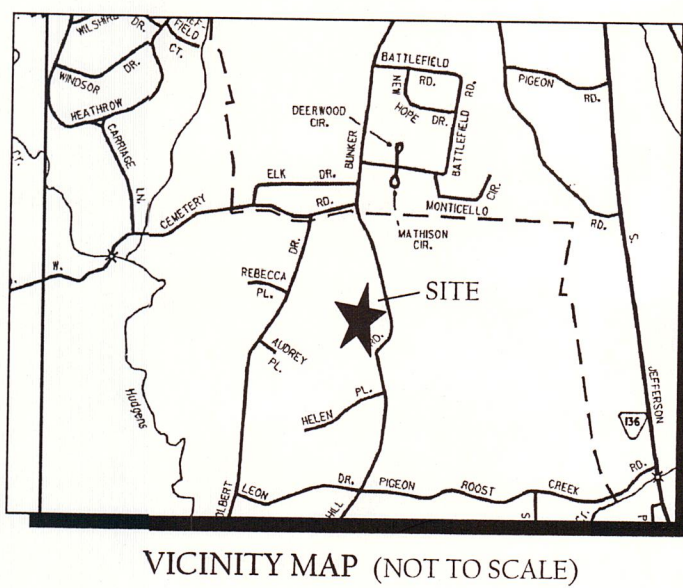
Joe Bann
SECRETARY, COOKEVILLE MUNICIPAL PLANNING COMMISSION

PARCEL REFERENCE

BEING ALL OF OF PARCEL 103.00 AS SHOWN ON PUTNAM COUNTY TAX MAP 083.

DEED REFERENCE

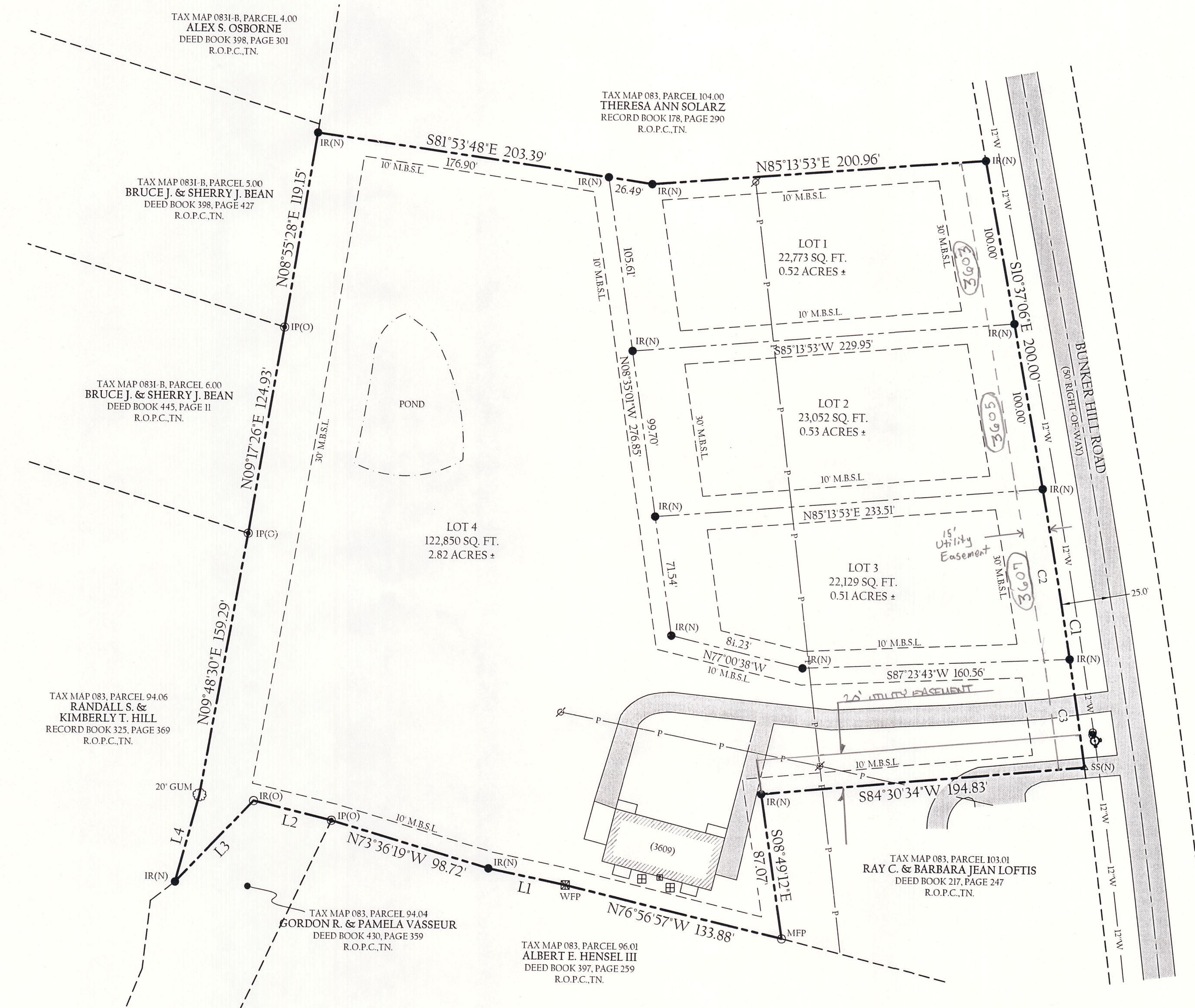
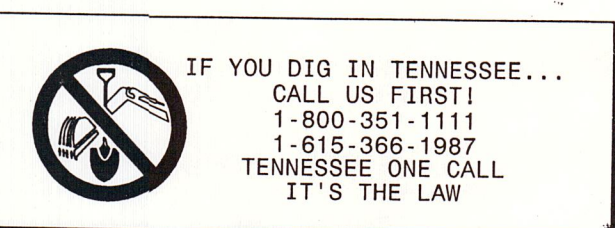
BEING THE SAME PROPERTY CONVEYED RAY C. & BARBARA J. LOFTIS, OF RECORD IN DEED BOOK 289 PAGE 61, R.O.P.C., TN.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN OR EQUIVALENT TO 1:10,000 AS SHOWN HEREON.

Taylor Dillehay
TAYLOR DILLEHAY R.L.S. #2597
WHITTENBURG LAND SURVEYING, LLC
214 EAST STEVENS STREET
COOKEVILLE, TN 38501



ZONED RS-20
SINGLE FAMILY RESIDENTIAL DISTRICT
SETBACKS
FRONT - 30'
REAR - 30'
SIDE - 10' (ONE AND TWO STORY BUILDINGS)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N78°47'00"W	47.29
L2	N76°47'03"W	48.20
L3	S43°36'55"W	67.43
L4	N15°04'12"E	53.65

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3760.34'	168.29	168.27	S09°20'11"E	2°33'51"
C2	3760.34'	102.62	102.62	N09°50'12"W	1°33'49"
C3	3760.36'	65.66	65.66	N08°33'16"W	1°00'02"

LOT TABLE

LOT 1 AREA = 22,773 SQ.FT. OR 0.52 ACRES+
LOT 2 AREA = 23,052 SQ.FT. OR 0.53 ACRES+
LOT 3 AREA = 22,129 SQ.FT. OR 0.51 ACRES+
LOT 4 AREA = 122,850 SQ.FT. OR 2.82 ACRES+
TOTAL AREA = 190,801 SQ.FT. OR 4.38 ACRES+

Harold Burris, Register
Putnam County

Rec #:	138167	Instrument #:	162309
Rec d:	15.00	Recorded	
State:	0.00	10/7/2015 at 2:46 PM	
Clerk:	0.00	In Plat Cabinet	
Other:	2.00		
Total:	17.00		

Pgs 43A-43A

FINAL SUBDIVISION PLAT
RAY & BARBARA LOFTIS SUBDIVISION
2nd CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

DRAWN BY: TLD
NUMBER OF LOTS: 4
PARCEL #: MAP 083, PARCEL 103.00
ADDRESS: BUNKERHILL ROAD

ACRES: 4.38
JOB NUMBER: 15-376
DATE: 09-03-2015
SCALE: 1"=50'

DEVELOPER

ANDY HAMMOCK
P.O. BOX 2641
COOKEVILLE, TN. 38502
931-261-3641

OWNERS

RAY C. & BARBARA J. LOFTIS
3615 BUNKERHILL ROAD
COOKEVILLE, TN. 38501
931-528-1689

SURVEYOR

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