

**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.

11-17-2016  
Date Signed  
Owner's Signature

11-17-2016  
Date Signed  
Owner's Signature

**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 \_\_\_\_\_); 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.

9/23/16  
Date Signed  
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 the specifications of the Cookeville Planning Commission (or \_\_\_\_\_); 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.

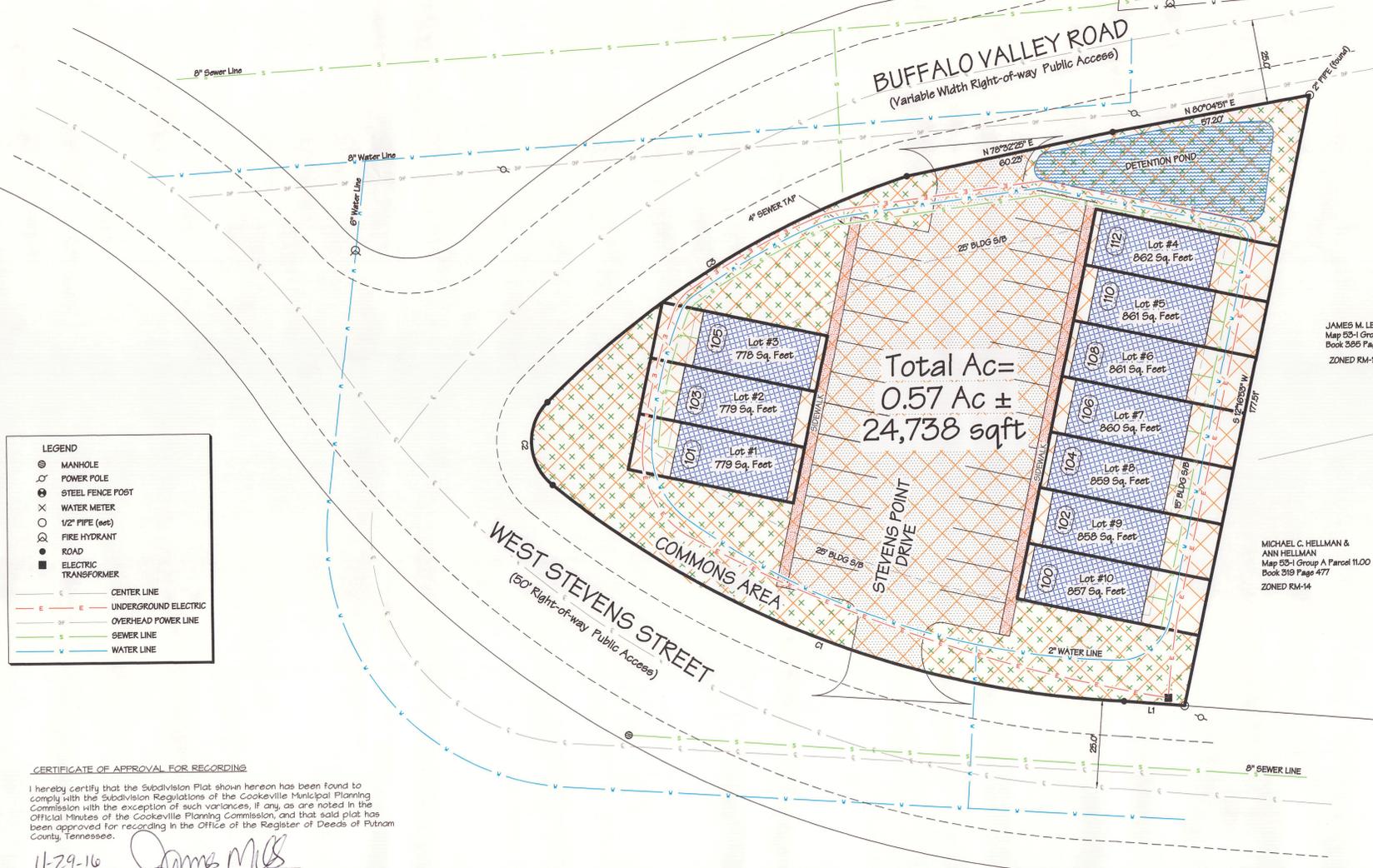
9/23/16  
Date Signed  
Director of Dept. of Water Quality Control

**Note:** On February 11, 2016 the Cookeville Board of Zoning Appeals granted a variance to reduce the setback off Buffalo Valley Road from 2.5' to 19.5' for a portion of the property due to pending acquisition of a portion for street improvements. The approval is subject to conformance with the submitted site plan and provided that no wall is constructed on the exterior lines of Lots 1 & 3.

LINE	BEARING	DISTANCE
L1	N 86°11'17" W	17.31'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	250.00'	177.25'	N 69°41'03" W	174.40'
C2	16.00'	26.63'	N 05°41'18" W	25.66'
C3	250.00'	122.22'	N 58°33'32" E	121.06'



**LEGEND**

- MANHOLE
- POWER POLE
- STEEL FENCE POST
- WATER METER
- 1/2" PIPE (set)
- FIRE HYDRANT
- ROAD
- ELECTRIC TRANSFORMER

- CENTER LINE
- UNDERGROUND ELECTRIC
- OVERHEAD POWER LINE
- SEWER LINE
- WATER LINE

**LOTS 1 & 2 779 sq ft**

LINE	BEARING	DISTANCE
N	77°53'34" W	48.16'
N	12°06'28" E	16.17'
S	77°53'34" E	48.16'
S	12°06'28" W	16.17'

**LOT 3 779 sq ft**

LINE	BEARING	DISTANCE
N	77°53'34" W	48.16'
N	12°06'28" E	16.17'
S	77°53'34" E	48.09'
S	12°06'28" W	16.17'

**LOT 4 862 sq ft**

LINE	BEARING	DISTANCE
S	77°53'34" E	53.34'
S	12°06'28" W	16.17'
N	77°53'34" W	53.29'
N	12°07'04" E	16.17'

**LOT 5 861 sq ft**

LINE	BEARING	DISTANCE
N	12°06'28" E	16.17'
S	77°53'34" E	53.29'
S	12°06'28" W	16.17'
N	77°53'34" W	53.29'

**LOT 6 861 sq ft**

LINE	BEARING	DISTANCE
N	77°53'34" W	53.29'
N	12°06'28" E	16.17'
S	77°53'34" E	53.29'
S	12°06'28" W	16.17'

**LOT 7 860 sq ft**

LINE	BEARING	DISTANCE
N	77°53'34" W	53.19'
N	12°06'28" E	16.17'
S	77°53'34" E	53.20'
S	12°06'28" W	16.17'

**LOT 8 859 sq ft**

LINE	BEARING	DISTANCE
N	77°53'34" W	53.10'
N	12°06'28" E	16.17'
S	77°53'34" E	53.10'
S	12°06'28" W	16.17'

**LOT 9 860 sq ft**

LINE	BEARING	DISTANCE
N	77°53'34" W	53.09'
N	12°06'28" E	16.17'
S	77°53'34" E	53.10'
S	12°06'28" W	16.17'

**LOT 10 867 sq ft**

LINE	BEARING	DISTANCE
N	77°53'34" W	53.00'
N	12°06'28" E	16.17'
S	77°53'34" E	53.09'
S	12°06'28" W	16.17'

**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.

11-29-16  
Date Signed  
James M. C. [Signature]  
Director of Planning

11-29-16  
Date Signed  
Dwayne Brown [Signature]  
Secretary, Cookeville Municipal Planning Commission

**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. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

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

I hereby certify that this is a category II survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

**CERTIFICATE OF APPROVAL OF FIRE HYDRANTS**

I hereby certify that (1) the fire hydrants and other related improvements shown on this plat are installed in an acceptable manner, in conformance with the regulations and specifications of the City of Cookeville and the Cookeville Planning Commission or (2) a satisfactory surety in the amount of \$ \_\_\_\_\_ has been posted with the Cookeville Planning Commission to assure completion of all required improvements in the case of default.

9-29-16  
Date Signed  
Robert Ingram [Signature]  
Cookeville Fire Chief

**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 certify that the monuments and pins have been set to the specifications of the Cookeville Planning Commission.

19 Sep 2016  
Date Signed  
Christopher M. Vick [Signature]  
Surveyor



**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.

9/23/16  
Date Signed  
Director of Cookeville Electric Dept.

**HATCHING LEGEND**

- BUILDING
- COMMONS AREA
- SIDE WALK (Commons)
- PARKING AREA (Commons)
- UTILITY/MAINTENANCE EASEMENT
- DETENTION POND

**\*NOTE-** LOT #11 IS THE REMAINING ACREAGE BEING NOTED AS COMMONS AREA AND IS AN UNBUILDABLE LOT.

**1ST CIVIL DISTRICT**

**FINAL PLAT FOR STEVEN'S POINT**

PRESENTED TO  
**COOKEVILLE MUNICIPAL PLANNING COMMISSION**

DEVELOPER: <b>JERRY C. GAW, INC</b> ADDRESS: <b>640 NORTH DIXIE AVENUE COOKEVILLE TN 38501</b> TELEPHONE: <b>931-526-3700</b>	SURVEYOR: <b>CHRISTOPHER M. VICK</b> ADDRESS: <b>2772 Hidden Cove Road COOKEVILLE, TN. 38506</b> TELEPHONE: _____
ENGINEER: _____ ADDRESS: _____ TELEPHONE: _____	OWNER: <b>JERRY C. GAW, INC</b> ADDRESS: <b>640 NORTH DIXIE AVENUE COOKEVILLE TN 38501</b> TELEPHONE: <b>931-526-3700</b>

ACREAGE SUBDIVIDED: 0.57 LOTS: 11 TAX MAP: 55-1 GRP A PARCEL NO.: 8.00  
DEED BOOK REFERENCE: RB872/401 SCALE: 1"=20'-0" DATE: 10 AUG 2015

Christopher M. Vick, RLS #2164  
**VICK SURVEYING, LLC**  
2772 Hidden Cove Road, Cookeville, TN 38506