

CURVE TABLE

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'	322.84'	321.37'	S 38°16'18" W	18°58'17"
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"
C16	1232.01'	43.25'	43.24'	N 50°53'51" E	2°00'41"
C17	25.00'	39.27'	35.36'	N 06°54'11" E	90°00'00"
C18	55.00'	122.02'	98.49'	N 51°17'12" E	127°06'38"
C19	1024.99'	366.93'	364.98'	N 39°02'31" E	20°30'40"
C20	1024.99'	204.20'	203.86'	N 43°35'25" E	11°24'52"
C21	1024.99'	162.73'	162.56'	N 33°20'05" E	9°05'48"
C22	340.19'	181.96'	179.79'	N 44°07'21" E	30°38'44"
C23	25.00'	39.27'	35.36'	S 83°05'49" E	90°00'00"
C24	25.00'	39.27'	35.36'	S 06°54'11" W	90°00'00"
C25	1282.01'	401.95'	400.31'	S 42°55'16" W	17°57'51"
C26	1282.01'	93.77'	93.75'	S 49°48'28" W	4°11'27"
C27	1682.00'	96.44'	96.43'	N 50°15'38" E	3°17'07"

LINE TABLE

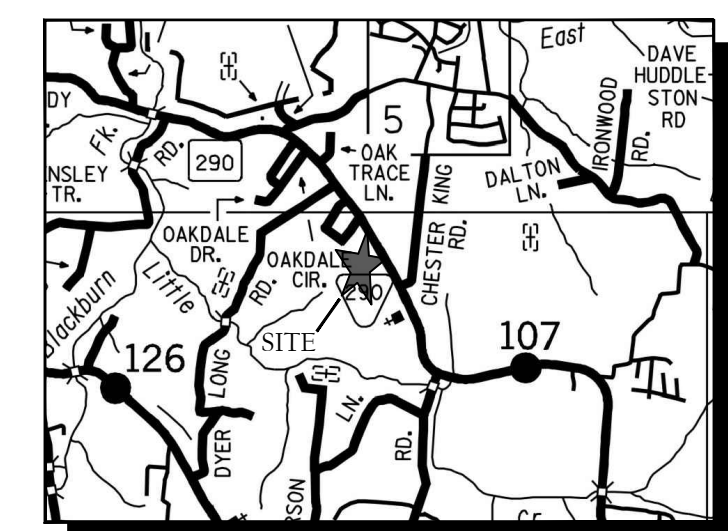
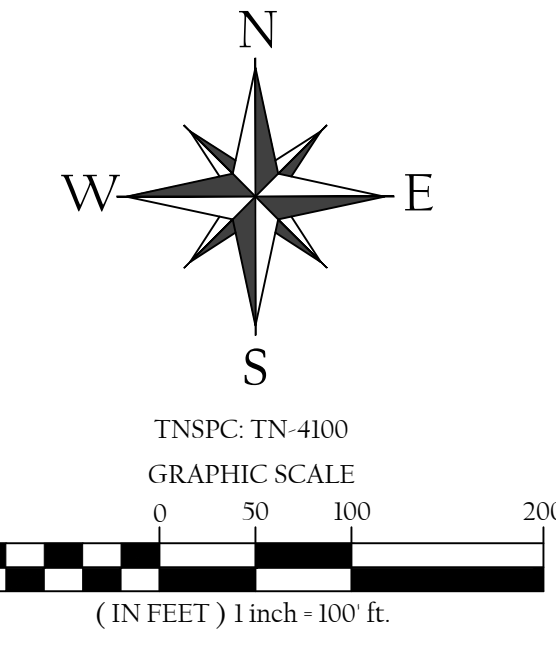
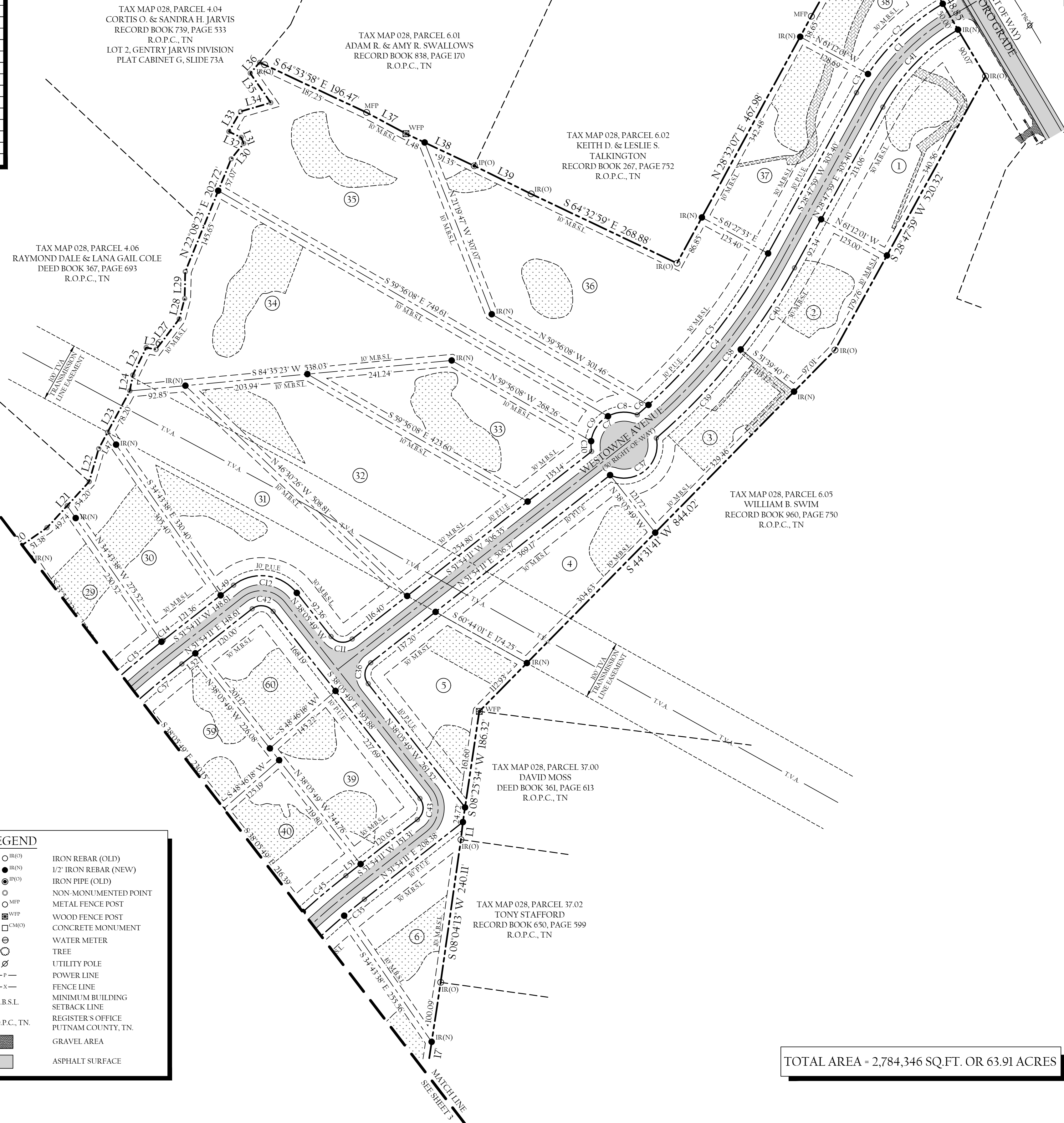
LINE	BEARING	DISTANCE
L1	S 06°25'33" W	29.37'
L2	N 55°14'51" E	101.65'
L3	N 42°28'16" E	103.94'
L4	N 16°07'35" E	57.14'
L5	N 28°18'48" E	109.42'
L6	N 10°27'02" E	26.80'
L7	N 26°00'31" E	30.95'
L8	S 79°21'50" E	16.76'
L9	N 37°16'46" E	63.58'
L10	N 14°44'28" E	35.28'
L11	N 01°18'46" E	44.74'
L12	N 38°53'24" E	33.14'
L13	N 22°15'16" W	10.73'
L14	N 64°45'54" W	22.77'
L15	N 30°03'33" E	38.59'
L16	N 73°35'51" E	52.46'
L17	N 34°41'03" W	59.82'
L18	N 41°11'33" E	23.74'
L19	S 61°45'14" E	74.51'
L20	S 64°45'01" E	125.67'
L21	S 63°45'07" E	105.46'
L22	N 28°18'48" E	31.22'
L23	S 64°45'01" E	34.33'
L24	S 51°54'11" W	27.25'
L25	S 51°54'11" W	31.31'
L26	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 FLOTTING ONLY. THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS REFERENCED ON FEDERAL EMERGENCY MANAGEMENT AGENCY NO. 4714C0125D, 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 STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY 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.
- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.

LEGEND

- (R(N)) IRON REBAR (OLD)
- (R(N)) 1/2" IRON REBAR (NEW)
- (P(N)) IRON PIPE (OLD)
- (MFP) NON-MONUMENTED POINT
- (MFP) METAL FENCE POST
- (WFP) WOOD FENCE POST
- (CMO) CONCRETE MONUMENT
- (W) WATER METER
- (T) TREE
- (P) UTILITY POLE
- (P) POWER LINE
- x- (F) FENCE LINE
- x- (MBSL) MINIMUM BUILDING SETBACK LINE
- (R.O.P.C. TN) REGISTER'S OFFICE PUTNAM COUNTY, TN.
- (G) GRAVEL AREA
- (A) 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
 931-526-9000

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

DRAWN BY: TLD	ACRES: 63.91
NUMBER OF LOTS: 60	JOB NUMBER: 15-462
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
 931-260-0745

SURVEYOR
 TAYLOR DILLEHAY
 WHITTENBURG LAND SURVEYING
 214 EAST STEVENS STREET
 COOKEVILLE, TN 38501
 931-528-1AND

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