



- LEGEND**
- 1/2" PIPE (set)
 - ROAD
 - ⊙ REBAR (found)
 - ⊠ CONCRETE MONUMENT
 - ⊞ 1" POST
 - NOT SET (in brush pile)

BUILDING SETBACKS

FRONT - 20'

SIDE - 15'

CERTIFICATE OF OWNERSHIP AND DEDICATION

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, parks and other open spaces to public or private use as noted. Furthermore, I (we) hereby certify that the subdivision plan shown hereon is not prohibited under any current deed restrictions or covenants on the property.

9/27/19
Date

Owner
Aron M. Patsch

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Tennessee Surveying Act of 1997, and that the monumentation has been placed as shown herein, to the specifications of the Tennessee Surveying Act of 1997 and the Surveying Code of Tennessee.

10/24/19
Date

Surveyor
Brenda Browning



Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is 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 that a current accurate title search will reveal.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

I hereby certify that this is a category II survey and that the ratio of precision of the unadjusted survey is at minimum 1:5000 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

LINE BEARING DISTANCE

L1	S 01°14'07" E	69.44
L2	N 29°22'45" W	140.84
L3	S 04°09'59" E	76.20
L4	S 14°16'51" E	24.57
L5	S 70°46'25" E	70.00
L6	S 52°33'17" W	74.54
L7	N 62°24'49" E	168.92
L8	S 16°08'32" W	115.27
L9	S 38°24'07" W	168.06
L10	S 44°25'38" W	121.32
L11	N 56°24'07" E	146.69

CURVE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	183.19	62.57	N 50°10'56" E	162.80
C2	183.19	62.57	N 60°22'44" E	162.80
C3	200.00	64.17	S 22°07'24" E	44.18
C4	108.42	31.74	S 50°16'50" E	31.69
C5	108.42	31.74	S 54°14'15" E	31.69
C6	260.00	83.59	S 09°03'57" E	44.03
C7	87.65	71.50	S 23°44'58" E	69.81
C8	87.65	71.50	S 00°10'58" E	30.58
C9	172.43	141.44	S 02°51'59" W	101.00
C10	58.24	25.81	S 06°46'29" W	29.09
C11	58.24	25.81	S 50°16'51" E	27.39
C12	144.00	144.00	S 00°00'00" E	144.00
C13	70.519	14.02	N 69°14'44" E	14.02
C14	70.519	14.02	S 47°01'24" E	28.24
C15	OMITTED	OMITTED	OMITTED	OMITTED
C16	186.30	67.80	S 23°27'19" W	67.80
C17	863.491	62.39	S 41°25'29" W	62.39
C18	160.00	160.00	S 76°25'59" E	47.54
C19	18.00	18.00	N 05°10'50" E	17.02
C20	56.617	18.25	N 40°46'11" E	66.32
C21	125.302	18.07	N 05°46'17" E	108.47
C22	74.82	18.47	N 05°40'41" E	21.52
C23	15.01	18.77	N 34°50'36" E	17.57
C24	114.54	31.34	N 76°52'30" E	31.34

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 38512-1296

LOT #49B-54B, 14D-23D, & 43D-44D
OF
THE POINTE
(subdivision formerly known as Swan Ridge Lake Resort, LLC)

DEVELOPER: D.H. DEVELOPMENT, LLC	SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: 1400 16TH STREET, STE 320 DENVER, CO 80202	ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN 38506
TELEPHONE: 865-237-3722	TELEPHONE: 931-372-1286
ENGINEER:	OWNER: D.H. DEVELOPMENT, LLC
ADDRESS:	ADDRESS: 1400 16TH STREET, STE 320 DENVER, CO 80202
TELEPHONE:	TELEPHONE: 865-237-3722

ACREAGE SUBDIVIDED: 18.37 **LOTS:** 18 **TAX MAP:** 58 **PARCEL NO:** P10 200
DEED BOOK REFERENCE: 107746 **SCALE:** 1"=100'-0" **DATE:** 11 SEPT 2019

3RD & 4TH CIVIL DISTRICT OF CLAY COUNTY, TN

BK/PG: P1750-750
19001167

TYPICAL PLAT	
BREDA BATCH 19517	
10/01/2019 - 12:02:44 PM	
CLAY	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
OFF FEE	3.00
REGISTER FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, CLAY COUNTY
BRENDA BROWNING
SURVEYOR NO. 2004

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CERI
 I (we)
 done
 (our)
 all of
 noted
 not in
 9/2
 Date

CERI
 I have
 survey
 Land
 this of
 Survey
 /y/
 Date

Revised
 DHD
 Map 5

