

State Plane Coordinates		
	Northing	Easting
GPS Base Point	663486.564	2073276.356

LINE	BEARING	DISTANCE
L1	N 52°11'18" W	24.47'
L2	N 07°13'15" E	18.54'
L3	N 07°38'29" E	19.48'

LEGEND	
⊗	ELECTRIC METER
⊙	TREE
⊗	POWER POLE
⊗	WATER METER
○	1/2" PIPE (set)
●	ROAD
⊗	WATER VALVE
⊙	REBAR (found)
⊗	WOOD FENCE POST
— x —	FENCELINE
— OHP —	OVERHEAD POWER
P.O.B.	POINT OF BEGINNING
RCP	REINFORCED CONCRETE PIPE

**GPS CERTIFICATION:**

- I, Christopher M. Vick, hereby certify that this map 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) Type of Survey: Real Time Kinematic
  - (b) Positional Accuracy: 0.05 feet
  - (c) Date of survey: 26 July 2023
  - (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
  - (e) Published/Fixed-control used: TDOT CORS Network
  - (f) Geoid Model: Geoid18
  - (g) Combined grid factor(s): 0.99989496

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is 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 that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made know of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. blufflines, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

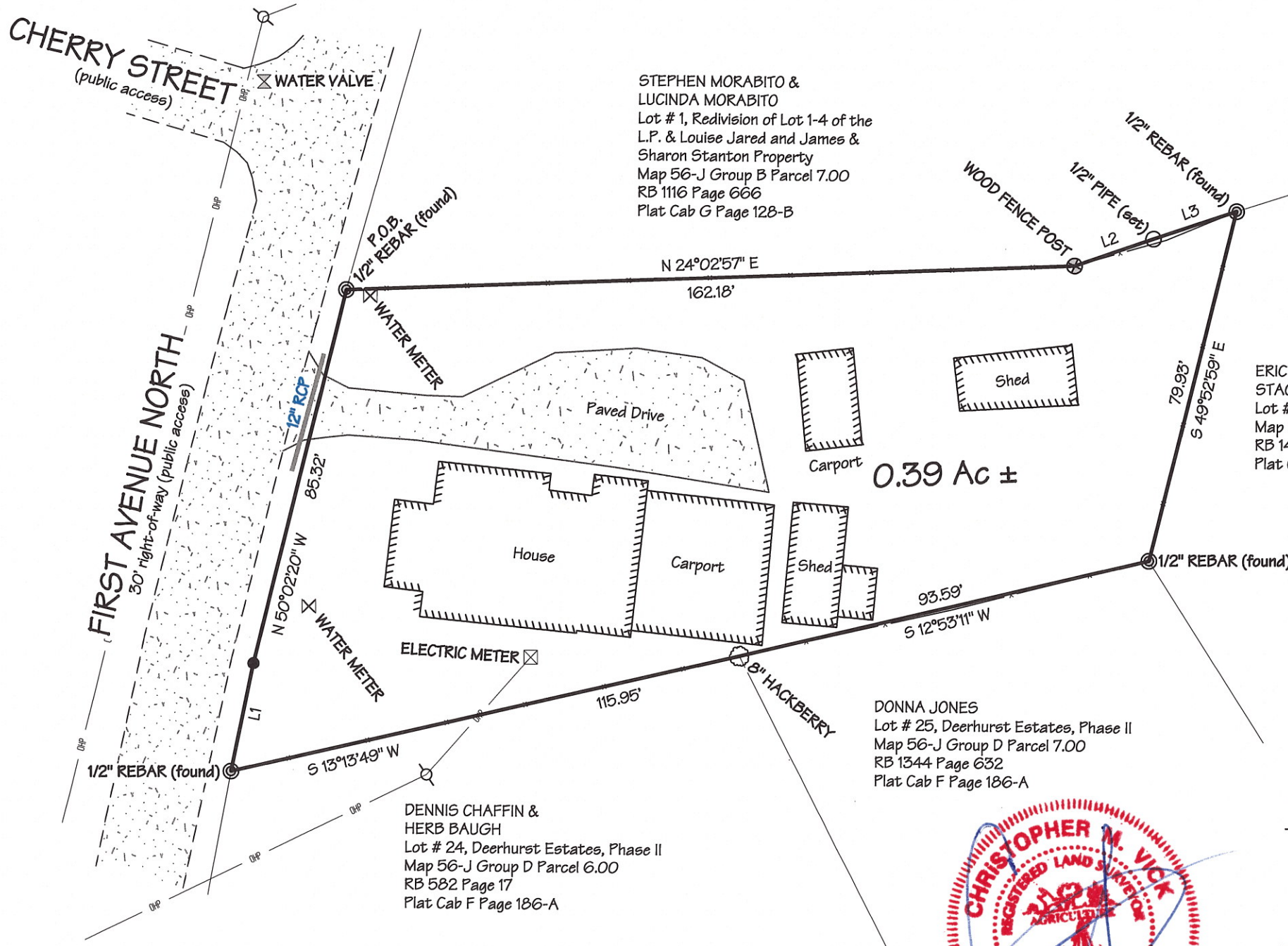
Note: This property may be subject to utility ingress/egress and/or right-of-ways.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: SLH File: 23-341c1



Note: The point of beginning is a 1/2" rebar (found) being the southwestern corner of this parcel located in the northern right-of-way of First Avenue North as well as being located S 39°55'57" W 5.49 feet from a water meter and furthermore being located N 67°17'57" W 292.79 feet from a GPS Base Point.

**Zoned R-1**  
(Low Density Residential)

**Setbacks:**  
Front (minor street) - 30'  
Side (1-2 stories) - 15'  
Side (3 stories) - 20'  
Rear - 30'

ERIC ANDERSON &  
STACIA ANDERSON  
Lot # 26, Deerhurst Estates, Phase II  
Map 56-J Group D Parcel 8.00  
RB 1432 Page 440  
Plat Cab F Page 186-A

DONNA JONES  
Lot # 25, Deerhurst Estates, Phase II  
Map 56-J Group D Parcel 7.00  
RB 1344 Page 632  
Plat Cab F Page 186-A

DENNIS CHAFFIN &  
HERB BAUGH  
Lot # 24, Deerhurst Estates, Phase II  
Map 56-J Group D Parcel 6.00  
RB 582 Page 17  
Plat Cab F Page 186-A

Christopher M. Vick, RLS #2164  
**VICK SURVEYING, LLC**  
2772 Hidden Cove Road, Cookeville, TN 931-372-1286



**THURMAN L. & KIM C.**  
**GENTRY PROPERTY**  
275 FIRST AVENUE NORTH  
20TH CIVIL DISTRICT  
PUTNAM COUNTY, TENNESSEE  
DATE 26 JULY 2023  
TOTAL ACRES: 0.39  
DEED REF: RB 276 PAGE 320  
TAX MAP 56J GROUP B PARCEL 8.00