

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 PLAN SHOWN HEREON IS NOT PROHIBITED UNDER ANY CURRENT DEED RESTRICTIONS OR COVENANTS ON THE PROPERTY.

8/25/2024 *Glenn Bonner Ross, Trustee* OWNER
DATE

EASEMENT AND RIGHT-OF-WAY RESTRICTIONS

- NO PERMANENT STRUCTURE SUCH AS A DECK, PATIO, GARAGE, CARPORT OR OTHER BUILDING SHALL BE ERRECTED WITHIN THE LIMITS OF ANY EASEMENT SHOWN ON THIS PLAN.
- NO EXCAVATION, FILLING, LANDSCAPING OR OTHER CONSTRUCTION SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN ON THIS PLAN 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 PLAN 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 PLAN IS PROHIBITED WITHOUT THE APPROVAL OF THE CITY OF COOKEVILLE. CONTACT DEPARTMENT OF PUBLIC WORKS FOR INFORMATION.

CERTIFICATION OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:
APPROVAL IS HEREBY GRANTED FOR LOT 2 DEFINED AS "THE BONNER FAMILY REVOCABLE TRUST DIVISION" - LOCATED IN PUTNAM COUNTY, TENNESSEE AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS. LOTS HAVE BEEN EVALUATED AND APPROVED FOR ONE (1) SINGLE FAMILY DWELLING PER LOT. APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SSD SYSTEM AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.

PRIOR TO ANY CONSTRUCTION, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE STRUCTURE LOCATION MUST BE APPROVED AND AN SSD SYSTEM PERMIT ISSUED, BY THE DIVISION OF GROUND WATER PROTECTION, WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

IF SHOWN, SHADING ON SOME LOTS REPRESENTS AN AREA RESERVED TO BE USED FOR THE INSTALLATION OF THE PRIMARY AND DUPLICATE SUBSURFACE SEWAGE DISPOSAL SYSTEMS, AND SHALL BE USED FOR NO OTHER PURPOSES SUCH AS HOUSE LOCATION, OTHER STRUCTURE LOCATION, BURIED UTILITIES, DRIVEWAYS, SWIMMING POOLS, ETC. OR USE WHICH WOULD CONFLICT WITH THE REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL IN TENNESSEE. MODIFICATION OF THE SHADED AREA MAY BE CONSIDERED, PROVIDED SUFFICIENT SHADED AREA IS MAINTAINED.

LOT RESTRICTIONS:
LOT 1: NOT APPROVED; LOT 1 HAS NOT BEEN EVALUATED, PURSUANT TO THIS PLAN REVIEW, FOR AN SSD SYSTEM AND DOES NOT CONSTITUTE APPROVAL OF THIS LOT OR THE EXISTING SYSTEM.
LOT 2: IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED.

8/25/2024 *John Will* DIRECTOR OF PLANNING
DATE
8/25/2024 *Kenneth R. U...* SECRETARY, COOKEVILLE MUNICIPAL PLANNING COMMISSION
DATE

8/25/2024 *Scott M. White* ENVIRONMENTAL SPECIALIST DIVISION OF GROUND WATER PROTECTION
DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN 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 PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF PUTNAM COUNTY, TENNESSEE.

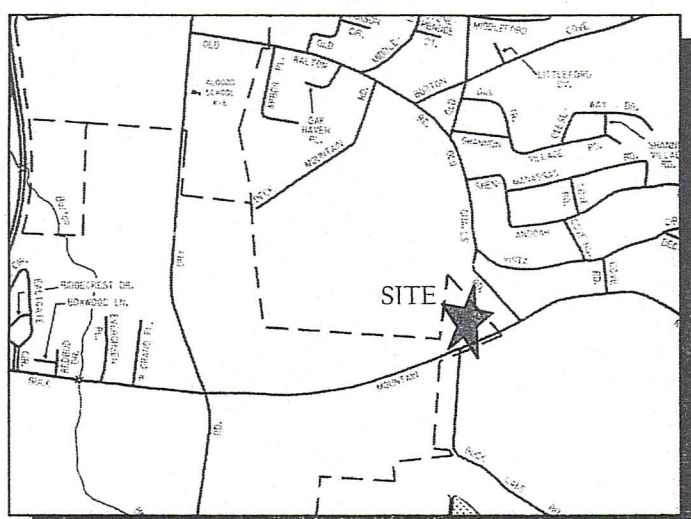
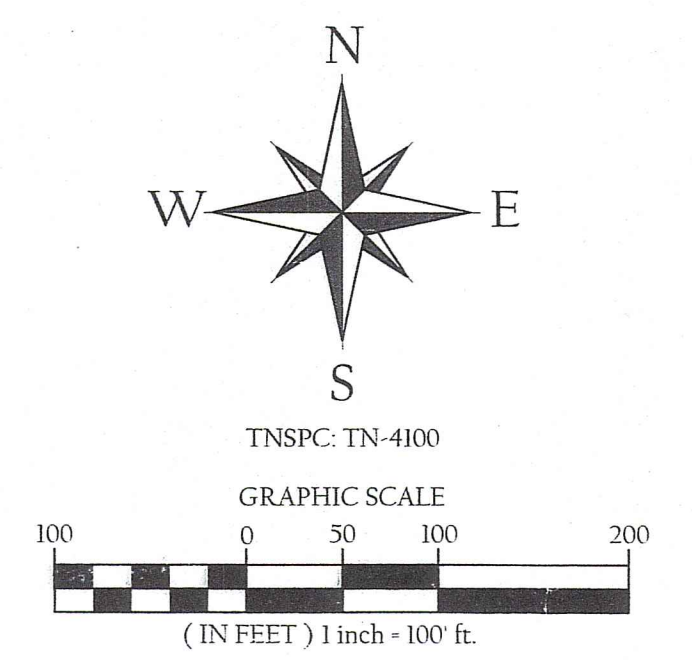
8/25/2024 *John Will* DIRECTOR OF PLANNING
DATE
8/25/2024 *Kenneth R. U...* SECRETARY, COOKEVILLE MUNICIPAL PLANNING COMMISSION
DATE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4980.00	249.68	249.65	S 66°16'38" W	2°52'21"
C2	4980.00	180.86	180.85	S 65°31'12" W	2°04'51"
C3	4980.00	68.81	68.81	S 67°19'23" W	0°47'30"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 64°50'47" W	39.97



VICINITY MAP (NOT TO SCALE)

PARCEL REFERENCE
BEING A PORTION OF PARCEL 14.00, AS SHOWN ON PUTNAM COUNTY TAX MAP 052.

DEED REFERENCE
BEING THE SAME PROPERTY CONVEYED TO THE BONNER FAMILY REVOCABLE LIVING TRUST, OF RECORD IN DEED BOOK 407 PAGE 423, R.O.P.C., TN.

ZONED RS-20
SINGLE FAMILY RESIDENTIAL DISTRICT
SETBACKS
FRONT - 30'
REAR - 30'
SIDE - 10' (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

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

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS A CATEGORY "T" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN OR EQUIVALENT TO 1:10,000 AS SHOWN HEREON.

John Will
TAYLOR DILLEHAY R.L.S. #2597
WHITTENBURG LAND SURVEYING, LLC
214 EAST STEVENS STREET
COOKEVILLE, TN 38501

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.

8-10-24 *John Will* SURVEYOR
DATE

CERTIFICATE OF EXISTING FIRE HYDRANTS

I HEREBY CERTIFY THAT THE FIRE HYDRANTS SHOWN ON THIS PLAN ARE IN PLACE AND CAN ADEQUATELY SERVE THE LOTS SHOWN HEREON.

8-20-24 *John Will* COOKEVILLE FIRE CHIEF
DATE

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.

8/25/24 *John Will* DIRECTOR OF COOKEVILLE ELEC. DEPT.
DATE

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

ACCORDING TO FEMA FIRM # 4714C0340D, DATED 05-16-07
CHECK ONE:
 NO AREAS OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAN 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 PLAN ARE IN A SFHA

CERTIFICATE OF EXISTING WATER LINES

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

8/15/24 *John Will* DIRECTOR OF DEPT. OF WATER QUALITY CONTROL OR WATER UTILITY DISTRICT REP.
DATE

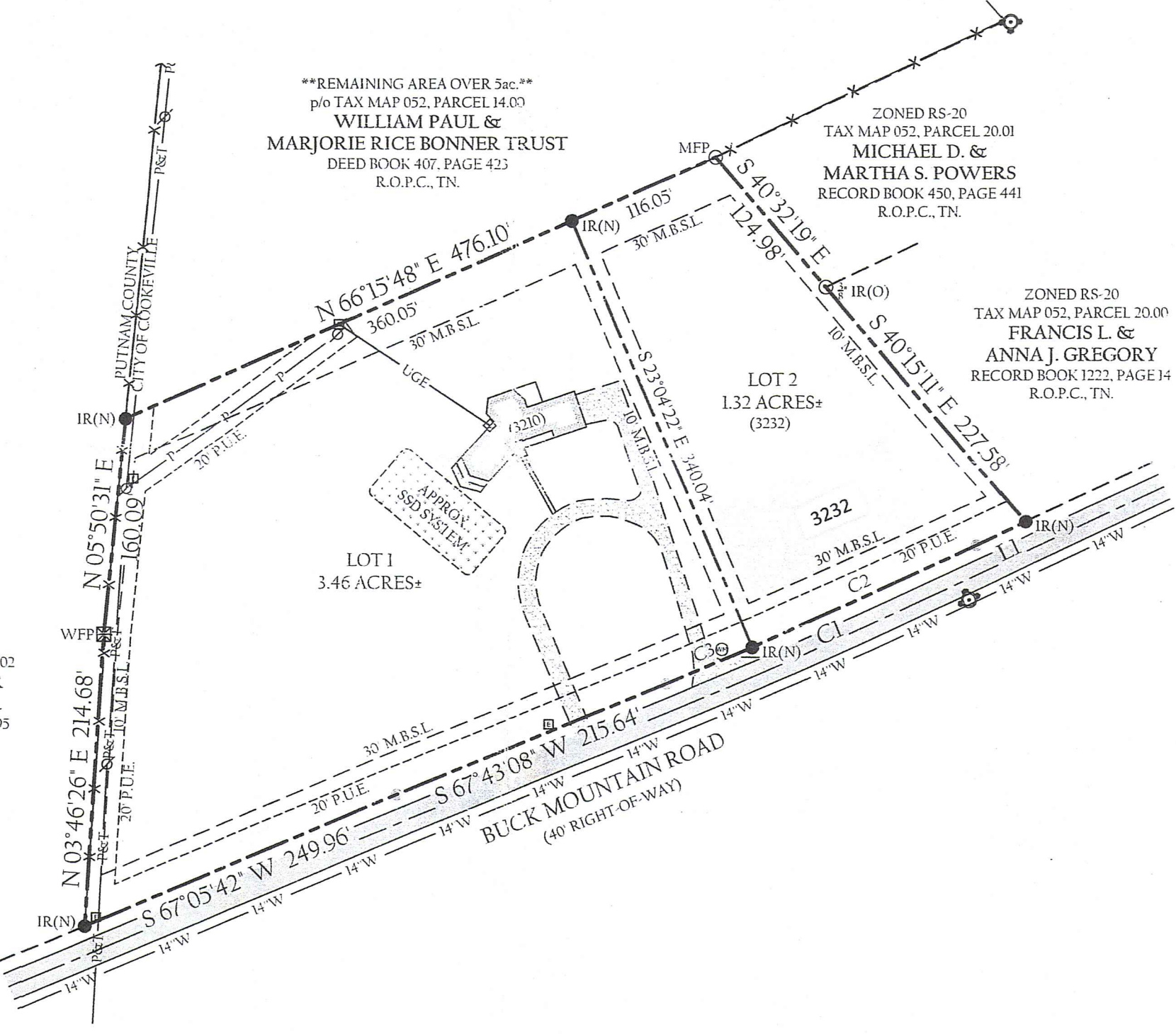
CERTIFICATION OF EXISTING STREET

I HEREBY CERTIFY THAT THE STREET SHOWN ON THIS PLAN HAS THE STATUS OF AN ACCEPTED PUBLIC STREET REGARDLESS OF CURRENT CONDITION.

8/20/24 *John Will* DIRECTOR OF PUBLIC WORKS
DATE

GENERAL NOTES

- THE PURPOSE OF THIS PLAN 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 JULY 11, 2024 UTILIZING A TOPCON HIPER 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 0.002', V 0.004'
- 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 PLAN 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.



LEGEND

● (IR(N))	1/2" IRON REBAR (NEW)
○ (MPP)	NON MONUMENTED POINT
□ (MPP)	METAL FENCE POST
○ (MPP)	ELECTRIC METER
○ (MPP)	WATER METER
○ (MPP)	WATER VALVE
○ (MPP)	FIRE HYDRANT
○ (MPP)	UTILITY POLE
—	POWER LINE
—	FENCE LINE
—	TELEPHONE LINE
—	WATER LINE
—	UNDERGROUND ELECTRIC LN.
—	MINIMUM BUILDING SETBACK LINE
—	P.U.E. PUBLIC UTILITY EASEMENT
—	REGISTER'S OFFICE PUTNAM COUNTY, TN.
□	GRAVEL AREA
□	CONCRETE AREA
□	ASPHALT SURFACE

LOT 1 AREA = 3.46 ACRES±
LOT 2 AREA = 1.32 ACRES±
TOTAL AREA = 4.78 ACRES±

John Sanders, Registrar
Putnam County

Rec #: 227658	Instrument #: 301865
Rec'd: 15.00	Recorded:
State: 0.00	8/29/2024 AT 8:13 AM
Class: 0.00	In Plat Cabinet:
Other: 5.00	L
Total: 17.00	PGS 116A-116A

RECEIVED
AUG 21 2024
ENVIRONMENT & CONSERVATION
COOKEVILLE FIELD OFFICE

FINAL SUBDIVISION PLAT
THE BONNER FAMILY REVOCABLE LIVING TRUST DIVISION
1st CIVIL DISTRICT, PUTNAM COUNTY, TENNESSEE

DRAWN BY:	TLD	ACRES:	4.78
NUMBER OF LOTS:	2	JOB NUMBER:	24-232
PARCEL #:	p/o MAP 052, PARCEL 14.00	DATE:	07-16-2024
ADDRESS:	3210 BUCK MOUNTAIN ROAD	SCALE:	1"=100'

OWNERS
THE BONNER FAMILY REVOCABLE LIVING TRUST
3210 BUCK MOUNTAIN ROAD
COOKEVILLE, TN 38506

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

