

NOTES:

1.

THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
2.

THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
3.

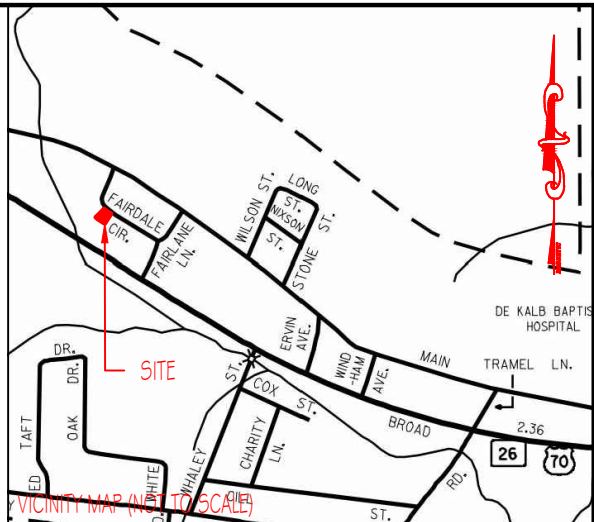
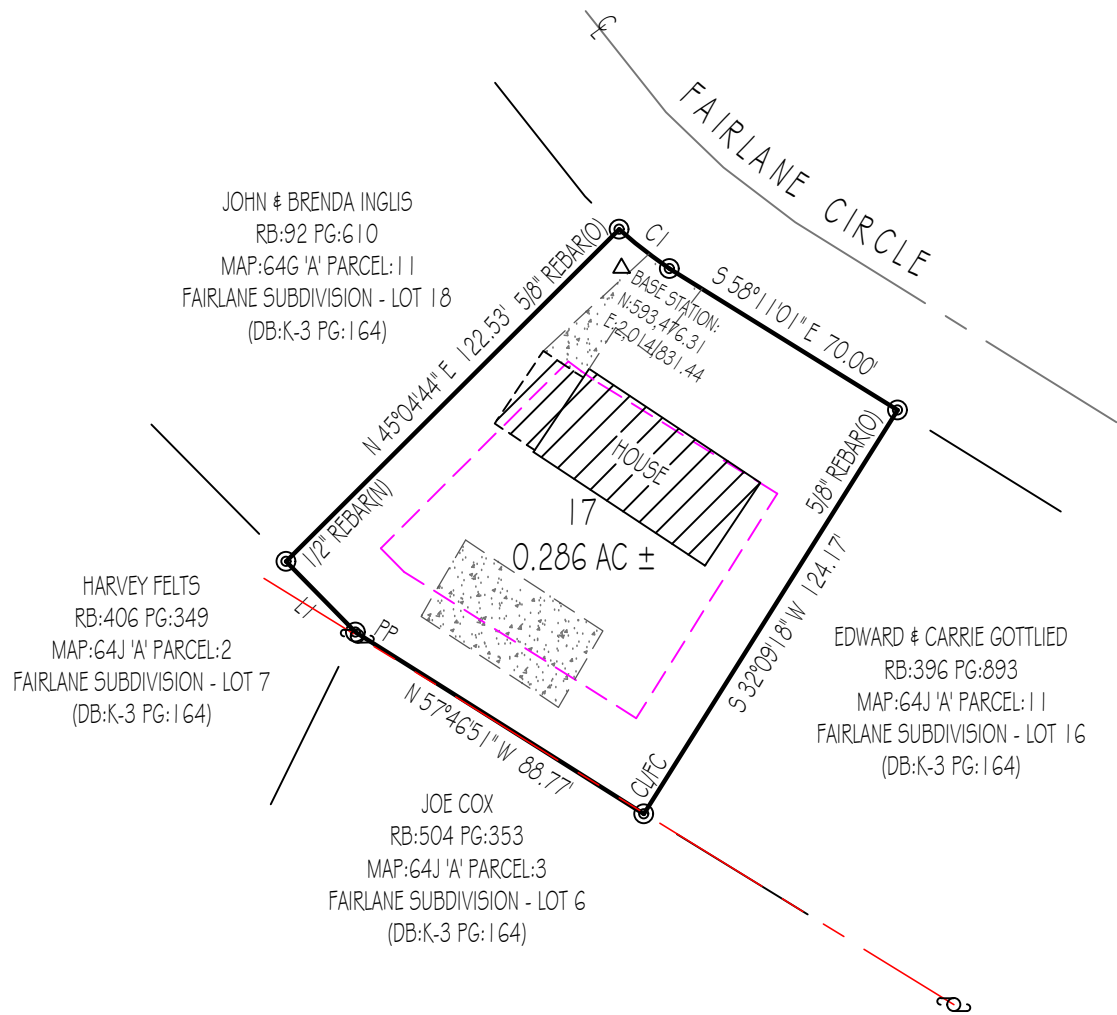
BEING LOT 17 OF FAIRLANE SUBDIVISION, RECORDED IN DEED BOOK:K-3, PAGE:164.
4.

THIS PROPERTY IS SUBJECT TO RESTRICTIONS RECORDED IN DEED BOOK:K-3, PAGE:165.
MINIMUM BUILDING SET BACK LINES ARE AS FOLLOWS:
FRONT: 35' (SUBDIVISION PLAT)
REAR: 20' (ZONING)
SIDE: 15' (ZONING)
5.

PROPERTY IS LOCATED IN ZONE R-1 WITHIN SMITHVILLE CITY LIMITS AND IS SUBJECT TO ALL ZONING REGULATIONS FOR ZONES R-1.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00'	16.63'	16.61'	S 51°54'56" E	7°37'13"

LINE	BEARING	DISTANCE
L1	N 44°32'13" W	25.86'




LEGEND

(N)	(NEW)
(O)	(OLD)
	CENTERLINE
	POWER POLE
	FENCELINE
FC	FENCE CORNER
FL	FENCE LINE
CL	CHAIN LINK



GPS CERTIFICATION:

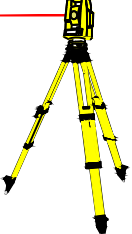
I, ALLEN MAPLES, JR., HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
A: POSITIONAL ACCURACY - 0.05 FEET
B: TYPE OF GPS FIELD PROCEDURE - REAL TIME KINEMATIC
C: DATES OF SURVEY - 7/7/2022
D: DATUM/EPOCH - NAD83 (2011) / EPOCH:2010.0000
E: PUBLISHED/FIXED-CONTROL USE - ASSUMED (AS SHOWN ON PLAT)
F: GEOID MODEL - GEOID 2018
G: COMBINED GRID FACTOR(S) - 0.99990338
H: CONVERGENCE ANGLE - 0°5'30"



Allen Maples

Land Surveying

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CENTRO CABINETRY, LLC

817 FAIRLANE CIRCLE

9TH CIVIL DISTRICT	TOTAL ACRES: 0.286 AC ±
DEKALB COUNTY, TN	SCALE: 1"=50'
P/O RB:461 PG:396	DATE: 7/7/2022
TAX MAP:64G 'A' PARCEL:10	DRAWING: 22-147 A3