NOTES : FURTHER REFERENCE IS MADE TO THE FOLLOWING PHASE I: RECORDED INSTRUMENTS : THIS SURVEY HAS BEEN MADE USING THE LATEST LOTS 1 THROUGH 29 ARE TO BE ZONED B-2 - GENERAL BUISNESS OR COMMERCIAL RECORDED DEEDS AND OTHER INFORMATION, AND PLAT OF THE TWIN HILLS SUBDIVISION PREPARED AND ARE SUBJECT TO THE FOLLOWING MINIMUM SETBACK REQUIREMENTS: THERE ARE NO ENCROACHMENTS OR PROJECTIONS BY GEORGE PHILLIPS R.L.S. 57 DATED 11-29-75 OTHER THAN THOSE SHOWN HEREON. THIS SURVEY FRONT YARD SETBACK FROM STREET - 30.0' SIDE YARD SETBACK FROM PROPERTY - 10.0' AND RECORDED IN PLAT CABINET 1, SLIDE 389. IS SUBJECT TO THE FINDINGS OF A TITLE REPORT. PLAT OF THE TOWN OF JACKSBORO PREPARED BY REAR YARD SETBACK FROM PROPERTY - 25.0' CRUTCHFIELD SURVEYS ALVIS KINCAID, SPECIAL SURVEYOR, DATED AUGUST JERRY W. CRUTCHFIELD, R.L.S. 1612 11, 1866 AND RECORDED IN WARRANTY DEED BOOK THESE TRACTS, BEING THE PROPERTY OF THE A.E. PERKINS FARM, ALSO KNOWN AS THE SUSIE PERKINS FARM, ARE LOCATED ENTIRELY WITHIN THE TONY W. CRUTCHFIELD, R.L.S. 1788 "P", PAGE 144. P.O. BOX 292 105 LIBERTY STREET CORPORATE LIMITS OF THE TOWN OF JACKSBORO AND ARE SUBJECT TO ALL STATE OF TENNESSEE DEPARTMENT OF TRANSPORT-JACKSBORO, TENNESSEE 37757 RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE TO PROPERTY IN ATION DIVISION OF HIGHWAYS RIGHT-OF-WAY PLAN (423) 566-1483 office THIS LOCATION. FAP#APD-F-009-1(28) FISCAL YEAR 1967 SHEET (423) 566-0362 fax 13 OF 216 SHEETS TRACT #26. THE NORTH ARROW OF THIS SURVEY IS REFERENCED TO THE PLAT OF THE (423) 562-8285 home INDIAN MOUND SUBDIVISION PREPARED BY JAMES PHILLIPS R.L.S. 321 PLAT OF THE SURVEY FOR MICHAEL NICHOLS & RICHARD MYERS PREPARED BY JAMES PHILLIPS AND RECORDED IN PLAT CABINET 1, SLIDE 599 IN THE CAMPBELL COUNTY REGISTER OF DEEDS OFFICE IN JACKSBORO. R.L.S. 321 DATED 12-19-92 AND RECORDED IN PLAT CABINET 1. SLIDE 680. LOTS 7, 8, 19, 20, AND 21 OF PHASE I ARE TO HAVE A 20.0' DRAINAGE EASEMENT. THIS SURVEY IS ALSO REFERENCED TO THE FOLLOWING RECORDED WARRANTY DEEDS : WARRANTY DEED BOOK 80, PAGE 253 - E.W. TOTAL ACRES SUB-CLAIBORNE TO A.E. PERKINS. DIVIDED THIS SECTION WARRANTY DEED BOOK 117, PAGE 87 - REYNOLD 12.80 ACRES PERKINS, ET AL. TO SUSIE PERKINS. PHASE II - PERKINS PLACE PHASE I - PERKINS COMMERCIAL PARK ROAD ACRES THIS PHASE II NORTH ARROW IS REFERENCED TO THE PLAT OF THE INDIAN MOUND SUBDIVISION AS RECORDED IN PLAT SECTION PERKINS PLACE S 37'54'17" W CABINET 1, SLIDE 599 IN THE CAMPBELL COUNTY 2.19 ACRES REGISTER OF DEEDS OFFICE IN JACKSBORO. S 59'41'48" W 11.34 CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE PHASE II - PERKINS PLACE LOT 7 PHASE I - PERKINS COMMERCIAL PARK SUBDIVISION REGULATIONS FOR THE TOWN OF JACKSBORO, 0.58 ACRES TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, LOT 8 IF ANY, AS ARE NOTED IN THE MINUTES OF THE TOWN OF LOT 19 0.66 ACRES JACKSBORO PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED BY THAT BODY FOR RECORDING IN THE OFFICES 0.66 ACRES LOT 20 0.41 ACRES OF THE COUNTY REGISTER. 8079'44" SECRETARY, PLANNING COMMISSION 80'24'07" CHAIRMAN, PLANNING COMMISSION APPROVED REPRESENTATIVE BY THE LOT 6 0.28 ACRES LOT 9 LOT PLANNING COMMISSION 0.33 ACRES E.L. LOT 18 **ADKINS** 0.33 ACRES LOT 21 N 80.20.36. TAX MAP LOT 5 0.55 ACRES 144.95 0.28 ACRES 100 LOT 10 0.33 ACRES PARCEL LOT 17 0.33 ACRES 041.00 LOT 20.0' DRAINAGE LOT 4 ESMT. ALONG CREEK 144.61 O.28 ACRES LOT 11 LOT 22 0.33 ACRES 0.27 ACRES LOT 16 CERTIFICATE FOR UTILITY APPROVAL 0.33 ACRES I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM 144.26 AND THE SEWAGE DISPOSAL SYSTEM INSTALLED IN THIS LOT 3 LOT DEVELOPMENT FULLY MEET ALL REQUIREMENTS OF THIS UTILITY COMMISSION AND ARE HEREBY APPROVED AS SHOWN. 0.28 ACRES LOT 12 LOT 23 0.33 ACRES LOT 15 0.27 ACRES 0.33 ACRES INDIAN MOUND MANAGER, UTILITY DISTRICT SUBDIVISION OR OTHER APPROVING AGENCY 0.28 ACRES LOT 13 PLAT CABINET 1 LOT 24 0.33 ACRES 0.27 ACRES LOT 14 SLIDE 599 0.33 ACRES N 80'24'07" E LOT 50 LOT 1 143.58 5 15.34'44" 0.22 ACRES PERKINS LOOP 20.63 N 80'23'28" LOT 25 S 73"26"38" W 0.27 ACRES N 80°23'28" E 100.00 27.81 73.63 80'24'07' MONUMENT HIGHWAY R.O.W. MONUMENT LOT 29 S 15'25'18" E 120.00 0.48 ACRES CERTIFICATE FOR ELECTRIC UTILITY APPROVAL 5 73'26'38" - *93.98*′ N 80'23'28" E LOT 28 S 15'58'22" E 65.00 REFERENCE LINE I HEREBY CERTIFY THAT THE ELECTRICAL UTILITY SYSTEM 0.34 ACRES 50.00' LOT 27 INSTALLED IN THIS DEVELOPMENT FULLY MEET ALL REQUIRE-70.00 0.34 ACRES MENTS OF THIS UTILITY COMMISSION AND ARE HEREBY APPROVED LOT LOT 26 HIGHWAY HIGHWAY 0.59 ACRES R.O.W. MONUMENT 10-4-1996 MONUMENT MANAGER, UTILITY DISTRICT OR OTHER APPROVING AGENCY I HEREBY CERTIFY THAT THIS IS A CATEGORY SURVEY AND THAT THE RATIO OF PRECISION TO LAFOLLETTE OF THE UNADJUSTED SURVEY EXCEEDS R.O.W. MONUMENT NEW APPALACHIAN HIGHWAY - A.K.A. STATE ROUTE 9 AS SHOWN HEREON. JERRY W. CRUTCHFIELD IN R.V.S. 1612 TO CARYVILLE CERTIFICATE OF OWNERSHIP AND DEDICATION MICROFILMED BY: PLEASANT VALLEY I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE MICROFILMING SERVICES OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVI-3810 PLEASANT VALLEY ROAD SION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MIN-LOCATION MAP COSBY, TN 37722 IMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL PH/FAX (423) 487-3464 NO SCALE STREETS. ALLEYS. PARKS. AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. 200 100 SCALE : 1" = 100" PERKINS COMMERCIAL PARK - PHASE I CERTIFICATE OF STREET APPROVAL NEW APPALACHIAN HIGHWAY
A.K.A. STATE ROUTE 9 I HEREBY CERTIFY THAT THE STREETS AND OTHER IMPROVEMENTS SHOWN HEREON HAVE BEEN INSTALLED DRAWN BY : LB 1" = 100' APPROVED BY : SCALE : IN AN ACCEPTABLE MANNER AND ACCORDING TO THE CRUTCHFIELD R.L.S. 1612 9-3-96 REVISED : DATE : SPECIFICATIONS OF THE TOWN OF JACKSBORO PLANNING COMMISSION IN THIS DEVELOPMENT. **1** TOWN OF JACKSBORO CAMPBELL COUNTY DISTRICT 3 1996 Gana FILE NAME CHARMAN, TOWN OF JACKSBORO PLANNING COMMISSION WARRANTY DEED BOOK 80, PAGE 253 PERK-PH1 TAX MAP 100. PARCEL 038.00