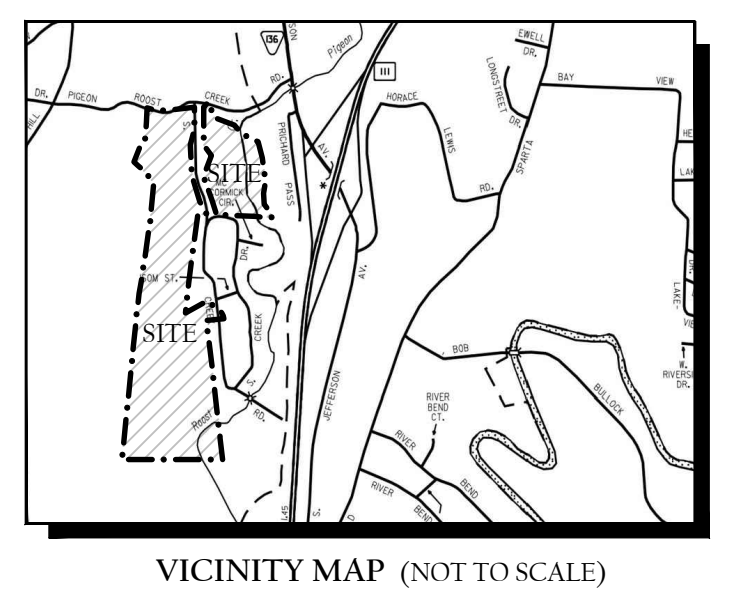
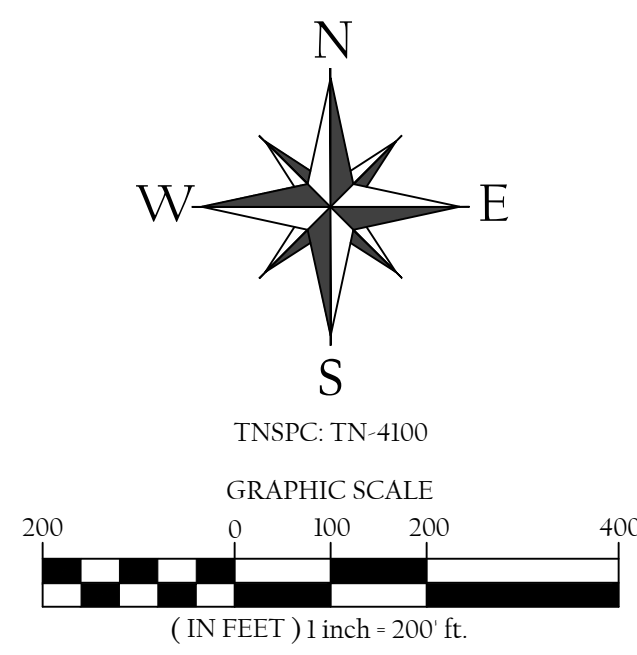
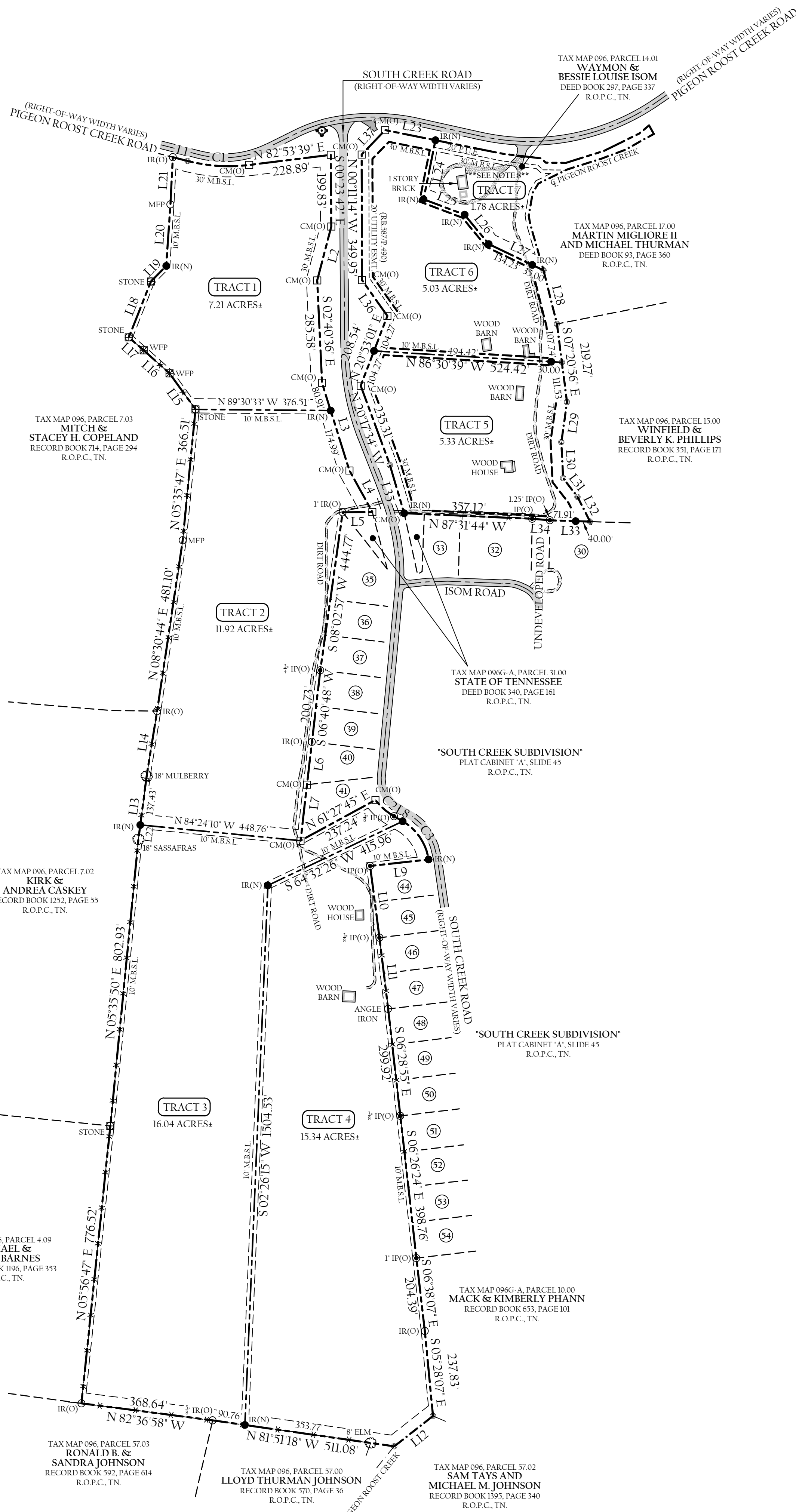


LINE	BEARING	DISTANCE
L1	S 75°31'21" E	42.47
L2	S 14°36'29" W	155.26
L3	S 17°21'20" E	255.89
L4	S 28°56'01" E	132.04
L5	S 89°32'16" W	82.68
L6	S 06°38'06" W	120.07
L7	S 06°28'43" W	157.07
L8	S 59°57'58" E	27.57
L9	S 83°39'43" W	163.87
L10	S 07°24'26" E	201.45
L11	S 06°57'57" E	200.05
L12	S 51°53'54" W	137.10
L13	N 07°23'55" E	177.78
L14	N 09°11'43" E	183.36
L15	N 35°47'53" W	123.90
L16	N 48°15'40" W	96.63
L17	N 49°08'40" W	54.88
L18	N 21°39'52" E	167.59
L19	N 44°39'44" E	60.67
L20	N 03°51'27" E	171.84
L21	N 02°56'23" E	131.79
L22	N 07°23'55" E	40.39
L23	S 78°38'03" E	142.84
L24	S 11°21'57" W	167.77
L25	S 69°23'19" E	122.17
L26	S 39°23'19" E	106.00
L27	S 64°23'19" E	169.23
L28	S 14°02'34" E	134.11
L29	S 08°03'41" W	112.85
L30	S 02°50'49" E	100.55
L31	S 37°27'31" E	65.89
L32	S 26°57'18" E	76.93
L33	N 88°11'17" W	111.91
L34	N 84°57'10" W	49.40
L35	N 16°25'10" W	139.86
L36	N 15°15'34" W	122.18
L37	N 43°57'05" E	94.50

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	459.74	173.18	172.16	S 86°18'51" E	21°34'59"
C2	179.74	69.63	69.20	S 48°52'03" E	22°11'50"
C3	147.60	133.10	128.64	S 34°07'53" E	51°40'10"



VICINITY MAP (NOT TO SCALE)



PARCEL REFERENCE
 BEING ALL OF PARCELS 8.00, 9.00 & 14.00, AS SHOWN ON PUTNAM COUNTY TAX MAP 096, AND BEING ALL OF PARCELS 22.00 & 23.00, AS SHOWN ON PUTNAM COUNTY TAX MAP 096G, GROUP 'A'.

DEED REFERENCE
PARCEL 8.00
 BEING THE SAME PROPERTY CONVEYED TO WAYMON E. & LOUISE ISOM, OF RECORD IN DEED BOOK 405 PAGE 147, R.O.P.C., TN.
PARCEL 9.00
 BEING THE SAME PROPERTY CONVEYED TO WAYMON & LOUISE ISOM, OF RECORD IN DEED BOOK 281 PAGE 733, R.O.P.C., TN.
PARCEL 14.00
 BEING THE SAME PROPERTY CONVEYED TO WAYMON & LOUISE ISOM, OF RECORD IN DEED BOOK 281 PAGE 733, R.O.P.C., TN.
PARCEL 22.00
 BEING THE SAME PROPERTY CONVEYED TO WAYMON E. & BESSIE LOUISE ISOM, OF RECORD IN DEED BOOK 179 PAGE 549, R.O.P.C., TN.
PARCEL 23.00
 BEING THE SAME PROPERTY CONVEYED TO WAYMON E. & BESSIE LOUISE ISOM, OF RECORD IN DEED BOOK 179 PAGE 549, R.O.P.C., TN.

PLAT REFERENCE
 BEING LOTS 42 & 43, OF A PLAT ENTITLED 'SOUTH CREEK SUBDIVISION', ON RECORD IN PLAT CABINET 'A', SLIDE 45, R.O.P.C., TN.

ZONED RS-20
 SINGLE FAMILY RESIDENTIAL DISTRICT
 SETBACKS
 FRONT - 30'
 REAR - 30'
 SIDE - 10' (ONE AND TWO STORY BUILDINGS)
 SIDE - 20' (NONE RESIDENTIAL STRUCTURES)

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.
CHARLES T. WHITTENBURG R.L.S. #2501
 WHITTENBURG LAND SURVEYING, LLC
 214 EAST STEVENS STREET
 COOKEVILLE, TN 38501

LEGEND

○ (IR(O))	IRON REBAR (OLD)
● (IR(N))	1/2" IRON REBAR (NEW)
○ (IR(P))	IRON PIPE (OLD)
○	NON MONUMENTED POINT
○	SET STONE (OLD)
○ (MFP)	METAL FENCE POST
○ (WFP)	WOOD FENCE POST
○ (CM(O))	CONCRETE MONUMENT
○	FIRE HYDRANT
○	TREE
---	FENCE LINE
---	REGISTER'S OFFICE
---	PUTNAM COUNTY, TN
---	ASPHALT SURFACE

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 1-615-366-1987
 TENNESSEE ONE CALL
 IT'S THE LAW

GENERAL NOTES

- 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 MAY 11, 2023 & JUNE 6, 2023 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:0.001, V:0.002
- 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 47H-C0285D DATED 05-16-2007, A PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA, ZONE 'A'.
- SEE PLAT ENTITLED 'WAYMON & BESSIE LOUISE ISOM LOT LINE ADJUSTMENT' FOR DETAILED SURVEY OF TRACT 7.

TRACT 1 AREA = 7.21 ACRES+
 TRACT 2 AREA = 11.92 ACRES+
 TRACT 3 AREA = 16.04 ACRES+
 TRACT 4 AREA = 15.34 ACRES+
 TRACT 5 AREA = 5.33 ACRES+
 TRACT 6 AREA = 5.03 ACRES+
 TRACT 7 AREA = 1.78 ACRES+
TOTAL AREA = 62.65 ACRES+

BOUNDARY SURVEY
WAYMON E. & BESSIE LOUISE ISOM
PROPERTY

PIGEON ROOST CREEK ROAD / SOUTH CREEK ROAD
 2nd CIVIL DISTRICT, PUTNAM COUNTY
 COOKEVILLE, TENNESSEE

SCALE: 1"=200'	SEE PARCEL REFERENCE
ACREAGE: 62.65+	DR TLD CR
PROJECT NUMBER: 23-118	DATE: 06-13-2023 SHEET 1 of 1

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CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE WITH DEED RESTRICTIONS OR COVENANTS

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF 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, AND PARKS AS SHOWN TO THE PUBLIC OR PRIVATE USE NOTED. I (WE) FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CONSTITUTES A RESUBDIVISION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION. FURTHERMORE, I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS NOT PROHIBITED UNDER ANY CURRENT DEED RESTRICTIONS OR COVENANTS ON THE PROPERTY.

Shane Allen 7/5/2023
DATE OWNER

CERTIFICATION OF EXISTING STREET

I HEREBY CERTIFY THAT THE STREET SHOWN ON THIS PLAT HAS THE STATUS OF AN ACCEPTED PUBLIC STREET REGARDLESS OF CURRENT CONDITION.

7/5/23
DATE DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF APPROVAL OF POWER EASEMENTS

I HEREBY CERTIFY THAT ACCEPTABLE POWER UTILITY EASEMENTS HAVE BEEN PROVIDED ACCORDING TO THE REQUIREMENTS OF THE COOKEVILLE ELECTRIC DEPARTMENT.

6/29/2023
DATE DIRECTOR OF COOKEVILLE ELEC. DEPT.

EASEMENT AND RIGHT-OF-WAY RESTRICTIONS

- NO PERMANENT STRUCTURE SUCH AS A DECK, PATIO, GARAGE, CARPORT OR OTHER BUILDING SHALL BE ERECTED WITHIN THE LIMITS OF ANY EASEMENT SHOWN ON THIS PLAT.
- NO EXCAVATION, FILLING, LANDSCAPING OR OTHER CONSTRUCTION SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN ON THIS PLAT IF SUCH EXCAVATION, FILLING, LANDSCAPING OR OTHER CONSTRUCTION WILL ALTER OR DIMINISH THE FLOW OF WATER THROUGH SAID EASEMENT.
- ALL DRIVEWAYS, ENTRANCES, CURB CUTS OR OTHER POINTS OF INGRESS OR EGRESS TO THE LOTS SHOWN ON THIS PLAT SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY OF COOKEVILLE. CONTACT THE DEPARTMENT OF PUBLIC WORKS FOR INFORMATION.
- THE PLACING OF PIPE WITHIN OR OTHERWISE FILLING OF DITCHES WITHIN THE RIGHT-OF-WAY SHOWN ON THIS PLAT IS PROHIBITED WITHOUT THE APPROVAL OF THE CITY OF COOKEVILLE. CONTACT THE DEPARTMENT OF PUBLIC WORKS FOR INFORMATION.

CERTIFICATE OF APPROVAL FOR RECORDING

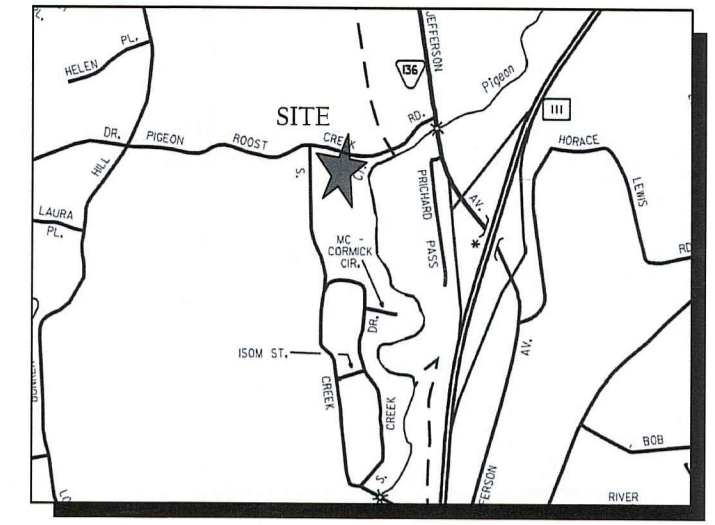
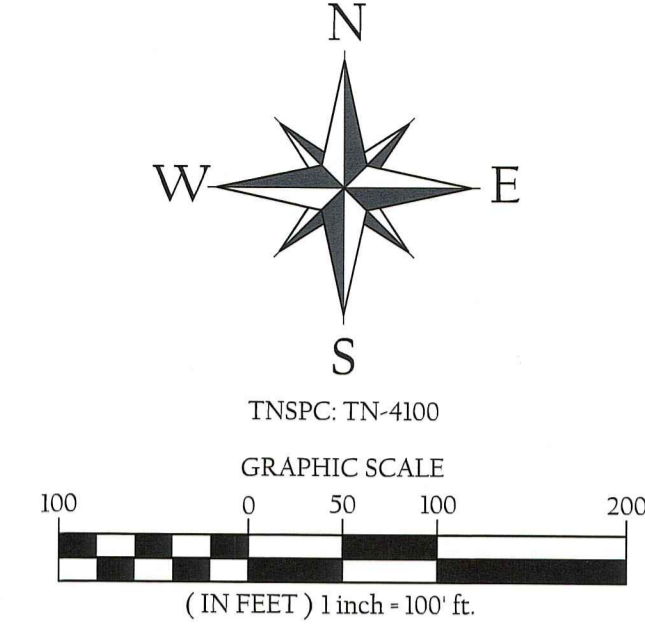
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE COOKEVILLE MUNICIPAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE COOKEVILLE PLANNING COMMISSION, AND THAT SAID PLAT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

DATE DIRECTOR OF PLANNING

DATE SECRETARY, COOKEVILLE MUNICIPAL PLANNING COMMISSION

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 83°20'12" E	103.82'
L2	S 48°09'32" E	18.36'
L3	S 89°21'00" E	55.83'
L4	N 50°20'34" E	35.78'
L5	S 29°21'18" E	27.31'
L6	S 69°31'22" W	70.00'
L7	S 63°54'04" W	88.47'
L8	S 31°57'58" W	29.84'
L9	S 09°59'53" W	64.24'
L10	S 09°34'24" E	23.52'
L11	N 39°23'19" W	106.00'



CERTIFICATE OF ACCURACY AND PRECISION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE LEVEL OF ACCURACY REQUIRED BY THE COOKEVILLE PLANNING COMMISSION. I FURTHER CERTIFY THAT THE DEGREE OF PRECISION (LINEAR AND ANGULAR) MEETS THE STANDARDS REQUIRED OF AN URBAN AND SUBDIVISION AS ESTABLISHED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. I ALSO HEREBY CERTIFY THAT THE MONUMENTS AND PINS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE COOKEVILLE PLANNING COMMISSION.

7.6.23 *Taylor Dillehay*
DATE SURVEYOR

PARCEL REFERENCE

BEING ALL OF PARCEL 14.01, AS SHOWN ON PUTNAM COUNTY TAX MAP 096.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WAYMON & BESSIE LOUISE ISOM, OF RECORD IN DEED BOOK 151 PAGE 697, R.O.P.C., TN.

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

ACCORDING TO FEMA FIRM # 47141C0285D, DATED: 05-16-07 CHECK ONE:

NO AREAS OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA

ALL OF THE SUBJECT PROPERTY DEPICTED ON THIS IS IN A SFHA

SHADED AREA(S) OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA

ZONED RS-20

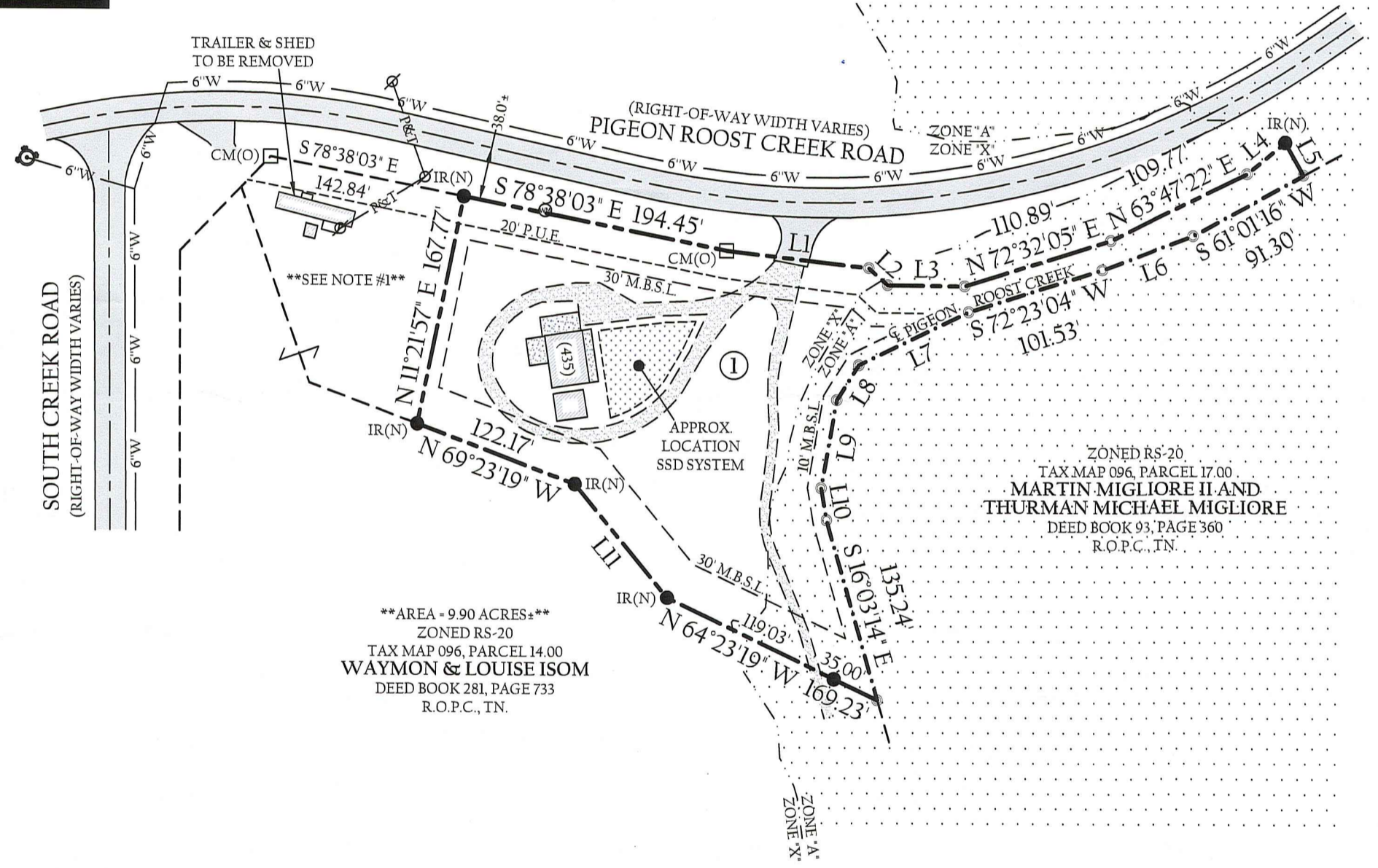
SINGLE FAMILY RESIDENTIAL DISTRICT SETBACKS
FRONT - 30'
REAR - 30'
SIDE - 10' (ONE AND TWO STORY BUILDINGS)

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TENNESSEE ONE CALL IT'S THE LAW

CERTIFICATE OF EXISTING WATER AND/OR SEWER LINES

I HEREBY CERTIFY THAT THE WATER LINES AND/OR SEWER LINES SHOWN ON THIS PLAT ARE IN PLACE AND CAN ADEQUATELY SERVE THE LOTS SHOWN HEREON.

7/3/23 *Benny F. Zimm*
DATE DIRECTOR OF DEPT. OF WATER QUALITY CONTROL OR WATER UTILITY DISTRICT REP.



GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) RESIDENTIAL LOT. THE REMAINING PORTION OF PARCEL 14.01 WILL BE COMBINED WITH PARCEL 14.00 AS SHOWN HEREON. THE RESULTING AREA OF THE COMBINED PARCELS WILL BE GREATER THAN FIVE (5) ACRES.
- 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 MAY 4, 2023 & MAY 11, 2023 UTILIZING A TOPCON HYPER V DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION SHOWN WERE DERIVED USING THE CLOSEST RTCM 3.0 CORRS STATION REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 12A.
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- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.

LEGEND

- IR(N) 1/2" IRON REBAR (NEW)
- NON-MONUMENTED POINT
- CM(O) CONCRETE MONUMENT
- ⊙ WATER METER
- ⊕ UTILITY POLE
- P — POWER LINE
- T — TELEPHONE LINE
- W — WATER LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.P.C., TN. REGISTER'S OFFICE PUTNAM COUNTY, TN.
- GRAVEL AREA
- CONCRETE AREA
- ASPHALT SURFACE

TOTAL AREA = 1.78 ACRES±

WHITTENBURG LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN 38501
931-526-9000

FINAL SUBDIVISION PLAT
WAYMON & BESSIE LOUISE ISOM
LOT LINE ADJUSTMENT
2nd CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

DRAWN BY: _____	TLD	ACRES: _____	1.78
NUMBER OF LOTS: _____	1	JOB NUMBER: _____	23-117
PARCEL #: _____	p/o MAP 096, PARCEL 14.01	DATE: _____	06-20-2023
ADDRESS: 435 PIGEON ROOST CREEK RD.		SCALE: _____	1"=100'

OWNERS
WAYMON & BESSIE LOUISE ISOM
435 PIGEON ROOST CREEK ROAD
COOKEVILLE, TN. 38501
931-252-1907

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