

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 I HAVE HAD THE SURVEY RECHECKED BY A LICENSED SURVEYOR AND THAT THE SURVEY MEETS THE STANDARDS REQUIRED BY THE COOKEVILLE PLANNING COMMISSION. I HEREBY CERTIFY THAT THE SURVEY HAS BEEN PLACED AS SHOWN HEREON WITH THE COOKEVILLE PLANNING COMMISSION.
 DATE: 3-18-15
 SURVEYOR'S SIGNATURE: [Signature]
 DATE SIGNED: 3-18-15
 SECRETARY, COOKEVILLE MUNICIPAL PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE WITH DEED RESTRICTIONS OR COVENANTS
 I (we) HEREBY CERTIFY THAT I (we or one) the OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (we) HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH MY (our) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, LINES, AND DEEDS 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 PLAN SHOWN HEREON IS NOT PROHIBITED UNDER ANY CURRENT DEED RESTRICTIONS OR COVENANTS ON THE PROPERTY.
 DATE: 3-18-15
 OWNER'S SIGNATURE: [Signature]
 DATE SIGNED: 3-18-15
 SECRETARY, COOKEVILLE MUNICIPAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SIDEWALKS
 I HEREBY CERTIFY THAT (1) THE SIDEWALKS SHOWN ON THIS PLAN 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 CASE OF DEFAULT.
 DATE: 3/18/15
 DIRECTOR OF PUBLIC WORKS

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.
 DATE: 3/18/15
 DIRECTOR OF COOKEVILLE ELECTRIC DEPT.

CERTIFICATE OF EXISTING WATER AND/OR SEWER LINES
 I HEREBY CERTIFY THAT THE WATER LINES AND/OR SEWER LINES SHOWN ON THIS PLAN ARE IN PLACE AND CAN ADEQUATELY SERVE THE LOTS SHOWN HEREON.
 DATE: 3/18/15
 DIRECTOR OF DEPT. OF WATER QUALITY CONTROL OR WATER UTILITY DISTRICT REP.

CERTIFICATE OF EXISTING FIRE HYDRANTS
 I HEREBY CERTIFY THAT THE FIRE HYDRANTS SHOWN ON THIS PLAN ARE IN PLACE AND CAN ADEQUATELY SERVE THE LOTS SHOWN HEREON.
 DATE: 3-17-15
 COOKEVILLE FIRE CHIEF

CERTIFICATE OF EXISTING STREET
 I HEREBY CERTIFY THAT THE STREET SHOWN ON THIS PLAN HAS THE STATUS OF AN ACCEPTED PUBLIC STREET REGARDLESS OF CURRENT ZONING.
 DATE: 3/18/15
 DIRECTOR OF PUBLIC WORKS

- LEGEND**
- VEHICULAR ACCESS EASEMENT
 - BUILDING
 - COMMONS AREA (all area within lot #77)
 - SIDEWALK (NEW)
 - SIDEWALK (EXISTING)
 - GRASS/LANDSCAPED
 - CONCRETE
 - RETAINING WALLS
 - MAINTENANCE/UTILITY EASEMENT

ZONED: RD
SETBACKS 15'
 (See Note below)

NOTE: Setbacks are 15' along W. 7th, W. 8th and Chestnut Avenue per approval from the Cookeville Municipal Planning Commission on 23 September 2014.

- General Notes:**
- The location of the electric utilities are established by the City of Cookeville Electric Department and are subject to change until such time that the lines are installed.
 - The phone, cable and electric lines will be in the same ditch.
 - The interior streets, common areas, sidewalks, water lines and sewer lines will be maintained by the HOA.
 - All privately owned sidewalks are easements for pedestrian walkways.
 - A 4" sewer service line with clean out will tie each unit to the 6" trunk line.
 - A 2" loop water line will be attached to each master meter with service to each unit from the 2" line.
 - 90 proposed parking spaces.
 - Joy Drive and Charlotte Drive are PRIVATE roadways.
 - Lot #76 is a non-buildable lot.
 - On 11/21/2013 the City Council passed Ordinance #0131016 establishing a Redevelopment Area Overlay District (RAO) for this property.

- LEGEND**
- MANHOLE
 - POWER POLE
 - STEEL FENCE POST
 - DRAIN
 - WATER METER
 - 1/2" PIPE (see)
 - FIRE HYDRANT
 - ROAD
 - VALVE
 - MAPLE CANOPY TREE
 - DOGWOOD/REDBUD TREE
 - CLEAN OUT
 - ELECTRIC TRANSFORMER
 - COLUMN
 - QUIRS
 - RAIN GARDEN BOUNDARY

Note A: The intention of the lots 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. Each unit will own the concrete being the patio but not the brick on the adjacent unit. All lot corners are calculated and have not been set.

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.

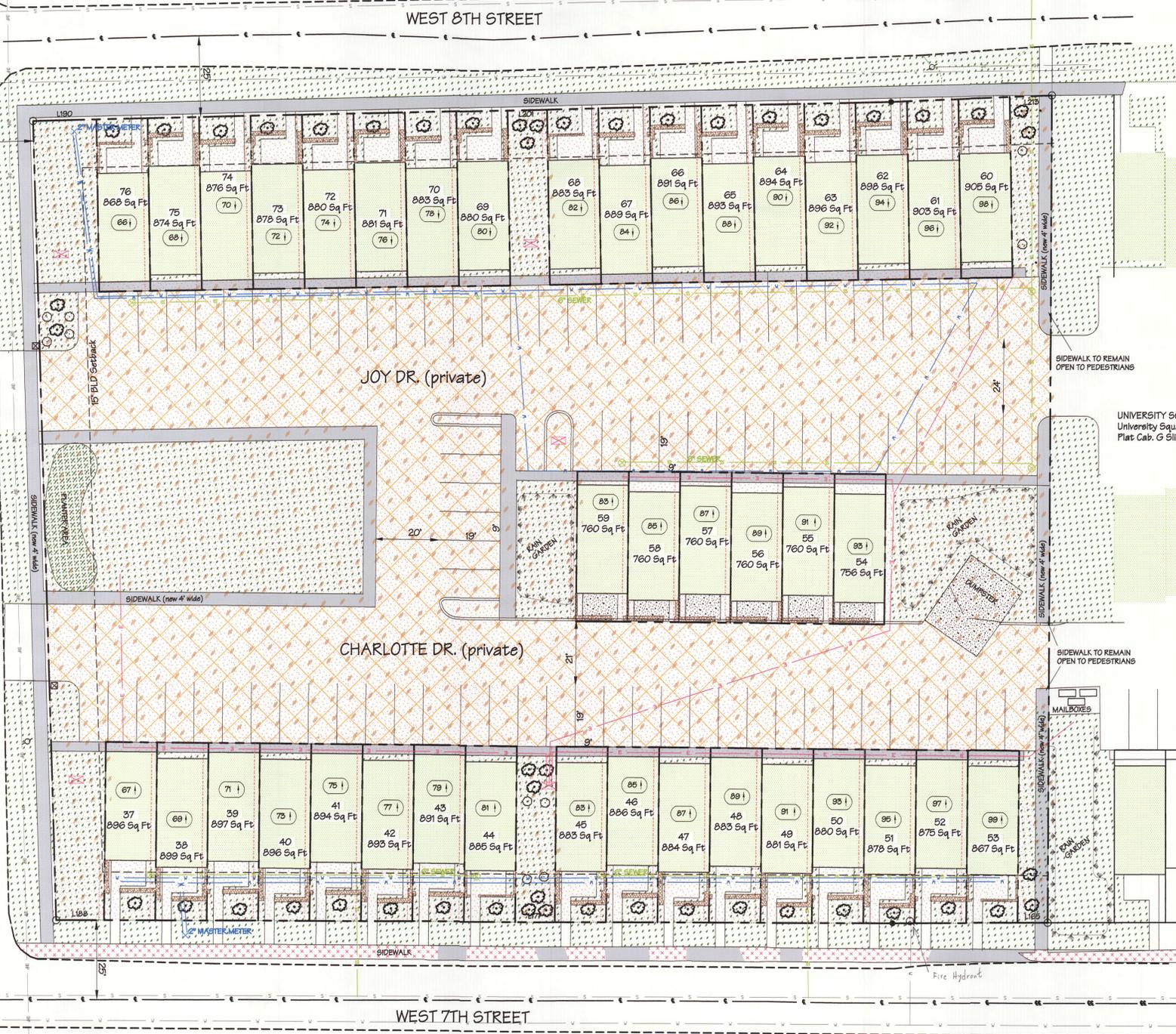
This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; easements or rights-of-way; unless otherwise noted; horons; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and 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 rights-of-ways.

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

Drawn by: CMV File No: 12-107c4 Phase II Final plat



LINE BEARING	DISTANCE	LINE BEARING	DISTANCE	LINE BEARING	DISTANCE
Lot #57		Lot #58		Lot #59	
L1 N 84°31'11" W	16.09	L13 N 84°31'11" W	16.17	L21 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.73	L14 N 06°06'29" E	54.48	L12 N 04°38'27" E	56.37
L3 S 83°53'27" E	16.09	L15 S 83°53'27" E	16.17	L10 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.64	L16 S 06°06'29" W	54.36	L11 S 04°38'27" W	56.49
Lot #60		Lot #61		Lot #62	
L1 N 84°31'11" W	16.17	L17 N 84°37'09" W	7.02	L11 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.64	L18 N 84°31'11" W	9.19	L12 N 04°38'27" E	56.27
L3 S 83°53'27" E	16.17	L19 N 06°06'29" E	54.36	L13 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.59	L20 S 83°53'27" E	16.17	L14 S 04°38'27" W	56.37
Lot #63		Lot #64		Lot #65	
L1 N 84°31'11" W	16.17	L21 N 84°37'09" W	7.02	L11 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.64	L22 N 84°31'11" W	9.19	L12 N 04°38'27" E	56.27
L3 S 83°53'27" E	16.17	L23 N 06°06'29" E	54.36	L13 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.59	L24 S 83°53'27" E	16.17	L14 S 04°38'27" W	56.37
Lot #66		Lot #67		Lot #68	
L1 N 84°31'11" W	16.17	L25 N 84°37'09" W	7.02	L11 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.64	L26 N 84°31'11" W	9.19	L12 N 04°38'27" E	56.27
L3 S 83°53'27" E	16.17	L27 N 06°06'29" E	54.36	L13 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.59	L28 S 83°53'27" E	16.17	L14 S 04°38'27" W	56.37
Lot #69		Lot #70		Lot #71	
L1 N 84°31'11" W	16.17	L29 N 84°37'09" W	7.02	L11 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.64	L30 N 84°31'11" W	9.19	L12 N 04°38'27" E	56.27
L3 S 83°53'27" E	16.17	L31 N 06°06'29" E	47.00	L13 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.59	L32 S 83°53'27" E	16.17	L14 S 04°38'27" W	56.37
Lot #72		Lot #73		Lot #74	
L1 N 84°31'11" W	16.17	L33 N 84°37'09" W	7.02	L11 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.64	L34 N 84°31'11" W	9.19	L12 N 04°38'27" E	56.27
L3 S 83°53'27" E	16.17	L35 N 06°06'29" E	47.00	L13 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.59	L36 S 83°53'27" E	16.17	L14 S 04°38'27" W	56.37
Lot #75		Lot #76		Lot #77	
L1 N 84°31'11" W	16.17	L37 N 84°37'09" W	7.02	L11 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.64	L38 N 84°31'11" W	9.19	L12 N 04°38'27" E	56.27
L3 S 83°53'27" E	16.17	L39 N 06°06'29" E	47.00	L13 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.59	L40 S 83°53'27" E	16.17	L14 S 04°38'27" W	56.37
Lot #78		Lot #79		Lot #80	
L1 N 84°31'11" W	16.17	L41 N 84°37'09" W	7.02	L11 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.64	L42 N 84°31'11" W	9.19	L12 N 04°38'27" E	56.27
L3 S 83°53'27" E	16.17	L43 N 06°06'29" E	47.00	L13 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.59	L44 S 83°53'27" E	16.17	L14 S 04°38'27" W	56.37
Lot #81		Lot #82		Lot #83	
L1 N 84°31'11" W	16.17	L45 N 84°37'09" W	7.02	L11 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.64	L46 N 84°31'11" W	9.19	L12 N 04°38'27" E	56.27
L3 S 83°53'27" E	16.17	L47 N 06°06'29" E	47.00	L13 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.59	L48 S 83°53'27" E	16.17	L14 S 04°38'27" W	56.37
Lot #84		Lot #85		Lot #86	
L1 N 84°31'11" W	16.17	L49 N 84°37'09" W	7.02	L11 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.64	L50 N 84°31'11" W	9.19	L12 N 04°38'27" E	56.27
L3 S 83°53'27" E	16.17	L51 N 06°06'29" E	47.00	L13 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.59	L52 S 83°53'27" E	16.17	L14 S 04°38'27" W	56.37
Lot #87		Lot #88		Lot #89	
L1 N 84°31'11" W	16.17	L53 N 84°37'09" W	7.02	L11 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.64	L54 N 84°31'11" W	9.19	L12 N 04°38'27" E	56.27
L3 S 83°53'27" E	16.17	L55 N 06°06'29" E	47.00	L13 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.59	L56 S 83°53'27" E	16.17	L14 S 04°38'27" W	56.37
Lot #90		Lot #91		Lot #92	
L1 N 84°31'11" W	16.17	L57 N 84°37'09" W	7.02	L11 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.64	L58 N 84°31'11" W	9.19	L12 N 04°38'27" E	56.27
L3 S 83°53'27" E	16.17	L59 N 06°06'29" E	47.00	L13 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.59	L60 S 83°53'27" E	16.17	L14 S 04°38'27" W	56.37
Lot #93		Lot #94		Lot #95	
L1 N 84°31'11" W	16.17	L61 N 84°37'09" W	7.02	L11 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.64	L62 N 84°31'11" W	9.19	L12 N 04°38'27" E	56.27
L3 S 83°53'27" E	16.17	L63 N 06°06'29" E	47.00	L13 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.59	L64 S 83°53'27" E	16.17	L14 S 04°38'27" W	56.37
Lot #96		Lot #97		Lot #98	
L1 N 84°31'11" W	16.17	L65 N 84°37'09" W	7.02	L11 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.64	L66 N 84°31'11" W	9.19	L12 N 04°38'27" E	56.27
L3 S 83°53'27" E	16.17	L67 N 06°06'29" E	47.00	L13 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.59	L68 S 83°53'27" E	16.17	L14 S 04°38'27" W	56.37
Lot #99		Lot #100		Lot #101	
L1 N 84°31'11" W	16.17	L69 N 84°37'09" W	7.02	L11 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.64	L70 N 84°31'11" W	9.19	L12 N 04°38'27" E	56.27
L3 S 83°53'27" E	16.17	L71 N 06°06'29" E	47.00	L13 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.59	L72 S 83°53'27" E	16.17	L14 S 04°38'27" W	56.37
Lot #102		Lot #103		Lot #104	
L1 N 84°31'11" W	16.17	L73 N 84°37'09" W	7.02	L11 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.64	L74 N 84°31'11" W	9.19	L12 N 04°38'27" E	56.27
L3 S 83°53'27" E	16.17	L75 N 06°06'29" E	47.00	L13 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.59	L76 S 83°53'27" E	16.17	L14 S 04°38'27" W	56.37
Lot #105		Lot #106		Lot #107	
L1 N 84°31'11" W	16.17	L77 N 84°37'09" W	7.02	L11 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.64	L78 N 84°31'11" W	9.19	L12 N 04°38'27" E	56.27
L3 S 83°53'27" E	16.17	L79 N 06°06'29" E	47.00	L13 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.59	L80 S 83°53'27" E	16.17	L14 S 04°38'27" W	56.37
Lot #108		Lot #109		Lot #110	
L1 N 84°31'11" W	16.17	L81 N 84°37'09" W	7.02	L11 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.64	L82 N 84°31'11" W	9.19	L12 N 04°38'27" E	56.27
L3 S 83°53'27" E	16.17	L83 N 06°06'29" E	47.00	L13 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.59	L84 S 83°53'27" E	16.17	L14 S 04°38'27" W	56.37
Lot #111		Lot #112		Lot #113	
L1 N 84°31'11" W	16.17	L85 N 84°37'09" W	7.02	L11 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.64	L86 N 84°31'11" W	9.19	L12 N 04°38'27" E	56.27
L3 S 83°53'27" E	16.17	L87 N 06°06'29" E	47.00	L13 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.59	L88 S 83°53'27" E	16.17	L14 S 04°38'27" W	56.37
Lot #114		Lot #115		Lot #116	
L1 N 84°31'11" W	16.17	L89 N 84°37'09" W	7.02	L11 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.64	L90 N 84°31'11" W	9.19	L12 N 04°38'27" E	56.27
L3 S 83°53'27" E	16.17	L91 N 06°06'29" E	47.00	L13 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.59	L92 S 83°53'27" E	16.17	L14 S 04°38'27" W	56.37
Lot #117		Lot #118		Lot #119	
L1 N 84°31'11" W	16.17	L93 N 84°37'09" W	7.02	L11 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.64	L94 N 84°31'11" W	9.19	L12 N 04°38'27" E	56.27
L3 S 83°53'27" E	16.17	L95 N 06°06'29" E	47.00	L13 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.59	L96 S 83°53'27" E	16.17	L14 S 04°38'27" W	56.37
Lot #120		Lot #121		Lot #122	
L1 N 84°31'11" W	16.17	L97 N 84°37'09" W	7.02	L11 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.64	L98 N 84°31'11" W	9.19	L12 N 04°38'27" E	56.27
L3 S 83°53'27" E	16.17	L99 N 06°06'29" E	47.00	L13 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.59	L100 S 83°53'27" E	16.17	L14 S 04°38'27" W	56.37
Lot #123		Lot #124		Lot #125	
L1 N 84°31'11" W	16.17	L101 N 84°37'09" W	7.02	L11 N 85°21'29" W	16.17
L2 N 06°06'29" E	56.64	L102 N 84°31'11" W	9.19	L12 N 04°38'27" E	56.27
L3 S 83°53'27" E	16.17	L103 N 06°06'29" E	47.00	L13 S 85°43'42" E	16.17
L4 S 06°06'29" W	56.59	L104 S 83°53'27" E	16.17	L14 S 04°38'27" W	56.37
Lot #126		Lot #127		Lot #128	
L1 N 84°31'11" W	16.17	L105 N 84°37			