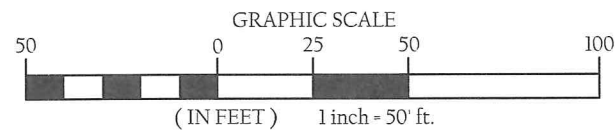


LEGEND

- IR(N) 1/2" IRON REBAR (NEW)
- ⊙ IP(O) 1/2" IRON PIPE (OLD)
- CM(O) CONCRETE MONUMENT (OLD)
- CO SEWER CLEANOUT
- ⊕ WM WATER METER
- ⊙ SATELLITE
- ⊞ ELECTRIC BOX
- ⊙ UTILITY POLE
- ⊙-⊙ UTILITY POLE WITH LIGHT
- P — POWER LINE
- T — TELEPHONE LINE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.P.C., TN. REGISTER'S OFFICE PUTNAM COUNTY, TN.
- ▨ CONCRETE AREA
- ▭ ASPHALT SURFACE



PARCEL REFERENCE

BEING PARCEL 25.00 AS SHOWN ON PUTNAM COUNTY TAX MAP 096G, GROUP A.

PLAT REFERENCE

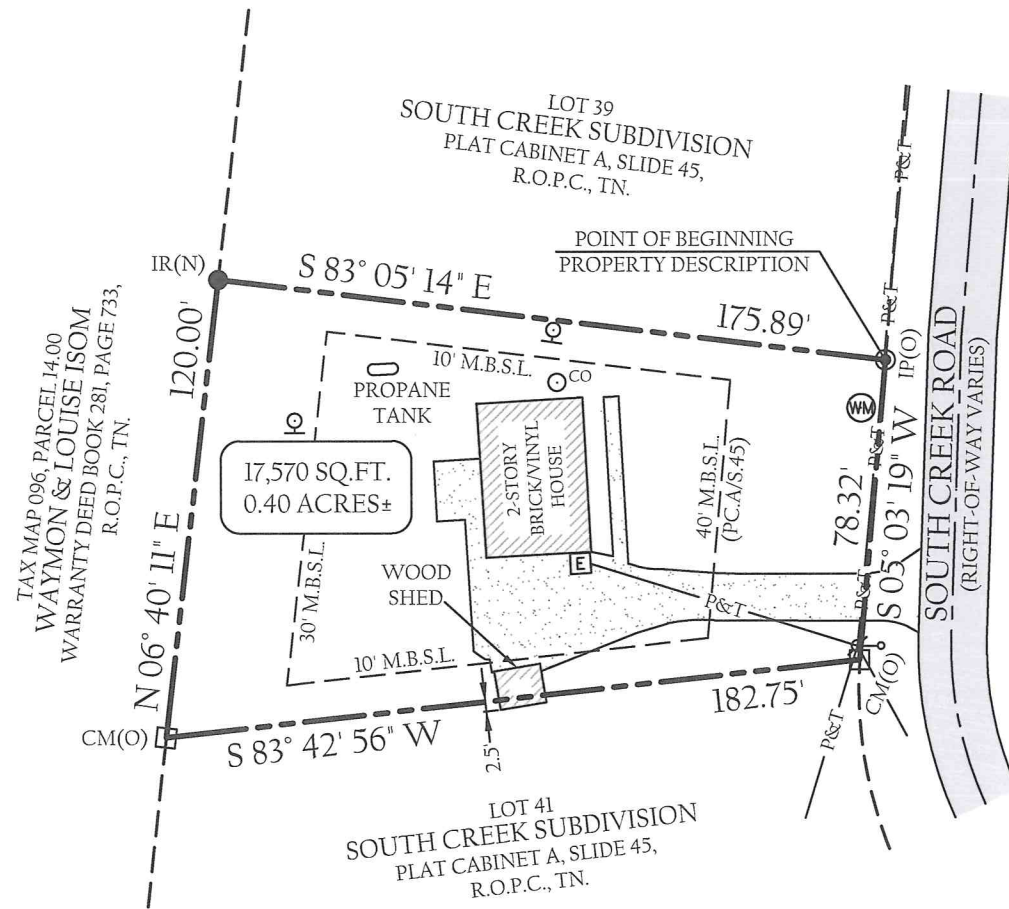
BEING LOT 40 OF THE FINAL PLAT ENTITLED "SOUTH CREEK SUBDIVISION", OF RECORD IN PLAT CABINET A, SLIDE 45, R.O.P.C., TN.

DEED REFERENCE

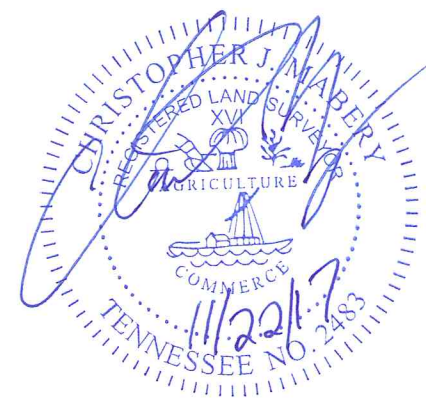
BEING THE SAME PROPERTY CONVEYED TO TIMOTHY WAYNE CHOATE, BY EXECUTOR'S DEED OF RECORD IN RECORD BOOK 674, PAGE 307, R.O.P.C., TN.

GENERAL NOTES

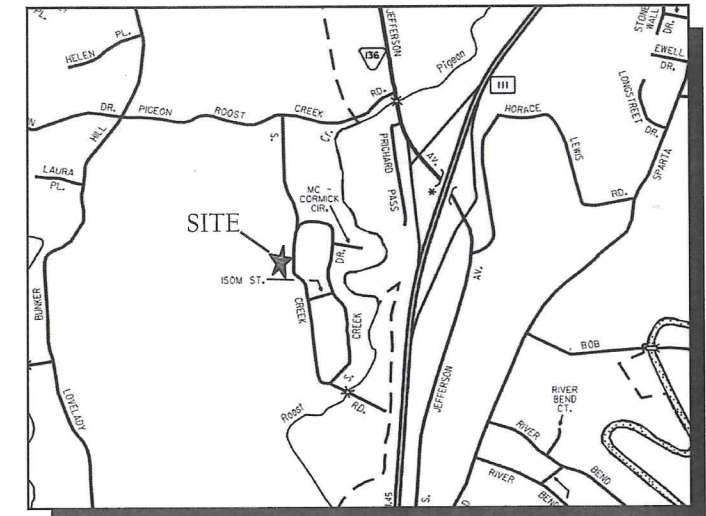
- 1) THIS SURVEY WAS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT TITLE SEARCH WILL REVEAL.
- 2) THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- 3) THIS PROPERTY IS CURRENTLY ZONED RS-20 (SINGLE-FAMILY RESIDENTIAL DISTRICT). 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; 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 47141C0285D, DATED 5-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.
- 8) THE SURVEYED PROPERTY IS SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD IN WARRANTY DEED BOOK 165, PAGE 465, 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



TOTAL AREA = 17,570 SQUARE FEET OR 0.40 ACRES±



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 11/22/17
CHRISTOPHER J. MABERY R.L.S. #2483
 WHITTENBURG LAND SURVEYING, LLC
 214 EAST STEVENS STREET
 COOKEVILLE, TN 38501

BOUNDARY SURVEY

TIMOTHY CHOATE PROPERTY

4455 SOUTH CREEK ROAD
 2nd CIVIL DISTRICT, PUTNAM COUNTY
 COOKEVILLE, TENNESSEE 38506

SCALE: 1" = 50'	TAX MAP 096G GROUP A PARCEL 25.00		
ACREAGE: 0.40±	DR CJM	CHK	REV
PROJECT NUMBER: 17-455	DATE: 11-22-17	SHEET 1 of 1	

WHITTENBURG LAND SURVEYING

Ph1: 931.528.5263
 Ph2: 931.526.9000
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