

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 _____ Secretary, Planning Commission

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the extent required by the Putnam County Regional Planning Commission and that the monuments have been placed in accordance with the specifications of the Putnam County Regional Planning Commission.

3 Mar 2020
Date _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

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, parks and other open spaces to public or private use as 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 _____ Owner

Note: The point of beginning is located S 25°52'41" W 40.07 feet from a power pole as well as being located feet from a water meter.

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.

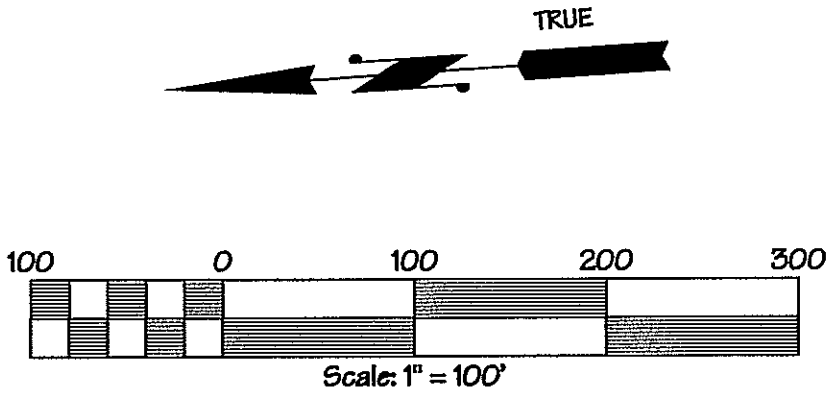
Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. blufflines, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

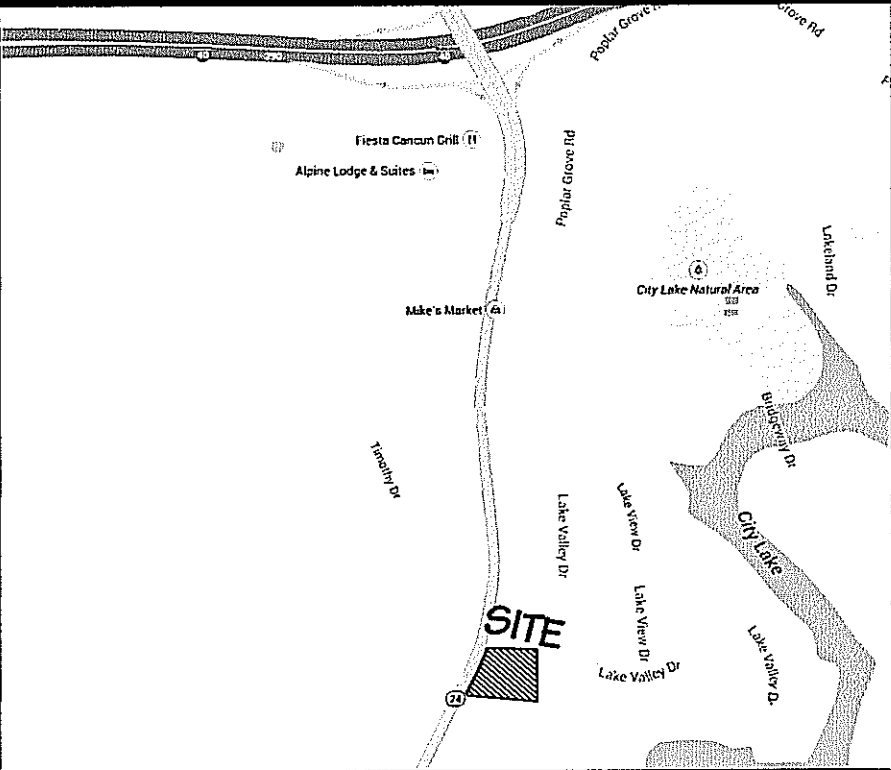
I hereby certify that this is a category II survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Drawn by: CHN File No: 14-204c2

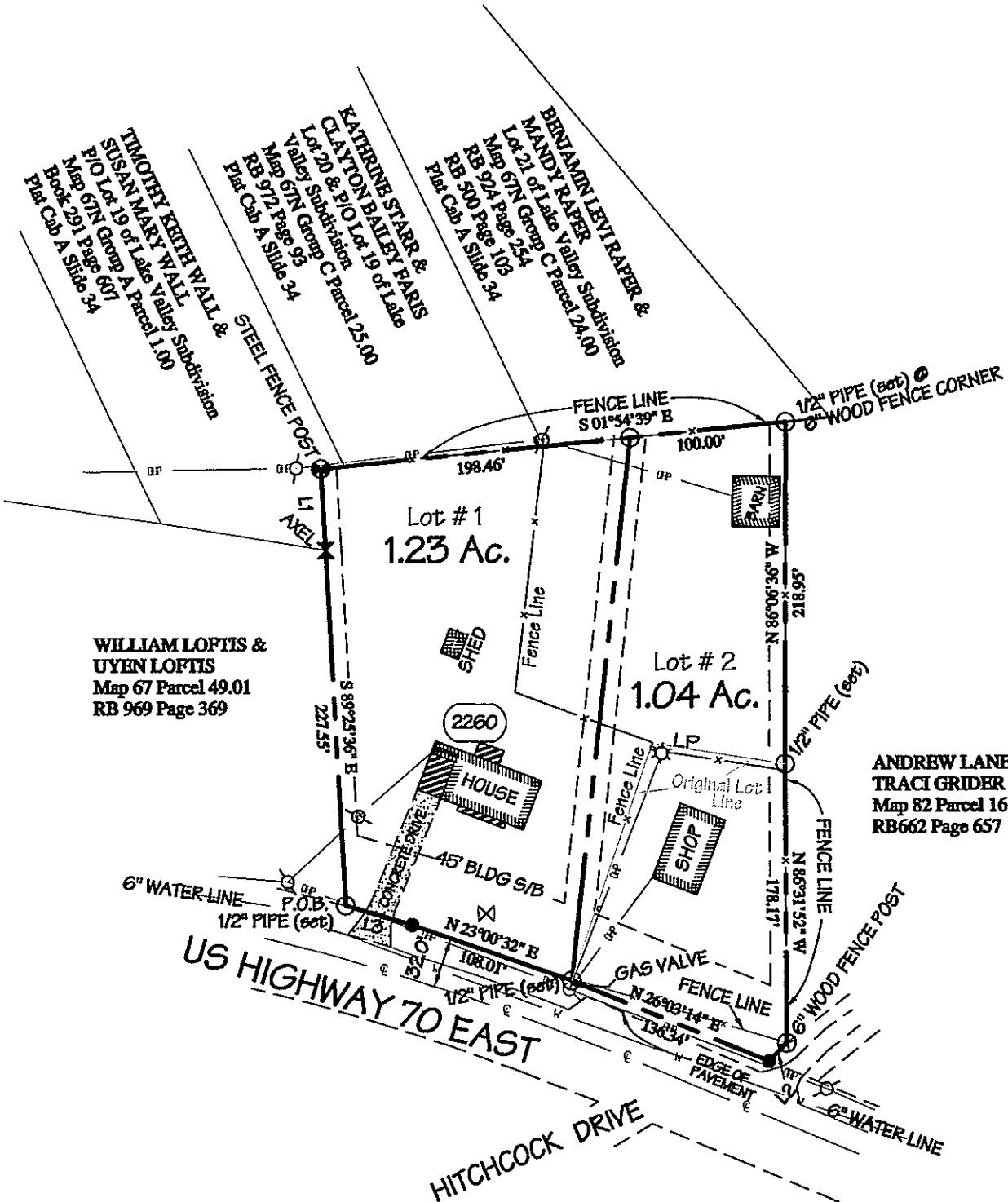
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 931-372-1286



LINE	BEARING	DISTANCE
L1	S 88°35'44" E	52.33'
L2	N 42°20'32" W	16.26'
L3	N 20°19'01" E	44.18'
L4	S 12°38'42" W	85.94'



SITE MAP NTS



SETBACK INFO
FRONT- 45'
SIDE - 10'

LEGEND
☆ LP SECURITY LIGHT
⊕ WOOD FENCE POST
⊙ POWER POLE
⊗ STEEL FENCE POST
⊗ WATER METER
○ 1/2" PIPE (opt)
● ROAD
✕ AXEL

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.

Lot 1 and 2 have existing SSD systems and have not been evaluated pursuant to the plat review for an SSD system and plat approval does not constitute approval of the lot or the existing system.

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 points of ingress and egress to the lots shown on this plat shall be in accordance with the rules, regulations and policies of the Putnam County Highway Department. All culverts at driveway entrances shall have a minimum diameter of 15"
- The placing of pipe within or otherwise filling of the ditches within the rights-of-way shown on this plat is prohibited without the approval of the Putnam County Highway Department. All piping and catch basins used for these purposes shall be approved by the Highway Department and shall have a minimum diameter of 15".

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

ACCORDING TO THE FEMA FIRM # 47141C0140D
DATED: 5-16-2007

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

3RD CIVIL DISTRICT

REVISED PLAT
For the
BILLY JOE LAMB PROPERTY

Reference Plat Cab H Page 23-A

PRESENTED TO
PUTNAM COUNTY REGIONAL PLANNING COMMISSION

DEVELOPER: <u>STEVE LAMB</u>	SURVEYOR: <u>CHRISTOPHER M. VICK</u>
ADDRESS: <u>2260 HIGHWAY 70 EAST</u> <u>COOKEVILLE, TN 38506</u>	ADDRESS: <u>2772 Hidden Cove Road</u> <u>COOKEVILLE, TN. 38506</u>
TELEPHONE: <u>319-0809</u>	TELEPHONE: <u>931-372-1286</u>
ENGINEER: _____	OWNER: <u>NELL LAMB</u>
ADDRESS: _____	ADDRESS: <u>2260 HIGHWAY 70 EAST</u> <u>COOKEVILLE, TN 38506</u>
TELEPHONE: _____	TELEPHONE: <u>319-0809</u>

ACREAGE SUBDIVDED: 2.27 LOTS: 2 TAX MAP: 82 PARCEL NO: 15.00 & 15.01
DEED BOOK REFERENCE: 127/401, 108/545 SCALE: 1"=100'-0" DATE: 19 DEC 2014