



UTILITY EASEMENT NOTE

THERE SHALL BE A 15 FOOT UTILITY/PEDESTRIAN EASEMENT ALONG THE FRONT LOT LINE OF ALL LOTS. THERE SHALL BE A 5 FOOT UTILITY EASEMENT ALONG THE SIDE LOT LINES OF ALL LOTS AND A 15 FOOT UTILITY EASEMENT ALONG THE REAR LOT LINES OF ALL LOTS. IN ADDITION TO ANY OTHER EASEMENT(S) SHOWN ON THE APPLICABLE RECORDED SUBDIVISION PLAT. WITHIN THESE EASEMENTS, WHICH SHALL BE CONSPICUOUSLY NAMED IN FAVOR OF THE TOWN OF ROSSVILLE. NO CONSTRUCTION OF ANY KIND SHALL BE PLACED OR PERMITTED TO REMAIN THAT WILL IN ANY WAY DAMAGE OR INTERFERE WITH THE INSTALLATION OR MAINTENANCE OF UTILITIES.

DRAINAGE NOTE

ALL DRAINAGE WITHIN THIS DEVELOPMENT NOT SPECIFICALLY LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS IS PRIVATE. ANY ISSUES RELATED TO DRAINAGE ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR PROPERTY OWNERS ASSOCIATION.

MAINTENANCE NOTE

THE TOWN OF ROSSVILLE SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY FOR THE PURPOSE OF MAINTAINING ALL PUBLIC DRAINAGE, WATER AND SEWER SYSTEMS LOCATED WITHIN PUBLIC EASEMENTS. HOWEVER, THE TOWN OF ROSSVILLE SHALL NOT HAVE ANY RESPONSIBILITY FOR DAMAGE CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT DIRECTLY CAUSED BY THE TOWN'S ACTION OF PERFORMING MAINTENANCE TO SAID UNDERGROUND SYSTEMS.

COS AND EASEMENT MAINTENANCE

ALL COMMON OPEN SPACE (COS) AREAS AND DESIGNATED LANDSCAPE/NATURAL AREA/UTILITY EASEMENTS SHALL BE MAINTAINED BY THE APPLICABLE INDIVIDUAL PROPERTY OWNER AND/OR PROPERTY OWNERS ASSOCIATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, Douglas C. Swink, President of Renaissance Development IV, LLC hereby certify that I am the owner of the property shown and described and that I adopt this plan of subdivision with my free consent and dedicate all easements to the Town of Rossville and rights-of-way, streets, alleys, walks, parks and other open spaces to public and private use as shown on the plat.

[Signature] 10/11/16
Douglas C. Swink, President DATE

NOTARY'S CERTIFICATE
State of Tennessee County of Fayette

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Douglas C. Swink, with whom I am personally acquainted and who, upon oath, acknowledged himself to be owner of Village of Cotton Bend, and he as such owner, executed the foregoing instrument for the purpose therein contained. In witness whereof, I hereunto set my hand and affix my seal this, 11 day of October, 2016.

Notary Public
My Commission expires: My Commission Expires January 29, 2017

MORTGAGEE'S CERTIFICATE

We, the undersigned, FIRST BANK (printed name of mortgagee), mortgagee of the property shown, hereby agree to this plan of subdivision and dedicate the streets, rights-of-way, easements, and rights of access as shown to the public use forever, and hereby certify that we are the mortgagees duly authorized so to act and that said property is unencumbered by any taxes which have become due and payable.

[Signature] 10/11/2016
Mortgagee (signature) Date

NOTARY'S CERTIFICATE
State of Tennessee County of Fayette

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared ROBERT E. WARD (printed name) of FIRST BANK with whom I am personally acquainted and who, upon oath, acknowledged himself to be VICE-PRES (title) of the FIRST BANK the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained. In witness whereof, I hereunto set my hand and affix my seal this, 11 day of OCTOBER, 2016.

[Signature]
Notary Public
My Commission expires: My Commission Expires January 29, 2017

SURVEYOR'S CERTIFICATE

I, Douglas C. Swink, certify to the best of my knowledge and belief that this is a true and accurate survey of the property shown hereon; that this is a Category Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1: . I further certify that the survey of the lands embraced within said plat have been correctly monumented in accordance with the Subdivision Regulations of the Rossville, Tennessee.

[Signature] 10/11/16
Surveyor Date

CERTIFICATE OF ACCURACY OF ENGINEERING AND DESIGN

I, John R. McCarty, a professional Engineer, do hereby certify that the plans shown and described on hereon regarding engineering and designs governing this subdivision are true and correct, and conform to the requirements forth in the Subdivision Regulations and other applicable requirements of the Town of Rossville.

[Signature] 10/11/16
Engineer Date

CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

I, John R. McCarty, do hereby certify that I am a registered Professional Engineer, and that I have designed all storm water drainage for the Cotton Bend Village Subdivision. Neither this subdivision nor adjoining property will be damaged, nor shall the character of the land use be affected by the velocity and volume of water entering or leaving same.

[Signature] 10/11/16
Engineer Date

CERTIFICATION OF DECLARATION OF COVENANTS AND RESTRICTIONS AND MAINTENANCE OF COMMON AREAS AND FACILITIES

"Declaration of Covenants and Restrictions", applicable to the Village of Cotton Bend Subdivision, are hereby incorporated and made a part of this plat. All common areas, facilities, and amenities shall be owned and maintained by the Property Owners' Association as described in Instrument # . I, Douglas C. Swink, hereby certify that I am the owner of the property shown and shall be responsible for the maintenance of such areas until maintenance responsibility is transferred to the Property Owners' Association.

[Signature] 10/11/16
Owner Date

NOTARY'S CERTIFICATE
State of Tennessee County of Fayette

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Douglas C. Swink, with whom I am personally acquainted and who, upon oath, acknowledged himself to be owner of Piperton Preserve, and he as such owner, executed the foregoing instrument for the purpose therein contained. In witness whereof, I hereunto set my hand and affix my seal this, 11 day of October, 2016.

[Signature]
Notary Public
My Commission expires: My Commission Expires January 29, 2017

CERTIFICATE OF APPROVAL BY FLOOD ADMINISTRATOR

I, TIM VEESE do hereby certify that the plans shown on this Construction Plan conform to the requirements of the Flood Plain Ordinance of the Town of Rossville, and are hereby approved.

[Signature] 10/11/2016
Flood Administrator Date
Town of Rossville

PLANNING COMMISSION CERTIFICATE

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations, for Rossville, Tennessee, including any variances, if any, approved by the Planning Commission and that it has been approved for recording in the Fayette County Register's Office.

[Signature] 10/11/2016
Town Engineer Date
[Signature] 10/11/2016
Town Planner Date
[Signature] 10/11/16
Secretary/Planning Commission Date

BOARD OF MAYOR AND COMMISSIONER CERTIFICATE

I, Judy B. Wootton (printed name of signer) do hereby certify that all required improvements have been installed or that a security or other collateral in sufficient amount to assure completion of all required improvements has been posted for the subdivision shown on this plat and are hereby approved by the Town of Rossville, Tennessee.

[Signature] 10/11/16
Mayor, Town of Rossville Date

PROJECT BENCHMARK: TOP OF CAP SCREW, LOCATED BETWEEN THE LATTERS LLER AND BSR LOCATED AT THE SOUTHEAST CORNER OF COTTON BEND DRIVE AND HIGHWAY 57.
ELEV. = 337.56'

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, MAP No. 47047C 0416C, COMMUNITY PANEL No. 470401 0416 C, EFFECTIVE DATE: NOVEMBER 5, 2008.

OWNERS OF THE LOTS AND COTTAGES SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE VILLAGE OF COTTON BEND P.D. HOMEOWNERS ASSOCIATION AS RECORDED IN OFFICIAL RECORDS INST. # 10001667 OF THE PUBLIC RECORDS OF FAYETTE COUNTY, TENNESSEE.

FINAL PLAT
VILLAGE OF COTTON BEND
ROSSVILLE, TENNESSEE

OCTOBER 2016
SCALE: 1" = 50'
TOTAL AREA: 7.281 ACRES

SUBDIVIDED LOTS: ZONED: B-2

OWNER: RENAISSANCE DEVELOPMENT IV, LLC
3157 HIGHWAY 64, SUITE 200
EADS, TN 38028

ENGINEER: MCCARTY GRANBERRY ENGINEERING FIRM
198 PROGRESS ROAD
COLLIERVILLE, TN 38017

RECORDED:

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BK/PG: 10/145-146	
16006168	
2 PGS/AL-PLAT	
SISSY BATCH: 83015	
10/12/2016 - 10:25 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00
STATE OF TENNESSEE, FAYETTE COUNTY	
SISSY DOWDLE	
REGISTER OF DEEDS	