

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

LEGEND

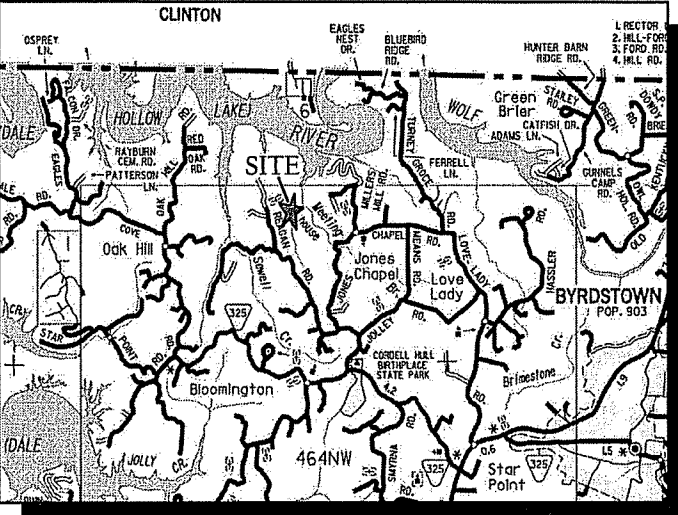
○ IR(O) 1/2" IRON REBAR (OLD)
● CM(O) 1/2" IRON REBAR (NEW)
□ CONCRETE MONUMENT (OLD)
○ NON-MONUMENTED POINT
● CONIFEROUS TREE
☐ TELEPHONE BOX
☐ ELECTRIC BOX
U.E. UTILITY EASEMENT
M.B.S.L. MINIMUM BUILDING SETBACK LINE
R.O.P.C., TN. REGISTER'S OFFICE PICKETT COUNTY, TN.

LINE	BEARING	DISTANCE
L1	S 18° 10' 54" E	89.37'
L2	S 06° 21' 09" E	73.05'
L3	S 04° 07' 46" W	95.96'
L4	S 10° 31' 55" W	92.61'
L5	S 32° 26' 14" W	23.55'
L6	N 26° 30' 08" W	32.00'
L7	S 63° 29' 52" W	264.18'
L8	S 65° 37' 14" W	53.55'
L9	S 65° 53' 58" W	95.81'
L10	N 22° 58' 42" W	90.95'
L11	N 25° 16' 45" W	159.98'
L12	N 24° 30' 19" W	167.15'
L13	N 23° 40' 09" W	123.58'
L14	N 23° 46' 39" W	95.65'
L15	N 27° 15' 18" W	44.66'
L16	N 44° 49' 53" E	23.00'
L17	N 29° 25' 45" W	23.43'
L18	S 03° 50' 02" W	75.51'
L19	S 43° 27' 34" E	73.98'
L20	S 43° 27' 47" E	107.62'
L21	S 63° 28' 16" E	117.60'
L22	S 16° 04' 29" E	14.90'
L23	S 16° 01' 41" E	89.15'
L24	N 20° 06' 12" W	134.38'
L25	N 35° 26' 05" W	92.70'
L26	N 54° 17' 56" E	25.00'
L27	N 82° 42' 37" E	25.00'

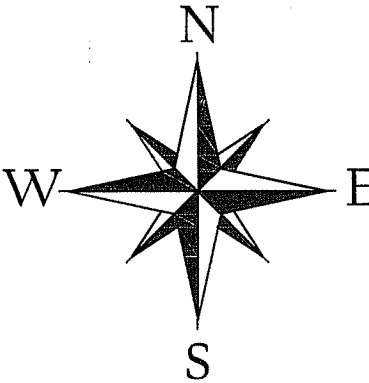
- GENERAL NOTES**
- 1) THE PURPOSE OF THIS PLAT IS TO CREATE THREE (3) RESIDENTIAL LOTS.
 - 2) THIS SURVEY WAS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT TITLE SEARCH WILL REVEAL.
 - 3) THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
 - 4) THIS PROPERTY IS CURRENTLY NOT ZONED.
 - 5) A UTILITY EASEMENT AND MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS ALONG ALL PROPERTY LINES:
FRONT - 16'
REAR - 10'
SIDE - 10'
 - 6) 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.
 - 7) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 8) LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
 - 9) ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 47137C0100C, DATED 9-03-2010, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CI	176.00'	186.47'	177.87'	S 12° 10' 10" W	60° 42' 08"

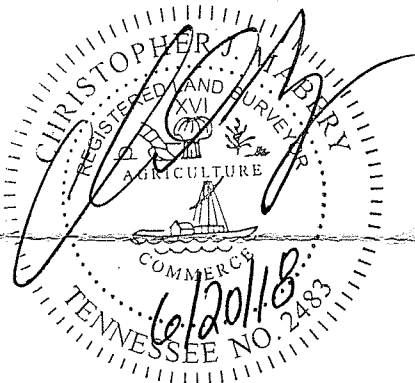
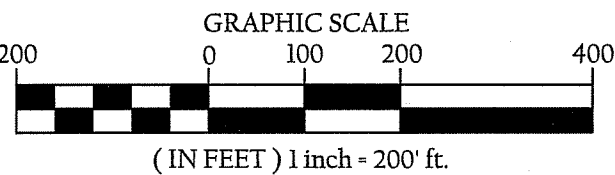
**IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW**



VICINITY MAP (NOT TO SCALE)



TNSPC: TN-4100



**BK/PG: PLT3/132-132
18000611**

1 PGS:AL-PLAT
LETHA BATCH: 11367
06/21/2018 - 12:55:35 PM

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, PICKETT COUNTY
LETHA MCCURDY
REGISTER OF DEEDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS A CATEGORY 'I' SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN OR EQUIVALENT TO 1:10,000 AS SHOWN HEREON.

Christopher J. Mabery 6/20/18
CHRISTOPHER J. MABERY R.L.S. #2463
WHITTENBURG LAND SURVEYING, LLC
214 EAST STEVENS STREET
COOKEVILLE, TN 38501

PARCEL REFERENCE

BEING A PORTION OF PARCEL 14.00 AS SHOWN ON PICKETT COUNTY TAX MAP 011.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HOLLY BEND PRESERVE PROPERTIES, LLC, BY QUITCLAIM DEED OF RECORD IN BOOK 116, PAGE 666, R.O.P.C., TN.

PLAT REFERENCE

BEING THE PHASE II RESERVE PARCEL, AS SHOWN ON THE FINAL PLAT ENTITLED 'HOLLY BEND PRESERVE', OF RECORD IN BOOK PLT3, PAGE 124, R.O.P.C., TN.

LOT 79 AREA = 13.27 ACRES±
LOT 80 AREA = 10.10 ACRES±
LOT 81 AREA = 10.78 ACRES±
TOTAL AREA = 34.15 ACRES±

DEVELOPER

STEVE MARTIN
NATIONAL LAND PARTNERS, LLC
1100 5th AVE. S., SUITE 404
NAPLES, FL 34102
859-655-5681

SURVEYOR

CHRIS MABERY
WHITTENBURG LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN. 38501
931-528-LAND

FINAL SUBDIVISION PLAT
**HOLLY BEND PRESERVE
PHASE II**
4th CIVIL DISTRICT,
PICKETT COUNTY, TENNESSEE

DRAWN BY:	CJM	ACRES:	34.15±
NUMBER OF LOTS:	3	JOB NUMBER:	18-113
PARCEL #:	MAP 011 P/O PARCEL 14.00	DATE:	06-20-2018
ADDRESS:	WHIP-POOR-WILL TRACE	SCALE:	1"=200'