

LOCATION MAP NOT TO SCALE

NOTES :

THIS PARCEL IS REFERENCED TO LOT 6 OF THE MILLARD NELSON FARM SUBDIVISION AS RECORDED IN PLAT CABINET 1, SLIDE 542 IN THE CAMPBELL COUNTY REGISTER OF DEEDS OFFICE IN JACKSBORO.

THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, EASEMENTS, EXCLUSIONS, EXCEPTIONS, RESERVATIONS, CONDITIONS AND LOCAL ORDINANCES APPLICABLE TO PROPERTY WITHIN THIS DEVELOPMENT.

THIS PARCEL IS ALSO SUBJECT TO ALL TVA RESTRICTIVE COVENANTS AND EASEMENTS GOVERNING FLOOD CONTROL OF THE NORRIS LAKE RESERVOIR. ALL PROPERTY BELOW THE 1044.0' ELEVATION CONTOUR IS WITHIN THE MAXIMUM LAKE FLOOD STAGE.

THERE IS A 20.0' UTILITY & DRAINAGE EASEMENT RESERVED ALONG ALL LOT LINES - 10.0' TO EITHER SIDE OF INTERIOR LOT LINES AND 20.0' TO INTERIOR OF EXTERIOR LOT LINES.

INFORMATION REGARDING ADJOINING PROPERTY OWNERS SHOWN HEREON HAS BEEN PROVIDED BY THE RECORDS OF THE CAMPBELL COUNTY PROPERTY ASSESSOR'S OFFICE.

THE NORTH ARROW OF THIS SURVEY IS REFERENCED TO THE PLAT PREPARED FOR BIG CREEK ESTATES BY TONY W. CRUTCHFIELD R.L.S. 1788 DATED 2-1-21.

THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND OTHER INFORMATION, AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT.



CRUTCHFIELD SURVEYS
JERRY W. CRUTCHFIELD R.L.S. 1612
TONY W. CRUTCHFIELD R.L.S. 1788
P.O. BOX 292
105 LIBERTY STREET
JACKSBORO, TENNESSEE 37757
(423) 566-1483 office
(423) 566-0362 fax
(423) 562-8285 home

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, PARK OR OTHER PUBLIC WAYS OR OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER DATE

OWNER DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CAMPBELL COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE CAMPBELL COUNTY PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED BY THAT BODY FOR RECORDING IN THE OFFICES OF THE COUNTY REGISTER.

20 SECRETARY, CAMPBELL COUNTY PLANNING COMMISSION, OR AUTHORIZED REPRESENTATIVE

CERTIFICATE OF ACCURACY

I CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CAMPBELL COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE COMMISSION.

SURVEYOR DATE

CERTIFICATE OF APPROVAL OF SEWAGE SYSTEM

I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS INSTALLED.

UTILITY DISTRICT REPRESENTATIVE DATE

CERTIFICATE OF STREET APPROVAL

I HEREBY CERTIFY THAT THE STREETS AND OTHER IMPROVEMENTS SHOWN HEREON HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE CAMPBELL COUNTY PLANNING COMMISSION.

ROAD SUPERINTENDENT DATE

CERTIFICATE FOR ELECTRIC UTILITY APPROVAL

I HEREBY CERTIFY THAT THE ELECTRICAL UTILITY SYSTEM INSTALLED IN THIS DEVELOPMENT FULLY MEETS ALL REQUIREMENTS OF THIS UTILITY COMMISSION AND ARE HEREBY APPROVED AS SHOWN.

20 MANAGER, UTILITY DISTRICT OR OTHER APPROVING AGENCY

CERTIFICATION OF APPROVAL OF STREET NAMES

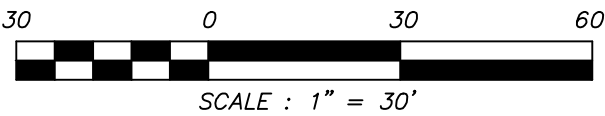
I CERTIFY THAT ALL STREETS NAMES ARE IN COMPLIANCE WITH E-911 POLICIES AND DO NOT CONFLICT WITH OTHER STREET NAMES IN THE COUNTY.

E911 MAPPING DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

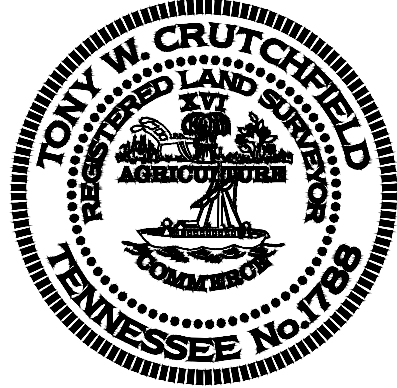
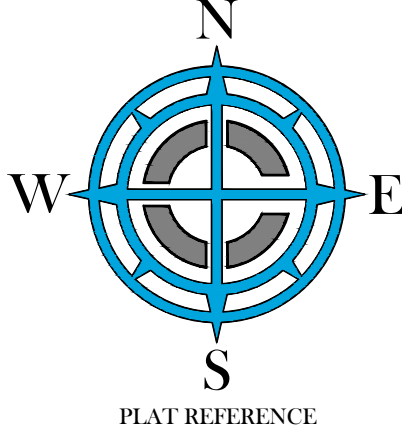
I CERTIFY THAT THE WATER SYSTEM INSTALLED FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND IS HEREBY APPROVED AS INSTALLED.

UTILITY DISTRICT REPRESENTATIVE DATE



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

TONY W. CRUTCHFIELD R.L.S. 1788



WARRANTY DEED BOOK :	326	DRAWN BY :	GG
PAGE :	589	APPROVED BY :	T. CRUTCHFIELD
TAX MAP :	118F-A-(118F)	DATE: 4-23-21	REVISED:
PARCEL :	060.00	SCALE :	1" = 30'
DISTRICT :	3	FILE NAME :	C-SANDIFER

BOUNDARY DIVISION SURVEY FOR LOT 6 IN THE
MILLARD NELSON SUBDIVISION
PINECREST COMMUNITY CAMPBELL COUNTY