

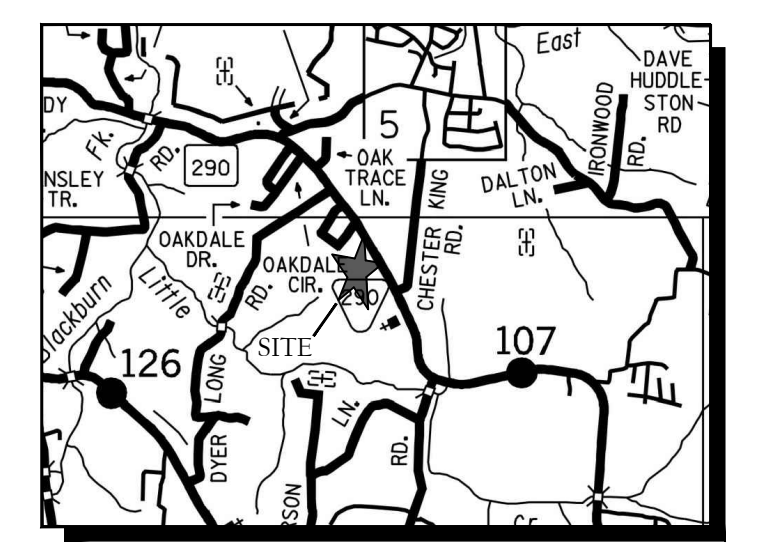
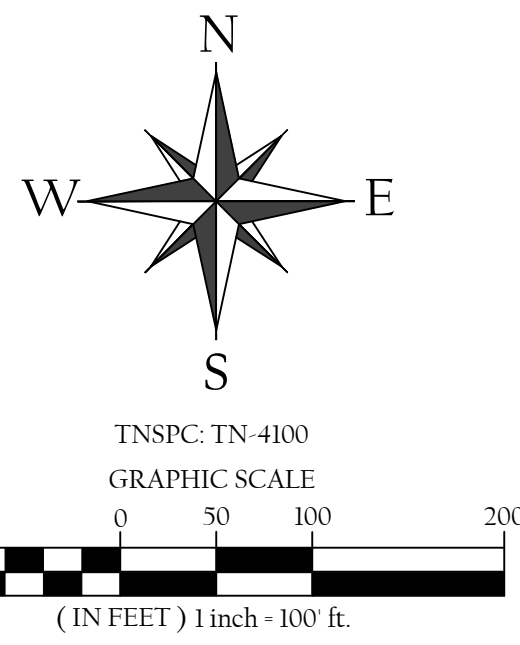
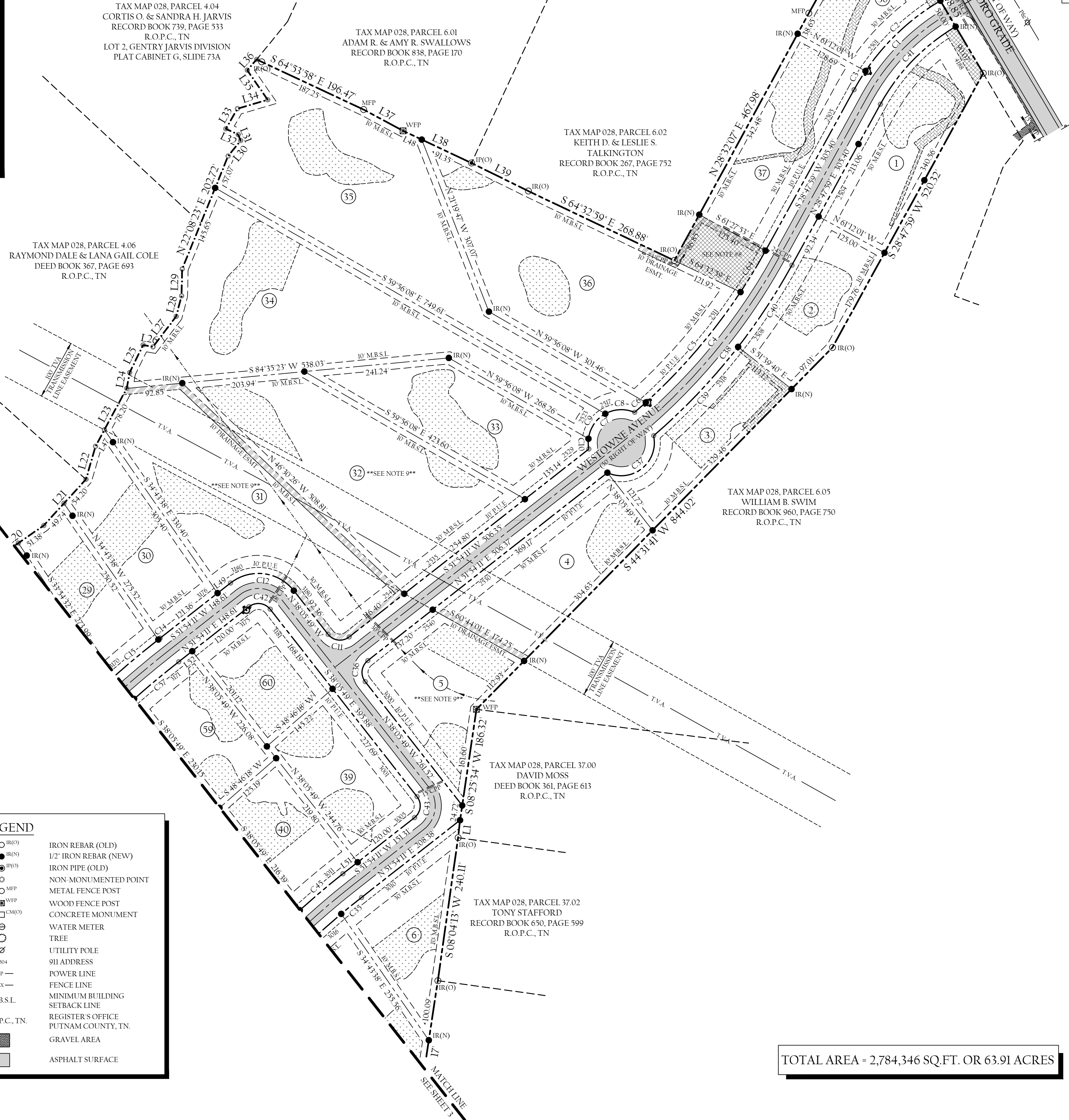
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	390.19	208.70	206.22	S 44°07'21" W	30°38'44"
C2	390.19	172.15	170.76	S 46°48'22" W	25°16'42"
C3	390.19	36.55	36.54	S 31°29'00" W	5°22'02"
C4	975.01	347.83	345.99	S 39°00'22" W	20°26'24"
C5	975.01	242.45	241.82	S 40°38'02" W	14°14'50"
C6	975.01	24.99	24.99	S 48°29'30" W	1°28'07"
C7	55.00	119.73	97.45	S 51°16'39" W	124°43'42"
C8	55.00	50.43	48.68	S 87°22'35" W	52°31'50"
C9	55.00	52.04	50.12	S 34°00'22" W	54°12'36"
C10	55.00	17.27	17.20	S 02°05'34" E	17°59'16"
C11	25.00	39.27	35.36	N 83°05'49" W	90°00'00"
C12	75.00	117.81	106.07	N 83°05'49" W	90°00'00"
C13	1732.00	543.04	540.82	S 42°55'16" W	17°57'51"
C14	1732.00	3.85	3.85	S 51°50'22" W	07°39"
C15	1732.00	104.24	104.23	S 50°03'05" W	3°26'54"
C35	1232.01	43.25	43.24	N 50°53'51" E	2°00'41"
C36	25.00	39.27	35.36	N 06°54'11" E	90°00'00"
C37	55.00	122.02	98.49	N 51°17'12" E	127°06'38"
C38	1024.99	366.93	364.98	N 39°02'31" E	20°30'40"
C39	1024.99	204.20	203.86	N 43°35'25" E	11°24'52"
C40	1024.99	162.73	162.56	N 33°20'05" E	9°05'48"
C41	340.19	181.96	179.79	N 44°07'21" E	30°38'44"
C42	25.00	39.27	35.36	S 83°05'49" E	90°00'00"
C43	25.00	39.27	35.36	S 06°54'11" W	90°00'00"
C44	1282.01	401.95	400.31	S 42°55'16" W	17°57'51"
C45	1282.01	93.77	93.75	S 49°48'28" W	4°11'27"
C57	1682.00	96.44	96.43	N 50°15'38" E	3°17'07"
C64	975.01	80.39	80.37	S 31°08'53" W	4°43'27"

LINE	BEARING	DISTANCE
L1	S 06°25'33" W	29.37
L20	N 55°14'51" E	101.65
L21	N 42°28'16" E	103.94
L22	N 16°07'35" E	57.14
L23	N 28°18'48" E	109.42
L24	N 10°27'02" E	26.80
L25	N 26°00'31" E	50.95
L26	S 79°21'50" E	16.76
L27	N 37°16'46" E	63.58
L28	N 14°44'28" E	35.28
L29	N 01°18'46" E	44.74
L30	N 38°53'24" E	33.14
L31	N 22°15'16" W	10.73
L32	N 64°45'54" W	22.77
L33	N 30°03'33" E	38.59
L34	N 73°35'51" E	52.46
L35	N 34°41'03" W	59.82
L36	N 41°11'33" E	23.74
L37	S 61°45'14" E	74.51
L38	S 64°45'01" E	125.67
L39	S 63°45'07" E	105.46
L47	N 28°18'48" E	31.22
L48	S 64°45'01" E	34.33
L49	S 51°54'11" W	27.25
L51	S 51°54'11" W	31.31
L52	N 51°54'11" E	28.61

- GENERAL NOTES**
- THE PURPOSE OF THIS PLAT IS TO CREATE 60 RESIDENTIAL LOTS
  - THIS SURVEY SHOWS BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS REFERENCED ON FEDERAL EMERGENCY MANAGEMENT AGENCY NO. 4741C0125D, WITH AN EFFECTIVE DATE OF MAY 16, 2007, WHICH MAKES UP PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT.
  - ACCORDING TO THE SUBDIVISION REGULATIONS FOR PUTNAM COUNTY, TENNESSEE, LOTS WITHIN THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION ARE GOVERNED BY THE FOLLOWING PROVISIONS:  
MINIMUM BUILDING SETBACKS: FRONT - 30' (LOCAL) / 50' (ARTERIAL)  
 SIDE - 10'  
 REAR - 10'  
MINIMUM LOT SIZE: 20,000 SQ. FT.
  - THIS SURVEY IS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT AN ACCURATE TITLE SEARCH OR A GUARANTEE OF TITLE AND 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.
  - LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
  - AREAS SHOWN THUS ARE COMMON OPEN SPACE AREAS TO BE MAINTAINED BY THE WESTOWNE HOME OWNERS ASSOCIATION OF RECORD IN RECORD BOOK xxx PAGE xxx, OF THE PUTNAM COUNTY REGISTER'S OFFICE.
  - FOR LOTS 5, 8, 9, 11, 22, 23, 26, 27, 31 AND 32, GRADING OF SAID LOTS AND/OR CUT, FILL MAY BE REQUIRED TO MOVE SURFACE WATER INTO THE DRAINAGE EASEMENTS SHOWN HEREON.

**LEGEND**

○ (R(O))	IRON REBAR (OLD)
○ (R(N))	1/2" IRON REBAR (NEW)
○ (P(O))	IRON PIPE (OLD)
○	NON-MONUMENTED POINT
○ MFP	METAL FENCE POST
○ WFP	WOOD FENCE POST
□ (M(O))	CONCRETE MONUMENT
○	WATER METER
○	TREE
○	UTILITY POLE
911	911 ADDRESS
— P —	POWER LINE
— X —	FENCE LINE
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
R.O.P.C., TN.	REGISTER'S OFFICE PUTNAM COUNTY, TN.
■	GRAVEL AREA
■	ASPHALT SURFACE



**PARCEL REFERENCE**  
 BEING ALL OF PARCELS 6.00 & 6.07, AS SHOWN ON PUTNAM COUNTY TAX MAP 028.

**DEED REFERENCE**  
 BEING THE SAME PROPERTY CONVEYED TO BROAD STREET PROPERTIES, OF RECORD IN RECORD BOOK 960, PAGE 746, R.O.P.C., TN.

**WHITTENBURG**  
 LAND SURVEYING  
 214 EAST STEVENS STREET  
 COOKEVILLE, TN 38501  
 931-528-9000

TOTAL AREA = 2,784,346 SQ.FT. OR 63.91 ACRES

FINAL SUBDIVISION PLAT  
**WESTOWNE ESTATES**  
 7th CIVIL DISTRICT,  
 PUTNAM COUNTY, TENNESSEE

DRAWN BY:	TLD	ACRES:	63.91
NUMBER OF LOTS:	60	JOB NUMBER:	15-467
PARCEL #:	MAP 028, PARCELS 6.00 & 6.07	DATE:	01-16-2020
ADDRESS:	GAINESBORO GRADE	SCALE:	1"=200'

**OWNERS**  
 BROAD STREET PROPERTIES  
 233 WEST STEVENS STREET  
 COOKEVILLE, TN 38501  
 931-260-0743

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