A-1

A-2

A-3

TOTAL AREA TO BE CONVEYED FOR ROW IMPROVEMENTS TO CITY OF COOKEVILLE=+0.0230 AC.±

VICINITY MAP
N.T.S.

WALMART STORE
186,633 SQ.FT.±
1 STORY BLOCK
STREET ADDRESS: SOUTH JEFFERSON AVE. COOKEVILLE, TN
TAX MAP 65-C PARCEL 18
ZONED : PLANNED COMMERCIAL DEVELOPEMENT

201 TOTAL PARKING SPACES
4 HANDICAPPED SPACES

1309 TOTAL PARKING SPACES
34 HANDICAPPED SPACES

40 TOTAL PARKING SPACES
1 HANDICAPPED SPACE

P.O.B. LOT 2

LOT 1
5.4296 Ac. ±

LOT 2
22.1575 Ac. ±

LOT 3
0.7742 Ac. ±

TOTAL ACREAGE
28.3613 Ac. ±

JEFFERSON AVE.
84' R.O.W.
EXCEPT AS SHOWN

JEFFERY CIRCLE

PERMANENT INGRESS & EGRESS EASEMENT

RETAIL SHOPS
39108 SQ. FT.±

RETAIL SHOP
7200 SQ. FT.±

COOKEVILLE 1992 JOINT VENTURE
DB 334-PG 823

CITY OF COOKEVILLE
DB 56-PG 7

VOLUNTEER SOUTH INC.
DB 396-PG 567

RAYMOND ABEL
DB 343-PG 729

KEITH MORRIS
DB 383-PG 145

MASON-GRANGE ENTERPRISES, INC. ETAL
DB 380-PG 431

QUINCY'S REALTY INC.
DB 396-PG 767
DB 397-PG 1

TRAN WILLOUGHBY
DB 46-PG 434

JAMES PERSONS
DB 358-PG 207-8

GARY E. YONEDA AND JOYCE T. YONEDA

U.S. (TOMMY) LYNN, JR. & JAMES L. SMITH
DB 300-PG 177

NEWSOM, SMITH & LYNN
DB 350-PG 867

WYLIE SWIFT
DB 38-PG 120

FIRST AMERICAN NATIONAL BANK
DB 361-PG 387

PUTNAM CO. FARM BUREAU
DB 125-PG 23

DAVID ROLAND
DB 358-PG 301

JAMES SMITH
DB 300-PG 177
0.3778 Ac. ±
NOW AND FORMERLY

PUTNAM COUNTY
DB 75-PG 184
NOW AND FORMERLY

GRADING EASEMENT (23)
10,650 S.F.
0.2445 Ac. ±

AMENDMENT TO DRAINAGE EASEMENT
DB 340-PG 241

TERMINATION OF EASEMENT
DB 340-PG 239

RECIPROCAL INGRESS/EGRESS AND PARKING EASEMENTS
DB 281-PG 92

6' R.O.W.
DB 312-PG 353

6' R.O.W.
DB 67-PG 69

10' ZONING SETBACK

10' UTILITY EASEMENT

10' DRAINAGE & SLOPE EASEMENT DEDICATED TO CITY OF COOKEVILLE & UTILITY EASEMENT

SETBACK LINE

UNABLE TO DETERMINE POINT OF ENTRY OR LINE AT THIS DATE OF SURVEY.

1 HEADWALL ENCROACHMENT 0.5±

2 POSSIBLE UNDERGROUND SANITARY OUTFALL EASEMENT 3'±

3 4.6' BLDG. & FENCE ENCROACHMENT

4 3.1' BLDG & FENCE ENCROACHMENT

LEGEND

- LAMP POLE
- POWER POLE
- GUY WIRE
- FLOOD LAMP
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- UNDERGROUND ELECTRIC
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS VALVE
- CATCH BASIN
- STORM SEWER MANHOLE
- SEWER LINE
- CLEAN OUT
- GAS METER
- GAS LINE
- TOPO
- SPRINKLER
- RETAINING WALL
- CURB
- IRON PIN (OLD)
- IRON PIN (NEW)
- ELECTRIC METER
- ELECTRIC BOX
- CONCRETE
- WATER VALVE
- IRON ROD OLD
- EXISTING TREE
- EASEMENT NUMBER
- STORM SEWER

GENERAL NOTES

1. Property use within the city limits of Cookeville.
2. Horizontal and vertical datum based on the coordinate system as established by Tennessee Department of Transportation (TDOT) for the Tennessee State Plane Coordinate System of 1983 (NAD 83) and the North American Vertical Datum of 1988 (NAVD 88) using a Leica System 500 GPS receiver and TDOT's VRS network.
3. The property was not, in whole, in a Federal Emergency Management Agency designated flood hazard area by graphic plotting per FIRM Community-Panel #470150-0005C dated 9-19-84.
4. The property was not observed for evidence of current earth moving work, building construction or building additions.

CAMBRIC TABLE

DESIGNATION	TYPE	AREA	RECORD
1	GRAVEL	25,665 S.F.	
2	RIP RAP	5,265 S.F.	
3	GRAVEL	3,243 S.F.	
4	UTILITY	3,412 S.F.	
5	SLOPE		
6	GRAVEL		
7	GRAVEL	14,442 S.F.	
8	GRAVEL	13,229 S.F.	
9	GRAVEL	1,691 S.F.	
10	GRAVEL	342 S.F.	
11	GRAVEL	10,449 S.F.	
12			
13	SLOPE	11,842 S.F.	
14	RIP RAP	1,332 S.F.	
15	RIP RAP	4,998 S.F.	
16	GRAVEL	1,492 S.F.	
17	GRAVEL	3,765 S.F.	
18			
19	GRAVEL	13,665 S.F.	
20	GRAVEL	10,665 S.F.	
21	GRAVEL	1,229 S.F.	
22	GRAVEL	332 S.F.	
23	GRAVEL	10,650 S.F.	
24	GRAVEL	16,358 S.F.	
25	ACCESS	859 S.F.	
26	ACCESS	855 S.F.	
27	ACCESS	269 S.F.	
28	ACCESS	1,332 S.F.	
29	ACCESS	436 S.F.	
30	GRAVEL	391 S.F.	
31	GRAVEL	44,686 S.F.	
32	GRAVEL	47,868 S.F.	
33	PARKING	33,616 S.F.	
34	PARKING	14,555 S.F.	

I hereby certify that this is a category I survey and the ratio of perchion of the unadjusted survey is 1: 10,440 as shown hereon.

I (WE) HEREBY CERTIFY THAT THE INFORMATION, AS SHOWN HEREON, IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

REV.	DESCRIPTION	DATE	BY
3	GENERAL REVISIONS	6/24/97	MB
2	UPDATED AS-BUILT SURVEY (LAND XING/WY, TRANS #08 & 97180CS)	6/23/97	MB
1	UPDATED AS-BUILT	3/28/97	MB

TH&P
TYNDALL, HAMPTON & PARTNERS
ENGINEERS • SURVEYORS • PLANNERS
COMMERCE PARK
3300 BROOKS HILL ROAD
P.O. BOX 1
JOHNSON CITY, TENNESSEE 37601
(423) 282-3987
FAX (423) 282-1035

SURVEYOR'S APPROVAL

I HEREBY CERTIFY THAT THIS SURVEY IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,440 AS SHOWN HEREON.

KEVIN BOWMAN
LICENSED LAND SURVEYOR
TENNESSEE NO. 1997

SURVEY FOR :

GARY E. YONEDA AND JOYCE T. YONEDA, AS CO-TRUSTEES OF THE YONEDA LIVING TRUST

RED MOUNTAIN FUNDING, L.L.C.

LAWYERS TITLE INSURANCE CORPORATION

DWG. TITLE

UPDATED AS-BUILT SURVEY

ISSUE DATE :	
CADD FILE :	9716801S.DWG
SCALE : 1"=60'	DWG. NO.
DRAWN BY/CHK'D	
CHECK : RKB	9716801S
DATE : 3/28/97	