

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.

Date Signed _____ Surveyor's Signature _____

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.

Date Signed _____ Owner's Signature _____

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.

Date Signed _____ Owner's Signature _____

CERTIFICATION OF EXISTING STREETS

I hereby certify that the streets shown on this plat have the status of accepted public streets regardless of current condition.

Date Signed _____ Director of Public Works _____

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.

Date Signed _____ Director of Planning _____

Date Signed _____ Secretary, Cookeville Municipal Planning Commission _____

NOTES

- The primary purpose of this plat is to move the common interior property line approximately 15 feet east.
- The adjustment of said interior property line will not affect parking accessibility or availability for either parcel.
- The property shown hereon is currently zoned RS-14 but is governed by the RS-5 zoning code for the City of Cookeville.
- There is a 5'x5' exclusion and easements related to the existing billboard as noted in Plat Book E Page 37A in the office of the Putnam County Register of Deeds.
- This plat and its associated elements, including the field coordinates upon which it is based, are proprietary material and information and may not be reproduced or disseminated without the expressed written consent of Global Surveying, LLC.
- This survey is subject to any and all right-of-ways, easements, exceptions, setbacks, and restrictions, recorded and unrecorded, which may affect this property.
- The proper utility authority having jurisdiction should verify the location of any utility affecting the property shown hereon.
- This survey was completed using the latest recorded property deeds at the date of the completed field work.
- This survey does not represent a title search or a guarantee of title and was completed without the benefit of an abstract of title.

ZONING - COMMERCIAL GENERAL (CG)

Minimum Lot Area - None
 Major-Street Building Setback - 50'
 Rear Building Setback - 10'
 Interior Building Setback - None
 Maximum Lot Coverage - 75%

DRIVEWAY EASEMENT STATEMENT

The gravel drive shown hereon shall exist for regular ingress/egress and as building maintenance access for both parcels shown hereon after this interior property line adjustment.

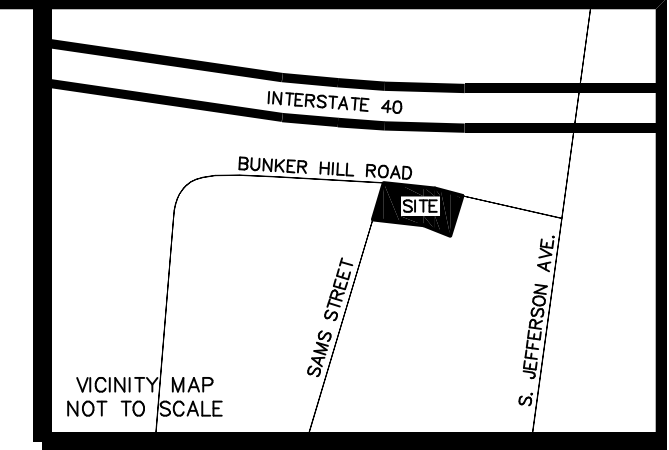
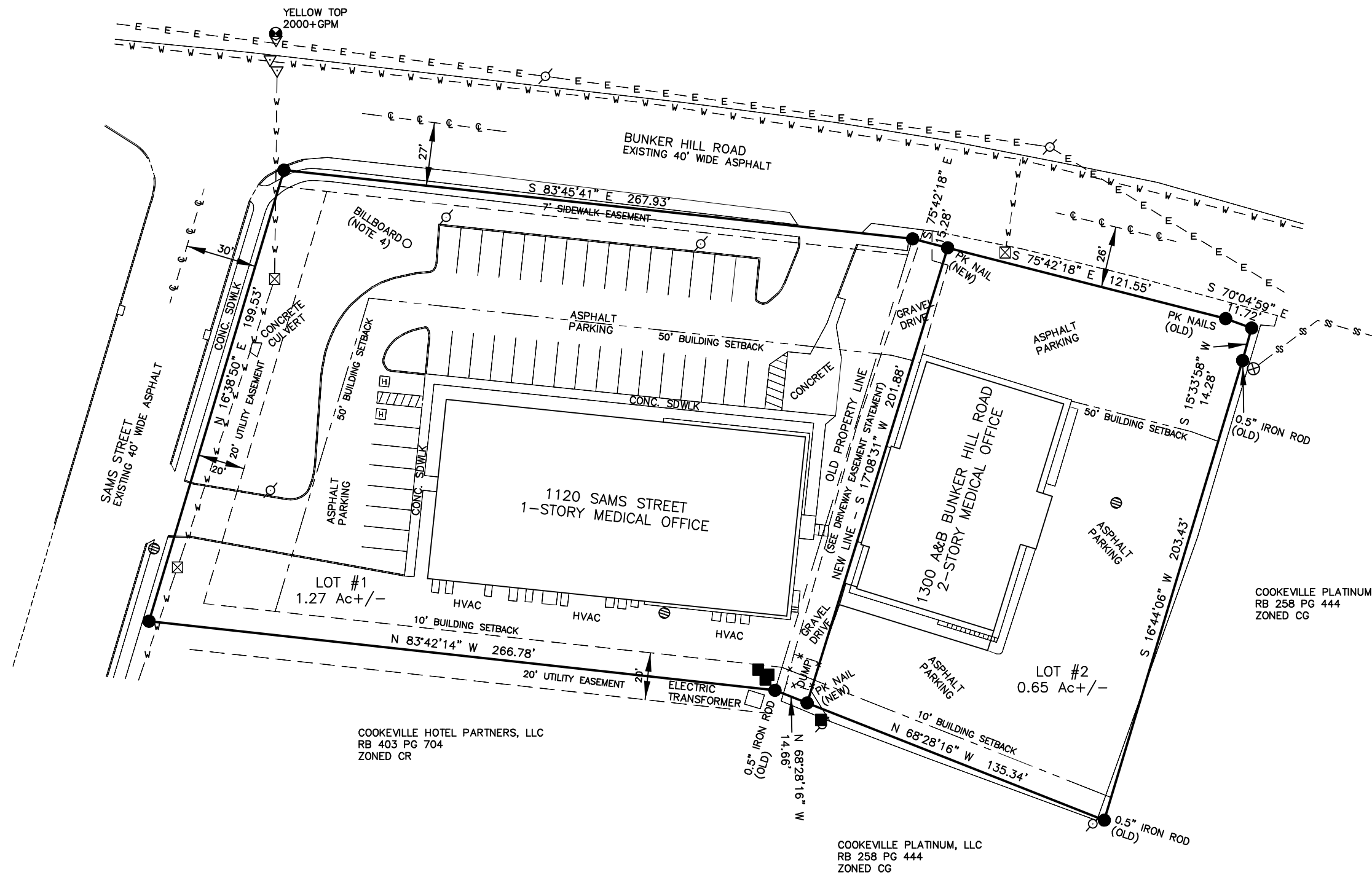
EASEMENT AND RIGHT-OF-WAY RESTRICTIONS

- 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.

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

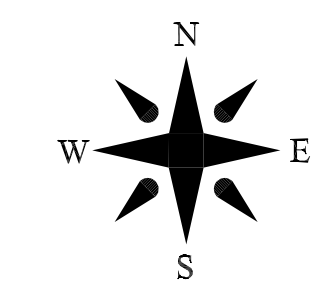
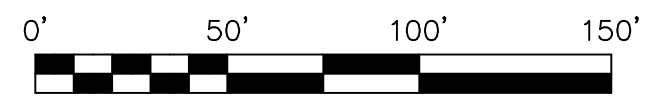
According to the FEMA FIRM # 47141C0120D dated May 16, 2007.

- X : 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



LEGEND - EXISTING IMPROVEMENTS

- Property Corner
- Utility Box
- ⊕ Sanitary Sewer Manhole
- ⊙ Sewer Cleanout
- ⊠ Water Meter
- ▽ Water Valve
- ⊕ Fire Hydrant
- ⊙ Light/Utility Pole
- E - Overhead Utility Line
- W - 8"/10" Water Line
- SS - 8" Sanitary Sewer Line
- € - Road Centerline
- X - Fence



MAGNETIC - JANUARY 17, 2020

GLOBAL SURVEYING LLC

2510 Friars Place / Cordova, TN 38016
 1-800-603-6994
 www.surveytn.com

FINAL PLAT FOR JAMES CATES PROPERTY SUBDIVISION REVISION - AMENDED PLAT PRESENTED TO COOKEVILLE MUNICIPAL PLANNING COMMISSION	
DEVELOPER: JAMES W. CATES ADDRESS: 1120 SAMS STREET COOKEVILLE, TN 38506 TELEPHONE: (931) 528-7312	SURVEYOR: BRIAN McMEANS ADDRESS: 2510 FRIARS PLACE CORDOVA, TN 38016 TELEPHONE: (901) 207-4775
ENGINEER: _____ ADDRESS: _____ TELEPHONE: _____	OWNER: SATELLITE MD, LLC ADDRESS: 1120 SAMS STREET COOKEVILLE, TN 38506 TELEPHONE: (931) 528-7312
ACREAGE SUBDIVIDED: 0.07 +/- NUMBER OF LOTS: 2 DATE: FEBRUARY 4, 2020	TAX CONTROL MAP: 066 PARCELS 084.00 & 084.02 SCALE: 1"=50' DEED REFERENCE: RB 984 PG 786 & RB 513 PG 638