

1ST CIVIL DISTRICT

FINAL R.A.O. & PRELIMINARY PLAT
FOR
UNIVERSITY PARK

PRESENTED TO
COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: AARON BERNHARDT
ADDRESS: P.O. BOX 1189
COOKEVILLE TN 38503
TELEPHONE: 931-261-8730

SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: 2772 Hidden Cove Road
COOKEVILLE, TN 38506
TELEPHONE: 931-372-1286

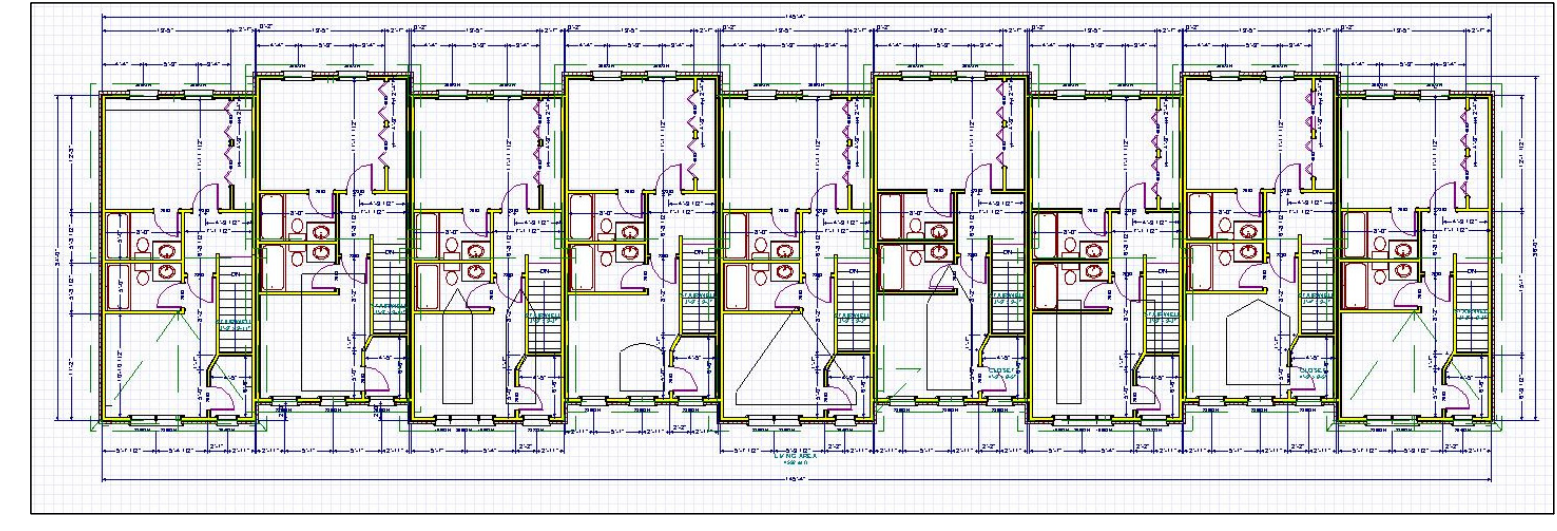
OWNER: CYPRESS BEND PROPERTIES, LLC
ADDRESS: P.O. BOX 5
COOKEVILLE TN 38503
TELEPHONE: 931-261-8730

ENGINEER: Clinton Engineering
ADDRESS: 380 S Lowe Ave. Suite 6
COOKEVILLE TN 38501
TELEPHONE: 931-372-0427

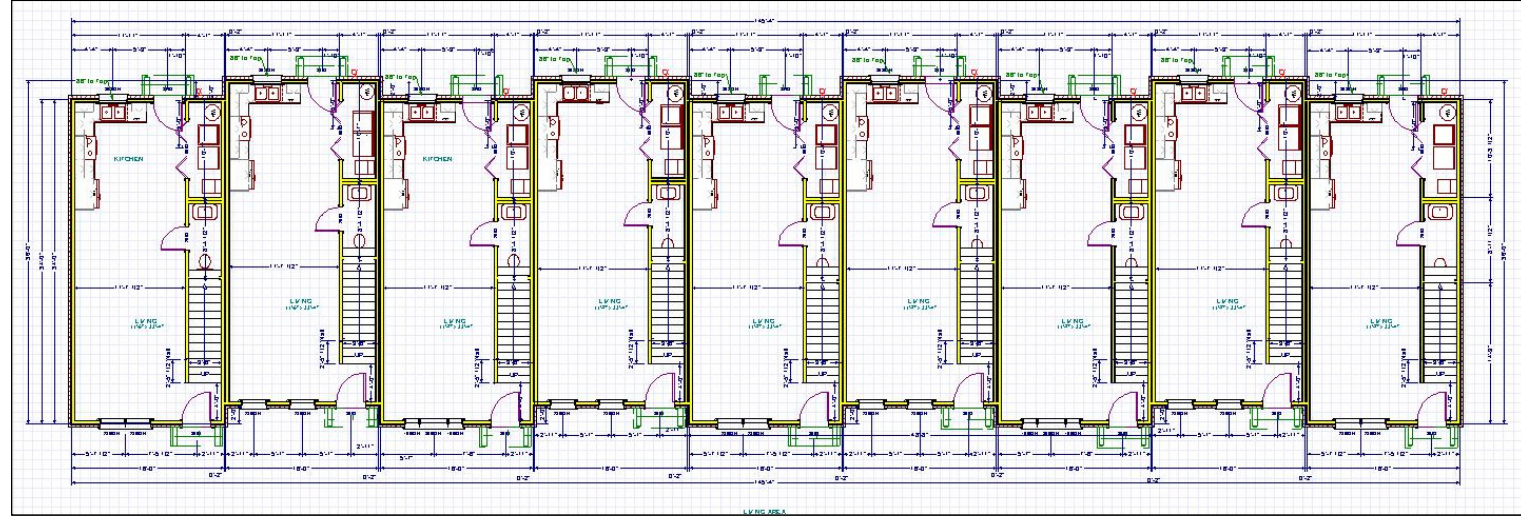
ACREAGE SUBDIVIDED: 0.84 LOTS: 18
DEED BOOK REFERENCE: RB 734777
TAX MAP: 53-B "P" PARCEL NO: 12.00.13.00
SCALE: 1"=20'-0" DATE: 09 OCT. 2018

PRELIMINARY: NOT FOR CONSTRUCTION,
RECORDING PURPOSES, OR
IMPLEMENTATION

NOTE: LOT #18 IS THE REMAINING ACREAGE BEING NOTED
AS COMMONS AREA AND IS NOT A BUILDABLE LOT.



LEVEL 2 FLOOR PLAN



LEVEL 1 FLOOR PLAN



ELEVATION RENDERING

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 minimum requirements 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.

13 July 2018
Date Signed
Surveyor's Signature
C.M. VICK
REGISTERED LAND SURVEYOR
TENN. REG. NO. 2164

CERTIFICATE OF OWNERSHIP, DEED, AND COVENANTS 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 _____

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 Cookeville Municipal Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Putnam County, Tennessee.

Date Signed _____ Director of Planning _____

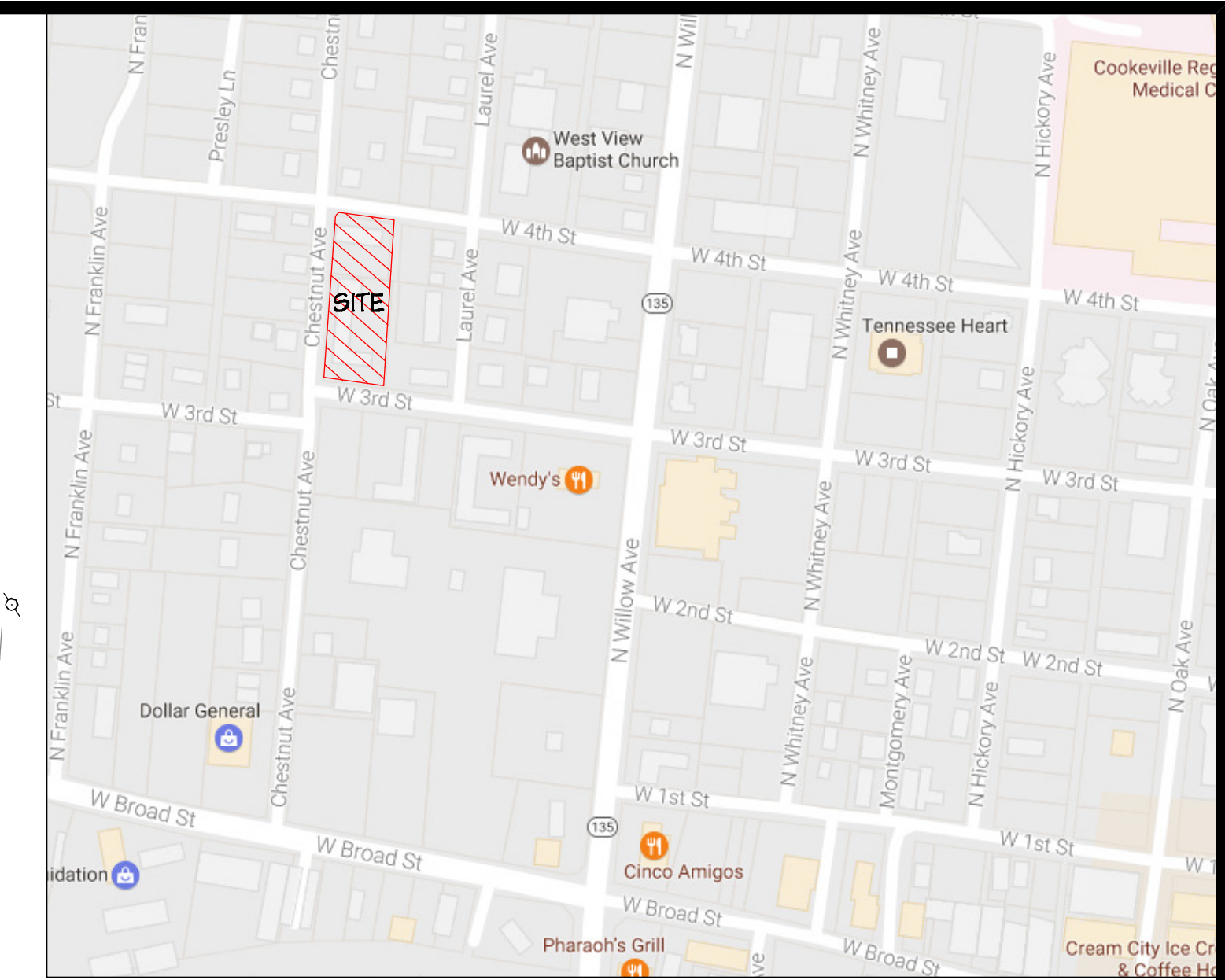
Date Signed _____ Secretary, Cookeville Municipal Planning Commission _____

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

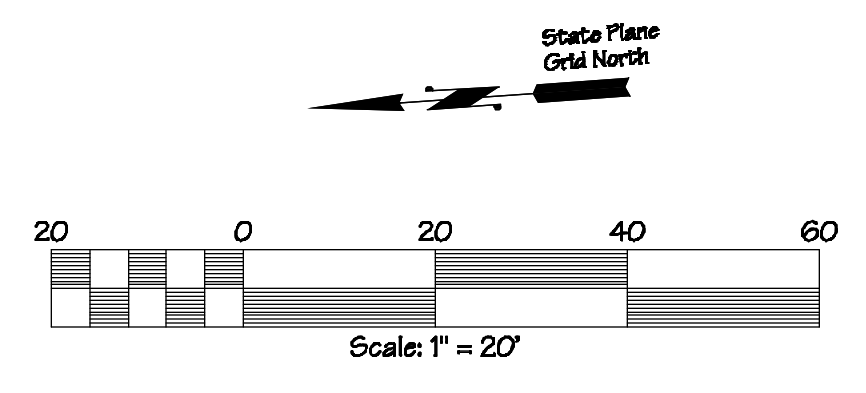
According to the FEMA FIRM # 4714C0120D

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



SITE MAP NTG



ZONING & SETBACKS
ZONED RD-SINGLE FAMILY AND DUPLEX RESIDENTIAL
BUILDING SETBACKS
FRONT-20'
SIDE-7.5' OR 10' FOR SINGLE OR TWO FAMILY
10' ZERO LOT LINE ATTACHED/DETACHED
20' NONRESIDENTIAL
REAR-15'
SIDE YARD ON STREET CORNER LOT-25'

- LEGEND
- MANHOLE
 - POWER POLE
 - WATER METER
 - 12" PIPE (cast)
 - FIRE HYDRANT
 - ROAD
 - GAS VALVE
 - WATER VALVE
 - UTILITY POLE

- General Notes:
1. The location of the electric utilities are established by the City of Cookeville Electric Department and are subject to change until such time that the lines are installed.
 2. The phone, cable and electric lines will lie in the same ditch.
 3. The common areas, sidewalks, water lines and sewer lines will be maintained by the HOA.
 4. All privately owned sidewalks are easements for pedestrian walkways.
 5. A 4" sewer service line with clean out will tie each unit to the 6" main line.
 6. A 2" loop water line will be attached to each meter with service to each unit from the 2" line.
 7. 44 proposed parking spaces.
 8. Lot #18 is a non-buildable lot.

Note A: The intersection of the lot line between units to be along the airspace between the units. Therefore the property lines which intersect the airspace between adjacent units will not encroach upon the walls of the respective units regardless of any conflict with the bearing and/or distance shown hereon.

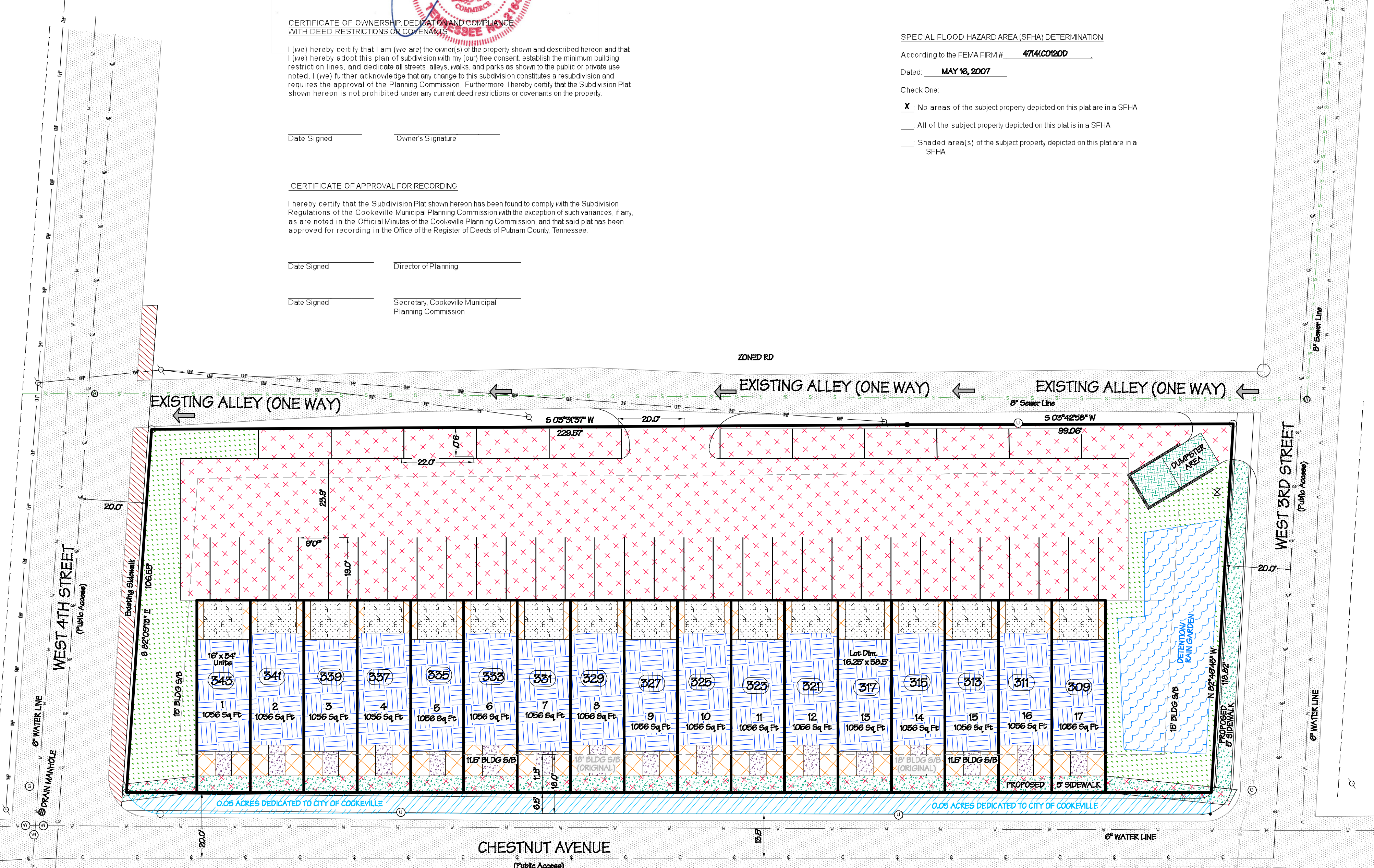
Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal.

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: This plat shown hereon is subject to regulatory authority and is subject to change according to physical evidence, (i.e. bluffs, painted lines, roads, lakes, ponds, bridges or 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 1 survey and that the ratio of precision of the unadjusted survey is at minimum 1:50,000 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.



HATCH LEGEND

CONCRETE PORCH UTILITY MAINTENANCE EASEMENT	UTILITY MAINTENANCE EASEMENT
EXISTING 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
DEDICATED TO THE CITY OF COOKEVILLE	COMMONS DUMPSTER AREA UTILITY MAINTENANCE