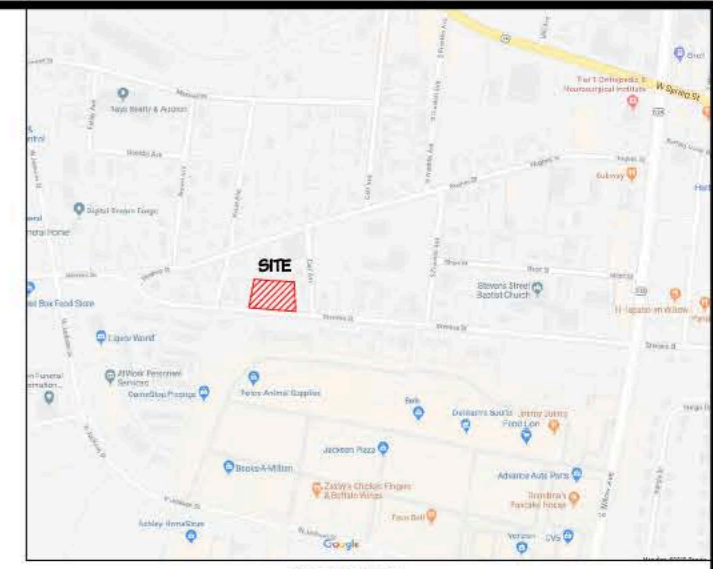


PRELIMINARY: NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

HATCH LEGEND			
PROPOSED GREEN SPACE AREA		UTILITY/MAINTENANCE EASEMENT	
PROPOSED SIDEWALK		BUILDING	
COMMONS PROPOSED SIDEWALK UTILITY/MAINTENANCE EASEMENT		COMMONS DRIVEWAY SIDEWALK PRIVATE VEHICULAR EASEMENT UTILITY/MAINTENANCE	
PRIVATE PROPOSED SIDEWALK UTILITY/MAINTENANCE		COMMONS GRASS/LANDSCAPED UTILITY/MAINTENANCE	



SITE MAP NTS

**CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE WITH DEED RESTRICTIONS OR COVENANTS**

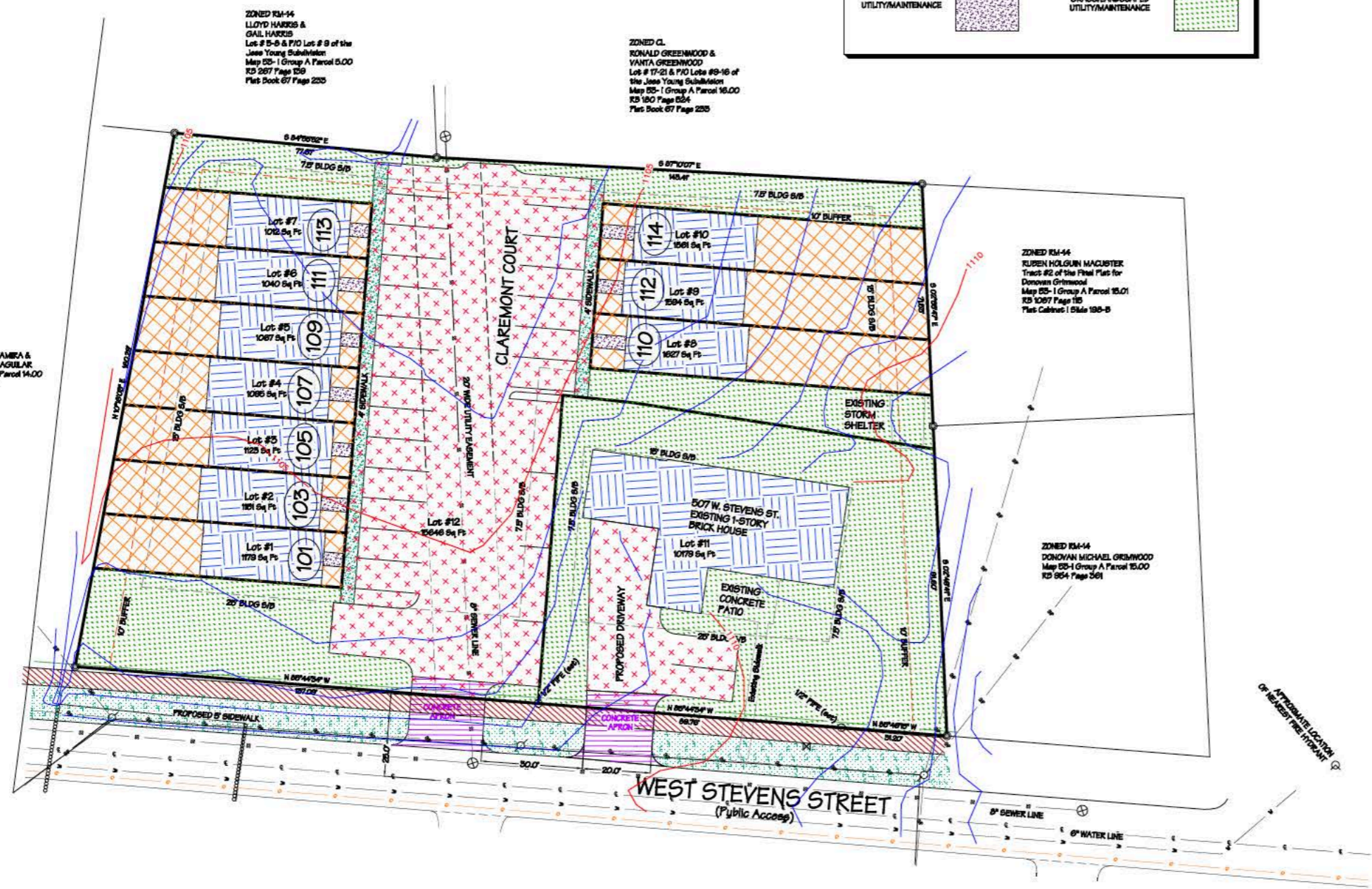
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public 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 \_\_\_\_\_  
 Date Signed \_\_\_\_\_ Owner's Signature \_\_\_\_\_  
 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 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 \_\_\_\_\_



ZONED RM-14  
 CARLO RIVERA-ALTAMIRA &  
 AURORA MORENO-AGUILAR  
 Map 05-1 Group A Parcel 14.00  
 RD 482 Page 240

ZONED RM-14  
 SETBACKS  
 FRONT - 20'  
 SIDE - 7.5'  
 REAR - 10'

LEGEND	
	MANHOLE
	POWER POLE
	WATER METER
	1/2" PIPE (see)
	FIRE HYDRANT
	REBAR (found)

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. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or rights-of-way.  
 I hereby certify that this is a category I survey and that the ratio of precision of the unadjusted survey is at minimum 1:10,000 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

**SURVEY CERTIFICATION**  
 I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:  
 (a) Type of Survey: Real Time Kinematic  
 (b) Positional Accuracy: 0.02m  
 (c) Date of Survey: 10 December 2018  
 (d) Datum/Elevation: NAD83/2011 Epoch 2010.00  
 (e) Published/Proprietary Control Used: ITRF CORS Network  
 (f) Global Model: Geoid18A  
 (g) Combined grid factor(s): 0.99999498

Note: Water line and Sewer line information was derived from maps provided by the City of Cookeville.

Note: Gas Line information was derived from a recorded plat performed by Global Surveying, LLC.

**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**  
 According to the FEMA FIRM # 47400100D  
 Dated: MAY 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

NOTE-SEWER WILL BE PRIVATE

\*NOTE-Lot #12 is the remaining acreage being noted as commons area as well as utility/maintenance and is not a buildable lot.

1ST CIVIL DISTRICT PRELIMINARY PLAT FOR CLAREMONT PRESENTED TO COOKEVILLE MUNICIPAL PLANNING COMMISSION			
DEVELOPER: BERNHARDT CONSTRUCTION	ADDRESS: 1127 NORTH WASHINGTON AVENUE COOKEVILLE, TN 38501	TELEPHONE: 931-558-7368	SURVEYOR: CHRISTOPHER M. VICK ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN 38506 TELEPHONE: 931-372-1286
ENGINEER: Clinton Engineering	ADDRESS: 380 S Lowe Ave. Suite 6 COOKEVILLE TN 38501	TELEPHONE: 931-372-0427	OWNER: BERNHARDT, LLC ADDRESS: 1127 NORTH WASHINGTON AVENUE COOKEVILLE, TN 38501 TELEPHONE: 931-558-7368
ACREAGE SUBDIVIDED: 0.86 AC	DEED BOOK REFERENCE: 38272 S4 P5 LOTS: 12	TAX MAP: 05-1 GRP A PARCEL NO: 15.00	SCALE: 1"=20'-0" DATE: 10 DEC 2018