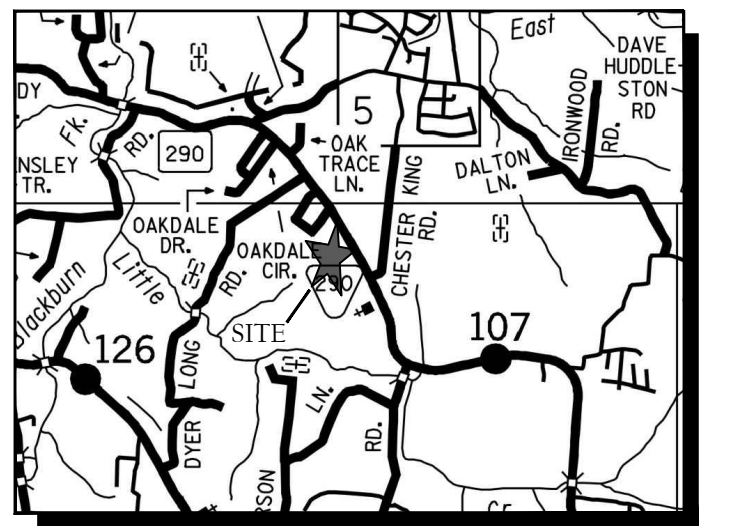
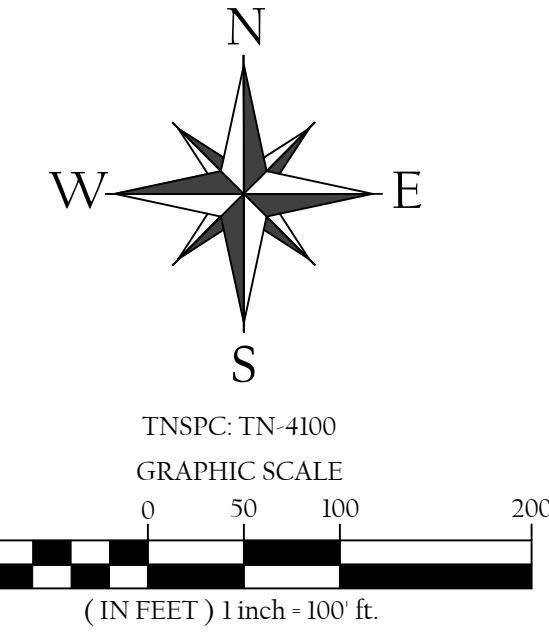


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C14	1732.00	3.85	3.85	S 51°50'22" W	07°39'
C15	1732.00	104.24	104.23	S 50°03'05" W	3°26'54"
C16	1732.00	121.16	121.13	S 46°19'24" W	4°00'29"
C17	1732.00	99.38	99.37	S 42°40'31" W	3°17'15"
C18	1732.00	116.53	116.51	S 39°06'15" W	3°51'17"
C19	1732.00	97.87	97.86	S 35°33'28" W	3°14'16"
C20	579.87	215.91	214.66	S 44°36'21" W	2°12'00"
C21	579.87	104.82	104.68	S 39°07'03" W	10°21'26"
C22	579.87	111.09	110.92	S 49°47'04" W	10°58'35"
C23	125.00	196.35	176.78	S 10°16'22" W	90°00'00"
C24	125.00	73.13	72.09	S 38°30'49" W	33°31'06"
C25	125.00	102.83	99.95	S 01°48'42" E	47°07'56"
C26	125.00	20.40	20.37	S 30°03'09" E	9°20'58"
C27	125.00	196.35	176.78	S 79°43'38" E	90°00'00"
C28	1079.87	402.08	399.76	N 44°36'21" E	2°12'00"
C29	1079.87	227.20	226.78	N 49°14'43" E	12°03'17"
C30	1079.87	174.88	174.69	N 38°34'42" E	9°16'44"
C31	1232.01	386.28	384.70	N 42°53'16" E	17°57'51"
C32	1232.01	87.61	87.59	N 35°58'34" E	4°04'28"
C33	1232.01	129.03	128.97	N 41°00'50" E	6°00'03"
C34	1232.01	126.38	126.33	N 46°57'11" E	5°52'40"
C35	1232.01	43.25	43.24	N 50°53'51" E	2°00'41"
C45	1282.01	93.77	93.75	S 49°48'28" W	4°11'27"
C46	1282.01	125.99	125.94	S 44°53'49" W	5°37'51"
C47	1282.01	128.18	128.13	S 39°13'02" W	5°43'43"
C48	1282.01	54.01	54.01	S 35°08'45" W	2°24'50"
C49	1029.87	139.56	139.45	S 37°49'16" W	7°45'51"
C50	25.00	40.97	36.53	S 88°38'48" W	93°53'14"
C51	25.00	36.96	33.69	N 02°03'20" W	84°42'32"
C52	629.87	69.92	69.88	N 37°07'08" E	6°21'36"
C53	1682.00	527.37	525.21	N 42°55'16" E	17°57'51"
C54	1682.00	178.48	178.40	N 36°58'44" E	6°04'47"
C55	1682.00	143.39	143.35	N 42°27'40" E	4°53'04"
C56	1682.00	109.05	109.03	N 46°45'38" E	3°42'53"
C57	1682.00	96.44	96.43	N 50°19'38" E	3°17'07"
C58	25.00	37.76	34.27	S 87°40'34" E	86°31'56"
C59	25.00	40.06	35.91	S 01°29'57" W	91°49'03"
C60	1029.87	141.36	141.25	S 51°20'26" W	7°51'52"
C61	75.00	117.81	106.07	N 79°43'38" W	90°00'00"
C62	75.00	117.81	106.07	N 10°16'22" E	90°00'00"
C63	629.87	68.32	68.29	N 52°09'55" E	6°12'54"

LINE	BEARING	DISTANCE
L2	N 87°16'39" W	55.58
L3	N 86°53'12" W	102.23
L4	S 43°45'53" W	48.95
L5	S 31°36'58" W	78.70
L6	S 55°16'22" W	103.36
L7	S 48°26'39" W	124.27
L8	N 43°28'00" W	48.07
L9	N 02°28'21" E	48.23
L10	N 77°59'34" E	35.21
L11	N 46°01'21" E	99.50
L12	N 77°13'52" E	93.81
L13	S 84°46'25" E	43.04
L14	N 66°20'43" E	69.82
L15	S 10°54'19" E	36.00
L16	S 43°33'09" E	19.33
L17	N 80°07'35" E	40.59
L18	N 48°02'21" E	139.90
L19	N 05°34'21" E	64.50
L20	N 55°14'51" E	101.65
L21	N 42°28'16" E	103.94
L40	N 85°31'52" W	22.10
L41	N 77°59'34" E	14.49
L42	N 77°59'34" E	20.72
L43	N 46°01'21" E	85.07
L44	N 46°01'21" E	14.43
L45	N 80°07'35" E	9.18
L46	N 80°07'35" E	31.40
L50	S 55°16'22" W	14.59



TAX MAP 028, PARCEL 4.00
VELMA DISSPAYNE
DEED BOOK 383, PAGE 495
R.O.P.C., TN

TAX MAP 028, PARCEL 4.07
JON R. & LINDA McDEARMAN
DEED BOOK 431, PAGE 253
R.O.P.C., TN

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.

TAX MAP 028, PARCEL 37.00
DAVID MOSS
DEED BOOK 361, PAGE 613
R.O.P.C., TN



TAX MAP 028, PARCEL 38.00
GERALD LEE BURCHETT
ALEXANDER K. BURCHETT
RECORD BOOK 787, PAGE 129
R.O.P.C., TN

TAX MAP 028, PARCEL 4.09
BRADLEY CHRISTOPHER &
SARAH BETH OVERSTREET
DEED BOOK 415, PAGE 481
R.O.P.C., TN

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. 4714-C0125D, 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

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

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:	15-462
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-LAND