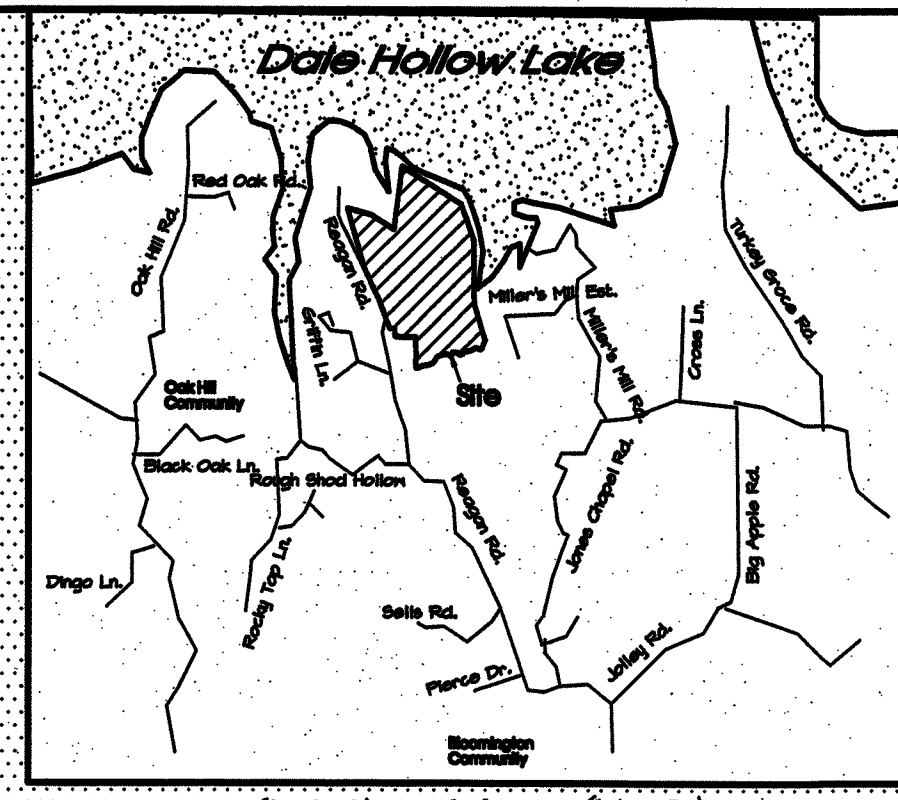


Mag. (06/12/07)



Dale Hollow Lake

United States Army Corp of Engineers (Dale Hollow Project)

United States Army Corp of Engineers (Dale Hollow Project)

United States Army Corp of Engineers (Dale Hollow Project)

Joe Capeland (028/586)

Reserved for Phase II 54.15 Ac.

Teresa Campos (064/450)

Teresa Campos (064/450)

Robert Butkus Twin Falls Estates Lot 14 Unrecorded Survey Plat by Alfred Bartlett (072/543)

David Pierce Twin Falls Estates Lot 9 Unrecorded Survey Plat by Alfred Bartlett (052/316)

Ronald Baker Twin Falls Estates Lot 15 Unrecorded Survey Plat by Alfred Bartlett (072/223)

BK/P: PLT3/124-124	
18000259	
1 PGS-AL-PLAT	
LETHA BATCH: 11091	
03/10/2018 - 10:09:55 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTERING FEE	0.00
TOTAL AMOUNT	17.00
STATE OF TENNESSEE, PICKETT COUNTY	
LETHA MCCURDY	
REGISTER OF DEEDS	

Cover Sheet (Sheet 1 of 7)

HOLLY BEND PRESERVE

Fourth Civil District
Pickett County Tennessee

DEVELOPER: Ernest Capeland
ADDRESS: 746 Mallard Pointe Drive
Brydstown, TN 38544-3429
TELEPHONE: 431-264-3011

ENGINEER: James Garrett
ADDRESS: James C. Halliday & Co.
7918 Highway 720 South
Nashville, TN 37221-1844
TELEPHONE: 1-615-265-4439

Charles T. Whittenburg R.L.S. 2301
2245 Indian Branch Road
Cookeville, TN 38501
Ph: 931-328-2400
cwhitten@whittenburg.com

WHITTENBURG LAND SURVEYING
ACREAGE SUBDIVIDED: 120.46 Acres
NUMBER OF LOTS: 78
SCALE: Not to Scale DATE: 04-02-10
TAX MAP REFERENCE: MAP # PARCELS 14 & 15

Boundary Line Table (Sheet 2)

Table with columns: LINE, BEARING, DISTANCE. Lists boundary lines L1 through L109 with their respective bearings and distances.

Boundary Line Table Cont.

Table with columns: LINE, BEARING, DISTANCE. Continuation of boundary lines L110 through L140.

Utility Easement Line Table

Table with columns: LINE, BEARING, DISTANCE. Lists utility easement lines E1 through E10 with their bearings and distances.

LEGEND section containing symbols for Concrete Monument with Cap, Flag with Cap, Metal Sign Post, Metal Fence Post, Wood Fence Post, Sub Stone (S), Corner Tree (various), 1/2" Rubber with Cap (N), and Point (non-monumentable).

Approval is based on soil conditions suitable for installation of Subsurface Sewage Disposal Systems and does not constitute approval of building sites. Lots 1-65, 67-78 are approved for installation and duplication of conventional subsurface sewage disposal systems to serve a maximum house size of 3 bedrooms.

Lots 1-65, 67-78 are approved for use with utility water only. All underground utilities and driveways must enter along the property lines.

The size, number of square feet, design, and location of the proposed dwelling may further restrict the maximum number of bedrooms for which a permit may be issued.

Approval is hereby granted for lots 1-65, 67-78 defined as Holly Bend Preserve, Pickett County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection, Water Laws, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted.

Signature of Thomas J. Huff, Environmental Specialist, Division of Ground Water Protection, dated 11-4-2010.

Reserved for Phase II 34.15 Ac.

Common Area

Common Area

Common Area

Tompkins Cemetery (033/187)

Teresa Campos (064/450)

Ronald Baker Twin Falls Estates Lot 15 Unrecorded Survey Plat by Alfred Bartlett (072/223)

Robert Butkus Twin Falls Estates Lot 14 Unrecorded Survey Plat by Alfred Bartlett (070/645)

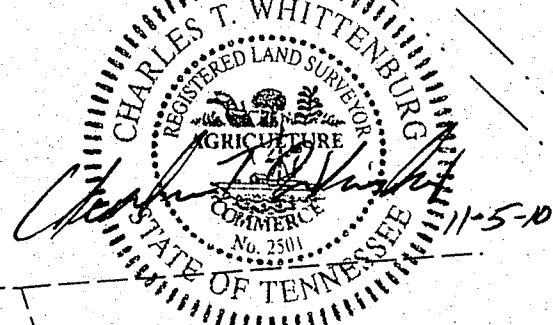
David Pierce Twin Falls Estates Lot 9 Unrecorded Survey Plat by Alfred Bartlett (062/315)

Lot Details (Sheet 2 of 7) HOLLY BEND PRESERVE. Includes developer information (Ernest Gopaland), address (746 Mallard Pointe Drive), engineer information (James Barrett), and acreage subdivided (120.46 Acres).

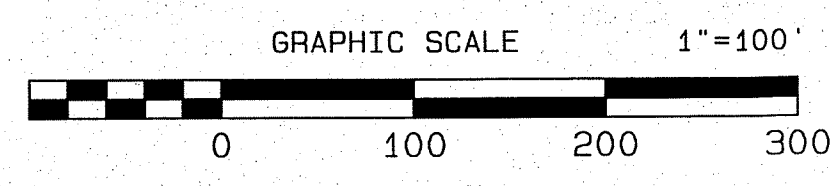
Notes:

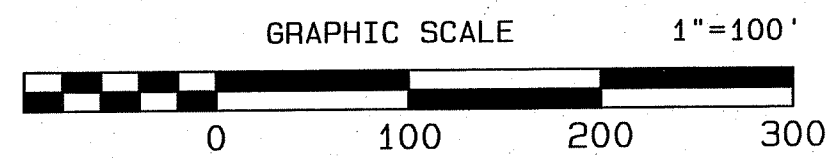
- 1. Lots 6 and 7 are subject to a 15 Ft Utility Easement running as shown on the subdivision plan... 2. Lots 19-22 and Lots 30-35 are subject to an eight (8) foot easement... 3. All roads are arterial, collector, and local have a thirty-two (32) foot right-of-way... 4. A Utility Easement and the Minimal Building Setback lines are as follows along all property lines...

United States Army Corp of Engineers (Date Hollow Project)



I hereby certify that this is a category 'M' survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.





LEGEND

- ◆ Concrete Monument with Cap
- ⊕ F-Bar with Cap
- ▲ Metal Sign Post
- Metal Fence Post
- ▣ Wood Fence Post
- Set Stone (S)
- ⊙ Corner Tree (Marker)
- 1/2" Rebar with Cap (R)
- Point (non-monumentable)
- - - Adjutant (Approximate Line)
- - - Fence Line
- - - Stream Line
- - - Setback Line

United States Army Corp of Engineers (Dale Hollow Project)

United States Army Corp of Engineers (Dale Hollow Project)

Approval is based on soil conditions suitable for installation of Subsurface Sewage Disposal Systems and does not constitute approval of building sites.

Lots 1-65, 67-70 are approved for installation and duplication of conventional subsurface sewage disposal systems to serve a maximum house size of 3 bedrooms.

Lot 48 and 49 white must be combined
 Lot 47 and 41 black must be combined
 Lot 46 and 46 red must be combined
 Lot 45 and 45 yellow must be combined

Shading on some lots represents an area reserved to be used for the installation of the primary and duplicate subsurface sewage disposal systems, and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc., or use which would conflict with the REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL, in Tennessee. Modification of the shaded area may be considered, provided sufficient shaded area is maintained.

Lots 1-65, 67-70 are approved for use with utility water only.
 All underground utilities and driveways must enter along the property lines.

The size, number of square feet, design, and location of the proposed dwelling may further restrict the maximum number of bedrooms for which a permit may be issued.

Approval is hereby granted for lots 1-65, 67-70 defined as Holly Bend Preserve, Pickett County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted.

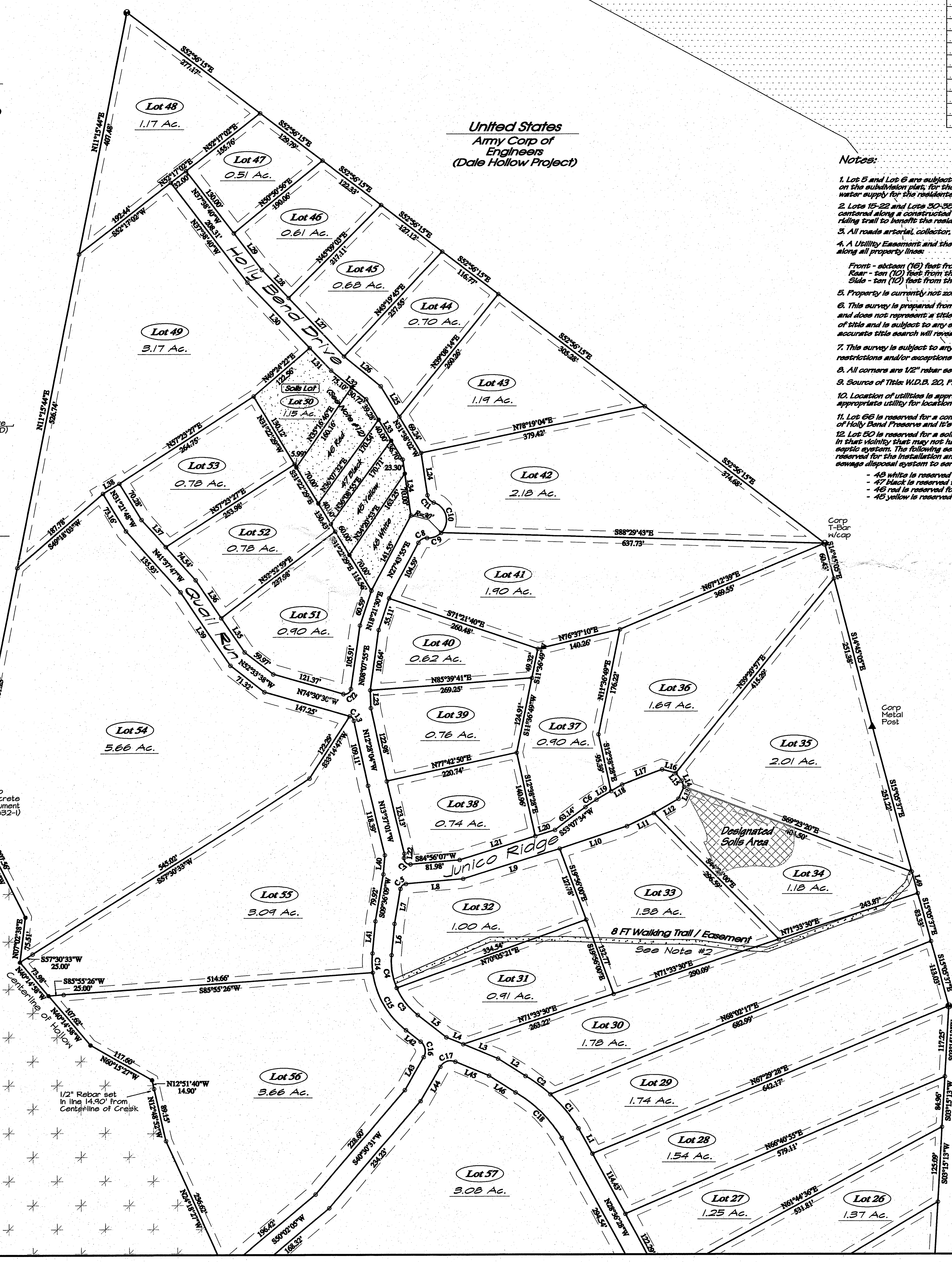
Thomas J. Stelf
 Environmental Specialist
 Division of Ground Water Protection
 Corp. Concrete Monument (M-632A-1)
 Date: 11-4-2010

United States Army Corp of Engineers (Dale Hollow Project)

Reserved for Phase II
 34.15 Ac.

Joe Copeland (028/586)

Match Line (Sheet 3 of 3)



Boundary Curve Table (Sheet 3)

Curve	CHORD BEARING	CHORD	RADIUS	ARC	DELTA
C1	N89°08'09"W	75.81	248.24	74.09	17°08'02"
C2	N53°33'08"W	51.09	248.24	51.12	11°47'55"
C3	N37°24'20"W	57.15	114.00	57.16	29°01'56"
C4	N03°48'24"W	55.80	114.00	56.97	28°19'57"
C5	N47°16'08"E	12.22	10.00	13.15	75°19'58"
C6	S56°19'00"W	22.26	200.00	22.27	6°22'51"
C7	N45°21'12"W	15.26	10.00	17.35	99°25'22"
C8	N61°03'54"E	16.49	15.00	17.45	66°39'58"
C9	N69°54'37"E	24.87	30.00	25.64	48°58'31"
C10	N13°46'19"W	51.53	30.00	61.99	118°23'21"
C11	N40°40'32"W	16.03	15.00	16.91	64°34'54"
C12	S56°48'43"W	15.02	10.00	16.99	97°21'55"
C13	S43°29'17"E	10.31	10.00	10.83	62°02'26"
C14	S01°01'32"E	52.47	148.00	52.54	12°46'14"
C15	S29°42'29"E	110.79	148.00	113.63	44°35'34"
C16	S11°02'34"E	26.22	20.00	28.60	81°55'47"
C17	N71°22'39"E	26.48	20.00	28.94	82°54'17"
C18	S43°08'23"E	107.91	216.24	109.08	28°53'49"

Notes:

- Lot 5 and Lot 6 are subject to a 15 Ft Utility Easement running as shown on the subdivision plan, for the purpose of installing and maintaining the main water supply for the residents of Holly Bend Preserve.
- Lots 15-22 and Lots 30-35 are subject to an eight (8) foot easement centered along a constructed trail for the purpose of a walking and riding trail to benefit the residents and visitors of Holly Bend Preserve.
- All roads arterial, collector, and local have a thirty-two (32) foot right-of-way.
- A Utility Easement and the Minimal Building Setback lines are as follows along all property lines:
 Front - sixteen (16) feet from the property line.
 Rear - ten (10) feet from the property line.
 Side - ten (10) feet from the property line.
- Property is currently not zoned.
- 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 error of fact or current accurate title search will reveal.
- This survey is subject to any easements, rights-of-way, restrictions and/or encroachments which may affect said survey.
- All corners are 1/2" rebar set unless otherwise noted.
- Source of this M.D.B. 20, Page 80, M.D.B. 71, Page 607.
- Location of utilities is approximate. Contact the appropriate utility for location of underground services.
- Lot 65 is reserved for a common area to benefit all residents of Holly Bend Preserve and its visitors.
- Lot 50 is reserved for a solar lot to service any lot in that vicinity that may not have enough room for a solar system. The following sections of Lot 50 are reserved for the installation and duplication of a subsurface sewage disposal system to serve their respective lots.
 - 48 white is reserved for Lot 48
 - 47 black is reserved for Lot 47
 - 46 red is reserved for Lot 46
 - 45 yellow is reserved for Lot 45

Boundary Line Table (Sheet 3)

LINE	BEARING	DISTANCE
L1	N28°36'28"W	48.13
L2	N57°32'23"W	54.23
L3	N67°10'13"W	62.61
L4	N67°10'13"W	50.21
L5	N52°00'18"W	60.25
L6	N05°21'35"E	53.29
L7	N09°56'09"E	54.34
L8	N84°56'07"E	45.68
L9	N72°25'15"E	168.23
L10	N71°35'55"E	117.64
L11	N64°18'01"E	49.75
L12	N59°16'25"E	47.44
L13	N25°38'23"E	22.17
L14	N23°33'12"W	10.71
L15	N33°42'21"W	15.76
L16	N74°33'50"W	23.43
L17	S69°34'41"W	71.20
L18	S59°30'25"W	20.46
L19	S59°30'25"W	28.25
L20	S72°19'32"W	34.83
L21	S72°19'32"W	131.82
L22	N04°21'29"E	7.47
L23	N02°10'32"E	28.90
L24	N08°23'05"W	70.74
L25	N31°58'02"W	58.20
L26	N51°02'33"W	78.55
L27	N43°48'14"W	133.43
L28	N43°48'14"W	63.98
L29	N37°38'40"W	76.62
L30	S43°48'14"E	149.44
L31	S43°48'14"E	51.71
L32	S51°02'33"E	75.10
L33	S31°33'02"E	115.98
L34	S03°23'03"E	43.30
L35	N34°18'08"W	68.70
L36	N34°18'08"W	75.53
L37	N41°37'47"W	60.57
L38	S58°58'12"W	52.00
L39	S34°18'08"E	147.32
L40	S04°21'29"W	32.34
L41	S05°21'35"E	54.22
L42	S52°00'18"E	31.12
L43	S29°55'31"E	63.24
L44	N29°55'31"E	65.71
L45	S67°10'13"E	60.46
L46	S57°32'23"E	52.08
L47	N48°02'29"E	23.08
L48	N26°18'08"W	23.43
L49	S15°05'37"E	37.88



I hereby certify that this is a category "M" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown herein.

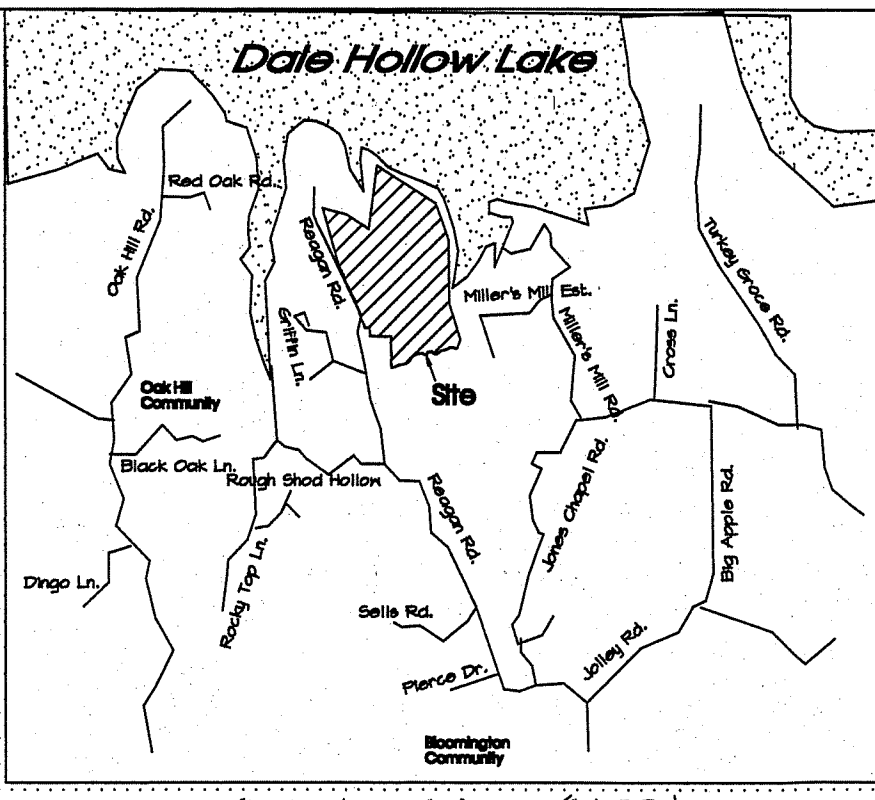
Charles T. Whittenburg
 Charles T. Whittenburg, R.L.S. 2901, Dale Whittenburg Land Surveying, LLC
 2305 Dodson Branch Road, Suite H
 Cookeville, TN 38501

Lot Details (Sheet 3 of 7)

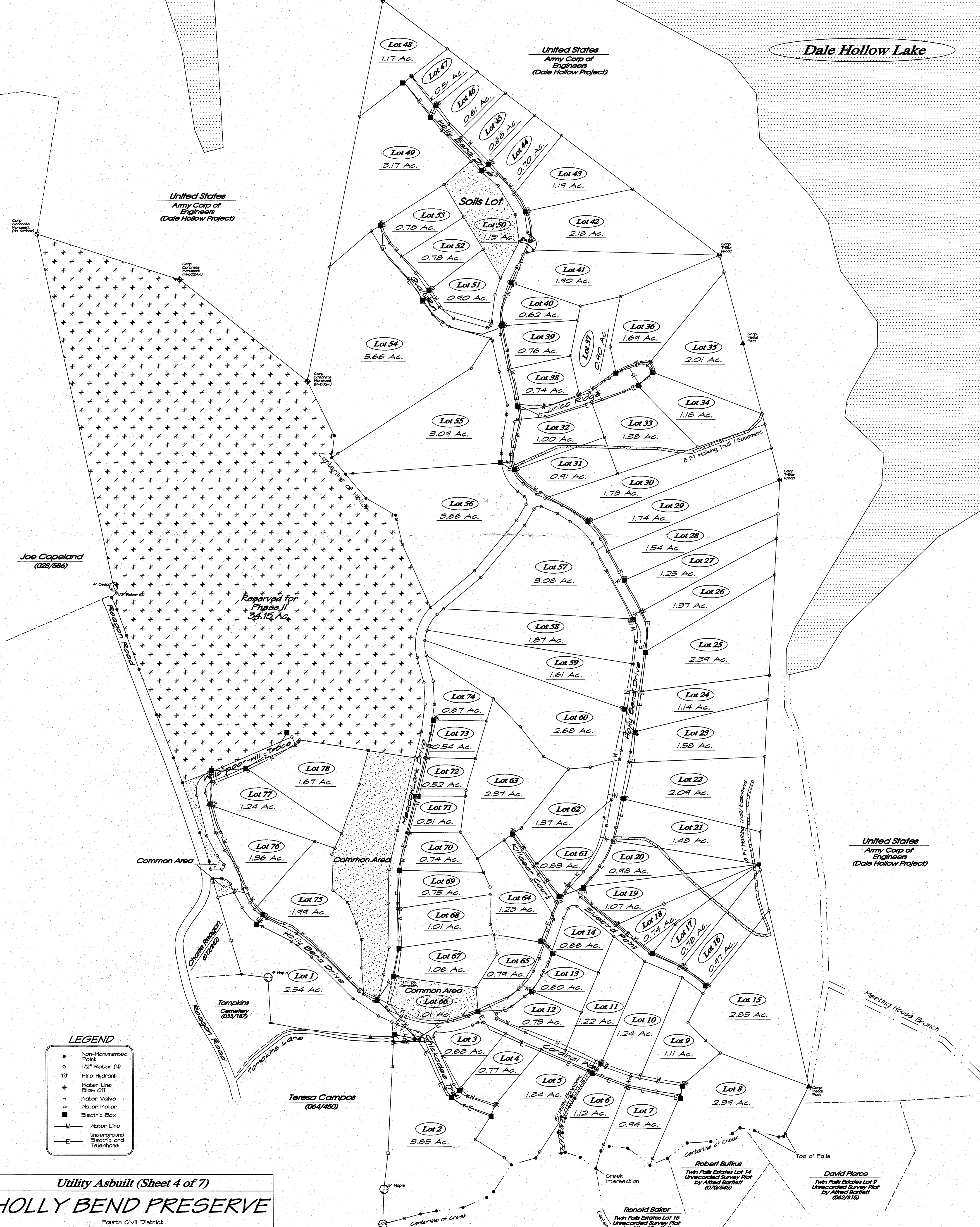
HOLLY BEND PRESERVE
 Fourth Civil District
 Pickett County, Tennessee

DEVELOPER: Ernest Copeland	Charles T. Whittenburg R.L.S. 2901 2305 Dodson Branch Road Cookeville, TN 38501 Ph: 931-628-5428 charles@tlls.com
ADDRESS: 746 Mallard Pointe Drive Bryantown, TN 38544-5423	Whittenburg Land Surveying ACREAGE SUBDIVIDED: 120.46 Acres NUMBER OF LOTS: 78 SCALE: AS SHOWN DATE: 04-15-10 TAX MAP REFERENCE: MAP 11 PARCELS 14 & 15
TELEPHONE: 931-664-3011	
ENGINEER: James Garrett	
ADDRESS: James C. Hallay & Co. 7518 Highway 70 South Nashville, TN 37221-1844	
TELEPHONE: 1-615-663-4433	

Holly Bend Preserve Properties, LLC
A Planned Community
By Ernest Copeland - Developer



Mag. (06/12/07)



LEGEND

- Non-Monumented Point
- 1/2" Rebar (N)
- ⊕ Fine Hydrant
- ⊖ Water Line Blow Off
- ⊕ Water Valve
- ⊖ Water Meter
- ⊕ Electric Box
- Water Line
- Underground Electric and Telephone

Utility Asbuilt (Sheet 4 of 7)

HOLLY BEND PRESERVE

Fourth Civil District
Pickett County, Tennessee

DEVELOPER: Ernest Copeland
 ADDRESS: 746 Mallard Pointe Drive, Byrdstown, TN 38244-5428
 TELEPHONE: 931-864-3811

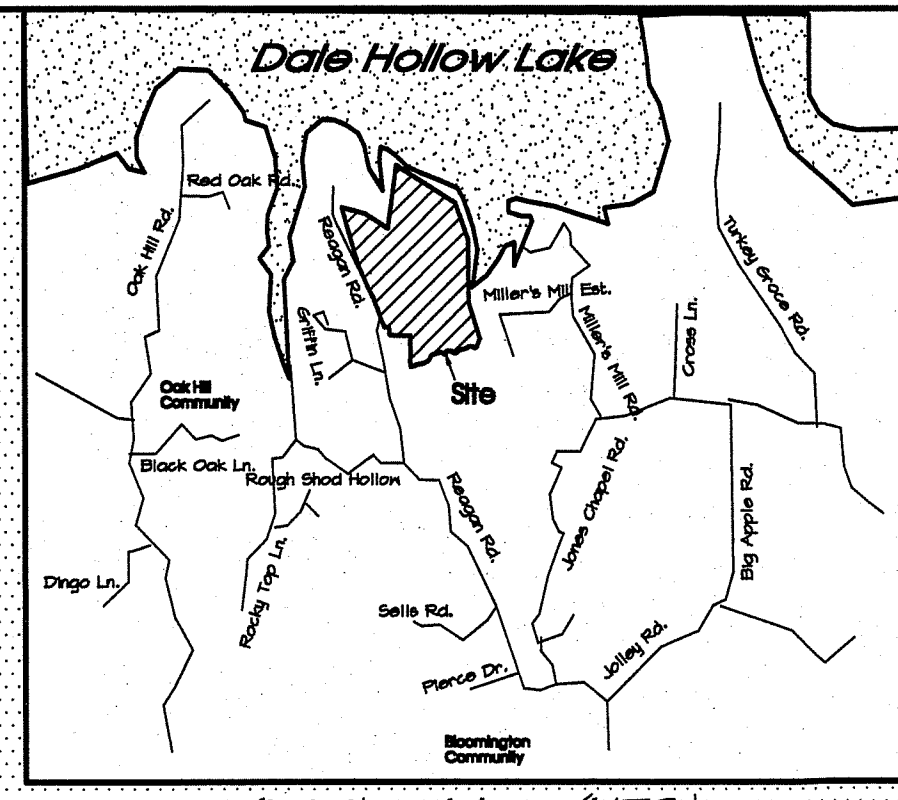
ENGINEER: James Garrett
 ADDRESS: James C. Halley & Co., 751B Highway 75 South, Nashville, TN 37221-1849
 TELEPHONE: 1-615-883-4433

Charles T. Whittenburg R.L.S. 2501
 2305 Dodson Branch Road, Cookeville, TN 38501
 Ph: 931-528-LAND Fax: 931-528-5266
 charles@twpl.com

WHITTENBURG LAND SURVEYING

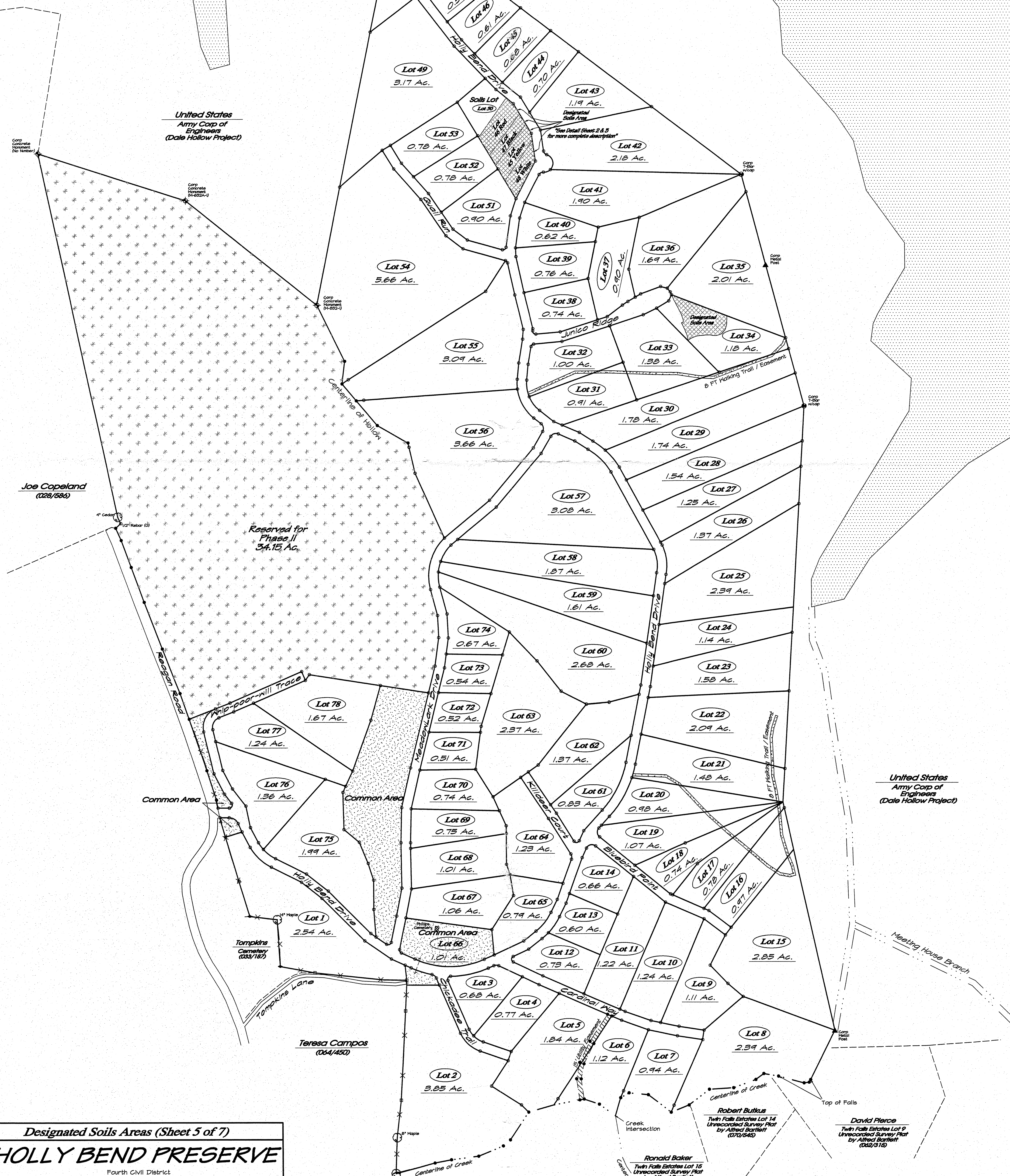
ACREAGE SUBDIVIDED: 120.46 Acres
 NUMBER OF LOTS: 78
 SCALE: Not to Scale DATE: 04-15-10
 TAX MAP REFERENCE: MAP 11 PARCELS 14 & 15

Holly Bend Preserve Properties, LLC
A Planned Community
By Ernest Copeland - Developer



Dale Hollow Lake

Mag. (06/12/07)



Joe Copeland
(028/586)

Reserved for Phase II
34.15 Ac.

Common Area

Common Area

Common Area
Lot 66

United States Army Corp of Engineers (Dale Hollow Project)

Teresa Campos (064/450)

Teresa Campos (064/450)

Robert Butkus
Twin Falls Estates Lot 14
Unrecorded Survey Plat
by Alfred Bartlett (070/543)

David Pierce
Twin Falls Estates Lot 9
Unrecorded Survey Plat
by Alfred Bartlett (062/516)

Ronald Baker
Twin Falls Estates Lot 15
Unrecorded Survey Plat
by Alfred Bartlett (072/223)

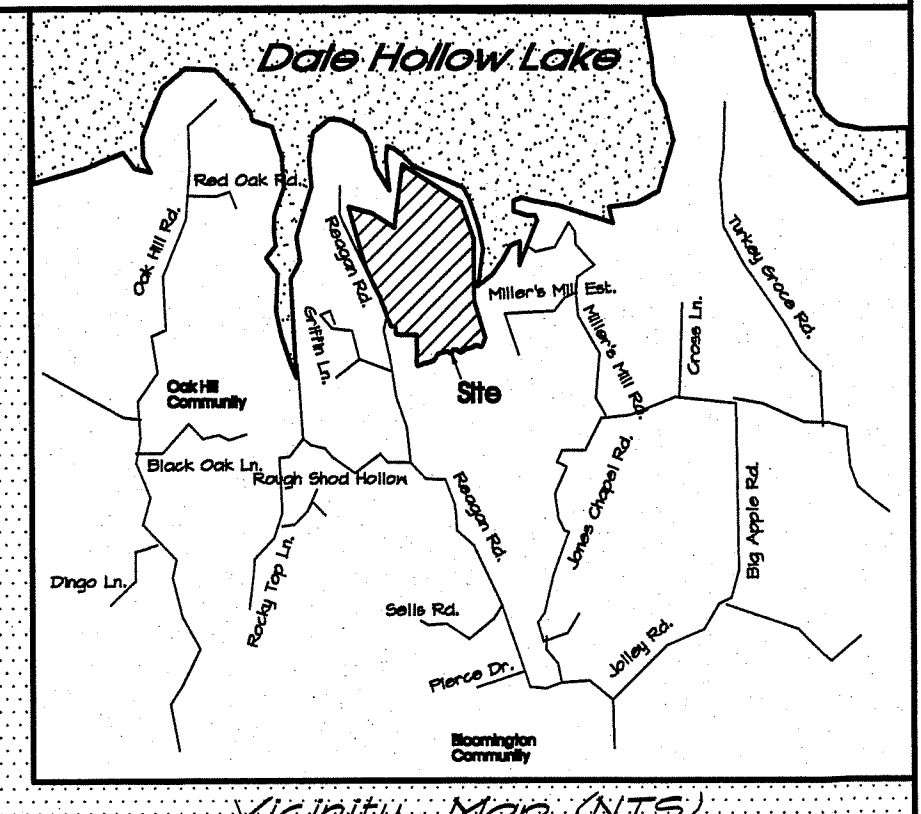
Designated Soils Areas (Sheet 5 of 7)

HOLLY BEND PRESERVE

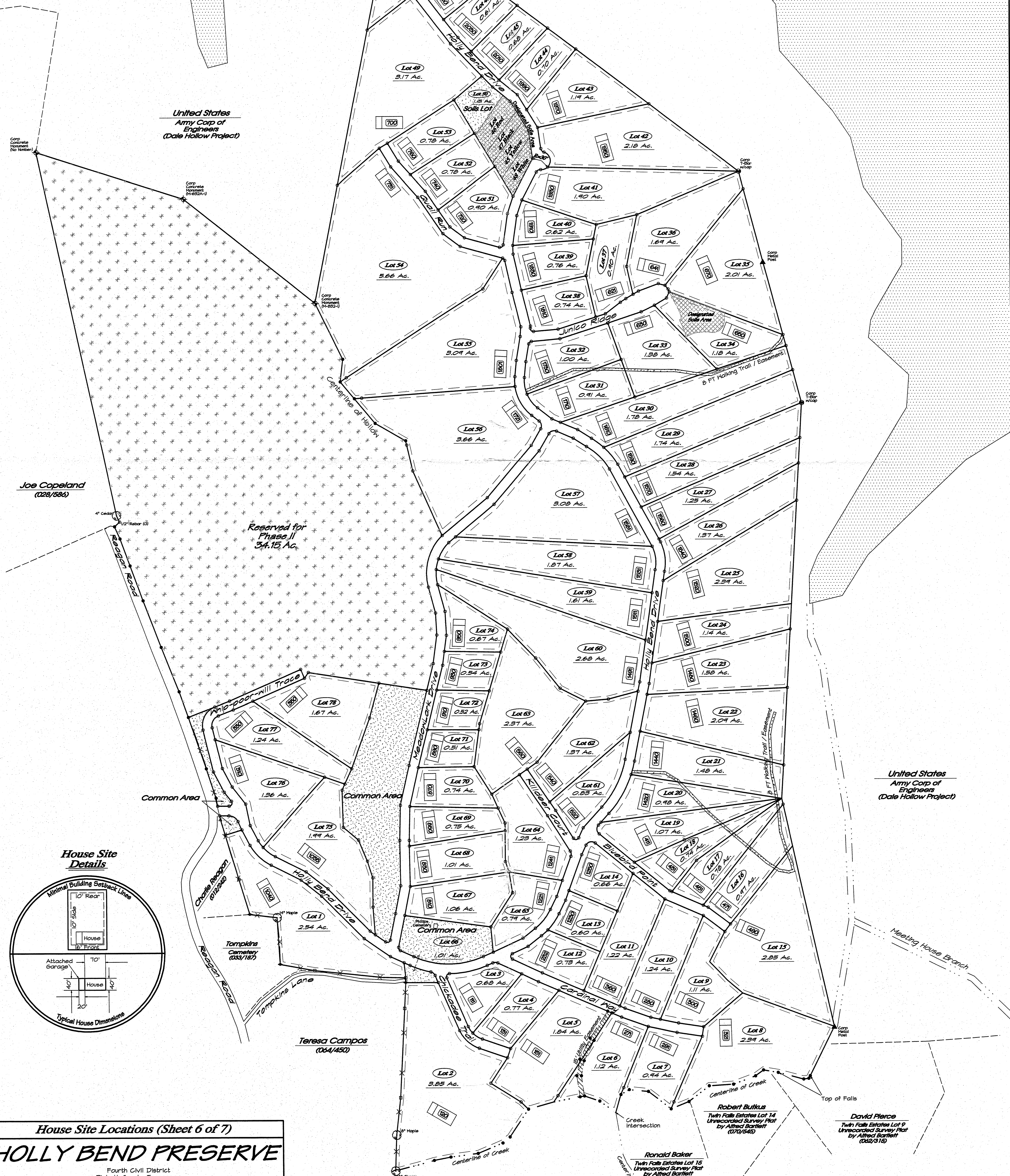
Fourth Civil District
Pickett County, Tennessee

DEVELOPER: Ernest Copeland	Charles T. Whittenburg R.L.S. 2501 2305 Dodson Branch Road Cookeville, TN 38501 Ph: 931-528-LAND Fax: 931-528-5266 charles@wpls.com
ADDRESS: 746 Mallard Pointe Drive Byrdstown, TN 38544-5423	WHITTENBURG LAND SURVEYING
TELEPHONE: 431-864-3811	ACREAGE SUBDIVIDED: 120.46 Acres
ENGINEER: James Garrett	NUMBER OF LOTS: 78
ADDRESS: James C. Halley & Co. 7518 Highway 70 South Nashville, TN 37221-1249	SCALE: 1" = 150'
TELEPHONE: 1-615-888-4488	DATE: 04-15-10
	TAX MAP REFERENCE: MAP 11 PARCELS 14 & 15

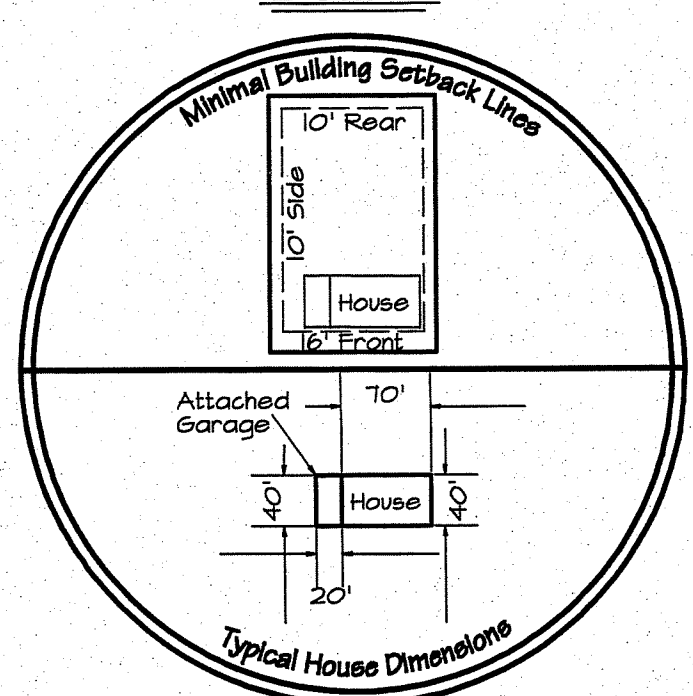
Holly Bend Preserve Properties, LLC
A Planned Community
By Ernest Copeland - Developer



Mag. (06/12/07)



House Site Details

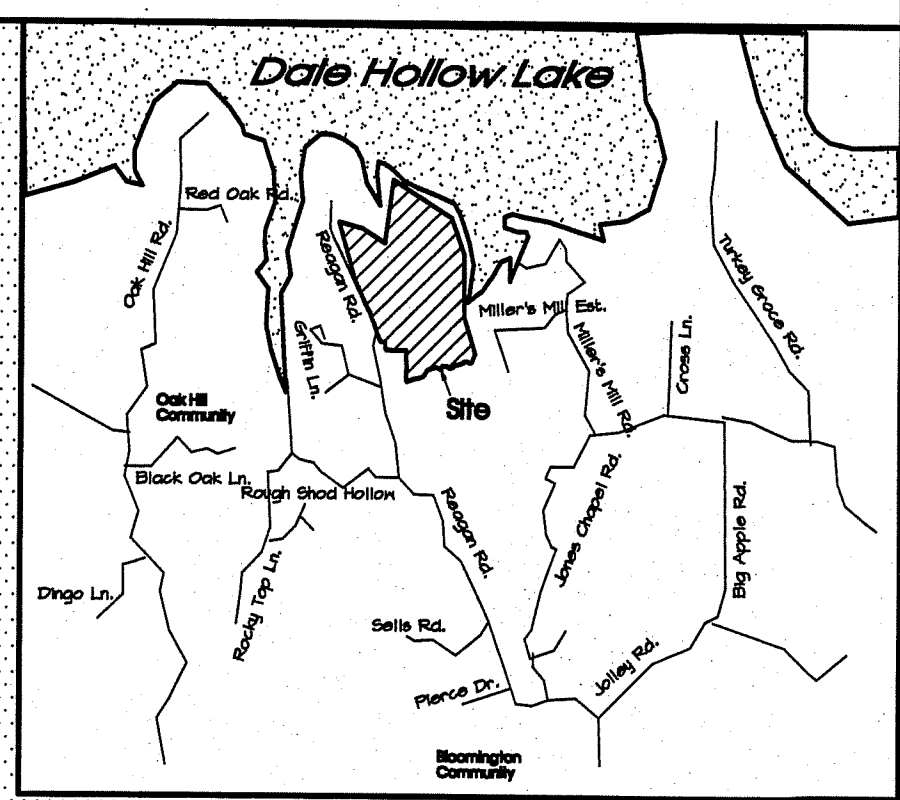


House Site Locations (Sheet 6 of 7)

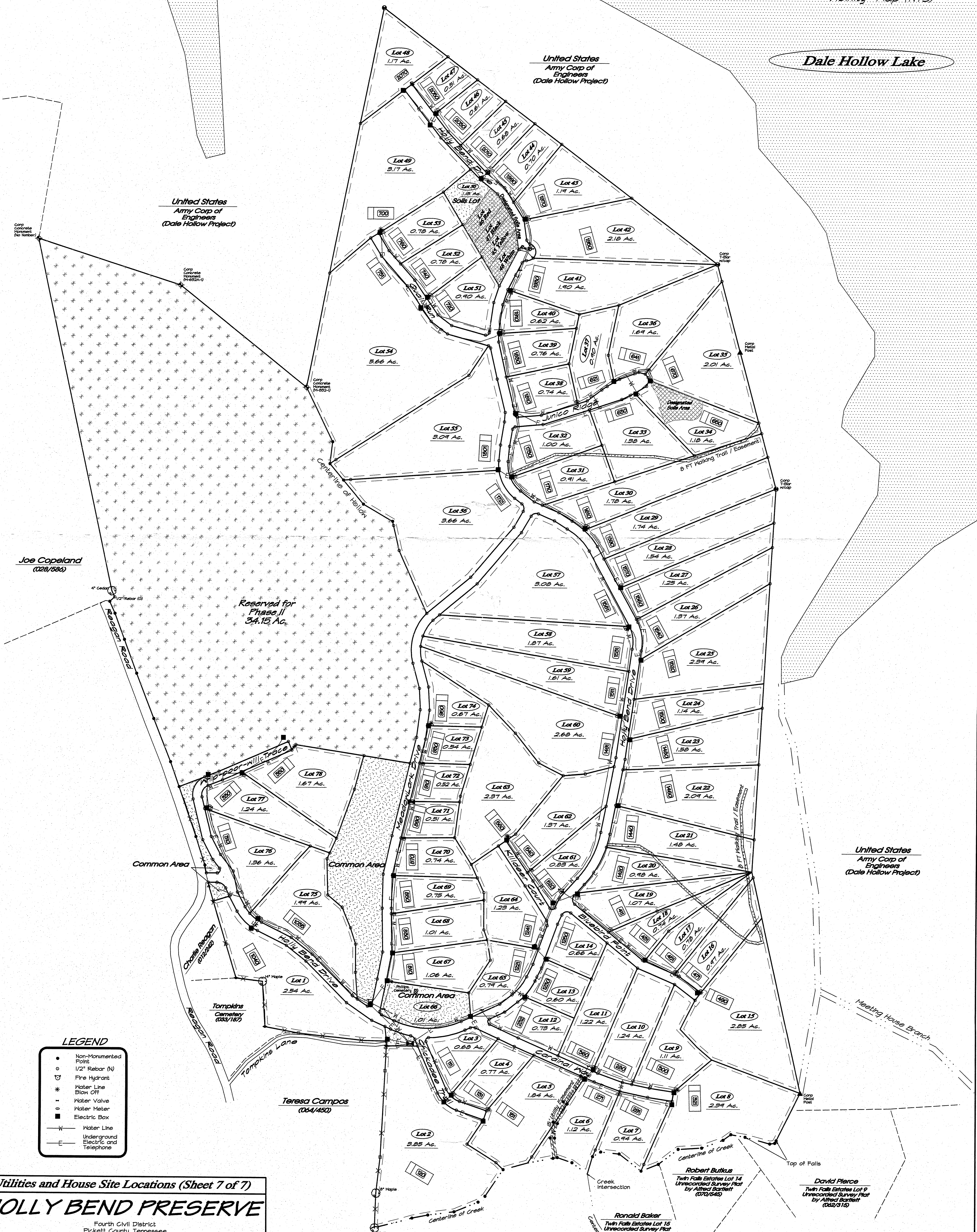
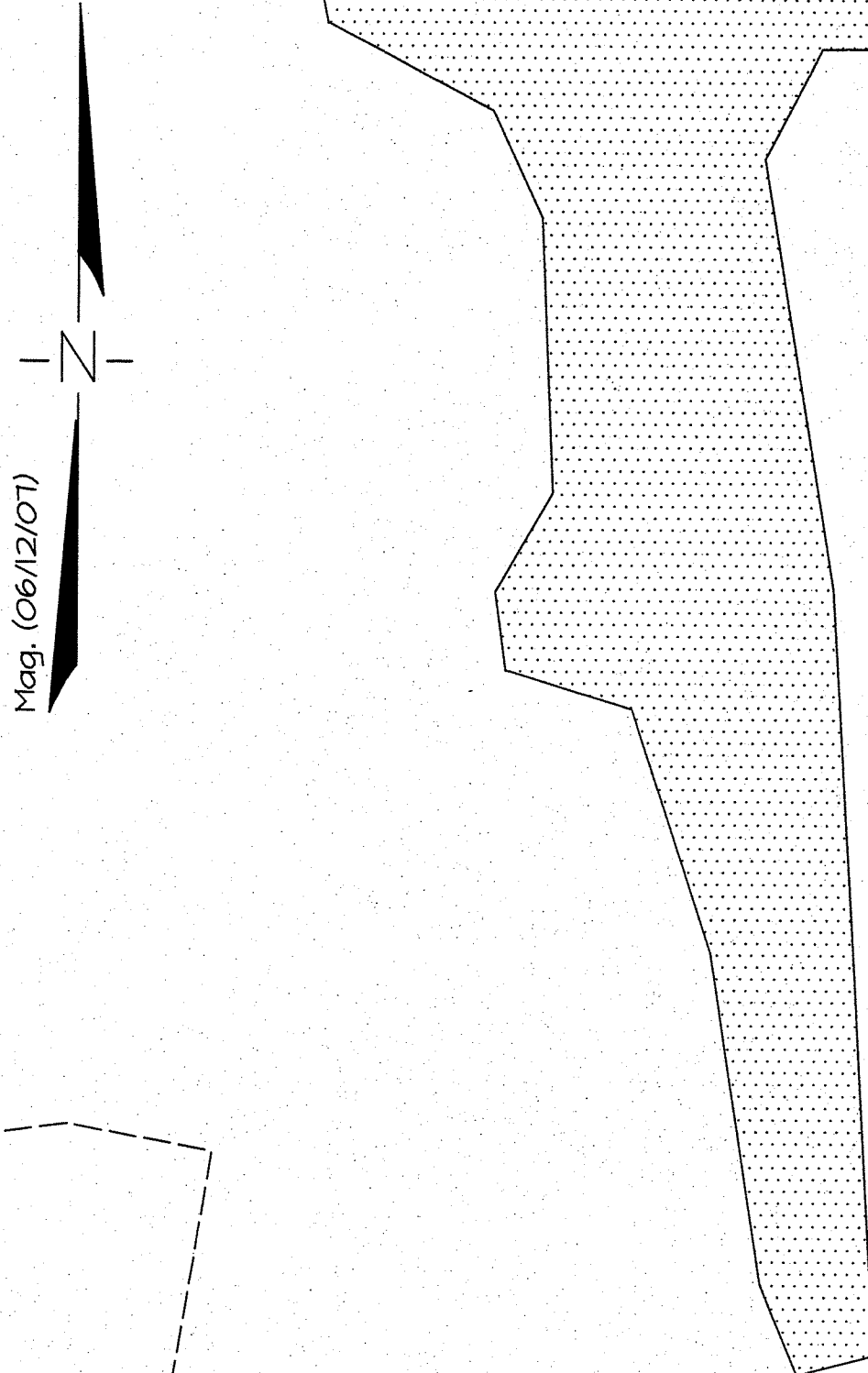
HOLLY BEND PRESERVE
 Fourth Civil District
 Pickett County, Tennessee

DEVELOPER: Ernest Copeland ADDRESS: 746 Mallard Pointe Drive Byrdstown, TN 38549-5423 TELEPHONE: 431-864-3811	Charles T. Whittenburg R.L.S. 2501 2302 Dodson Branch Road Cookeville, TN 38501 Ph: 931-528-1AND LAND Fax: 931-528-5266 charles@whittenburg.com
ENGINEER: James Garrett ADDRESS: James C. Halley & Co. 7818 Highway 70 South Nashville, TN 37221-1249 TELEPHONE: 1-615-882-4933	WHITTENBURG LAND SURVEYING ACREAGE SUBDIVIDED: 120.46 Acres NUMBER OF LOTS: 78 SCALE: Not to Scale DATE: 04-15-10 TAX MAP REFERENCE: MAP 11 PARCELS 14 & 15

Holly Bend Preserve Properties, LLC
A Planned Community
By Ernest Copeland - Developer



Dale Hollow Lake



United States Army Corp of Engineers (Dale Hollow Project)

United States Army Corp of Engineers (Dale Hollow Project)

United States Army Corp of Engineers (Dale Hollow Project)

Joe Copeland (028/586)

Reserved for Phase II 34.15 Ac.

Teresa Campos (064/450)

Teresa Campos (064/450)

Ronald Baker Twin Falls Estates Lot 16 Unrecorded Survey Plat By Alfred Barriett (072/223)

David Pierce Twin Falls Estates Lot 9 Unrecorded Survey Plat By Alfred Barriett (062/315)

LEGEND

- Non-Monumented Point
- 1/2" Rebar (N)
- ⊕ Fire Hydrant
- Water Line
- Blown Off
- * Water Valve
- Water Meter
- Electric Box
- Water Line
- Underground Electric and Telephone

Utilities and House Site Locations (Sheet 7 of 7)

HOLLY BEND PRESERVE

Fourth Civil District
Pickett County, Tennessee

DEVELOPER: Ernest Copeland
 ADDRESS: 746 Mallard Pointe Drive
 Brynastown, TN 38544-5429
 TELEPHONE: 931-864-9911

ENGINEER: James Garrett
 ADDRESS: James C. Halley & Co.
 7818 Highway 70 South
 Nashville, TN 37221-1249
 TELEPHONE: 1-615-863-4433

Charles T. Whittenburg R.L.S. 2901
 2305 Dodson Branch Road
 Cookeville, TN 38501
 Ph: 931-528-LAND Fax: 931-528-5266
 charles@whlts.com

WHITTENBURG LAND SURVEYING
 ACREAGE SUBDIVIDED: 120.46 Acres
 NUMBER OF LOTS: 78
 SCALE: Not to Scale DATE: 04-15-10
 TAX MAP REFERENCE: MAP 11 PARCELS 14 & 15