

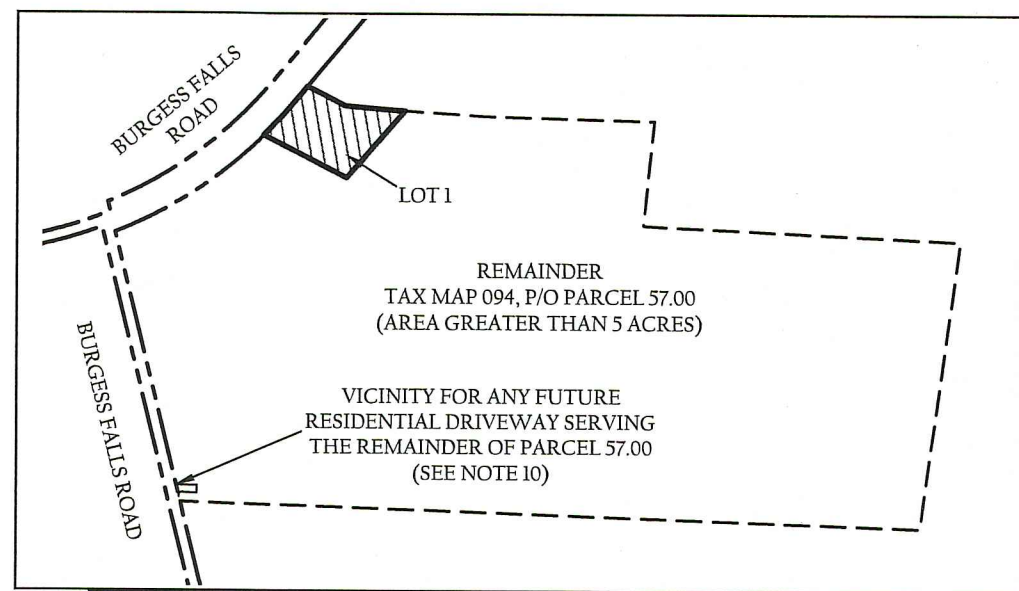
GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) RESIDENTIAL LOT FROM PARCEL 57.00. THE REMAINING AREA OF PARCEL 57.00 IS GREATER THAN 5 ACRES.
- THIS SURVEY SHOWS BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS REFERENCED ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 4714IC0300D, WITH AN EFFECTIVE DATE OF MAY 16, 2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT.
- ACCORDING TO THE SUBDIVISION REGULATIONS FOR PUTNAM COUNTY, TENNESSEE, LOTS WITHIN THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION ARE GOVERNED BY THE FOLLOWING PROVISIONS:
MINIMUM BUILDING SETBACKS: FRONT - 50' (ARTERIAL)
 SIDE - 10'
 REAR - 10'
MINIMUM LOT SIZE: 20,000 SQ. FT.
- THIS SURVEY IS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT AN ACCURATE TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO AND STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL.
- THIS LOT HAS NOT BEEN EVALUATED, PURSUANT TO THIS PLAT REVIEW, FOR A SSD SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS LOT OR THE EXISTING SYSTEM.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- 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.
- THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT TO UPPER CUMBERLAND ELECTRIC MEMBERSHIP CORPORATION, OF RECORD IN RECORD BOOK 828, PAGE 704, R.O.P.C., TN.
- ANY FUTURE DRIVEWAY SERVING A RESIDENCE ON THE REMAINDER OF PARCEL 57.00 MUST BE LOCATED IN THE VICINITY OF THE EXAMPLE SHOWN ON THE REMAINDER AREA AND FUTURE DRIVEWAY MAP. TDOT APPROVAL MUST STILL BE OBTAINED BEFORE CONSTRUCTING SAID DRIVEWAY.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY 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. FURTHERMORE, I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS NOT PROHIBITED UNDER ANY CURRENT DEED RESTRICTIONS OR COVENANTS ON THE PROPERTY.

DATE 9-21-18 *Azalea Sullivan by Johnnie & Azalea Sullivan* POA
 JOHNIE & AZALEA SULLIVAN



REMAINDER AREA AND FUTURE DRIVEWAY MAP
 (NOT TO SCALE) (SEE NOTE 10)



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

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE PUTNAM COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN, TO THE SPECIFICATIONS OF THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION.

DATE 9/20/18 *Chris Maberry*
 LICENSED SURVEYOR

CERTIFICATE OF APPROVAL FOR RECORDING

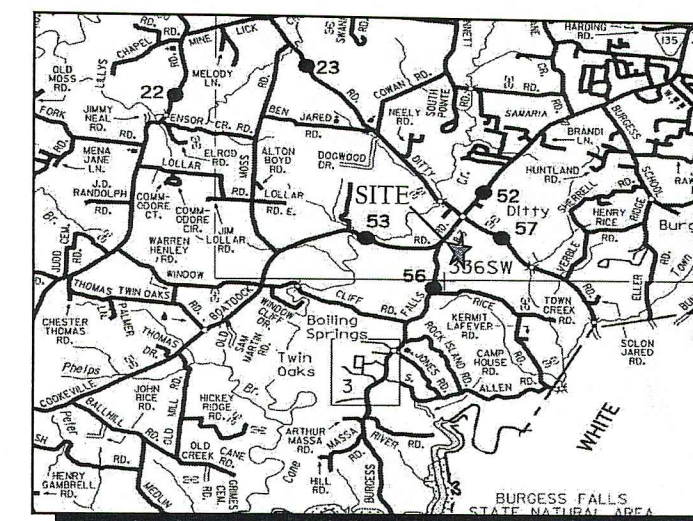
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION STANDARDS FOR PUTNAM COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE 9-24-18 *Mike Allen*
 SECRETARY, PLANNING COMMISSION

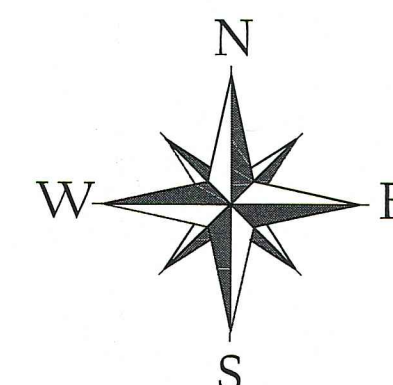
SETBACK ENCROACHMENT NOTE

ANY NEW CONSTRUCTION OR ADDITIONS TO ANY CURRENT STRUCTURES OR ANY REPLACEMENT OF A DEPICTED STRUCTURE ENCROACHING ON SETBACK REQUIREMENTS MUST ABIDE BY CURRENT SETBACKS.

Harold Burris, Register
 Putnam County
 Rec #: 165255 Instrument #: 218399
 Rec'd: 15.00 Recorded
 State: 0.00 9/24/2018 at 2:04 PM
 Clerk: 0.00 in Plat Cabinet
 other: 2.00
 Total: 17.00 Pgs 190B-190B



VICINITY MAP (NOT TO SCALE)



TNSPC: TN-4100
 GRAPHIC SCALE
 50 0 25 50 100
 (IN FEET) 1 inch = 50' ft.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CI	1181.00'	145.49'	145.39'	N 42° 10' 06" E	7° 03' 29"

STATE OF TENNESSEE
 DEPARTMENT OF TRANSPORTATION
 REGION 2 TRAFFIC ENGINEERING
 P.O. BOX 22388
 CHATTANOOGA, TN 37422
 (423) 892-3430

JOHN C. SCHROER
 COMMISSIONER

September 20, 2018

BILL HASLAM
 GOVERNOR

Chris Maberry
 Whittenburg Land Surveying
 214 East Stevens Street
 Cookeville, TN 38501

Re: **Conceptual Site Plan Approval**
State Route 135 @ Log Mile 3.678 RT
Putnam County, Tennessee

Mr. Maberry:

The TDOT Regional Traffic Engineering office in Chattanooga has received conceptual site plans for the property located along State Route 135 in Cookeville, TN. The plans dated August 22, 2018 were prepared by Whittenburg Land Surveying for Johnnie Sullivan and were received on September 4, 2018. TDOT is amenable to keeping access to the subject properties based on this conceptual site plan.

This letter of conceptual approval is valid as long as the location of the driveways do not change or there is no change in use of the property. If the driveways need to change, this letter shall be considered null and void, and the revised plan will need to be reviewed and approved by the TDOT Regional Traffic Engineering Office before a permit can be issued.

If the property owner or owners wish to begin the permit process for residential access onto SR135, please contact Mr. Bo Hoskins, District 27 Engineer, for the necessary permit. He may be reached via email at Bo.Hoskins@tn.gov or via telephone at 931-528-4311. If a business entrance is desired at this location, please contact Mr. Garis Bugg for the necessary permit. He may be reached via email at Garis.Bugg@tn.gov or via telephone at 423-510-6926.

Best Regards,

Alan Wolfe
 Alan Wolfe

Regional Traffic Engineer

Cc: Mr. Bo Hoskins
 File

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 38° 38' 21" E	25.60'

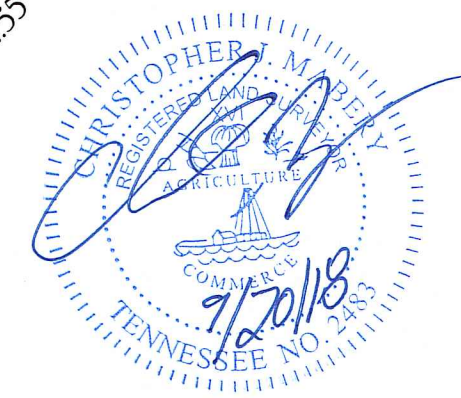
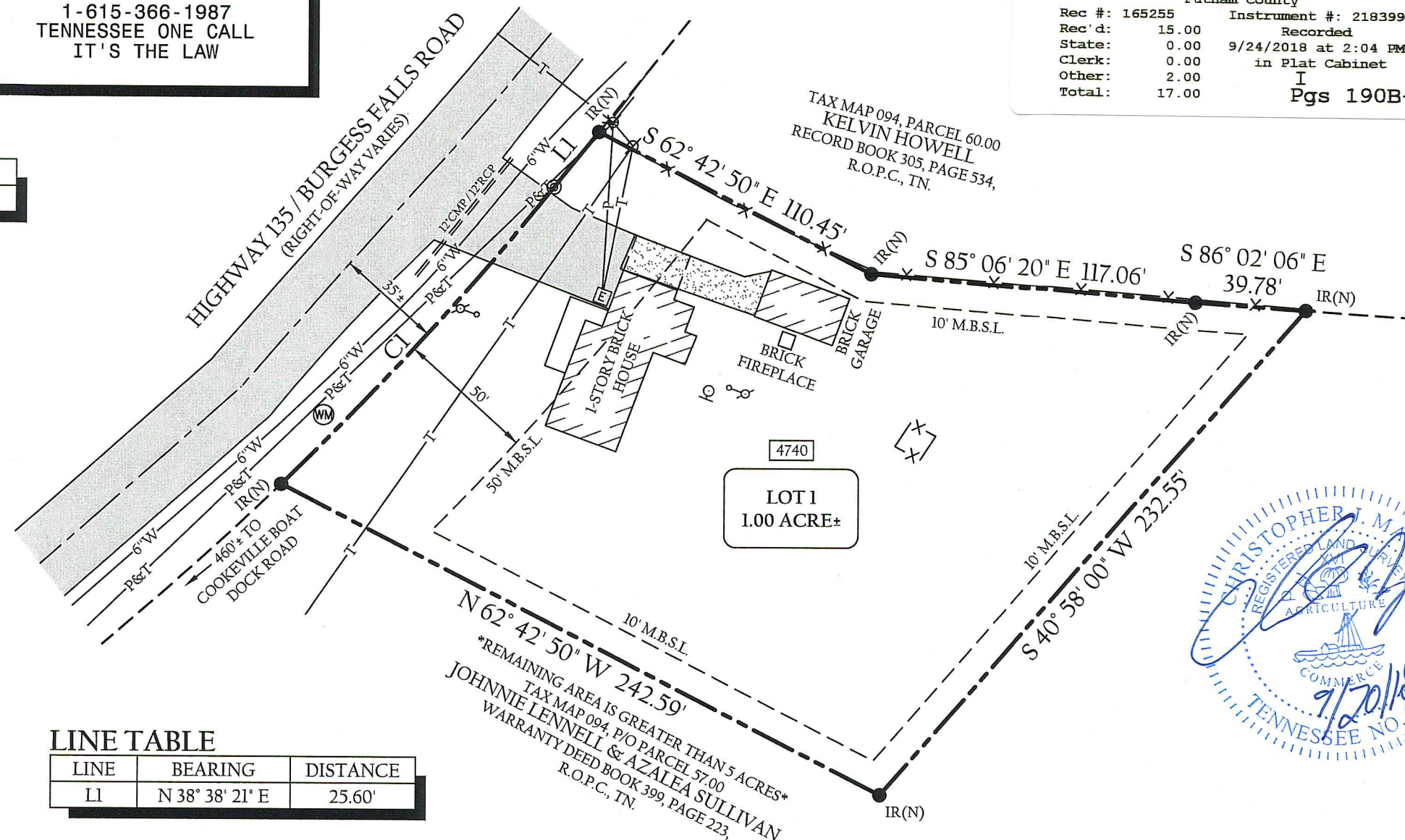
PARCEL REFERENCE

BEING A PORTION OF PARCEL 57.00 AS SHOWN ON PUTNAM COUNTY TAX MAP 094.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED JOHNNIE LENNELL & AZALEA SULLIVAN, BY WARRANTY DEED OF RECORD IN DEED BOOK 399, PAGE 223, R.O.P.C., TN.

TOTAL AREA = 1.00 ACRE±



LEGEND

- IR(N) 1/2" IRON REBAR (NEW)
- NON-MONUMENTED POINT
- SATELLITE DISH
- ⊙ WATER METER
- ⊕ ELECTRIC BOX
- ⊕ UTILITY POLE
- ⊕ UTILITY POLE WITH LIGHT
- P — POWER LINE
- T — TELEPHONE LINE
- W — WATER LINE
- X — FENCE LINE
- C — CORRUGATED METAL PIPE
- R — REINFORCED CONCRETE PIPE
- 4740 STREET ADDRESS
- 10' M.B.S.L. MINIMUM BUILDING SETBACK LINE
- REGISTER'S OFFICE PUTNAM COUNTY, TN.
- CONCRETE AREA
- ASPHALT SURFACE

FINAL SUBDIVISION PLAT

JOHNNIE SULLIVAN DIVISION

16th CIVIL DISTRICT,
 PUTNAM COUNTY, TENNESSEE

DRAWN BY: CJM	ACREAGE: 1.00±
NUMBER OF LOTS: 1	JOB NUMBER: 18-286
PARCEL #: MAP 094, P/O PARCEL 57.00	DATE: 09-20-18
ADDRESS: 4740 BURGESS FALLS ROAD	SCALE: 1" = 50'

DEVELOPER

SAM TAYS
 TAYS REALTY & AUCTION
 620 MAXWELL STREET
 COOKEVILLE, TN. 38501
 931-526-2307

SURVEYOR

CHRISTOPHER J. MABERRY
 WHITTENBURG LAND SURVEYING
 214 EAST STEVENS STREET
 COOKEVILLE, TN. 38501
 931-528-LAND

WHITTENBURG
 LAND SURVEYING
 214 EAST STEVENS STREET
 COOKEVILLE, TN 38501
 931-526-9000