

Harold Burris, Register
Putnam County
Rec #: 155527 Instrument #: 205227
Rec'd: 15.00 Recorded
State: 0.00 9/7/2017 at 2:32 PM
Clerk: 0.00 in Plat Cabinet
Other: 2.00 I
Total: 17.00 Pgs 81A-81A

ZONED RS-10
FRONT - 25'
REAR - 20'
SIDE - Residential - 10' plus 5' for each story over 2 stories
Zero Lot Line detached - 10' plus 5' for each story over 2 stories
Nonresidential structures - 10' plus 5' for each story over 2 stories
SIDE ON STREET SIDE CORNER LOTS - 25'

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.
8/31/17 *James Kelly*
Date Signed Director of Cookeville Electric Dept.
Note: All electric to be underground.



EASEMENT AND RIGHT-OF-WAY RESTRICTIONS

- No permanent structure such as a deck, patio, garage, carport or other building shall be erected within the limits of any easement shown on this plat.
- 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 diminish the flow of water through said easement.
- 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; contact the Department of Public Works for information.
- The placing of pipe within or otherwise filling of ditches within the right-of-way shown on this plat is prohibited without the approval of the City of Cookeville; contact the Department of Public Works for information.

HATCHING LEGEND

- SINKHOLE RETENTION AREA ID#37 FLOOD ELEVATION=1066'
- SEWER EASEMENT
- UTILITY EASEMENT

LEGEND

- WATER VALVE
- MANHOLE
- POWER POLE
- WATER METER
- 1/2" PIPE (est)
- FIRE HYDRANT
- ROAD
- T-POST
- REBAR (found)

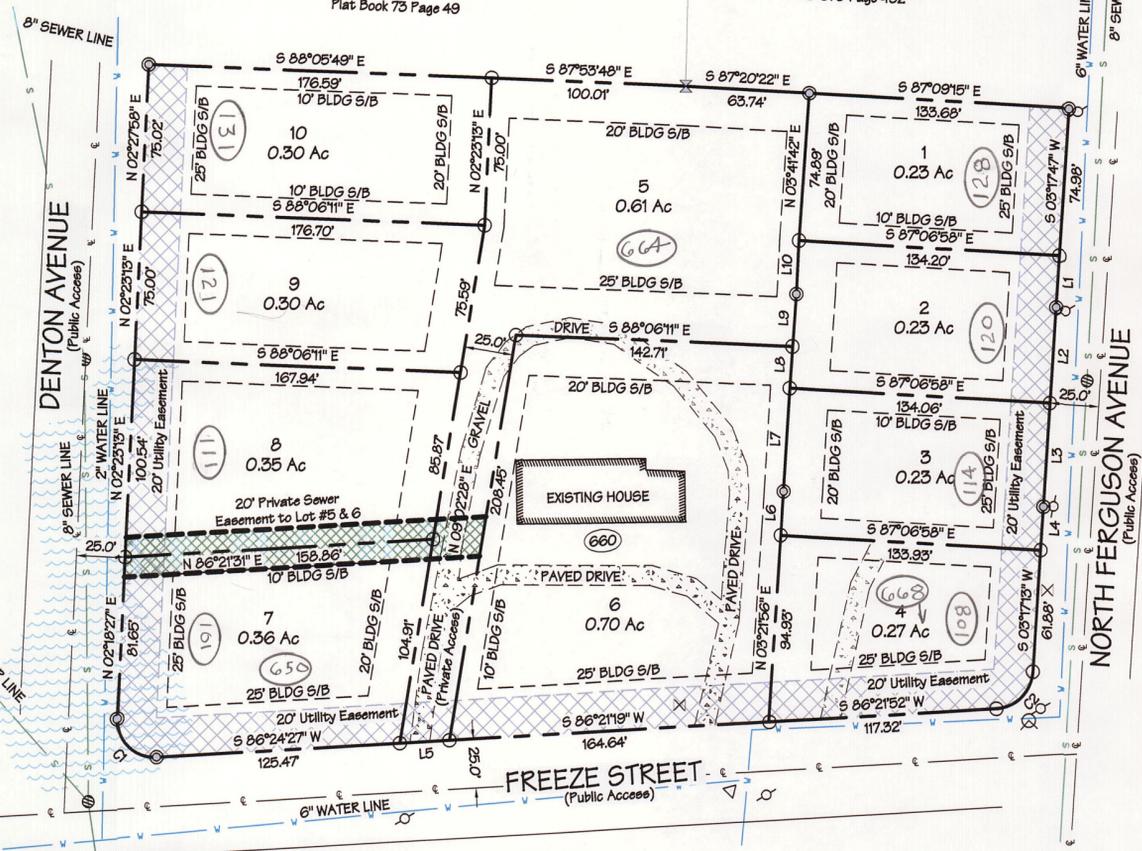
LINE	BEARING	DISTANCE
L1	S 03°10'07" W	26.35'
L2	S 03°20'58" W	49.65'
L3	S 03°13'17" W	52.71'
L4	S 03°26'32" W	22.30'
L5	S 86°22'23" W	25.62'
L6	N 03°23'06" E	22.48'
L7	N 03°05'38" E	52.62'
L8	N 03°39'31" E	21.06'
L9	N 03°39'31" E	26.76'
L10	N 02°20'27" E	27.19'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	18.67'	32.00'	N 45°28'41" W	28.22'
C2	20.00'	29.00'	S 44°49'22" W	26.52'

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.
9/6/17 *Ray Brown*
Date Signed Director of Public Works

ZONED RS-10
BILLY C. HALL & HILDA HALL
Lot #19-20 of Fair Land Subdivision
Map 53-C Group G Parcel 6.00
Book 307 Page 243
Plat Book 73 Page 49

ZONED RS-10
LARRY WAYNE BOWLING
Map 53-C Group G Parcel 8.00
RB 970 Page 452



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) 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.
8/31/17 *James Kelly*
Date Signed Director of Dept. of Water Quality Control

CERTIFICATION OF EXISTING WATER AND/OR SEWER LINES
I hereby certify that the water lines and/or sewer lines shown on this plat are in place and can adequately serve the lots shown hereon.
8/31/17 *James Kelly*
Date Signed Director of Dept. of Water Quality Control or Water Utility District Rep.

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.
9/6/17 *James Kelly*
Date Signed Owner's Signature

Date Signed _____
Owner's Signature _____

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.
9-7-17 *James M. Vick*
Date Signed Director of Planning

9-7-17 *Jayne Barnes*
Date Signed 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: LOT 5 APPROVED AS A FLAG LOT BY PLANNING COMMISSION 8/28/2017

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.
9-6-17 *Darryl E. ...*
Date Signed Cookeville Fire Chief

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION
According to the FEMA FIRM # 47141C0140D
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 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 hereby certify that the monuments and pins have been placed as shown hereon, to the specifications of the Cookeville Planning Commission.
31 Aug 2017 *Christopher M. Vick*
Date Signed Surveyor's Signature

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-ways.

I hereby certify that this is a category I survey and that the ratio of precision of the unadjusted survey is at minimum 1:10,000 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

1ST CIVIL DISTRICT
FINAL PLAT FOR
BROOKHAVEN
PRESENTED TO
COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: DONNIE SUITS ADDRESS: PO BOX 3647 COOKEVILLE, TN 38502 TELEPHONE: 770-231-2114	SURVEYOR: CHRISTOPHER M. VICK ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38506 TELEPHONE: 931-372-1286
ENGINEER: ADDRESS: TELEPHONE:	OWNER: CAPITAL COMMUNITIES, LLC ADDRESS: PO BOX 3647 COOKEVILLE, TN 38502 TELEPHONE: 770-231-2114
ACREAGE SUBDIVIDED: 3.57 LOTS: 10 DEED BOOK REFERENCE: RB 999/456	TAX MAP: 53-C Grp. G PARCEL NO: 7.00, 7.01 SCALE: 1"=60'-0" DATE: 14 AUG. 2017