

NOTES :
PHASE I :

LOTS 1 THROUGH 29 ARE TO BE ZONED B-2 - GENERAL BUSINESS OR COMMERCIAL AND ARE SUBJECT TO THE FOLLOWING MINIMUM SETBACK REQUIREMENTS:
FRONT YARD SETBACK FROM STREET - 30.0'
SIDE YARD SETBACK FROM PROPERTY - 10.0'
REAR YARD SETBACK FROM PROPERTY - 25.0'

THESE TRACTS, BEING THE PROPERTY OF THE A.E. PERKINS FARM, ALSO KNOWN AS THE SUSIE PERKINS FARM, ARE LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE TOWN OF JACKSBORO AND ARE SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE TO PROPERTY IN THIS LOCATION.

THE NORTH ARROW OF THIS SURVEY IS REFERENCED TO THE PLAT OF THE INDIAN MOUND SUBDIVISION PREPARED BY JAMES PHILLIPS R.L.S. 321 AND RECORDED IN PLAT CABINET 1, SLIDE 599 IN THE CAMPBELL COUNTY REGISTER OF DEEDS OFFICE IN JACKSBORO.

LOTS 7, 8, 19, 20, AND 21 OF PHASE I ARE TO HAVE A 20.0' DRAINAGE EASEMENT.

FURTHER REFERENCE IS MADE TO THE FOLLOWING RECORDED INSTRUMENTS :

PLAT OF THE TWIN HILLS SUBDIVISION PREPARED BY GEORGE PHILLIPS R.L.S. 57 DATED 11-28-75 AND RECORDED IN PLAT CABINET 1, SLIDE 389.

PLAT OF THE TOWN OF JACKSBORO PREPARED BY ALMS KINCAID, SPECIAL SURVEYOR, DATED AUGUST 11, 1866 AND RECORDED IN WARRANTY DEED BOOK "P", PAGE 144.

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS RIGHT-OF-WAY PLAN FAP/APD-F-009-(128) FISCAL YEAR 1967 SHEET 13 OF 216 SHEETS TRACT #26.

PLAT OF THE SURVEY FOR MICHAEL NICHOLS & RICHARD MYERS PREPARED BY JAMES PHILLIPS R.L.S. 321 DATED 12-19-92 AND RECORDED IN PLAT CABINET 1, SLIDE 680.

THIS SURVEY IS ALSO REFERENCED TO THE FOLLOWING RECORDED WARRANTY DEEDS :

WARRANTY DEED BOOK 80, PAGE 253 - E.W. CLAIBORNE TO A.E. PERKINS.

WARRANTY DEED BOOK 117, PAGE 87 - REYNOLD PERKINS, ET AL. TO SUSIE PERKINS.

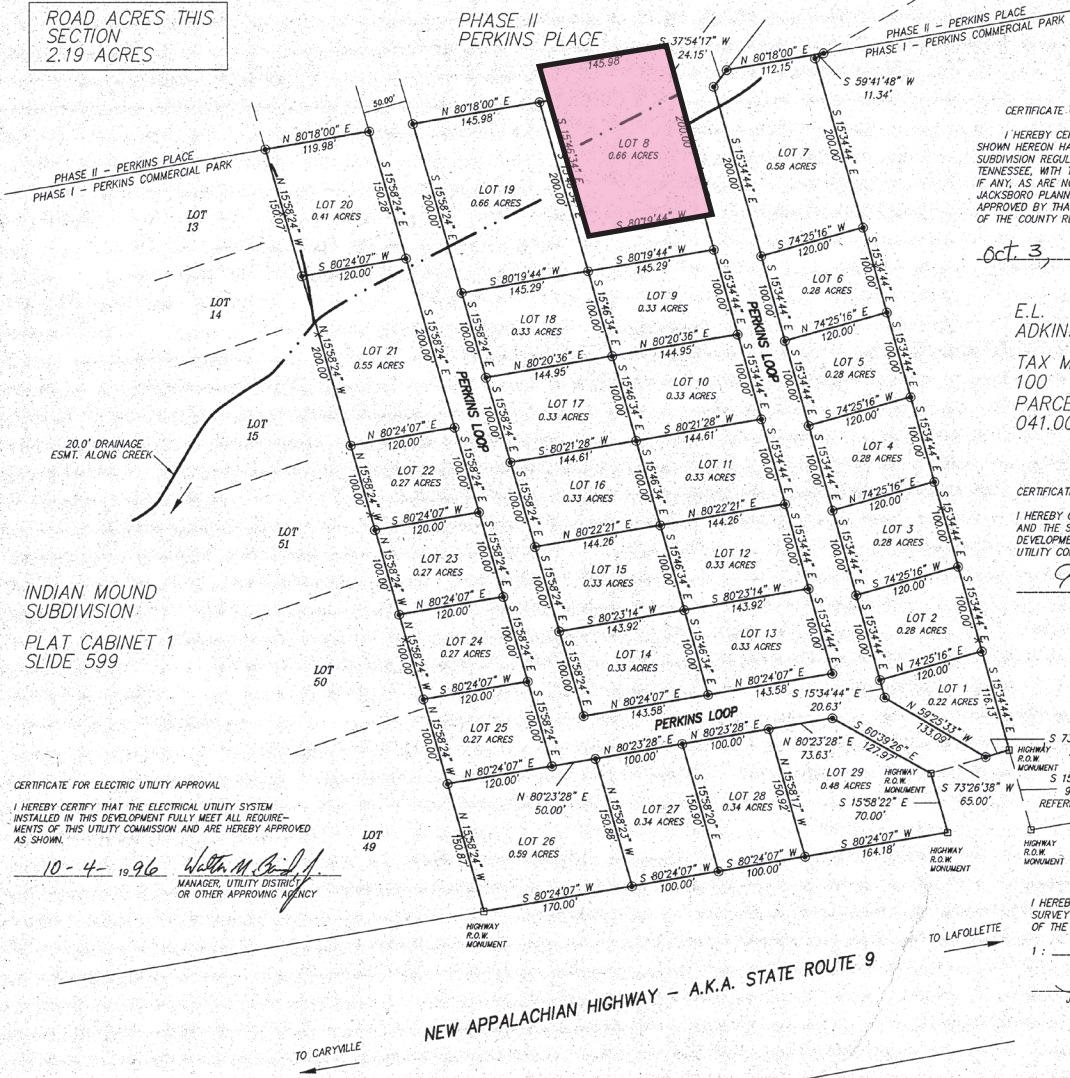
THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND OTHER INFORMATION, AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT.

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



TOTAL ACRES SUB-DIVIDED THIS SECTION
12.80 ACRES

ROAD ACRES THIS SECTION
2.19 ACRES



NORTH ARROW IS REFERENCED TO THE PLAT OF THE INDIAN MOUND SUBDIVISION AS RECORDED IN PLAT CABINET 1, SLIDE 599 IN THE CAMPBELL COUNTY REGISTER OF DEEDS OFFICE IN JACKSBORO.

CERTIFICATE OF APPROVAL FOR RECORDING

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

Oct 3, 1996

Don Housley
SECRETARY, PLANNING COMMISSION
CHAIRMAN, PLANNING COMMISSION
APPROVED REPRESENTATIVE BY THE
PLANNING COMMISSION

E.L. ADKINS
TAX MAP
100
PARCEL
041.00

CERTIFICATE FOR UTILITY APPROVAL

I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM AND THE SEWAGE DISPOSAL SYSTEM INSTALLED IN THIS DEVELOPMENT FULLY MEET ALL REQUIREMENTS OF THIS UTILITY COMMISSION AND ARE HEREBY APPROVED AS SHOWN.

9-5-1996

William M. Gault
MANAGER, UTILITY DISTRICT
OR OTHER APPROVING AGENCY

CERTIFICATE FOR ELECTRIC UTILITY APPROVAL

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

10-4-1996

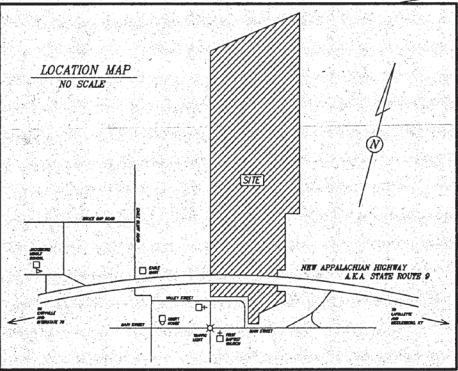
William M. Gault
MANAGER, UTILITY DISTRICT
OR OTHER APPROVING AGENCY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS

1 : 10,000

Jerry W. Crutchfield
JERRY W. CRUTCHFIELD IN R.L.S. 1612

NEW APPALACHIAN HIGHWAY - A.K.A. STATE ROUTE 9



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, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Oct 7, 1996

William F. Chester Bill
OWNER
Michael Ryan
OWNER
David Ryan

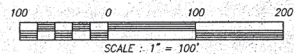
CERTIFICATE OF STREET APPROVAL

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 TOWN OF JACKSBORO PLANNING COMMISSION IN THIS DEVELOPMENT.

10-7-1996

Mary Edna Dowell
CHAIRMAN, TOWN OF JACKSBORO

MICROFILMED BY:
PLEASANT VALLEY
MICROFILMING SERVICES
3810 PLEASANT VALLEY ROAD
COOPER, TN 37722
PUPPL (423) 497-3464



PERKINS COMMERCIAL PARK - PHASE I

SCALE : 1" = 100'	APPROVED BY : CRUTCHFIELD R.L.S. 1612	DRAWN BY : L.B.
DATE : 9-3-96		REVISED :

DISTRICT 3 TOWN OF JACKSBORO CAMPBELL COUNTY

WARRANTY DEED BOOK 80, PAGE 253

FILE NAME :