

CERTIFICATE OF OWNERSHIP AND DEDICATION

VICINITY MAP (N.T.S.)

I 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 setback lines, and dedicate all streets, alleys, sidewalks, utilities, and parks as shown to the public or private use noted. I (we) further acknowledge that any change in this subdivision constitutes a resubdivision and requires the approval of the Cockeville Planning Commission. In addition, I (we) understand that streets dedicated with this subdivision or previously accepted and shown hereon shall give access to only the property hereon platted and access is not given to any contiguous property not a part of this subdivision and/or is not approved for development.

2/15/95
Date Signed

Owner's Signature

2/15/95
Date Signed

Owner's Signature

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 Cockeville Planning Commission. I further certify that the degree of precision (linear and angular) meets the standards required of an Urban and Suburban Survey as established by the Tennessee Board of Standards for Land Surveyors. I also hereby certify that all monuments and pins have been placed as shown hereon to the specifications of the Cockeville Planning Commission.

Date Signed

Registered Land Surveyor

Tennessee

CERTIFICATE OF APPROVAL OF POWER EASEMENTS

I hereby certify that acceptable power utility easements have been provided according to the requirements of the Cockeville Electric Department.

2/15/95
Date Signed

Director, Cockeville Electric Department

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE SYSTEMS

I hereby certify that (1) the streets, drainage structures and other related improvements shown on this plat are installed in an acceptable manner, in conformance with the regulations and specifications of the City of Cockeville and the Cockeville Planning Commission or (2) a satisfactory surety in the amount of \$_____ has been posted with the Cockeville Planning Commission to assure completion of all required improvements in case of default.

2-15-95
Date Signed

Director of Public Works

CERTIFICATE OF APPROVAL OF FIRE HYDRANTS

I hereby certify that (1) the fire hydrants and other related improvements shown on this plat are installed in an acceptable manner, in conformance with the regulations and specifications of the City of Cockeville and the Cockeville Planning Commission or (2) a satisfactory surety in the amount of \$_____ has been posted with the Cockeville Planning Commission to assure completion of all required improvements in case of default.

2-15-95
Date Signed

Fire Chief

THIS PLAT REFLECTS A SUBDIVISION OF LOT 12 OF WINDSOR HILL SUBDIVISION AS RECORDED IN PLAT CAB. B, SLIDE 130.

FINAL PLAT FOR SUBDIVISION OF LOT #12, WINDSOR HILL PRESENTED TO COCKEVILLE PLANNING COMMISSION

STATE OF TENNESSEE, PUTNAM COUNTY

The foregoing instrument and certificate were noted in

Note Book 17 Page 742 N.E. 22 October 1995

and recorded in Plat Book B Page 173

State Tax Paid \$_____ Fee \$_____

Recording Fee 10.00 Total 10.00 Receipt No. 934

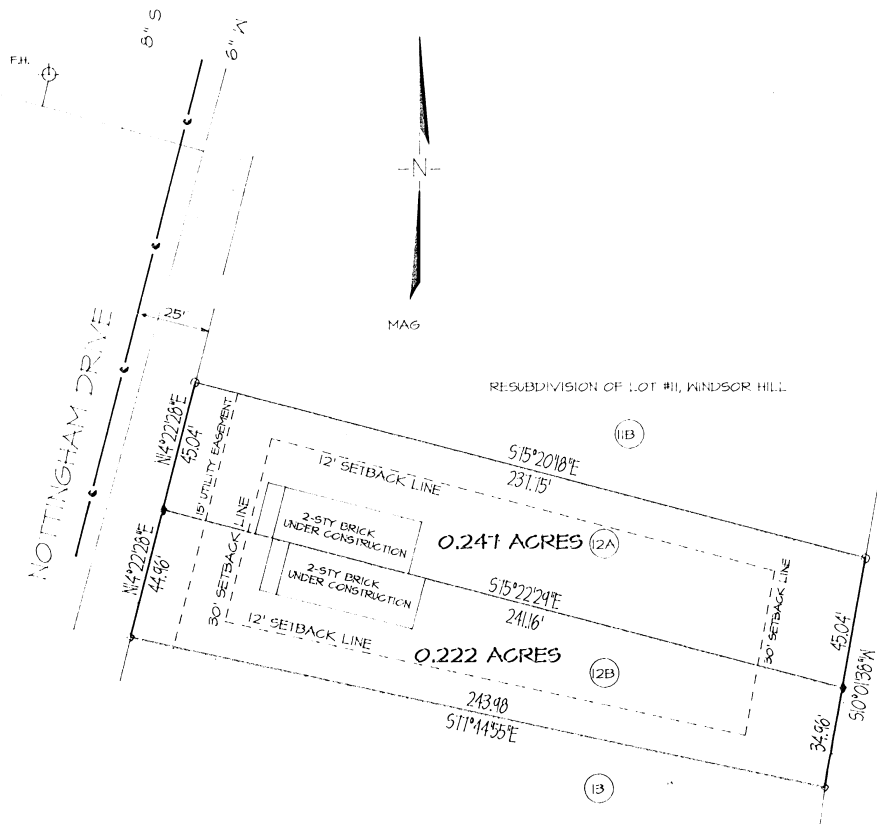
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DEVELOPER: J. Gax, J. Smith, P. Gax
ADDRESS: 410 E. Spring St. Suite a
Cookeville, TN 38501
TELEPHONE: 615-526-7511

SURVEYOR: Clinton Engineering
ADDRESS: 390 S. Lowe Ave. #11
Cookeville, TN 38501
TELEPHONE: 615-372-0427

ENGINEER: Clinton Engineering
ADDRESS: 390 S. Lowe Ave. #11
Cookeville, TN 38501
TELEPHONE: 615-372-0427

ACREAGE SUBDIVIDED: 0.469
NUMBER OF LOTS: 2
SCALE: 1"=30' DATE: 01/31/95
TAX MAP REFERENCE: MAP 67A



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 Cockeville Planning Commission, with the exception of such variances, if any, as are noted in the official minutes of said body. I further certify that said plat has been approved for recording in the Office of the Register of Deeds of Putnam County, Tennessee.

2-17-95
Date Signed
Director of Planning & Engineering
Secretary, Cockeville Planning Commission

CERTIFICATE OF APPROVAL OF WATER LINES

I hereby certify that (1) the water distribution facilities shown on this plat are installed in an acceptable manner, in conformance with the regulations and specifications of the City of Cockeville and the Cockeville Planning Commission or (2) a satisfactory surety in the amount of \$_____ has been posted with the Cockeville Planning Commission to assure completion of all required improvements in case of default. The water distribution facilities shown on this plat are accepted as public by the City of Cockeville, Department of Water Quality Control.

2-15-95
Date Signed
Director of Water Quality Control

CERTIFICATE OF APPROVAL OF SEWAGE COLLECTION FACILITIES

I hereby certify that (1) the sewage collection facilities shown on this plat are installed in an acceptable manner, in conformance with the regulations and specifications of the City of Cockeville and the Cockeville Planning Commission or (2) a satisfactory surety in the amount of \$_____ has been posted with the Cockeville Planning Commission to assure completion of all required improvements in case of default. The sewage collection facilities shown on this plat are accepted as public by the City of Cockeville, Department of Water Quality Control.

2-15-95
Date Signed
Director of Water Quality Control

EASEMENT AND RIGHT-OF-WAY RESTRICTIONS

1. 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.
2. 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.
3. All driveways, entrances, curb cuts or other points of ingress and egress to the lots shown on this plat shall be in accordance with the rules and regulations of the City of Cockeville; contact the Department of Planning and Engineering or Department of Public Works for information.
4. 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 City of Cockeville; contact the Department of Planning and Engineering or Department of Public Works for information.

LEGEND
● = 1/2" REBAR SET
○ = 1/2" REBAR FOUND

NOTES:

- 1.) SOURCE OF TITLE, W.D.B. 352, PAGE 371.
- 2.) PROPERTY IS ZONED R-2.
- 3.) TAX MAP 67A PARCEL 12.
- 4.) TOTAL AREA OF SITE = 0.469 ACRES.
- 5.) ERROR OF CLOSURE EXCEEDS 1:10,000.

