

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN OR EQUIVALENT TO 1:10,000 AS SHOWN HEREON.

TAYLOR DILLEHAY R.L.S. #22597
WHITTENBURG LAND SURVEYING, LLC
214 EAST STEVENS STREET
COOKEVILLE, TN 38501

PARCEL REFERENCE

BEING ALL OF PARCEL 11.00, AS SHOWN ON PUTNAM COUNTY TAX MAP 053G, GROUP C.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO WALTER WHITSON CARLEN, OF RECORD IN RECORD BOOK 392 PAGE 131, R.O.P.C., TN.

ZONED CL

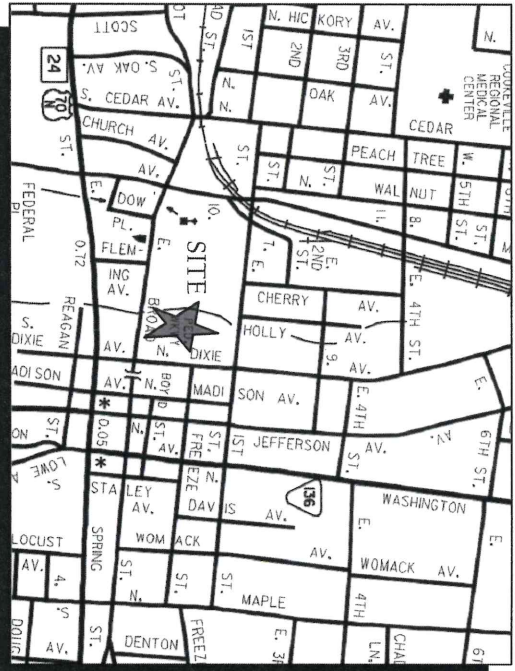
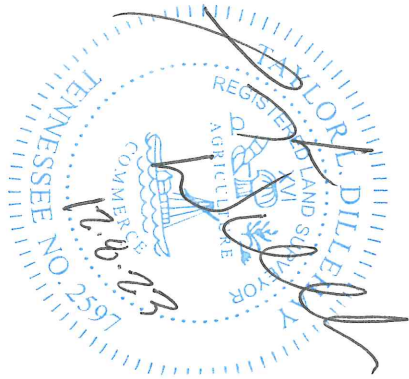
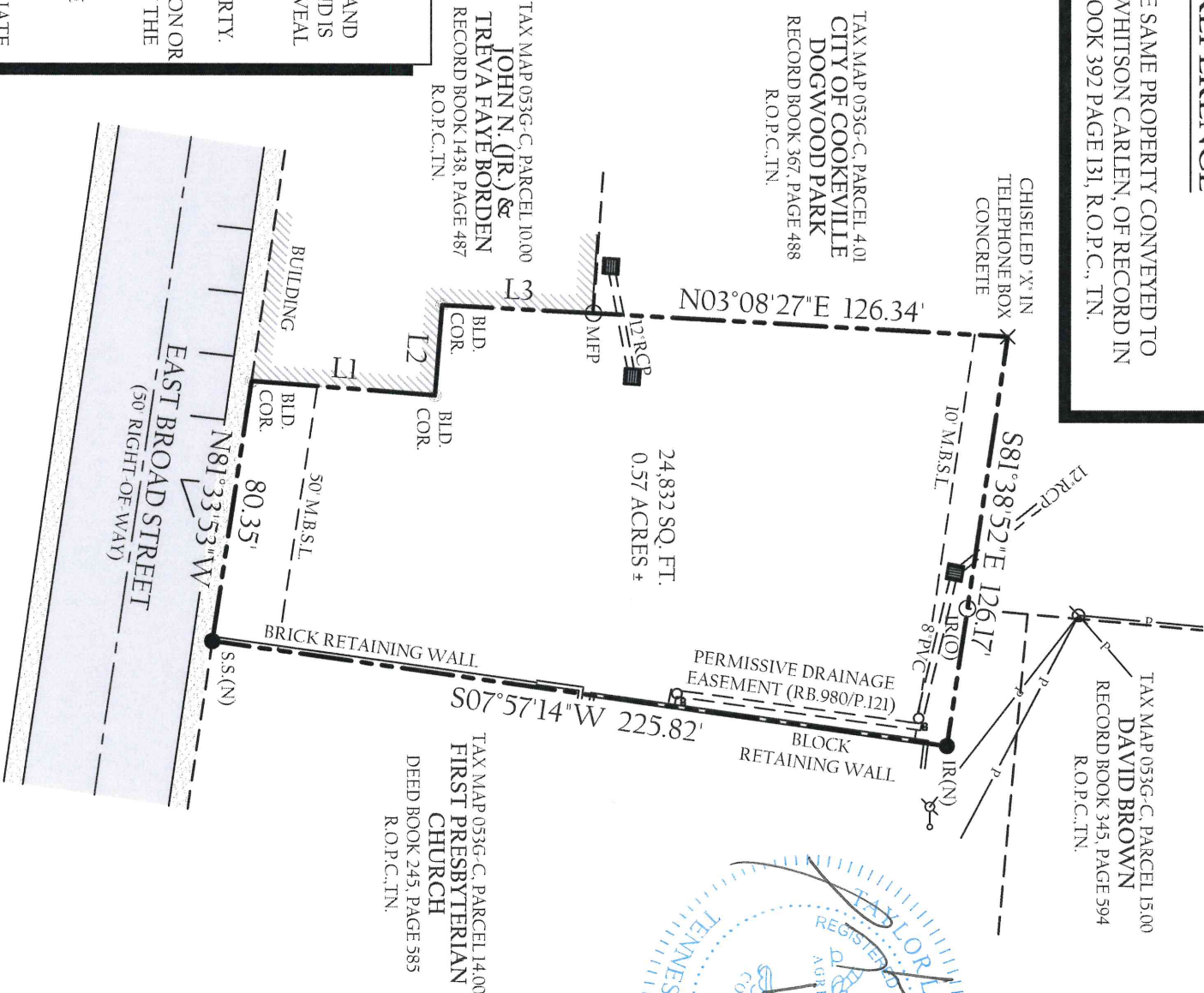
LOCAL COMMERCIAL DISTRICT
SETBACKS
FRONT - 50' (MAJOR STREETS)
REAR - 10'
SIDE - 0' (10' MULTI-FAMILY RESIDENTIAL USES)

LEGEND

- IRON REBAR (OLD)
- IRON REBAR (NEW)
- 1/2" IRON REBAR (NEW)
- SURVEY SPIKE (NEW)
- NON-MONUMENTED POINT
- METAL FENCE POST
- UTILITY POLE
- POWER LINE
- MINIMUM BUILDING SETBACK LINE
- REGISTER'S OFFICE
- PUTNAM COUNTY, TN.
- CONCRETE AREA
- ASPHALT SURFACE

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 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 5-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N04°12'25"E	55.93'
L2	N85°31'34"W	27.55'
L3	N02°54'13"E	46.17'

BOUNDARY SURVEY

WALTER WHITSON CARLEN PROPERTY

136 EAST BROAD STREET
1st CIVIL DISTRICT, PUTNAM COUNTY
COOKEVILLE, TENNESSEE

SCALE: 1"=50'	TAX MAP 053G-C, PARCEL 11.00
ACREAGE: 0.57±	DR TLD CLK REV
PROJECT NUMBER: 21-491	DATE: 12-08-2023 SHEET 1 of 1

WHITTENBURG LAND SURVEYING

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TOTAL AREA = 24,832 SQ.FT. OR 0.57 ACRES±