

CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE WITH DEED RESTRICTIONS OR COVENANTS

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) 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.

10/30/20 *Boyd G. Kline*
DATE OWNER

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.

10/30/20 *Guy Brown*
DATE DIRECTOR OF PUBLIC WORKS

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.

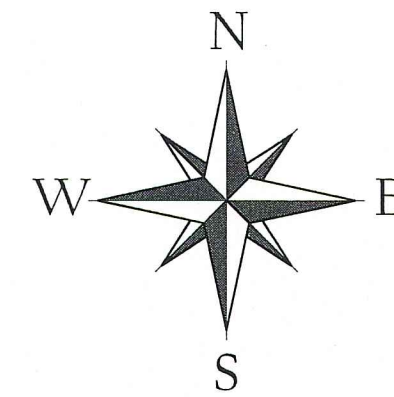
10/30/20 *David J. Cooke*
DATE COOKEVILLE FIRE CHIEF

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

ACCORDING TO FEMA FIRM #47141C0120D, DATED:05/16/07

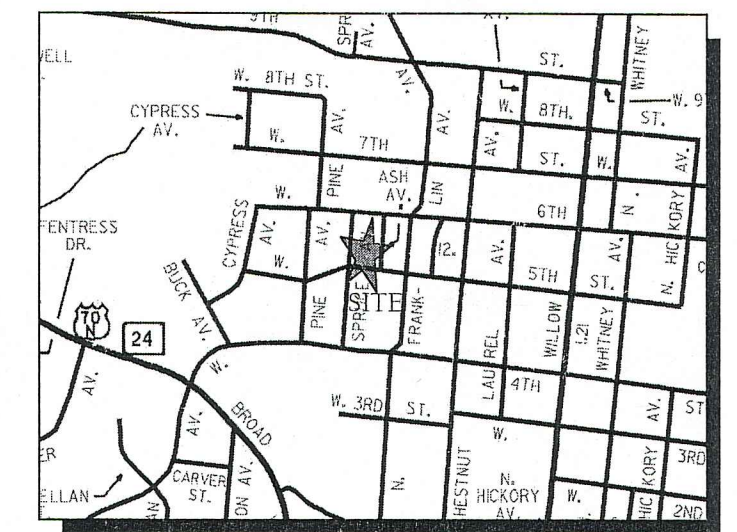
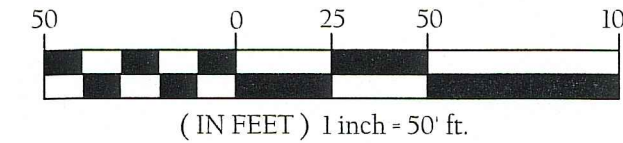
CHECK ONE:

- NO AREAS OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA
- ALL OF THE SUBJECT PROPERTY DEPICTED ON THIS IS IN A SFHA
- SHADED AREA(S) OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA



TNSPC: TN-4100

GRAPHIC SCALE



VICINITY MAP (NOT TO SCALE)

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.

10-20-2020 *A. Mills*
DATE SURVEYOR

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.

11/4/2020 *Jon Ward*
DATE DIRECTOR OF PLANNING
11/4/2020 *Kenneth R. G...*
DATE SECRETARY, COOKEVILLE MUNICIPAL PLANNING COMMISSION

CERTIFICATE OF EXISTING WATER AND/OR SEWER LINES

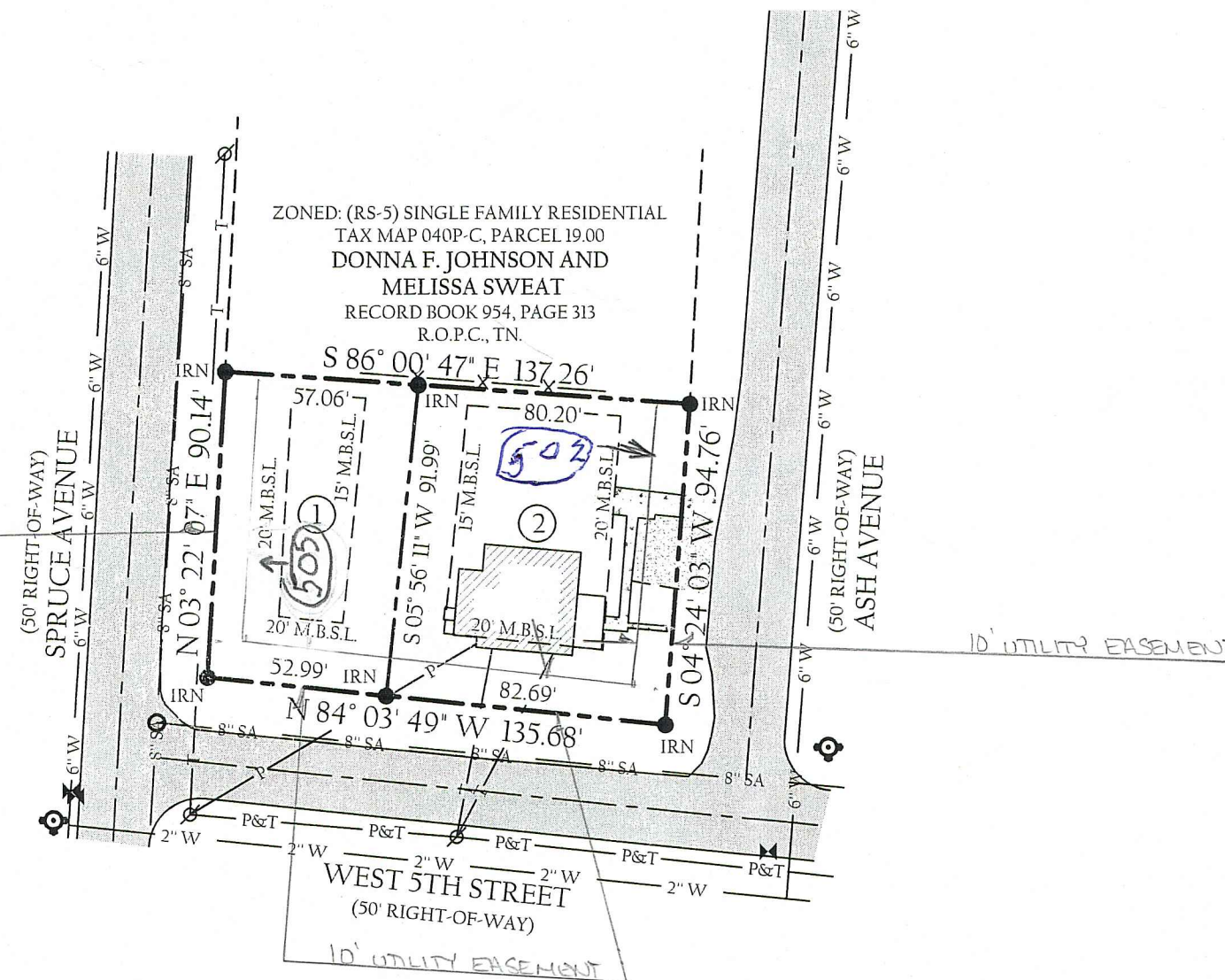
I HEREBY CERTIFY THAT THE WATER LINES AND/OR SEWER LINES SHOWN ON THIS PLAT ARE IN PLACE AND CAN ADEQUATELY SERVE THE LOTS SHOWN HEREON.

10/30/20 *Paul Helms*
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.

10/28/2020 *C. H...*
DATE DIRECTOR OF COOKEVILLE ELEC. DEPT.



PARCEL REFERENCE

BEING ALL OF PARCEL 18.00, AS SHOWN ON PUTNAM COUNTY TAX MAP 040P-C.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO BOYD G. KLINE, OF RECORD IN RECORD BOOK 682 PAGE 240, R.O.P.C., TN.

ZONED RS-5

SINGLE FAMILY RESIDENTIAL DISTRICT
SETBACKS
FRONT - 20'
REAR - 15'
SIDE - 5' (ONE AND TWO STORY BUILDINGS)



IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) RESIDENTIAL LOTS.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- FOR BOUNDARY AND/OR TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON SEPTEMBER 29, 2020 UTILIZING A 'TOPCON HYPER V' DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION SHOWN WERE DERIVED USING THE CLOSEST RTCM 3.0 CORS STATION REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 12A. *POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.010, V 0.017. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- THIS SURVEY WAS 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 A CURRENT TITLE SEARCH WILL REVEAL.
- 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.
- ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 47141C0120D DATED 05-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.

LEGEND

- (RN) 1/2" IRON REBAR (NEW)
- ⊙ SEWER MANHOLE
- ⊕ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ UTILITY POLE
- P — POWER LINE
- X — FENCE LINE
- T — TELEPHONE LINE
- W — WATER LINE
- SA — SEWER LINE
- G — GAS LINE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.P.C., TN. REGISTER'S OFFICE PUTNAM COUNTY, TN.
- ▭ GRAVEL AREA
- ▭ CONCRETE AREA
- ▭ ASPHALT SURFACE



LOT 1 AREA = 5,009 SQ.FT. OR 0.11 ACRES±
LOT 2 AREA = 7,603 SQ.FT. OR 0.17 ACRES±
TOTAL AREA = 12,612 SQ.FT. OR 0.28 ACRES±

Harold Burris, Register
Putnam County
Rec #: 187303 Instrument #: 248125
Rec'd: 15.00 Recorded
State: 0.00 11/4/2020 at 8:25 AM
Clerk: 0.00 in Plat Cabinet
Other: 2.00 J
Total: 17.00 PGS 172B-172B

FINAL SUBDIVISION PLAT
BOYD G. KLINE DIVISION
1st CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

DRAWN BY: AMG ACRES: 0.28±
NUMBER OF LOTS: 2 JOB NUMBER: 20-387
PARCEL #: MAP 040P 'C' PARCEL 018.00 DATE: 10-12-2020
ADDRESS: 502 ASH AVENUE SCALE: 1"=50'

OWNERS
BOYD KLINE
736 BREEDING AVENUE
COOKEVILLE, TN. 38501
931-319-7376

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