



Note: The point of beginning is a 5/8" rebar (found) being the northeastern corner of this described parcel located in the southern right-of-way of Mine Lick Creek Road as well as being located N 57°25'29" E 159.20 feet from a water meter and furthermore being located N 66°27'02" W 764.93 feet from a GPS Base Point.

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. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; cemeteries, 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. blufflines, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

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

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: KCS

File: 25-433c1

#### GPS CERTIFICATION:

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- (a) Type of Survey: Real Time Kinematic  
(b) Positional Accuracy: 0.05 feet  
(c) Date of survey: 11 September 2025  
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00  
(e) Published/Fixed-control used: TDOT CORS Network  
(f) Geoid Model: Geoid18  
(g) Combined grid factor(s): 0.99989496

State Plane Coordinates		
	Northing	Easting
GPS Base Point	659382.27	2097096.04

THOMAS J. DUPUY &  
ALICE S. DUPUY  
Lot # 133, Park West  
Subdivision Phase II  
Map 65-H Group B Parcel 35.00  
RB 1069 Page 744  
Plat Cab C Page 11-A

Christopher M. Vick, RLS #2164  
VICK SURVEYING, LLC  
2772 Hidden Cove Road, Cookeville, TN 931-372-1286

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	274.30'	90.03'	N 18°38'34" E	89.63'
C2	25.00'	37.70'	N 53°12'59" E	34.23'

#### LEGEND

- ⊕ GPS Base Point
- ▽ Electric Meter
- ▽ Gas Meter
- ⊙ Power Pole
- ⊗ Water Meter
- Telephone Box
- Road
- ⊙ Rebar (found)
- Fenceline
- OHP — Overhead Power
- Setback Line
- ▤ Building
- CMP - Corrugated Metal Pipe
- ▨ 20' Public Utility Easement

#### Setbacks (Per Plat Cab M Page 20-B)

Front (Mine Lick Creek Road) - 30'  
Front (Nova Circle) - 40'  
Rear - 30'  
Side - 10'

Note A: The property, as shown hereon, is subject to a 20' wide public utility easement as shown on Plat Cabinet M Page 20-B as recorded in the Register's Office for Putnam County, Tennessee.

STEPHEN JOSEPH PHILLIPS &  
KAY HENRY PHILLIPS, CO-TRUSTEES  
Lot # 136, Redivision of Lots 134-136,  
Park West Phase III  
Map 65-H Group C Parcel 38.00  
RB 1636 Page 13  
RB 1595 Page 589  
Plat Cab M Page 20-B



**JACKIE F. WHITE PROPERTY**  
3040 MINE LICK CREEK ROAD & NOVA CIRCLE  
LOT 134, REDIVISION OF LOTS 134-136,  
PARK WEST PHASE III  
7TH CIVIL DISTRICT  
PUTNAM COUNTY, TENNESSEE  
DATE 11 SEPTEMBER 2025  
TOTAL ACRES: 0.57  
DEED REF: RB 121 PAGE 501  
PLAT CAB M PAGE 20-B  
TAX MAP 65H GROUP C PARCEL 36.00