

NO.	SQ. FEET	ACRES
1	43,865	1.01
2	32,802	0.75
3	32,612	0.75
4	48,073	1.10
5	40,375	0.93
6	32,444	0.74
7	39,222	0.90
8	49,235	1.13
9	58,601	1.35
10	38,786	0.89
11	27,100	0.62
12	25,313	0.58
13	31,086	0.71
14	31,754	0.73
15	66,393	1.52
16	34,244	0.79
17	65,286	1.50
18	46,272	1.06
19	46,816	1.07
20	46,318	1.06
21	45,533	1.05
22	40,137	0.92
23	34,442	0.79
24	28,727	0.66
25	32,262	0.74
26	32,762	0.75
27	38,067	0.87
28	34,021	0.78
29	27,622	0.63
30	37,164	0.85
31	86,910	2.00
32	89,194	2.05
33	49,363	1.13
34	108,255	2.49
35	113,257	2.60
36	98,555	2.26
37	43,202	0.99
38	33,612	0.77
39	35,931	0.82
40	27,135	0.62
41	27,452	0.63
42	29,309	0.67
43	32,265	0.74
44	29,817	0.68
45	24,857	0.57
46	36,365	0.83
47	27,873	0.64
48	27,873	0.64
49	31,998	0.73
50	27,000	0.62
51	27,000	0.62
52	31,998	0.73
53	27,873	0.64
54	27,873	0.64
55	27,298	0.63
56	46,740	1.07
57	31,034	0.71
58	24,849	0.57
59	28,598	0.66
60	28,434	0.65

**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 RESTRICTIONS LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, AND PARKS AS SHOWN TO THE PUBLIC OR PRIVATE USE NOTED. FURTHERMORE, I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON IS NOT PROHIBITED UNDER ANY CURRENT DEED RESTRICTIONS OR COVENANTS ON THE PROPERTY.

DATE \_\_\_\_\_ OWNER \_\_\_\_\_

**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 PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION.

DATE \_\_\_\_\_ LICENSED SURVEYOR \_\_\_\_\_

**CERTIFICATE FOR WATER SUPPLY**

I HEREBY CERTIFY THAT \_\_\_\_\_ CALCULATIONS (NEW LINE) OR FLOW TEST (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 \_\_\_\_\_ SIGNATURE OF WATER DEPT. SUPERINTENDENT  
WATER UTILITY DISTRICT REPRESENTATIVE \_\_\_\_\_

**CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES**

I HEREBY CERTIFY: (1) THAT STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE COUNTY SPECIFICATIONS OR, (2) THAT A SECURITY BOND IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE \_\_\_\_\_ PLANNING COMMISSION ENGINEER \_\_\_\_\_

**CERTIFICATION OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL**

APPROVAL IS HEREBY GRANTED FOR LOTS 1-60 DEFINED AS 'WESTTOWNE ESTATES', PUTNAM COUNTY, TENNESSEE AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED-OR ATTACHED RESTRICTIONS.

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.

DATE \_\_\_\_\_ ENVIRONMENTAL SPECIALIST  
DIVISION OF GROUND WATER PROTECTION \_\_\_\_\_

APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.

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 PURPOSE 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.

LOTS 17, 21 ARE APPROVED FOR INSTALLATION AND DUPLICATION OF CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS TO SERVE AN ESTIMATED HOUSE SIZE OF 3 BEDROOMS.

LOTS 5, 7, 13, 22, 27, 28, 46, 51, 53, ARE APPROVED FOR INSTALLATION AND DUPLICATION OF CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS TO SERVE AN ESTIMATED HOUSE SIZE OF 4 BEDROOMS.

LOTS 1-4, 6, 8, 12, 14-16, 23, 26, 29-43, 47, 50, 54-60 ARE APPROVED FOR INSTALLATION AND DUPLICATION OF CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS TO SERVE AN ESTIMATED HOUSE SIZE OF 3 BEDROOMS.

LOTS 1-60 ARE APPROVED FOR USE WITH UTILITY WATER ONLY.

ALL UNDERGROUND UTILITIES AND DRIVEWAYS MUST ENTER ALONG THE PROPERTY LINES.

THE SIZE, NUMBER OF SQUARE FEET, DESIGN, AND LOCATION OF THE PROPOSED DWELLING MAY FURTHER AFFECT THE NUMBER OF BEDROOMS FOR WHICH A PERMIT MAY BE ISSUED.

LOTS 1, 3, 37, 38 WILL REQUIRE THE INSTALLATION OF AN INTERCEPTOR DRAIN PRIOR TO THE CONCURRENT WITH THE SUBSURFACE SEWAGE DISPOSAL SYSTEM. THERE IS TO BE NO CONSTRUCTION OF ANY TYPE IN THE INTERCEPTOR DRAIN AREA.

**CERTIFICATION 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 \_\_\_\_\_

**CERTIFICATION OF APPROVAL OF PROPERTY NUMBER(S)**

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

DATE \_\_\_\_\_ DIRECTOR, PUTNAM COUNTY E-911 BOARD \_\_\_\_\_

**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 \_\_\_\_\_

DATE \_\_\_\_\_ SIGNATURE SUPERINTENDENT OF ELECTRIC CO. OR DEPARTMENT \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

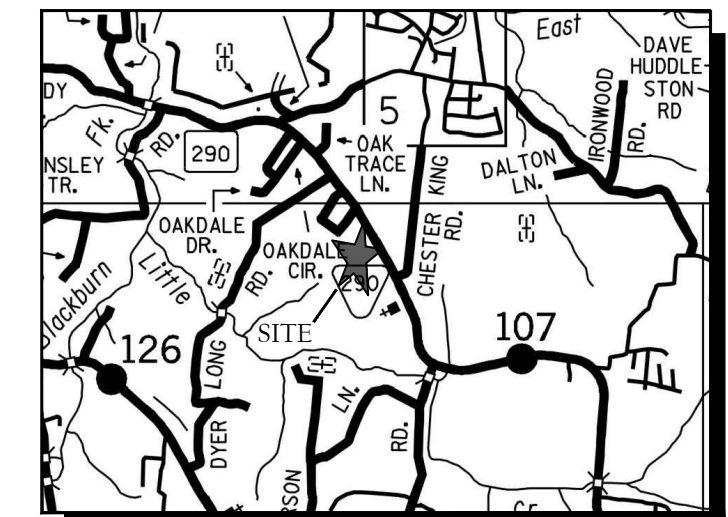
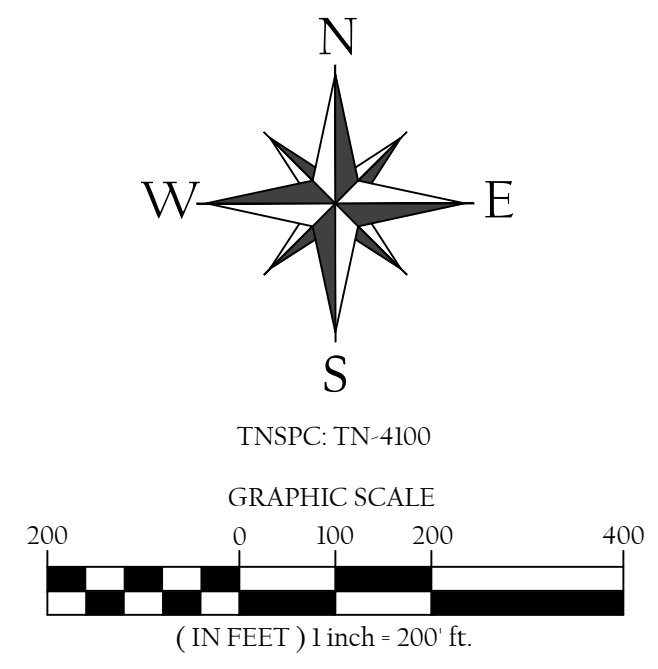
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION STANDARDS FOR PUTNAM COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE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

DATE \_\_\_\_\_ SECRETARY, PLANNING COMMISSION \_\_\_\_\_

**WATER PRESSURE CERTIFICATION BY AN 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 TEST OF THE EXISTING LINE(S)  
 BASED ON THE RESULTS AND INFORMATION AVAILABLE TO ME AS OF THE DATE 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, TN # \_\_\_\_\_



**PARCEL REFERENCE**

BEING ALL OF PARCELS 6.00 & 6.07, AS SHOWN ON PUTNAM COUNTY TAX MAP 028.

**DEED REFERENCE**

BEING THE SAME PROPERTY CONVEYED TO BROAD STREET PROPERTIES, OF RECORD IN RECORD BOOK 960, PAGE 746, R.O.P.C., TN.

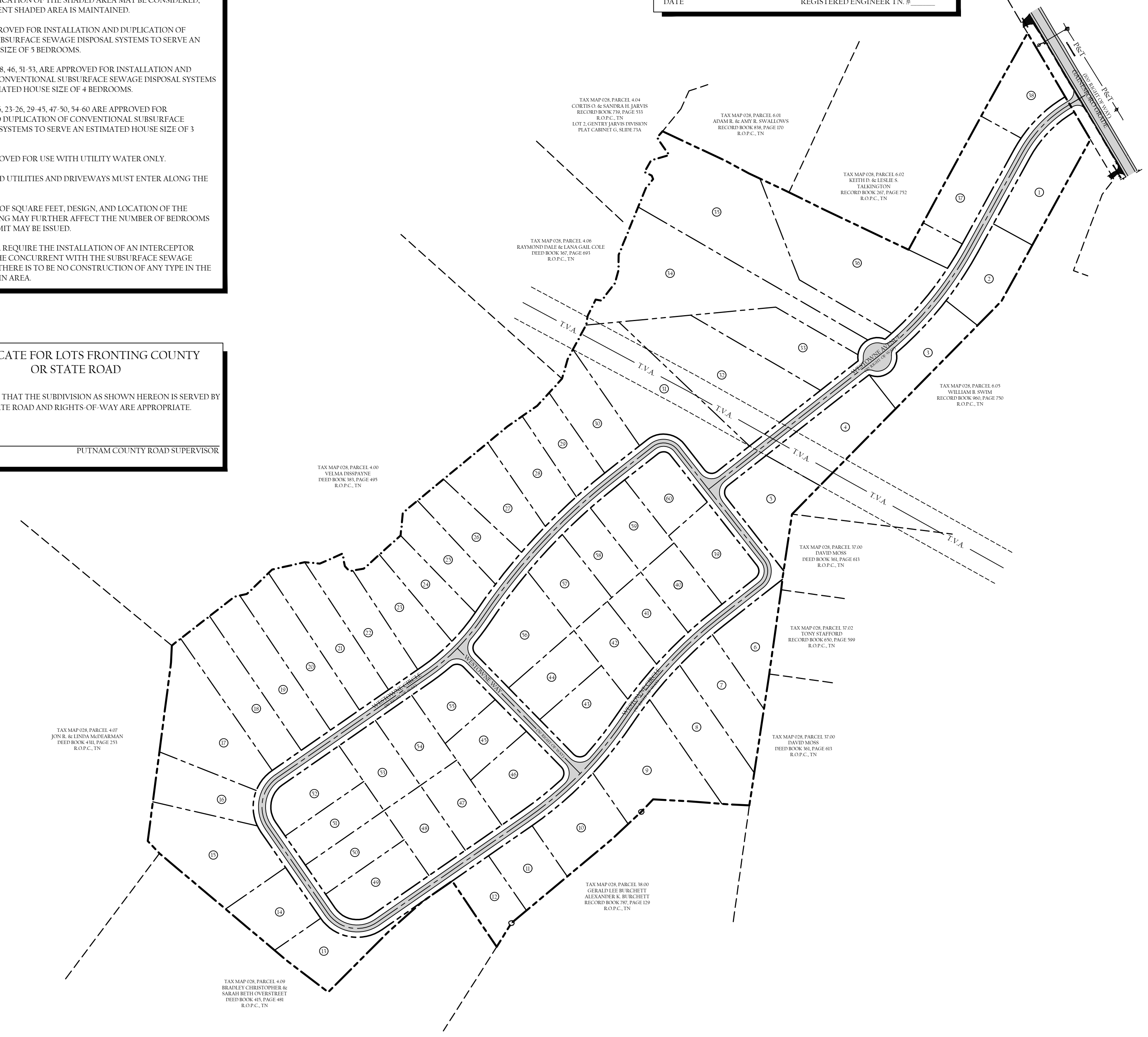
**WHITTENBURG**  
LAND SURVEYING  
214 EAST STEVENS STREET  
COOKEVILLE, TN 38501  
931-526-9000

**LEGEND**

(R/O)	IRON REBAR (OLD)
(R/N)	1/2" IRON REBAR (NEW)
(R/P)	IRON PIPE (OLD)
(R/S)	NON-MONUMENTED POINT
(M/P)	METAL FENCE POST
(W/P)	WOOD FENCE POST
(C/M/O)	CONCRETE MONUMENT
(W)	WATER METER
(T)	TREE
(U)	UTILITY POLE
(P)	POWER LINE
(X)	FENCE LINE
(M.B.S.L.)	MINIMUM BUILDING SETBACK LINE
(R.O.P.C., TN.)	REGISTER'S OFFICE PUTNAM COUNTY, TN.
(G)	GRAVEL AREA
(A)	ASPHALT SURFACE

**GENERAL NOTES**

- THE PURPOSE OF THIS PLAT IS TO CREATE 60 RESIDENTIAL LOTS
- THIS SURVEY SHOWS BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS REFERENCED ON FEDERAL EMERGENCY MANAGEMENT AGENCY NO. 4741C012SD, WITH AN EFFECTIVE DATE OF MAY 16, 2007, WHICH MAKES UP PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT.
- ACCORDING TO THE SUBDIVISION REGULATIONS FOR PUTNAM COUNTY, TENNESSEE, LOTS WITHIN THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION ARE GOVERNED BY THE FOLLOWING PROVISIONS:  
**MINIMUM BUILDING SETBACKS:** FRONT - 30' (LOCAL) / 50' (ARTERIAL)  
 SIDE - 10'  
 REAR - 10'  
**MINIMUM LOT SIZE:** 20,000 SQ. FT.
- THIS SURVEY IS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT AN ACCURATE TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- 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.
- AREAS SHOWN THUS ARE COMMON OPEN SPACE AREAS TO BE MAINTAINED BY THE WESTTOWNE HOME OWNERS ASSOCIATION OF RECORD IN RECORD BOOK xxx PAGE xxx, OF THE PUTNAM COUNTY REGISTER'S OFFICE.
- FOR LOTS 5, 8, 9, 11, 22, 23, 26, 27, 31 AND 32, GRADING OF SAID LOTS AND/OR CUT, FILL MAY BE REQUIRED TO MOVE SURFACE WATER INTO THE DRAINAGE EASEMENTS SHOWN HEREON.



TOTAL AREA = 2,784,346 SQ. FT. OR 63.91 ACRES

FINAL SUBDIVISION PLAT  
**WESTTOWNE ESTATES**  
 7th CIVIL DISTRICT,  
 PUTNAM COUNTY, TENNESSEE

DRAWN BY: TLD	ACRES: 63.91
NUMBER OF LOTS: 60	JOB NUMBER: 15-467
PARCEL #: MAP 028 PARCELS 6.00 & 6.07	DATE: 01-16-2020
ADDRESS: GAINESBORO GRADE	SCALE: 1"=200'

**OWNERS**  
 BROAD STREET PROPERTIES  
 233 WEST STEVENS STREET  
 COOKEVILLE, TN 38501  
 931-260-0743

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