

SITE

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

ACCORDING TO THE FEMA FIRM # 47141C0120D
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

Note A: Property is currently zoned as RM-B.

Note B: The intention of the lot line between
units is along the airspace between the units.
Therefore the 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.

Note C: All water and sewer lines are private
from the master meter and sewer manholes,
respectively. The location of these utilities are
approximate.

Note D: All surrounding property is zoned RM-B.

Note E: The City of Cookeville Municipal Planning
Commission granted a density bonus on April 26,
2010.

Note F: The lot corners as shown hereon are
paper located and have not been set in the field.

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.

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.

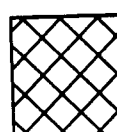
Note: The plat drawn hereon is subject to
regulatory authority and is subject to change
according to physical evidence. (i.e. bluffs, lines,
painted lines, roads, lakes, ponds, indicia of
ownership, etc.)

Note: This property may be subject to utility
ingress/egress and/or right-of-ways.

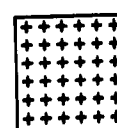
I hereby certify that this is a category 1 survey and
that the ratio of precision of the unadjusted survey
is 1:10000 as shown hereon.

LEGEND

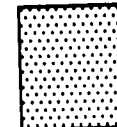
PRIVATE DETENTION
POND EASEMENT



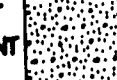
COMMON AREA AND
UTILITY EASEMENT



BUILDING



PRIVATE PERMANENT
VEHICULAR ACCESS EASEMENT



KEITH PINKSTON
BK 65 PAGE 94
MAP 40-1 GRP G PAR 5.00

MICHAEL GAW
BK 301 PAGE 117
MAP 40-1 GRP G PAR 10.04

LESLIE STUART
BK 127 PAGE 779
MAP 40-1 GRP G PAR 7.00

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
PUBLIC OR PRIVATE USE AS NOTED. I (we) FURTHER
ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION
CONSTITUTES A RE-SUBDIVISION 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.

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 AND SUBDIVISION
SURVEY AS ESTABLISHED BY THE TENNESSEE BOARD OF
EXAMINERS FOR LAND SURVEYING. I HAVE BEEN
PLACED AS SHOWN HEREON IN THE PLAT OF THE
COOKEVILLE 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.

CERTIFICATE OF APPROVAL OF SEWAGE COLLECTION FACILITIES

I HEREBY CERTIFY THAT (1) PUBLIC SEWAGE COLLECTION
FACILITIES ARE INSTALLED IN AN ACCEPTABLE MANNER
AND ACCORDING TO CITY OF COOKEVILLE
SPECIFICATIONS; OR (2) A 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.

8/11/11
DATE
DIRECTOR OF DEPT. OF
WATER QUALITY CONTROL

CERTIFICATE OF APPROVAL OF NEW WATER LINES

I HEREBY CERTIFY THAT (1) WATER LINES ARE INSTALLED
IN AN ACCEPTABLE MANNER AND ACCORDING TO THE
SPECIFICATIONS OF THE COOKEVILLE PLANNING
COMMISSION; OR (2) A 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.

8/11/11
DATE
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.

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

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, PUTNAM
COUNTY, TENNESSEE.

8-11-11
DATE SIGNED
DIRECTOR OF PLANNING
8-11-11
DATE SIGNED
SENIOR PLANNING PRINCIPAL

CERTIFICATE OF APPROVAL OF NEW STREETS AND DRAINAGE SYSTEMS

I HEREBY CERTIFY THAT (1) STREETS, DRAINAGE SYSTEM
(EASEMENTS, CULVERTS, ETC.) AND OTHER IMPROVEMENTS
(CURBS, SIDEWALKS, ETC.) AS REQUIRED BY THE
COOKEVILLE PLANNING COMMISSION ARE INSTALLED IN AN
ACCEPTABLE MANNER AND ACCORDING TO THE REQUIRED
SPECIFICATIONS; OR (2) A 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.

8-11-11
DATE
DIRECTOR OF PUBLIC WORKS

EASEMENT AND RIGHT-OF-WAY RESTRICTIONS

1. NO PERMANENT STRUCTURE SUCH AS A DECK, PATIO,
GARAGE, CARPORT, OR OTHER BUILDING SHALL BE ERRECTED
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 DIVERT 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.

FINAL PLAT FOR RICHLAND MANSFIELD VILLAGE

PRESENTED TO
COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: AARON BERNHARDT

ADDRESS: 640 N DIXIE AVE

COOKEVILLE, TN 38501

TELEPHONE: 931 526-3700

ENGINEER: VICK ENGINEERING

ADDRESS: PO BOX 2244

COOKEVILLE, TN 38502

TELEPHONE: 931 526-6022

SURVEYOR: CHRISTOPHER M. VICK

ADDRESS: 2772 Hidden Cove Road

COOKEVILLE, TN 38506

TELEPHONE: 931-372-1286

OWNER: BERNHARDT LLC

ADDRESS: 640 N DIXIE AVE

COOKEVILLE, TN 38501

TELEPHONE: 931 526-3700

ACREAGE SUBDIVIDED: 1.86 LOTS: 20 TAX MAP: 40-1 "G" PARCEL NO: 6.00 6.01
DEED BOOK REFERENCE: RB591 PAGE 747 SCALE: 1"=20'-0" DATE: 6 JUNE 2011

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