



#### PARCEL REFERENCE

BEING PARCELS 17.00, 20.00, 21.00, 22.00 & 23.00 AS SHOWN ON PUTNAM COUNTY TAX MAP 054M, GROUP E.

#### PLAT REFERENCE

PARCEL 17.00  
BEING LOT 71 AND A PORTION OF LOT 72,  
FOREST HILLS ESTATES SUBDIVISION, OF  
RECORD IN PLAT CABINET A, SLIDE 22, R.O.P.C.,  
TN.

PARCELS 20.00 - 23.00  
BEING LOTS 65 (PARCEL 23.00), 66 (PARCEL  
22.00), 67 (PARCEL 21.00) & 68 (PARCEL 20.00),  
FOREST HILLS ESTATES SUBDIVISION, OF  
RECORD IN PLAT CABINET A, SLIDE 22, R.O.P.C.,  
TN.

#### DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO  
CYNTHIA R. STEPHENSON AND PATRICIA ROSE  
RECTOR, BY WARRANTY DEED OF RECORD IN  
RECORD BOOK 803, PAGE 432, R.O.P.C., TN.

#### GENERAL NOTES

- 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 SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- THIS PROPERTY IS CURRENTLY ZONED RS-15 (SINGLE FAMILY RESIDENTIAL) ACCORDING TO THE OFFICIAL ZONING CODE OF THE CITY OF COOKEVILLE, TENNESSEE AS ADOPTED BY ORDINANCE NO. 001-11-15, DATED DECEMBER 20, 2001, LAST REVISED BY ORDINANCE NO. 017-06-12, DATED JULY 20, 2017. LOTS WITHIN THIS ZONE ARE SUBJECT TO THE FOLLOWING YARD REQUIREMENTS: FRONT - 30', SIDE - 10', PLUS 5' FOR EACH STORY OVER 2 STORIES (RESIDENTIAL), REAR - 25'.
- 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.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
- ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 4714C020D, DATED 3-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.
- THE SURVEYED PROPERTY IS SUBJECT TO THE PROTECTIVE COVENANTS OR RESTRICTIONS FOR FOREST HILLS ESTATES SUBDIVISION, OF RECORD IN WARRANTY DEED BOOK 127, PAGE 99, R.O.P.C., TN.

#### CURVE TABLE

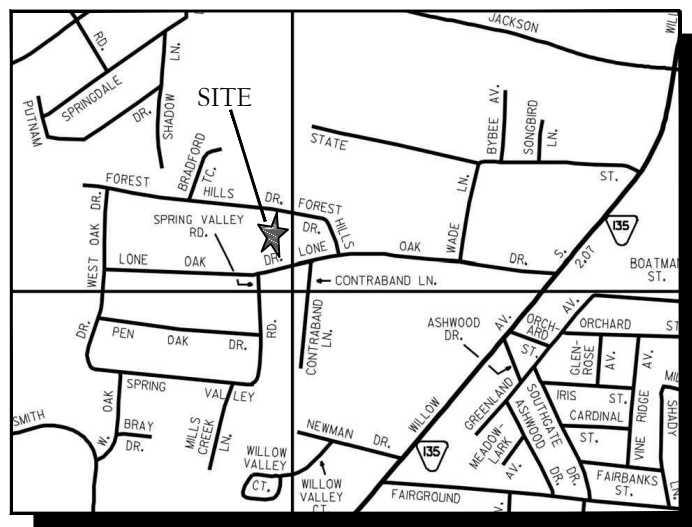
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	319.66'	163.70'	161.92'	S 78° 53' 33" E	29° 20' 31"
C2	310.00'	111.05'	110.46'	S 74° 29' 02" E	20° 31' 29"
C3	621.71'	79.07'	79.02'	S 81° 06' 09" E	7° 17' 13"
C4	319.66'	102.05'	101.62'	S 84° 25' 04" E	18° 17' 28"
C5	319.66'	61.65'	61.56'	S 69° 44' 49" E	11° 03' 02"
C6	310.00'	62.83'	62.72'	S 70° 01' 39" E	11° 36' 44"
C7	310.00'	48.22'	48.17'	S 80° 17' 24" E	8° 54' 45"



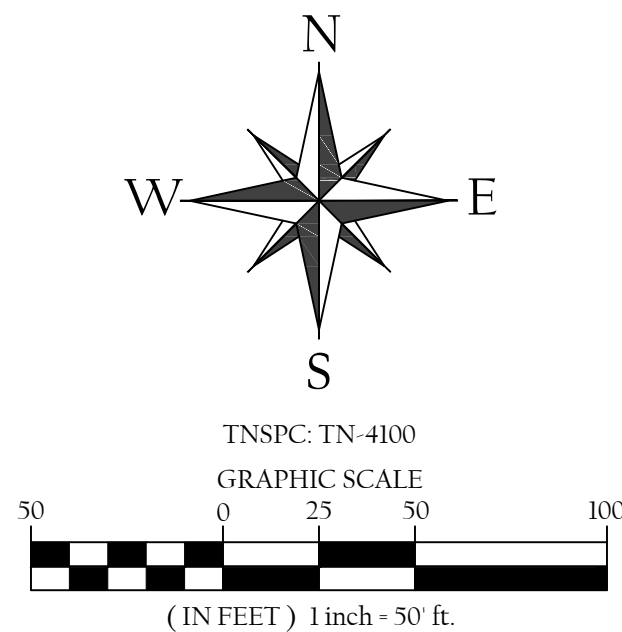
IF YOU DIG IN TENNESSEE...  
CALL US FIRST!  
1-800-351-1111  
1-615-366-1987  
TENNESSEE ONE CALL  
IT'S THE LAW

#### LEGEND

○ (R/O)	1/2" IRON REBAR (OLD)
● (R/O)	1/2" IRON REBAR (NEW)
□	NON-MONUMENTED POINT
○	AIR CONDITIONING UNIT
○	SEWER MANHOLE
—	SEWER LINE
⊕	GAS VALVE
⊕	GAS METER
⊕	WATER METER
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	TELEPHONE BOX
⊕	ELECTRIC BOX
⊕	UTILITY POLE
—	POWER LINE
—	TELEPHONE LINE
—	FENCE LINE
1234	STREET ADDRESS
WDB./P.	WARRANTY DEED BOOK / PAGE
PC./S.	PLAT CABINET / SLIDE
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
R.O.P.C., TN.	REGISTER'S OFFICE, PUTNAM COUNTY, TN.
■	CONCRETE AREA
■	ASPHALT SURFACE



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 R.L.S. #2483  
WHITTENBURG LAND SURVEYING, LLC  
214 EAST STEVENS STREET  
COOKEVILLE, TN 38501

#### BOUNDARY SURVEY

#### STEPHENSON / RECTOR PROPERTY

821 LONE OAK DRIVE / 812, 816, 822 & 826 FOREST HILLS DRIVE  
1st CIVIL DISTRICT, PUTNAM COUNTY  
COOKEVILLE, TENNESSEE 38501

SCALE: 1" = 50'	TAX MAP 054M, GRP. E, PARCELS 17 & 20-23
ACREAGE: 3.91±	PREPARED BY: CJM, CHK: [blank], REV: 08-17-17
PROJECT NUMBER: 17-299	DATE: 08-16-17 SHEET 1 of 1

**WHITTENBURG LAND SURVEYING**



Ph: 931.528.5263  
Ph: 931.526.9000  
Fax: 931.526.7503

www.whittenburglandsurveying.com

PARCEL 17.00 AREA = 43,342 SQ.FT. OR 1.00 ACRE±  
PARCEL 20.00 AREA = 27,846 SQ.FT. OR 0.64 ACRES±  
PARCEL 21.00 AREA = 28,221 SQ.FT. OR 0.65 ACRES±  
PARCEL 22.00 AREA = 34,086 SQ.FT. OR 0.78 ACRES±  
PARCEL 23.00 AREA = 36,705 SQ.FT. OR 0.84 ACRES±  
TOTAL AREA = 170,200 SQ.FT. OR 3.91 ACRES±

#### LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86° 26' 12" E	24.80'
L2	S 16° 04' 40" W	26.01'
L3	S 66° 07' 42" W	37.86'