

# 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 SHOWN, 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 PLAT SHOWN HEREON IS NOT PROHIBITED UNDER ANY CURRENT DEED RESTRICTIONS OR COVENANTS ON THE PROPERTY.

7-20-18 *Johnny Tayes* OWNER  
 DATE  
 7-20-18 *Sharon Tayes* OWNER  
 DATE  
 7-20-18 *Lisa Parker* OWNER  
 DATE  
 7-20-18 *Patsy Young* OWNER  
 DATE

## CERTIFICATE OF ACCURACY

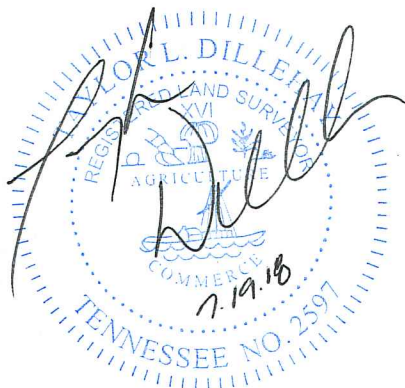
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE PUTNAM COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN, TO THE SPECIFICATIONS OF THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION.

7-19-18 *John Dillehay* LICENSED SURVEYOR  
 DATE

## 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.

7-25-18 *John Dillehay* SECRETARY, PLANNING COMMISSION  
 DATE



## GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE ONE RESIDENTIAL LOT AND ONE COMMERCIAL LOT.
- 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 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 4714C01070D, PANEL NOT PRINTED, THEREFORE NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.

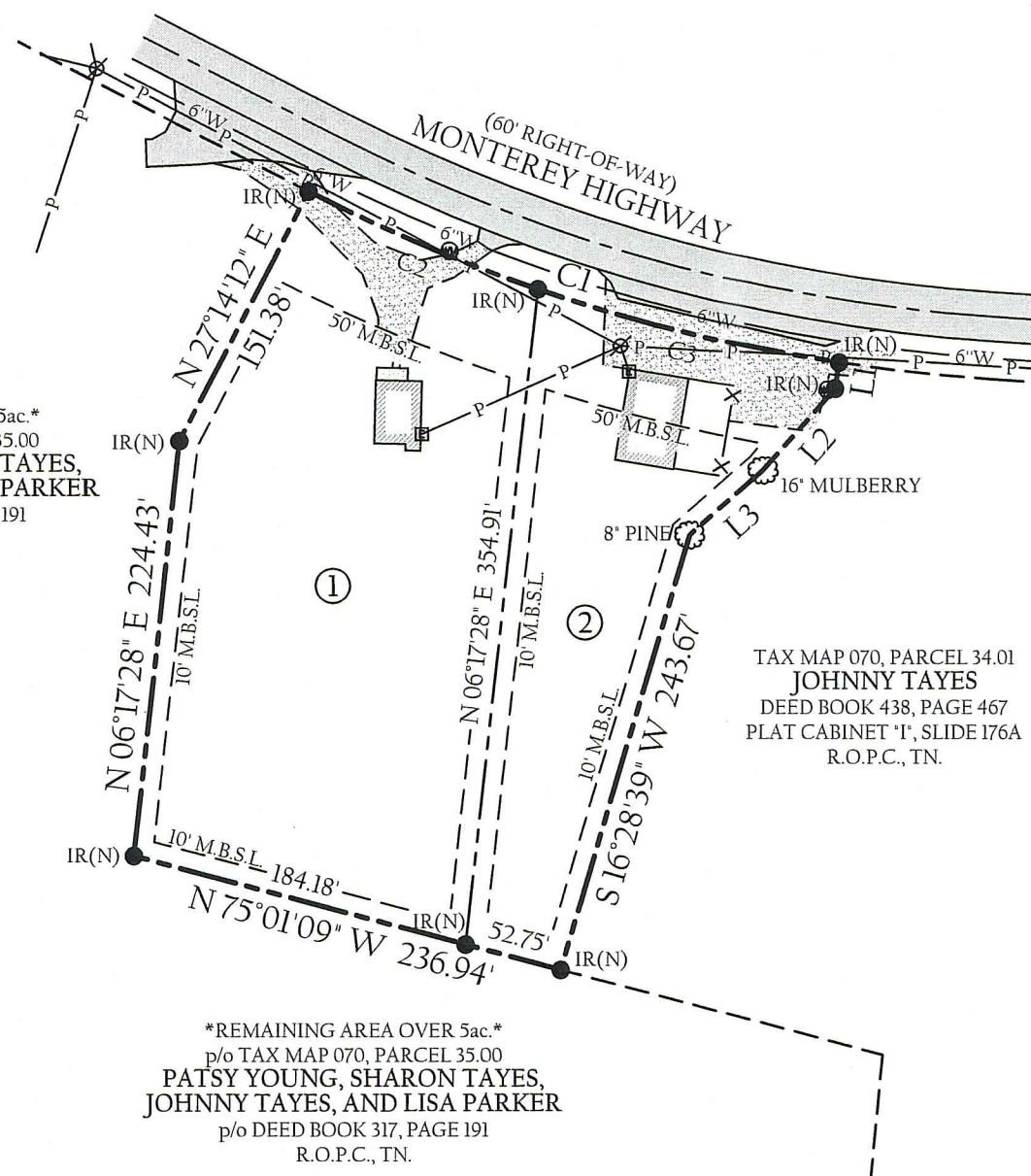
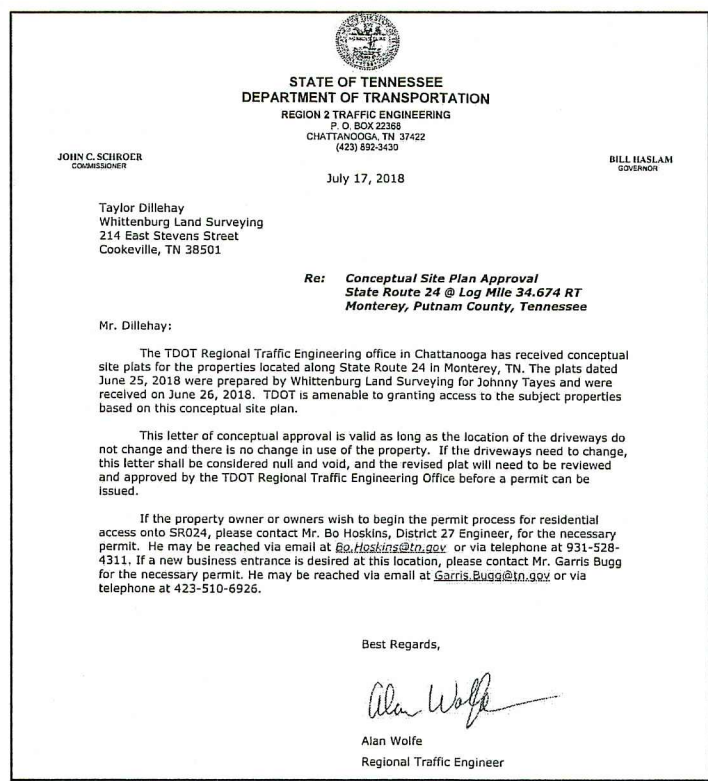
## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	933.48'	300.44'	299.15'	S 71°59'00" E	18°26'27"
C2	933.48'	133.80'	133.68'	S 66°52'09" E	8°12'45"
C3	933.48'	166.64'	166.42'	S 76°05'22" E	10°13'42"

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S 08°47'48" W	14.07'
L2	S 41°15'25" W	58.83'
L3	S 48°43'12" W	52.44'

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.

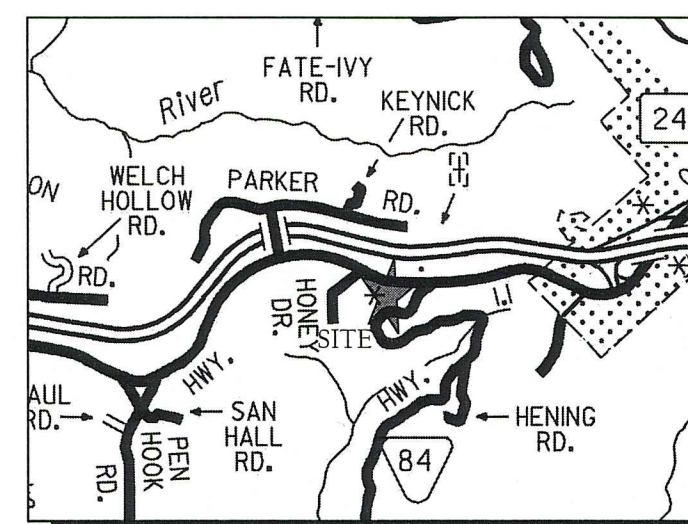
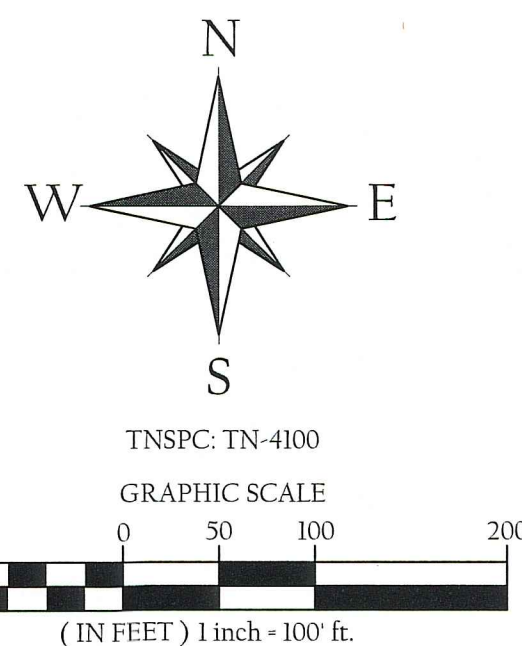


\*REMAINING AREA OVER 5ac.\*  
 p/o TAX MAP 070, PARCEL 35.00  
 PATSY YOUNG, SHARON TAYES,  
 JOHNNY TAYES, AND LISA PARKER  
 p/o DEED BOOK 317, PAGE 191  
 R.O.P.C., TN.

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## LEGEND

- IR(O) IRON REBAR (OLD)
- IR(N) 1/2" IRON REBAR (NEW)
- NON-MONUMENTED POINT
- ⊙ WATER METER
- ⊙ TREE
- ⊙ UTILITY POLE
- P — POWER LINE
- X — FENCE LINE
- UGE — UNDERGROUND ELEC. LINE
- W — WATER LINE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.P.C., TN. REGISTER'S OFFICE PUTNAM COUNTY, TN.
- ▨ GRAVEL AREA
- ▨ CONCRETE AREA
- ▨ ASPHALT SURFACE



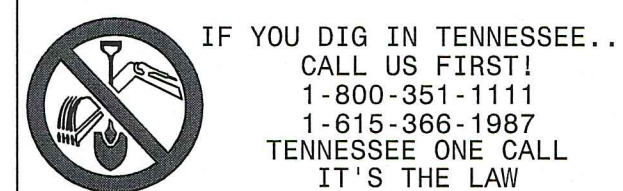
VICINITY MAP (NOT TO SCALE)

## PARCEL REFERENCE

BEING A PORTION OF PARCEL 35.00, AS SHOWN ON PUTNAM COUNTY TAX MAP 070.

## DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO PATSY YOUNG, SHARON TAYES, JOHNNY TAYES AND LISA PARKER, OF RECORD IN DEED BOOK 317 PAGE 191, R.O.P.C., TN.



Harold Burris, Register Putnam County	
Rec #: 163631	Instrument #: 216196
Rec'd: 15.00	Recorded
State: 0.00	7/25/2018 at 11:26 AM
Clock: 0.00	in Plat Cabinet
Other: 2.00	
Total: 17.00	Pgs 179B-179B

FINAL SUBDIVISION PLAT

## YOUNG, TAYES, TAYES & PARKER DIVISION

14th CIVIL DISTRICT, PUTNAM COUNTY, TENNESSEE

DRAWN BY:	TLD	ACRES:	2.19
NUMBER OF LOTS:	1	JOB NUMBER:	18-183
PARCEL #:	p/o MAP 070, PARCEL 35.00	DATE:	06-25-2018
ADDRESS:	12431 MONTEREY HIGHWAY	SCALE:	1"=100'

## OWNERS

JOHNNY TAYES  
 12579 MONTEREY HIGHWAY  
 MONTEREY, TN. 38574  
 931-260-8352

## SURVEYOR

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

LOT 1 AREA = 62,618 SQ. FT. OR 1.44 ACRES±  
 LOT 2 AREA = 32,670 SQ. FT. OR 0.75 ACRES±  
 TOTAL AREA = 95,288 SQ. FT. OR 2.19 ACRES±