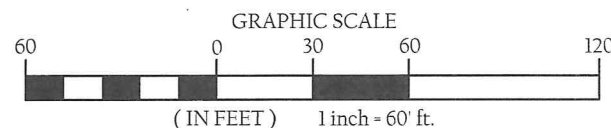


LEGEND

○ ^{IR(O)}	3/8" IRON REBAR (OLD)
⊞	AIR CONDITIONING UNIT
○	SEWER MANHOLE
WM	WATER METER
⊞	TELEPHONE BOX
⊞	ELECTRIC BOX
⊞	UTILITY POLE
—P—	POWER LINE
—T—	TELEPHONE LINE
—SA—	SEWER LINE
859	STREET ADDRESS
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
R.O.P.C., TN.	REGISTER'S OFFICE PUTNAM COUNTY, TN.
CONCRETE AREA	
ASPHALT SURFACE	



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TENNESSEE ONE CALL
IT'S THE LAW



GENERAL NOTES

- 1) 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.
- 2) THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- 3) THIS PROPERTY IS CURRENTLY ZONED RS-20 (SINGLE FAMILY RESIDENTIAL). ACCORDING TO THE ZONING CODE OF COOKEVILLE, TENNESSEE, LAST REVISED 12-21-2017, LOTS WITHIN THIS ZONE ARE SUBJECT TO THE FOLLOWING YARD REQUIREMENTS: FRONT - 30'; SIDE - 10' (PLUS 5' FOR EACH STORY OVER 2 STORIES); REAR - 30'.
- 4) 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.
- 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 6) LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
- 7) ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 47141C0120D, DATED 5-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.

PARCEL REFERENCE

BEING PARCEL 2.00 AS SHOWN ON PUTNAM COUNTY TAX MAP 054L, GROUP C.

DEED REFERENCE

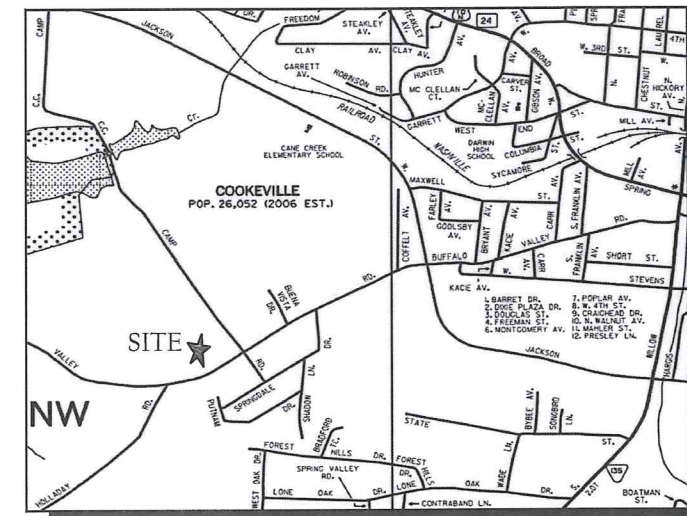
BEING THE SAME PROPERTY CONVEYED TO ORAL C. & BETTY LOUISE MASTERS, TRUSTEES BY WARRANTY DEED OF RECORD IN RECORD BOOK 287, PAGE 481, R.O.P.C., TN.

PLAT REFERENCE

BEING LOT 2 OF THE DONALD SMITH DIVISION, OF RECORDED IN PLAT CABINET C, SLIDE 106, R.O.P.C., TN.

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BRG	DELTA
C1	2721.92'	107.55'	107.55'	S 76° 35' 48" W	2° 15' 50"



VICINITY MAP (NOT TO SCALE)

SURVEYOR'S CERTIFICATE

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

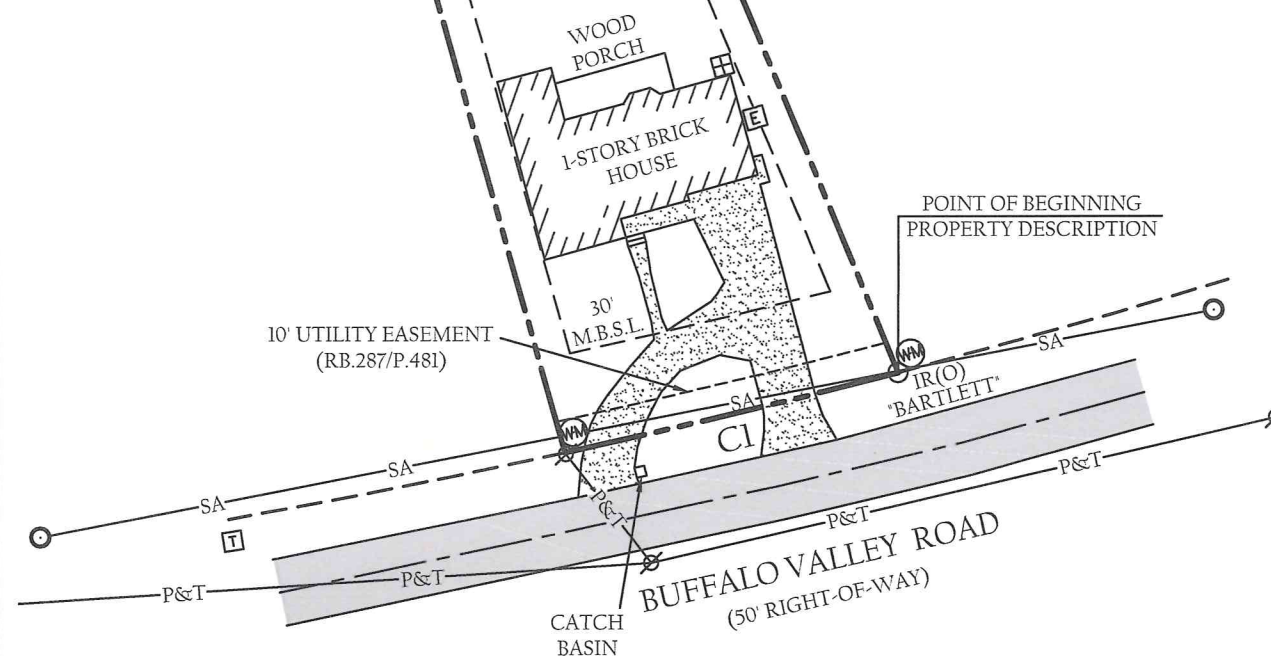
Christopher J. Mabery 4/5/18
CHRISTOPHER J. MABERY R.L.S. #2483
WHITTENBURG LAND SURVEYING, LLC
214 EAST STEVENS STREET
COOKEVILLE, TN 38501



LOT 3
DONALD SMITH DIVISION
PLAT CABINET C, SLIDE 106,
R.O.P.C., TN.

LOT 1
DONALD SMITH DIVISION
PLAT CABINET C, SLIDE 106,
R.O.P.C., TN.

LOT 2
33,445 SQ.FT.
0.77 ACRES±



TOTAL AREA = 33,445 SQUARE FEET OR 0.77 ACRES±

BOUNDARY SURVEY

ORAL MASTERS PROPERTY

859 BUFFALO VALLEY ROAD
1st CIVIL DISTRICT, PUTNAM COUNTY
COOKEVILLE, TENNESSEE 38501

SCALE: 1" = 60'	TAX MAP 054L GROUP C PARCEL 2.00		
ACREAGE: 0.77±	DR CJM	CHK	REV
PROJECT NUMBER: 18-108	DATE: 04-05-2018	SHEET 1 of 1	

WHITTENBURG LAND SURVEYING

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