

LOCATION MAP

NOT TO SCALE

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

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

LOT 8
ERIC
GLOSSNER
483/303

LOT 7
1.88
ACRES
496/89

LOT 5R
0.88
ACRES
519/529

LOT 6R
3.15
ACRES
515/359

TOTAL
AREA
6.05
ACRES

NOTES :

THESE PARCELS ARE REFERENCED TO LOT 7 IN THE POINT AT THE PENINSULA AS RECORDED IN PLAT CABINET "A", SLIDE 550 AND LOTS 5R & 6R OF THE REVISION OF LOTS 2 THROUGH 6 OF THE POINT AT THE PENINSULA AS RECORDED IN PLAT CABINET "B", SLIDE 646 IN THE CAMPBELL COUNTY REGISTER OF DEEDS OFFICE IN JACKSBORO.

THESE PARCELS ARE LOCATED ON THE WATERS OF NORRIS LAKE AND ARE SUBJECT TO ALL RESTRICTIONS, COVENANTS, EASEMENTS, EXCLUSIONS, EXCEPTIONS, RESERVATIONS, CONDITIONS AND LOCAL ORDINANCES APPLICABLE TO PROPERTY WITHIN THIS DEVELOPMENT.

THESE PARCELS ARE A PORTION OF TRACT XNR-165 OF THE TENNESSEE VALLEY AUTHORITY LAND SALE MAP 2MS421B521-30X DATED AUGUST 1946. FURTHER REFERENCE IS MADE TO THE DECLARATION OF ABANDONMENT OF EASEMENT RIGHTS AND RESTRICTIVE COVENANTS AS RECORDED IN WARRANTY DEED BOOK 453, PAGE 828.

THESE PARCELS ARE SUBJECT TO THE FOLLOWING DECLARATIONS, RESTRICTIONS AND COVENANTS OF RECORD :

MISC. BOOK 53, PAGE 561
MISC. BOOK 111, PAGE 485
MISC. BOOK 112, PAGE 32
MISC. BOOK 128, PAGE 579 (LOT 6)

THESE PARCELS ARE SUBJECT TO THE FOLLOWING BUILDING SETBACK RESTRICTIONS AND EASEMENTS OF RECORD :

30.0' FRONT SETBACK ALONG STREET LINES
NO STRUCTURE OR ANY PART THEREOF BUILT BELOW THE 1035.0' CONTOUR

THE LOCATION OF THE WATER UTILITY LINES AND THE ELECTRICAL UTILITY LINES AS SHOWN HEREON ARE APPROXIMATE AND HAVE BEEN PROVIDED BY THE RECORDS OF THE LAFOLLETTE UTILITIES BOARD.

INFORMATION REGARDING ADJOINING PROPERTY OWNERS SHOWN HEREON HAS BEEN PROVIDED BY THE RECORDS OF THE STATE OF TENNESSEE DIVISION OF PROPERTY ASSESSMENT.

THE NORTH ARROW OF THIS SURVEY IS REFERENCED TO THE PLAT OF RECORD NOTED ABOVE.

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 AN ATTORNEY'S TITLE EXAMINATION.

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



BOUNDARY REVISION & ONE-LOT SUBDIVISION SURVEY OF LOTS 5R, 6R & 7 IN

THE POINT AT THE PENINSULA SUBDIVISION

ALDER SPRINGS COMMUNITY CAMPBELL COUNTY

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

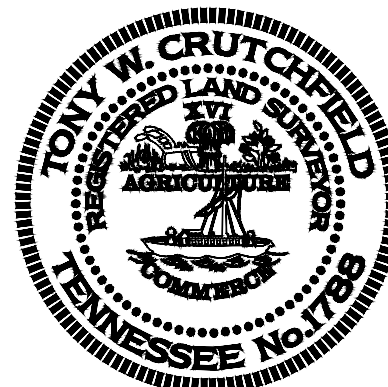
I HEREBY CERTIFY THAT THE ELECTRICAL UTILITY SYSTEM INSTALLED IN THIS DEVELOPMENT FULLY MEETS ALL REQUIREMENTS OF THIS UTILITY COMMISSION AND ARE HEREBY APPROVED AS SHOWN.

20 MANAGER, UTILITY DISTRICT OR OTHER APPROVING AGENCY

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 : 515
PAGE : 359
WARRANTY DEED BOOK : 519
PAGE : 529
WARRANTY DEED BOOK : 496
PAGE : 89
TAX MAP : 099C-A-(099C)
PARCELS : 006.00, 007.00 & 008.00
DISTRICT : 1

DRAWN BY : GG
APPROVED BY : T. CRUTCHFIELD
DATE: 4-13-21 REVISED:
SCALE : 1" = 30'
FILE NAME : PENINSU3F2AWORKCOPY1