

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 LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED. FURTHERMORE, I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS NOT PROHIBITED UNDER ANY CURRENT DEEDS RESTRICTIONS OR COVENANTS ON THE PROPERTY.

1-16-20
DATE

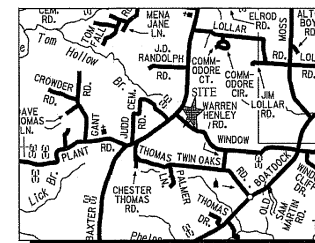
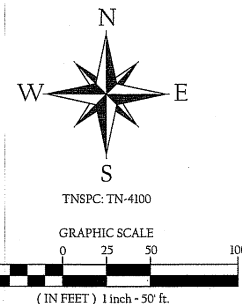
Raymond Stewart
OWNER

LEGEND

- IR(N)
- 1/2" IRON REBAR (NEW)
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- POWER LINE
- TELEPHONE LINE
- WATER LINE
- MINIMUM BUILDING SETBACK LINE
- R.O.P.C., TN.
- REGISTER'S OFFICE PUTNAM COUNTY, TN.
- CONCRETE AREA
- ASPHALT SURFACE

BUILDING SETBACK NOTE

ANY NEW CONSTRUCTION OR ADDITIONS TO ANY CURRENT STRUCTURES OR ANY REPLACEMENT OF A DEPICTED STRUCTURE ENCRROACHING ON SETBACK REQUIREMENTS MUST ABIDE BY CURRENT SETBACKS.



VICINITY MAP (NOT TO SCALE)

CERTIFICATE OF ACCURACY

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

1/16/2020
DATE

T. Dillehay
LICENSED SURVEYOR

CERTIFICATE OF THE APPROVAL FOR RECORDING

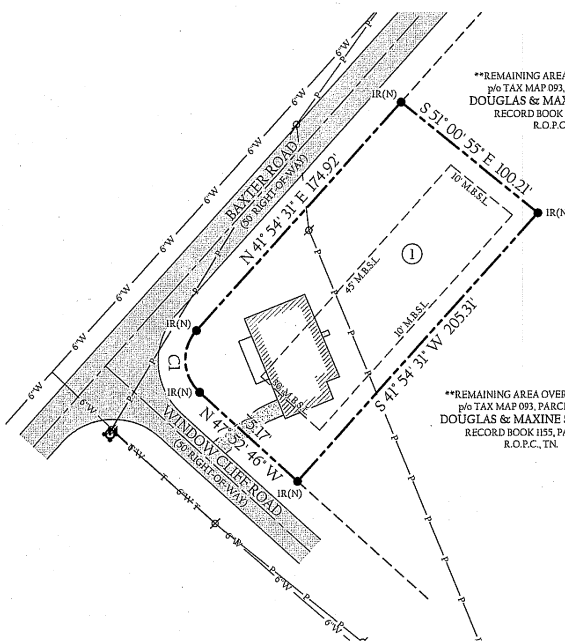
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION STANDARDS FOR PUTNAM COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

1-21-20
DATE

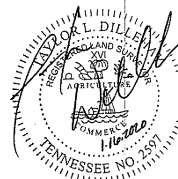
M. L. Lick
SECRETARY, PLANNING COMMISSION

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) RESIDENTIAL LOT AS SHOWN HEREON.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- FOR BOUNDARY AND/OR TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED BETWEEN DECEMBER 2, 2019 AND DECEMBER 9, 2019 UTILIZING A TOPCON HYPER V DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION SHOWN WERE DERIVED USING THE CLOSEST RTCM 3.0 CORS STATION REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 12A.
*POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.012, V 0.025"
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- 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 PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
- ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 47141C0275D DATED 05-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.



REMAINING AREA OVER 5 ACRES
p/o TAX MAP 093, PARCEL 039.00
DOUGLAS & MAXINE STEWART
RECORD BOOK 1155, PAGE 102
R.O.P.C., TN.



LOT 1 AREA = 20,140 SQ.FT. OR 0.46 ACRES±

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.18'	35.29'	N 02° 59' 08\" W	89° 47' 17\"

PARCEL REFERENCE

BEING A PORTION OF PARCEL 039.00, AS SHOWN ON PUTNAM COUNTY TAX MAP 093.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DOUGLAS & MAXINE STEWART, OF RECORD IN RECORD BOOK 1155 PAGE 102, R.O.P.C., TN.



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



Harold Burris, Registrar
Putnam County
Rec #: 177974 Instrument #: 235485
Rec'd: 15.00 Recorded
State: 0.00 1/22/2020 at 8:47 AM
Clock: 0.00 in Plat Cabinet
Other: 2.00 J
Total: 17.00
PGS 99A-99A

FINAL SUBDIVISION PLAT

DOUGLAS & MAXINE STEWART DIVISION

8th CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

DRAWN BY: AMG ACRES: 0.46±
NUMBER OF LOTS: 1 JOB NUMBER: 19-451
PARCEL #: p/o MAP 093, PARCEL 039.00 DATE: 12-19-2019
ADDRESS: 6798 BAXTER ROAD SCALE: 1\"=50'

OWNERS

DOUGLAS &
MAXINE STEWART
1218 BUCKINGHAM PLACE
COOKEVILLE, TN 38501
931-544-3849

SURVEYOR

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