

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 show hereon is not prohibited under any current deed restrictions or covenants on the property.

Date Signed _____ Owner's Signature _____

Date Signed _____ Owner's Signature _____

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Putnam County Regional Planning Commission and that the monuments have been placed as shown herein, to the specifications of the Putnam County Regional Planning Commission.

5/28/2026

Date Signed _____ Registered Land Surveyor
Tennessee Number: 2635

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 Signed _____ Secretary, Designee, Planning Commission

CERTIFICATE OF APPROPRIATE MAIL DELIVERY SYSTEM

I hereby certify that this subdivision will be eligible for mail delivery from the USPS and that all requirements for mail delivery as set forth by the USPS have been met and that Cluster Box Units (CBUs), if required for mail delivery as determined by the USPS, are shown on the plat.

Date Signed _____ Postmaster of the Post Office

REQUIRED MINIMUM BUILDING SETBACK LINES:

Front:
Arterial- greater of 40' from center of road or 50' from edge of R.O.W.
Collector- greater of 75' from center of road or 45' from edge of R.O.W.
Local- greater of 55' from center of road or 30' from edge of R.O.W.

Side & Rear: 10'

GPS CERTIFICATION:

I, Rusty L. Norrod, hereby certify that this map was drawn under my supervision from an actual GPS & Conventional 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: 0.05 feet
(c) Date of (original) field survey: January 16th, 2026
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed Control Used: TDOT CORS Network
(f) Geoid model: Geoid 12A
(g) All Distances Shown are Grid Distances.

NOTES:

- 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 a current accurate title search will reveal.
- This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
- All corners are 1/2" rebar set unless otherwise noted.
- Source of Title: Warranty Deed Book 224, Page 207
- Property is not currently zoned.
- Locations of utilities are approximate. Contact the appropriate utility for locations of underground services.

CERTIFICATE FOR LOTS FRONTING COUNTY ROAD

I herby certify that the subdivision as shown hereon is served by a county road and and surface widths and rights-of-way are appropriate.

Date _____ Putnam County Road Supervisor

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 4714IC0050D, Dated: 5/16/07.

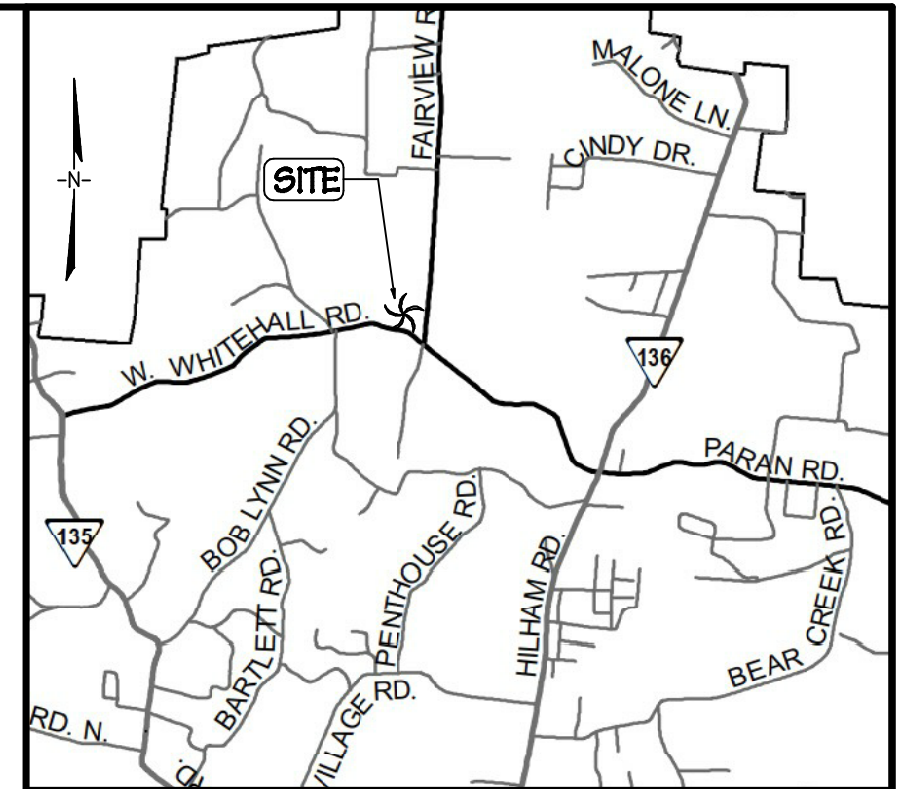
Check One:

- ☒ 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

CERTIFICATION OF PROPERTY ADDRESSES

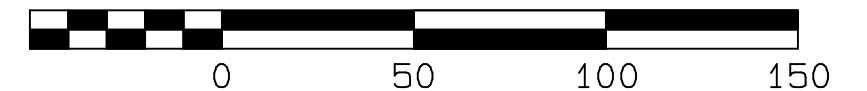
I hereby certify that the subdivision plat as shown hereon and properties therein have been assigned addresses as per the Putnam County Street naming and Property Numbering System, and that hereafter properties shall be addressed as shown hereon

Date Signed _____ Director Putnam County E-911



Vicinity Map (NTS)

GRAPHIC SCALE 1"=50'



LEGEND

- ▲ 1/2" Rebar (New)
 - 1/2" Iron Pipe (Old)
 - 3/8" Rebar (Old)
 - ⊗ Water Meter
 - ⊙ Utility Pole
 - ⊕ Fire Hydrant
 - E— Overhead Utility Line
 - W— Water Line
 - MBSL = Minimum Building Setback Line
- N— TN GRID (NAD 83)

I hereby certify that the survey shown hereon was performed in compliance with the current Tennessee Minimum Standards of Practice and that it is a category "IV" survey and that the survey meets or exceeds the accuracy requirements thereof.

Rusty L. Norrod, R.L.S. #2635, Date 5/28/2026
Clinton Surveying, LLC
380 South Lowe Avenue, Suite 6
Cookeville, TN 38501

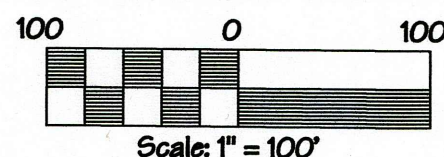
25-169

FINAL PLAT
OF

WHITEHALL - FAIRVIEW DIVISION

PRESENTED TO
PUTNAM COUNTY PLANNING COMMISSION
15th Civil District Putnam County Tennessee

OWNER:	Roy Gaw Jr	SURVEYOR:	Clinton Surveying, LLC
ADDRESS:	1880 N Willow Ave, C-1 Cookeville, TN 38501	ADDRESS:	380 S.Lowe Ave, Suite 6 Cookeville, TN 38501
TELEPHONE:		TELEPHONE:	931-372-0146
DEVELOPER:		ACREAGE SUBDIVIDED:	1.98 Acres
ADDRESS:		NUMBER OF LOTS:	02
TELEPHONE:		SCALE:	AS SHOWN DATE: 03-27-26
		TAX MAP REFERENCE:	TAX MAP 5M GROUP A PARCEL 13.00



Setbacks:
(Per Putnam County Subdivision Regulations)

Front - (Collector Streets) - Greater of 75' from Centerline or 45' from R.O.W
Side - 10'
Rear - 10'
Minimum Width at Setback Line - 75'

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.

GPS 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: 0.05 feet
(c) Date of survey: 1 May 2026
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed-control used: IDOT CORS Network
(f) Geoid Model: Geoid18
(g) Combined grid factor(s): 0.99989496

State Plane Coordinates		
	Northing	Easting
GPS Base Point	690488.54	2124313.63

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47141C0130D,

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

LINE	BEARING	DISTANCE
L1	N 00°49'45" E	83.83'
L2	N 01°09'30" E	98.68'
L3	N 00°26'34" E	56.43'
L4	N 00°23'25" E	45.96'
L5	S 05°15'37" E	80.99'
L6	S 04°56'05" E	65.65'
L7	N 00°27'49" E	96.63'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	766.12'	70.02'	S 62°53'28" W	70.00'
C2	766.12'	95.67'	S 69°05'12" W	95.60'

CERTIFICATE FOR WATER SUPPLY

I hereby certify that _____ calculations (new line) or flow tests (existing line) have been performed for the water lines shown hereon. I also hereby certify that upon the registration of this plan, the (City of) _____ (Utility District) will operate and maintain the water supply system installed to serve the property herein subdivided.

Date _____ Signature of Water Dept. Superintendent or Water Utility District Representative

CERTIFICATE FOR LOTS FRONTING COUNTY ROAD

I hereby certify that the subdivision as shown hereon is served by a county road and surface widths and rights-of-way are appropriate.

Date _____ Putnam County Road Supervisor



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owner of the property shown and described hereon and that we hereby adopt this plan of subdivision with 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, We hereby certify that the subdivision plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

Date Signed _____ Owner _____

Date Signed _____ Owner _____

CERTIFICATION OF PROPERTY ADDRESS

I hereby certify that the subdivision as shown hereon and properties therein have been assigned addresses as per the Putnam County Street Naming and Property Numbering System, and that hereafter properties shall be addressed as shown hereon.

Date _____ Director, Putnam County E-911

CERTIFICATE OF APPROPRIATE MAIL DELIVERY SYSTEM

I hereby certify that this subdivision will be eligible for mail delivery from the USPS and that all requirements for mail delivery as set forth by the USPS have been met and that Cluster Box Units (CBUs), if required for mail delivery as determined by the USPS, are shown on the plat.

Date _____ Postmaster of the Post Office

CERTIFICATE OF APPROVAL FOR RECORDING

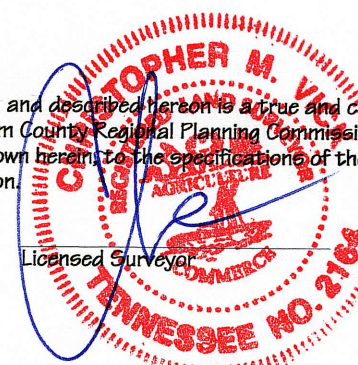
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Standards for Putnam County, Tennessee, with the exception of such variances, if any, as are noted in the Minutes of the Planning Commission and that it has been approved for recording in the office of the county register.

Date _____ Secretary/Designee, Planning Commission

CERTIFICATE OF ACCURACY

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

29 May 2026
Date Signed _____



15th Civil District

Preliminary Plat For Lot #1 of the Johnson/Schwarz Division

Presented to
Putnam County Regional Planning Commission

DEVELOPER: Walter Fitts
ADDRESS: Bear Creek Road
Cookeville, TN. 38506
TELEPHONE: 615-512-5353

ENGINEER: _____
ADDRESS: _____
TELEPHONE: _____

ACREAGE SUBDIVIDED: 2.45 LOTS: 1
DEED BOOK REFERENCE: RB 1670 Pg. 689

SURVEYOR: Christopher M. Vick
ADDRESS: 2772 Hidden Cove Road
Cookeville, TN. 38506
TELEPHONE: 931-372-1286

OWNER: Michael Johnson & Sabine Schwarz
ADDRESS: Bear Creek Road
Cookeville, TN. 38506
TELEPHONE: 615-512-5353

TAX MAP: 19 P/O PARCEL NO: 10.08
SCALE: 1"=100'-0" DATE: 1 May 2026

Note: The point of beginning for Lot #1 and Parcel B is a 1/2" pipe (set) being located in the northern right-of-way of Bear Creek Road located S 69°05'12" W 95.60 feet from pk nail (set) an original corner of the Michael Johnson and Sabine Schwarz property as well as being located N 22°56'18" W 7.43 feet from a water valve and furthermore being located S 14°39'05" E 304.66 feet from a GPS Base Point.

Note: The point of beginning for Parcel A is a steel fence post being the southeastern corner of this described parcel located N 43°14'07" W 200.49 feet from pk nail (set) an original corner of the Michael Johnson and Sabine Schwarz property as well as being located N 15°13'55" W 193.85 feet from a water valve and furthermore being located N 43°14'07" W 200.49 feet from a GPS Base Point.

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. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; cemeteries, 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 right-of-ways.

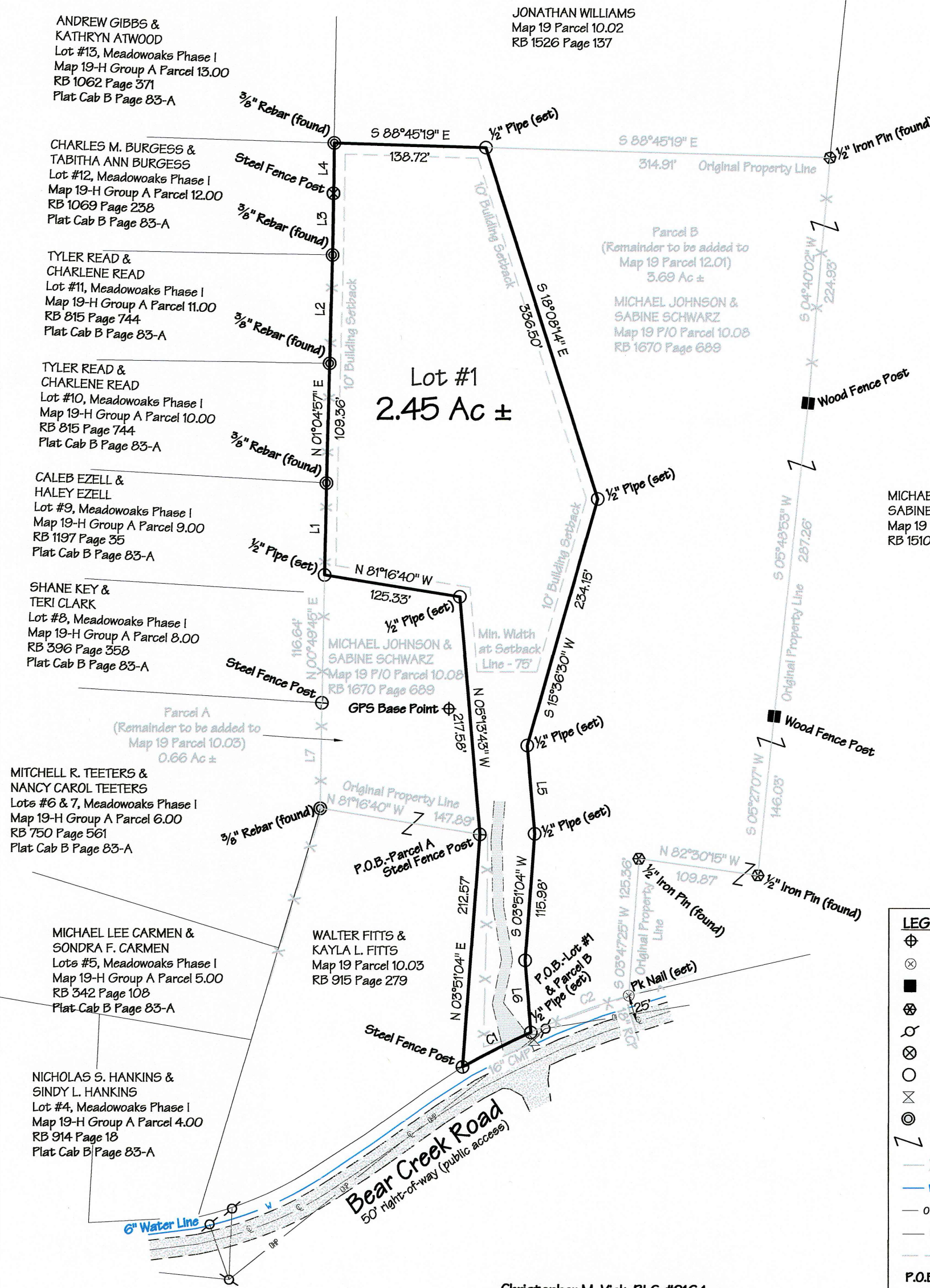
The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

I hereby certify that this is a category II & IV 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.

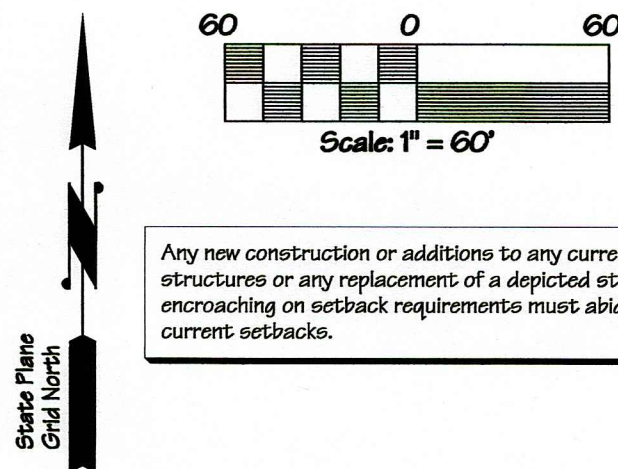
Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: KCS

File: 23-477c2



Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 38506



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.

Setbacks:
(Per Putnam County Subdivision Regulations except where otherwise noted on drawing).

Front (Local Streets) - The greater of 55' as measured from the road centerline or 30' from the edge of the right-of-way.
Side - 10'
Rear - 10'

Lots #1 & 2 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 systems. The system as shown hereon was derived from the Permit for Construction of Subsurface Sewage Disposal System dated 2 April 2012 and 7 January 2013 and has not been field verified by Vick Surveying, LLC.

GPS 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: 0.05 feet
(c) Date of survey: 7 May 2026
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed-control used: TDOT CORS Network
(f) Geoid Model: Geoid18
(g) Combined grid factor(s): 0.99989496

State Plane Coordinates		
	Northing	Easting
GPS Base Point	683097.03	2145977.52

LINE	BEARING	DISTANCE
L1	N 13°27'00" E	53.15'
L2	N 13°27'00" E	32.71'
L3	S 25°46'45" W	51.71'

Note: The point of beginning is a 1/2" pipe (set) located in the eastern right-of-way of Benson Road as well as being located N 17°31'26" E 27.07 feet from a water meter and furthermore being located N 64°44'41" W 208.17 feet from a GPS Base Point.

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. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; cemeteries, 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 right-of-ways.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

I hereby certify that this is a category II & IV 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.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: KCS

File: 26-201c1

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47141C0135D,

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

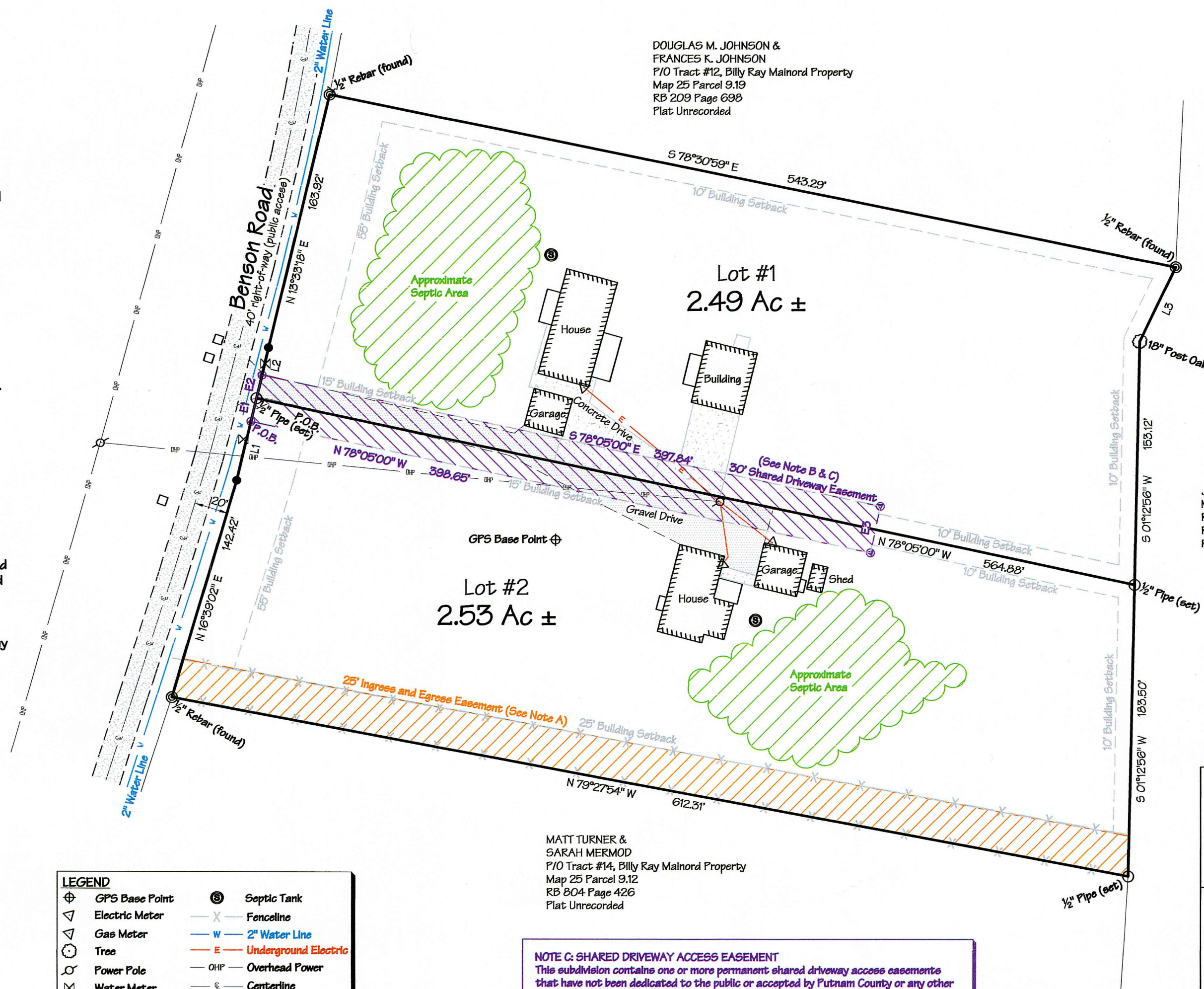
☐ : Shaded area(s) of the subject property depicted on this plat are in a SFHA

Note A: Lot #2, as shown hereon is subject to a 25' wide Ingress and Egress Easement as noted in RB 542 Page 9 and as recorded in the Register's Office for Putnam County.

Note B: Included with Lots #1 & 2, as shown hereon, is a 30' wide Shared Driveway Easement.

Easement Line Table		
LINE	BEARING	DISTANCE
E1	N 13°27'00" E	15.01'
E2	N 13°27'00" E	15.01'
E3	S 11°55'00" W	30.00'

DOUGLAS M. JOHNSON &
FRANCES K. JOHNSON
P/O Tract #12, Billy Ray Mainord Property
Map 25 Parcel 9.19
RB 209 Page 698
Plat Unrecorded



MATT TURNER &
SARAH MERMOD
P/O Tract #14, Billy Ray Mainord Property
Map 25 Parcel 9.12
RB 804 Page 426
Plat Unrecorded

NOTE C: SHARED DRIVEWAY ACCESS EASEMENT
This subdivision contains one or more permanent shared driveway access easements that have not been dedicated to the public or accepted by Putnam County or any other local government agency as public rights-of-way. Putnam County has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent shared driveway access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision. Maintenance shall be in accordance with a recorded maintenance agreement. Said agreement can be found in _____ in the Register's Office for Putnam County, Tennessee

Christopher M. Vick, RLS #2164

VICK SURVEYING, LLC

2772 Hidden Cove Road, Cookeville, TN 931-372-1286

CERTIFICATE FOR LOTS FRONTING COUNTY ROAD

I hereby certify that the subdivision as shown hereon is served by a county road and surface widths and rights-of-way are appropriate.

Date

Putnam County Road Supervisor

CERTIFICATE OF APPROPRIATE MAIL DELIVERY SYSTEM

I hereby certify that this subdivision will be eligible for mail delivery from the USPS and that all requirements for mail delivery as set forth by the USPS have been met and that Cluster Box Units (CBUs), if required for mail delivery as determined by the USPS, are shown on the plat.

Date

Postmaster of the Post Office

Site Map - NTS

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my 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 hereby certify that the subdivision plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

Date Signed

Owner

CERTIFICATE OF EXISTING SEPTIC SYSTEM

I am the owner of the proposed lot (Lot #1 & 2) as shown on the presented subdivision plat. To the best of my knowledge, there is an existing septic tank located on lots #1 & 2. They are in satisfactory operating condition and they have not been evaluated by the Tennessee Department of Environment and Conservation.

Date

Owner

CERTIFICATION OF PROPERTY ADDRESS

I hereby certify that the subdivision as shown hereon and properties therein have been assigned addresses as per the Putnam County Street Naming and Property Numbering System, and that hereafter properties shall be addressed as shown hereon.

Date

Director, Putnam County E-911

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/Designee, Planning Commission

CERTIFICATE OF ACCURACY

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

29 May 2026

Date Signed

Licensed Surveyor

19th Civil District

Plat Reference Unrecorded

Final Plat
For the
Division of Tract #13 of the Billy Ray Mainord Property

Presented to
Putnam County Regional Planning Commission

DEVELOPER: Linda L. Janes
ADDRESS: 1643 Benson Road
Cookeville, TN. 38506
TELEPHONE: 931-239-5370

SURVEYOR: Christopher M. Vick
ADDRESS: 2772 Hidden Cove Road
Cookeville, TN. 38506
TELEPHONE: 931-372-1286

ENGINEER:
ADDRESS:
TELEPHONE:

OWNER: Linda L. Janes
ADDRESS: 1643 Benson Road
Cookeville, TN. 38506
TELEPHONE: 931-239-5370

ACREAGE SUBDIVIDED: 5.02 LOTS: 2 TAX MAP: 25 PARCEL NO: 9.13
DEED BOOK REFERENCE: RB 542 Page 9 SCALE: 1"=60'-0" DATE: 7 May 2026

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS 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 RESTRICTIONS LINES, AND DEDICATE ALL STREETS, ALLEYS, SIDEWALKS, AND PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE NOTED.

DATE OWNERS SIGNATURE

DATE OWNERS SIGNATURE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN, TO THE SPECIFICATIONS OF THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION.

DATE LICENSED SURVEYOR



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 / DESIGNEE, PLANNING COMMISSION

GNSS CERTIFICATION:

- I, ALLEN MAPLES, JR., HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GNSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
- A: POSITIONAL ACCURACY - 0.05 FEET
 - B: TYPE OF GNSS FIELD PROCEDURE - REAL TIME KINEMATIC
 - C: DATES OF SURVEY - 07/28/2025
 - D: DATUM/EPOCH - NAD83 (2011) / EPOCH: 2010.0000
 - E: PUBLISHED/FIXED-CONTROL USE - ASSUMED (AS SHOWN ON PLAT)
 - F: GEOID MODEL - GEOID 2018
 - G: COMBINED GRID FACTOR(S) - 0.99991285
 - H: CONVERGENCE ANGLE - 0°12'55"
 - I: BASE STATIONS USED - TN28 & TN27



CERTIFICATE FOR LOTS FRONTING COUNTY OR STATE ROAD

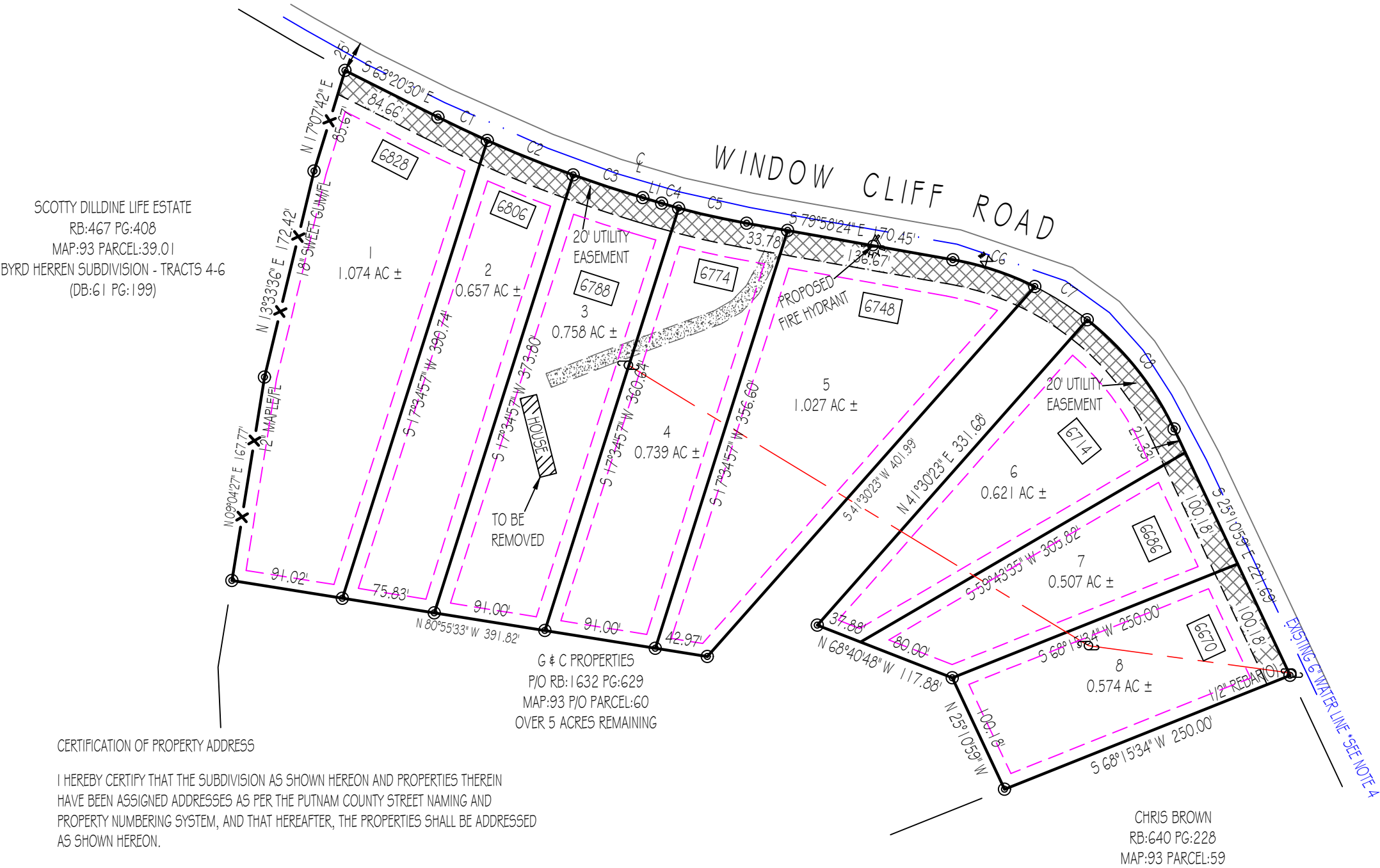
I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON IS SERVED BY A COUNTY OR STATE ROAD AND RIGHTS-OF-WAY ARE APPROPRIATE.

DATE PUTNAM COUNTY ROAD SUPERVISOR

CERTIFICATE OF PROVISION FOR ELECTRICAL POWER

I HEREBY CERTIFY THAT ACCEPTABLE POWER UTILITY EASEMENTS HAVE BEEN PROVIDED AND THAT ELECTRICAL POWER WILL BE PROVIDED BY (NAME OF UTILITY) OR IT HAS BEEN DETERMINED BY THE (NAME OF UTILITY) THAT DUE TO THE NATURE OF THIS DEVELOPMENT, THE COST TO INSTALL ELECTRICAL POWER MUST BE BORNE BY THE DEVELOPMENT IN THE AMOUNT OF \$ PRIOR TO INSTALLATION BY THIS ELECTRIC COOPERATIVE OR DEPARTMENT.

DATE SUPERINTENDENT OF ELECTRIC CO-OP OR DEPARTMENT



CERTIFICATION OF PROPERTY ADDRESS

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON AND PROPERTIES THEREIN HAVE BEEN ASSIGNED ADDRESSES AS PER THE PUTNAM COUNTY STREET NAMING AND PROPERTY NUMBERING SYSTEM, AND THAT HEREAFTER, THE PROPERTIES SHALL BE ADDRESSED AS SHOWN HEREON.

DATE DIRECTOR, PUTNAM COUNTY E-911

CERTIFICATE FOR WATER SUPPLY

I HEREBY CERTIFY THAT CALCULATIONS (NEW LINE) OR FLOW TESTS (EXISTING LINE) HAVE BEEN PERFORMED FOR THE WATER LINES SHOWN HEREON. I ALSO HEREBY CERTIFY THAT UPON THE REGISTRATION OF THIS PLAN, THE (UTILITY DISTRICT) WILL OPERATE AND MAINTAIN THE WATER SUPPLY SYSTEM INSTALLED TO SERVE THE PROPERTY HEREIN SUBDIVIDED.

DATE WATER DEPT. SUPERINTENDENT OR WATER UTILITY DISTRICT REPRESENTATIVE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	996.77'	44.42'	44.42'	S 64°37'06" E	2°33'13"
C2	996.77'	75.24'	75.22'	S 68°03'27" E	4°19'29"
C3	996.77'	59.63'	59.62'	S 71°56'01" E	3°25'39"
C4	644.35'	14.39'	14.39'	S 74°17'14" E	1°16'46"
C5	644.35'	56.75'	56.73'	S 77°27'00" E	5°02'47"
C6	246.11'	70.27'	70.03'	S 71°47'36" E	16°21'35"
C7	246.11'	50.74'	50.65'	S 57°42'25" E	11°48'48"
C8	246.11'	114.33'	113.31'	S 38°29'30" E	26°37'03"

LINE	BEARING	DISTANCE
L1	S 73°38'51" E	16.00'

WATER PRESSURE CERTIFICATION BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE

I HEREBY CERTIFY THAT I HAVE PERFORMED: (CHECK ONE)

WATER LINE CALCULATIONS FOR THE NEW LINE(S)
FLOW TESTS OF THE EXISTING LINE(S)

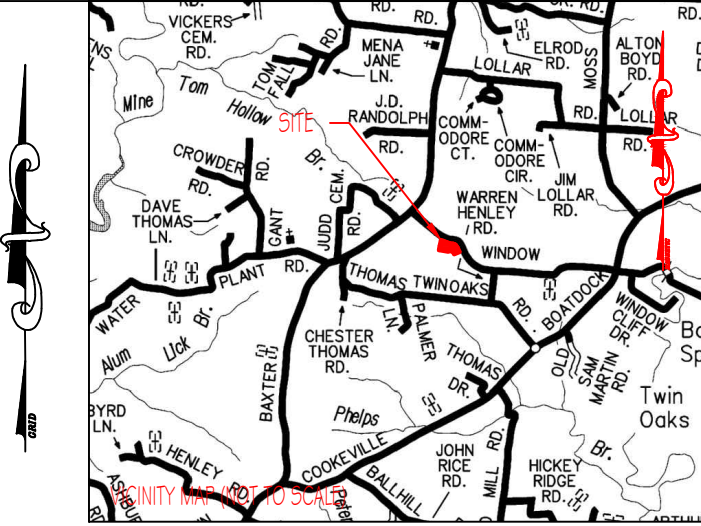
BASED ON THE RESULTS AND INFORMATION AVAILABLE TO ME AS OF THE DATE SHOWN BELOW, IT IS MY PROFESSIONAL OPINION THAT, WHILE ANY ONE FIRE HYDRANT IS FREE FLOWING IN THIS DEVELOPMENT, A NEGATIVE RESIDUAL PRESSURE WILL NOT EXIST IN THE WATER SYSTEM WITHIN ONE MILE OF THE FREE FLOWING FIRE HYDRANT.

DATE REGISTERED ENGINEER TENNESSEE #

CERTIFICATION OF APPROPRIATE MAIL DELIVERY SYSTEM

I HEREBY CERTIFY THAT THE SUBDIVISION WILL BE ELIGIBLE FOR MAIL DELIVERY FROM USPS AND THAT ALL REQUIREMENTS FOR MAIL DELIVERY AS SET FORTH BY THE USPS HAVE BEEN MET AND THAT CLUSTER BOX UNITS (CBUs), IF REQUIRED FOR MAIL DELIVERY AS DETERMINED BY THE USPS, ARE SHOWN ON THE PLAT.

DATE POSTMASTER OF THE POST OFFICE



NOTES:

1. THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.

2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.

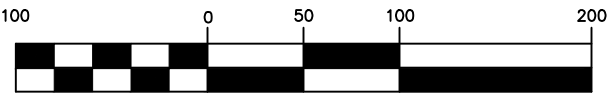
3. THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47141C0275D, EFFECTIVE MAY 16, 2007.

4. INFORMATION FROM UTILITY COMPANY WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY OR DIAL 811.

5. ALL CORNERS ARE 1/2" REBAR (NEW), UNLESS NOTED OTHERWISE.

6. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: ARTERIAL: 90' FROM THE CENTER OF THE ROAD OR 50' FROM EDGE OF RIGHT-OF-WAY
COLLECTOR: 75' FROM THE CENTER OF THE ROAD OR 45' FROM EDGE OF RIGHT-OF-WAY
LOCAL: 55' FROM THE CENTER OF THE ROAD OR 30' FROM EDGE OF RIGHT-OF-WAY
SIDE: 10'
REAR: 10'

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

FINAL PLAT FOR

G & C PROPERTIES SUBDIVISION

PRESENTED TO
PUTNAM COUNTY PLANNING COMMISSION

DEVELOPER: CHAD CROUCH	SURVEYOR: ALLEN MAPLES LAND SURVEYING	8TH CIVIL DISTRICT, PUTNAM COUNTY, TN
ADDRESS: 1519 EAST SPRING STREET	ADDRESS: 38 MAYBERRY STREET	ACREAGE SUBDIVIDED: 5.957 AC ±
COOKEVILLE, TN 38506	SPARTA, TN 38583	P/O RB: 1632 PG: 629
TELEPHONE: (931) 979-1191	TELEPHONE: (931) 837-5446	TAX MAP: 93 P/O PARCEL: 60
DRAWING #25-230 C	SCALE: 1"=100'	DATE: 07/28/2025 NUMBER OF LOTS: 8

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY THAT I AM (WE ARE) THE OWNER(S) 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 AND PRIVATE USE AS NOTED. FURTHERMORE, I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS NOT PROHIBITED UNDER ANY CURRENT DEEDS RESTRICTIONS OR COVENANTS ON THE PROPERTY.

DATE OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACE AS SHOWN HEREON TO THE SPECIFICATIONS OF THE PUTNAM COUNTY PLANNING COMMISSION.

DATE LICENSED SURVEYOR

CERTIFICATE FOR LOTS FRONTING COUNTY ROAD

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON IS SERVED BY A COUNTY ROAD AND SURFACE WIDTHS AND RIGHT-OF-WAYS ARE APPROPRIATE.

DATE PUTNAM COUNTY ROAD SUPERVISOR

CERTIFICATION OF PROPERTY ADDRESS

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON AND PROPERTIES THEREIN HAVE BEEN ASSIGNED ADDRESSES AS PER THE PUTNAM COUNTY STREET NAMING AND PROPERTY NUMBERING SYSTEM, AND THAT HEREAFTER PROPERTIES SHALL BE ADDRESSED AS SHOWN HEREON.

DATE DIRECTOR PUTNAM COUNTY E-911

CERTIFICATION OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

APPROVAL IS HEREBY GRANTED FOR LOT 1 DEFINED AS 'JOHN MICHAEL FITZPATRICK 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:

LOT 1 IS LIMITED TO A MAXIMUM OF 4 BEDROOMS. CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED.

DATE ENVIRONMENTAL SPECIALIST
DIVISION OF GROUND WATER PROTECTION

CERTIFICATE OF POSTAL SERVICE

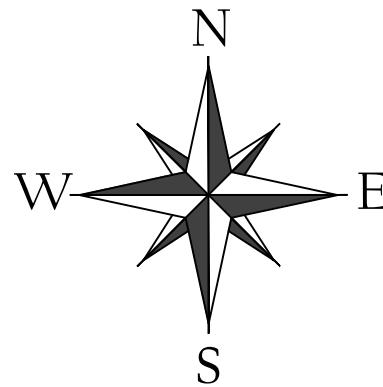
I HEREBY CERTIFY THAT THIS SUBDIVISION WILL BE ELIGIBLE FOR MAIL DELIVERY FROM THE USPS AND THAT ALL REQUIREMENTS FOR MAIL DELIVERY AS SET FORTH BY THE USPS HAVE BEEN MET AND THAT CLUSTER BOX UNITS (CBUs), IF REQUIRED FOR MAIL DELIVERY AS DETERMINED BY THE USPS, ARE SHOWN ON THE PLAT.

DATE POSTMASTER

CERTIFICATE OF THE APPROVAL FOR RECORDING

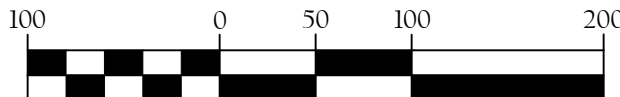
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION STANDARDS FOR PUTNAM COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE SECRETARY/DESIGNEE,
PLANNING COMMISSION

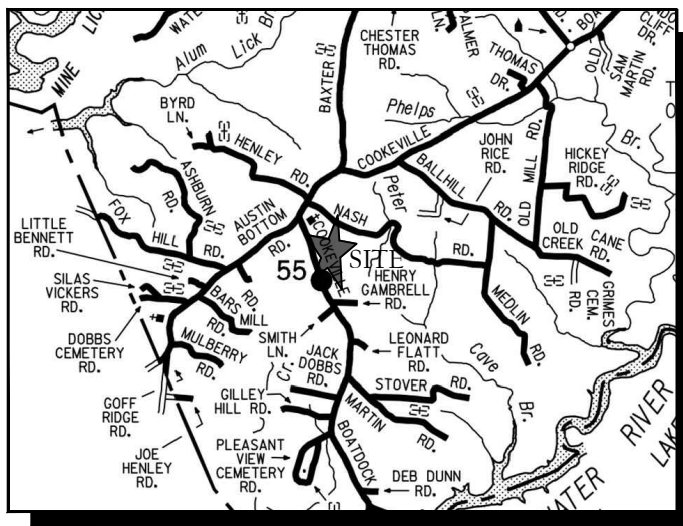


TNSPC: TN-4100

GRAPHIC SCALE



(IN FEET) 1 inch = 100' ft.



VICINITY MAP (NOT TO SCALE)

PARCEL REFERENCE

BEING ALL OF PARCEL 50.03, AS SHOWN ON PUTNAM COUNTY TAX MAP 117.

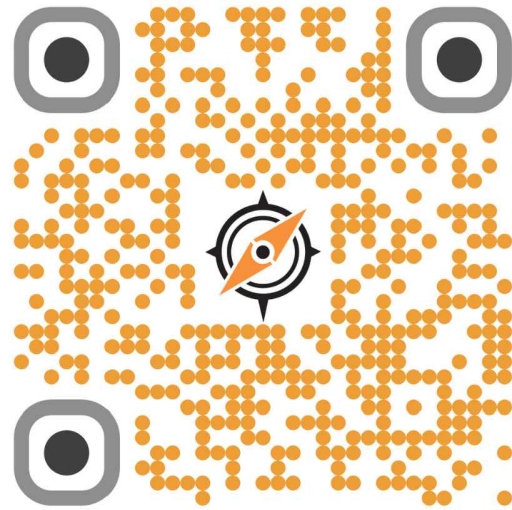
DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO KC CONSTRUCTION COOKEVILLE, LLC, OF RECORD IN RECORD BOOK 1698 PAGE 136, R.O.P.C., TN.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS A CATEGORY '1' SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN OR EQUIVALENT TO 1:10,000 AS SHOWN HEREON.

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



FINAL SUBDIVISION PLAT
M & K DIVISION
8th CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

DRAWN BY: TLD ACRES: 1.21
NUMBER OF LOTS: 2 JOB NUMBER: 26-134
PARCEL #: TAX MAP 117, PARCEL 50.03 DATE: 05-01-2026
ADDRESS: COOKEVILLE BOATDOCK RD. SCALE: 1"=100'

OWNERS

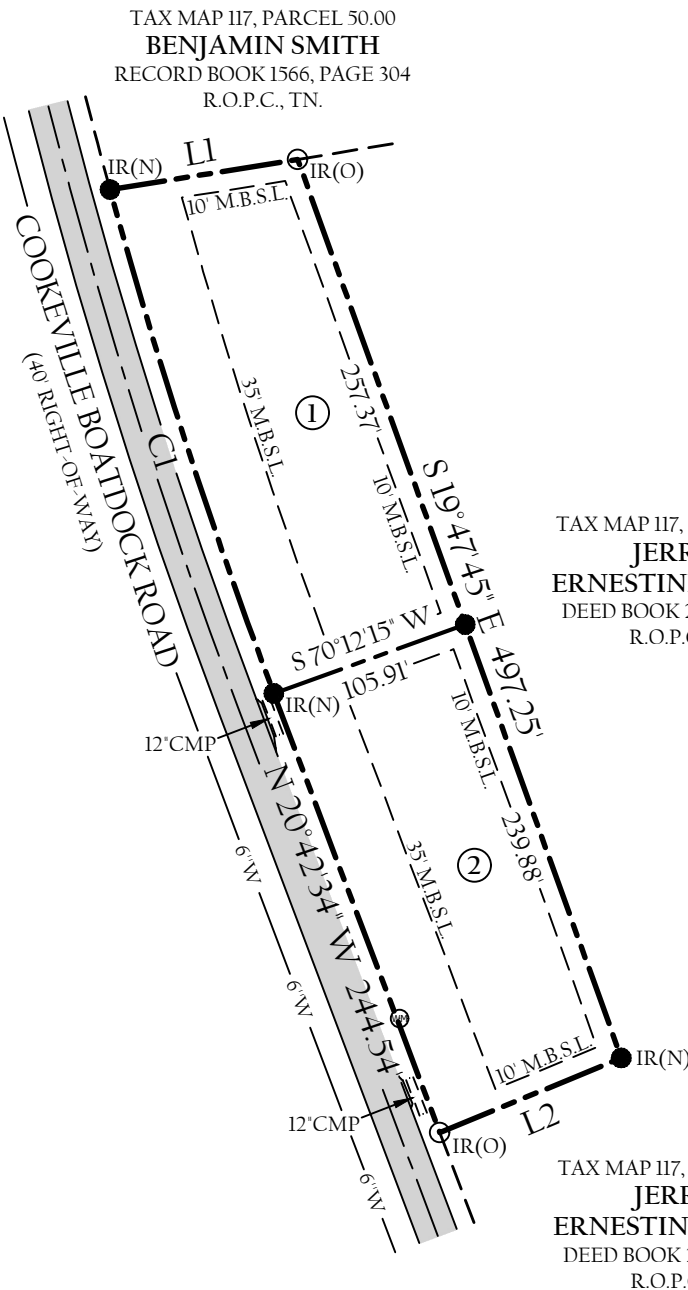
KC CONSTRUCTION
COOKEVILLE, LLC
3611 EATON ROAD
COOKEVILLE, TN. 38501
931-265-2398

SURVEYOR

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

LEGEND

- IR(O) IRON REBAR (OLD)
- IR(N) 1/2" IRON REBAR (NEW)
- NON-MONUMENTED POINT
- ⊙ WATER METER
- W— WATER LINE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.P.C., TN. REGISTER'S OFFICE PUTNAM COUNTY, TN.
- ASPHALT SURFACE



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 80°54'52" E	98.99'
L2	S 67°36'21" W	102.12'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2918.32'	276.01'	275.91'	N 18°00'00" W	5°25'08"

LOT 1 AREA = 27,721 SQ. FT. OR 0.64 ACRES±
LOT 2 AREA = 25,184 SQ. FT. OR 0.58 ACRES±
TOTAL AREA = 1.21 ACRES±

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) RESIDENTIAL LOTS.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- GNSS INFORMATION:
GNSS EQUIPMENT: DUEL FREQUENCY - TOPCON HIPER XR
GNSS SURVEY: REAL TIME KINEMATIC (RTK)
DATES OF OBSERVATION: MAY 29, 2026
HORIZONTAL DATUM: NAD83(2011) EPOCH: 2010
VERTICAL DATUM/GEIOD: NAVD88/GEIOD 18
ORIGIN POINT: (N) 625,851.7884 (E) 2,070,538.4298
COMBINED SCALE FACTOR: 1.000083998671
GNSS PRECISION: GNSS VECTORS DO NOT EXCEED H (0.03') V (0.08')
DISTANCES SHOWN HEREON: GROUND
- 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 PLAT 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.
- ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 4714C0275D DATED 05-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.