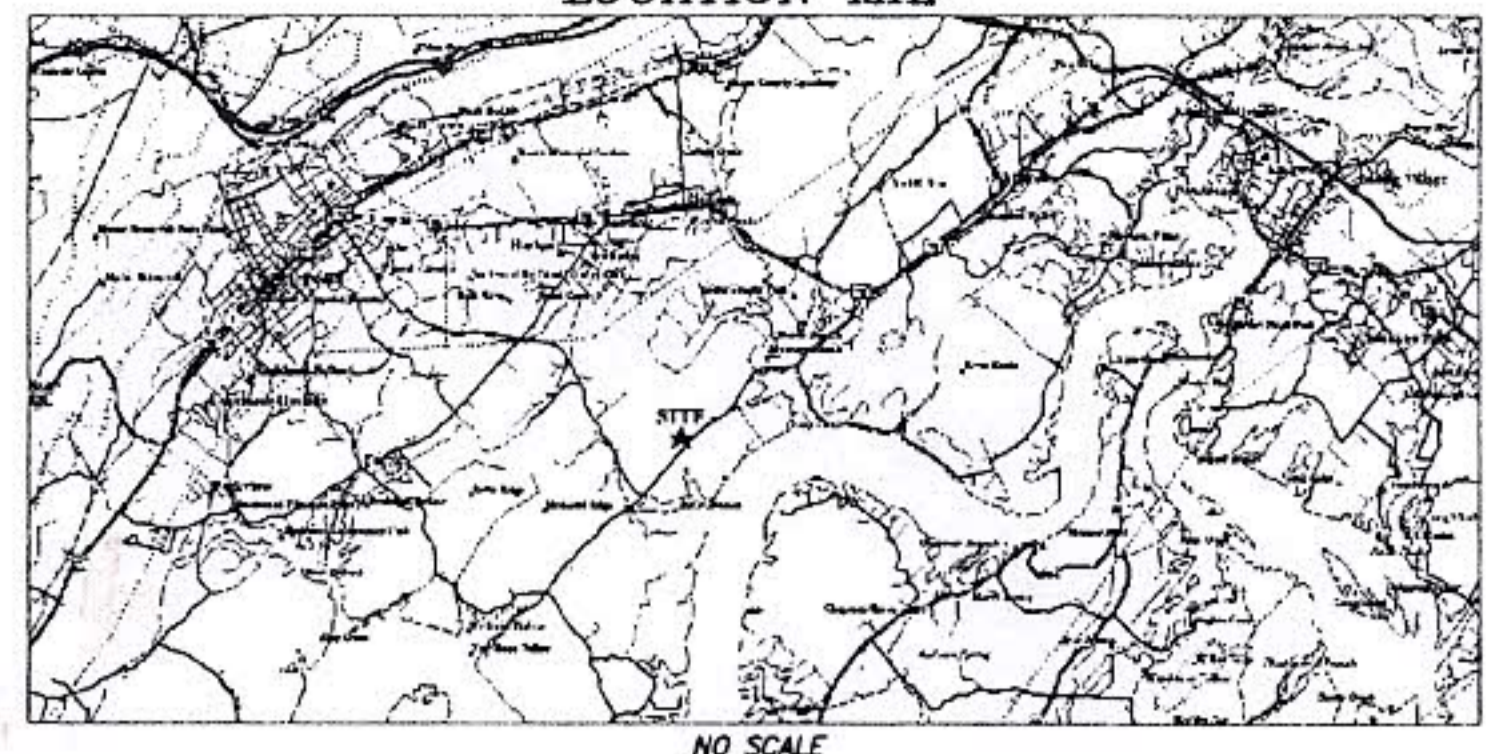


TOTAL AREA
SUBDIVIDED
PHASE I
64.01 ACRES

LOCATION MAP



THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND OTHER INFORMATION...
CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR ROANE COUNTY, TENNESSEE...
SECRETARY, PLANNING COMMISSION

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE ROANE COUNTY PLANNING COMMISSION.
1/25 2008
REGISTERED LAND SURVEYOR

ROADS IN THIS SUBDIVISION HAVE BEEN DESIGNATED BY THE DEVELOPER AS PRIVATE ROADS. IT IS LEGAL FOR ROANE COUNTY OR ITS HIGHWAY DEPARTMENT TO CONDUCT ANY ACTIVITIES OF ANY KIND FOR THE MAINTENANCE OR REPAIR OF THESE ROADS...
ROANE COUNTY PLANNING COMMISSION

Expanding lot 15.
Tennessee Code Annotated 13-3-408
Divisions and plats partitioned by owners executed.
Key Christopher Zoning Officer

GEORGE THOMAS CHILDS
DEED BOOK "M" SERIES 20 PAGE 668
TAX MAP 066 PARCEL 027.00
US-TVA TRACT
HER 72B

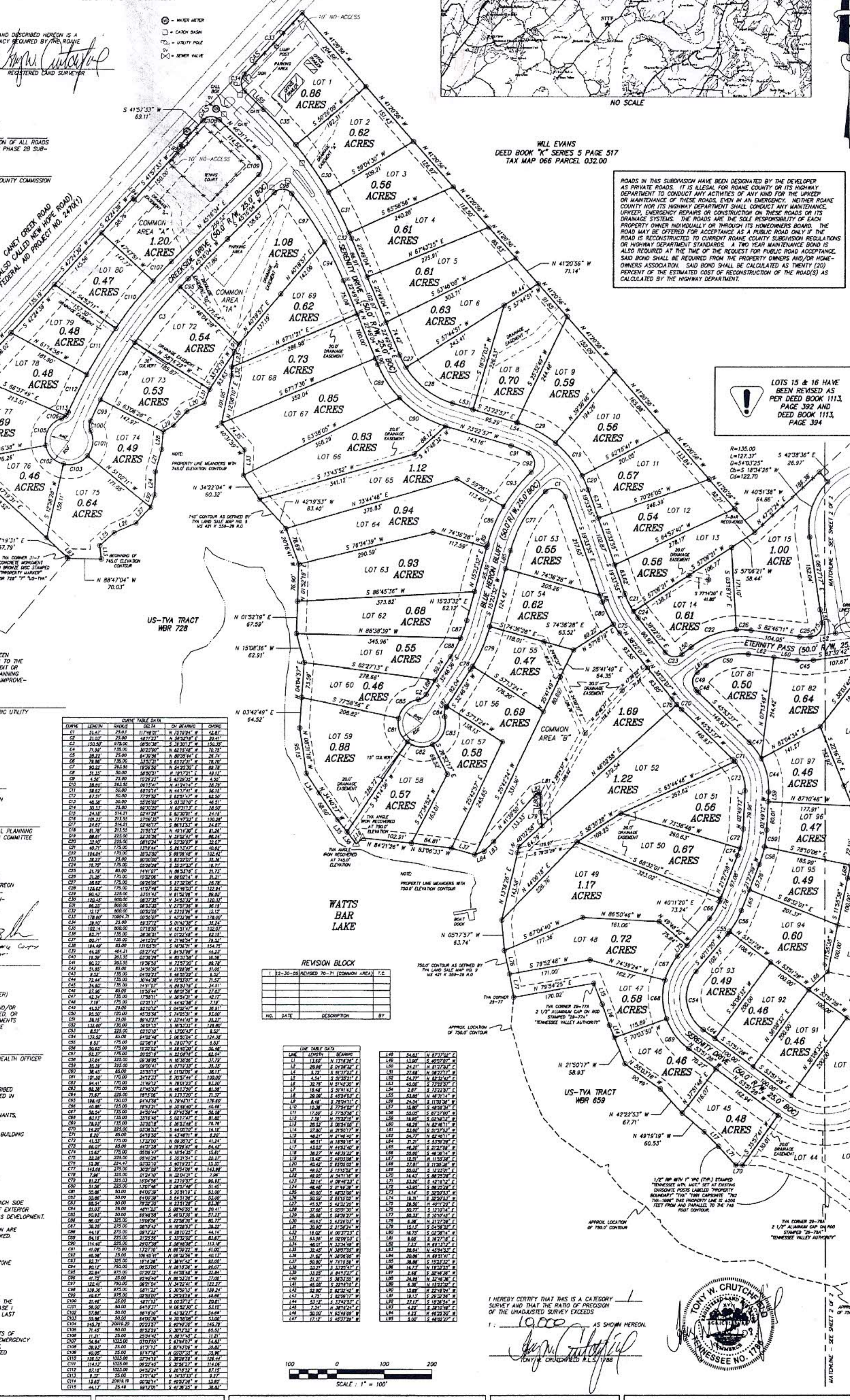
CERTIFICATE FOR ELECTRIC UTILITY APPROVAL
I HEREBY CERTIFY THAT THE ELECTRICAL LINES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE REQUIREMENTS OF THIS COMPANY OR A LETTER OF CREDIT OR OTHER SECURITY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

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 ROANE COUNTY PLANNING COMMISSION IN THIS DEVELOPMENT...
OWNER: Land Release Corp

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...
OWNER: Land Release Corp

CERTIFICATE FOR UTILITY APPROVAL (WATER AND SEWER)
I HEREBY CERTIFY THAT THE PRIVATE WATER SUPPLY AND/OR SEWER DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET ALL REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT AND ARE HEREBY APPROVED AS SHOWN.

NOTES:
THESE LOTS ARE REFERENCED TO THE PROPERTY DESCRIBED IN WARRANTY DEED BOOK 1058 PAGE 508 AS RECORDED IN THE ROANE COUNTY REGISTER OF DEEDS OFFICE.
THESE LOTS ARE SUBJECT TO ALL RESTRICTIONS, COVENANTS AND EASEMENTS APPLICABLE.
THESE LOTS ARE SUBJECT TO THE FOLLOWING MINIMUM BUILDING SETBACKS AND RESTRICTIONS:
30.0' FRONT YARD SETBACK
10.0' SIDE YARD SETBACK
20.0' REAR YARD SETBACK
100.0' MINIMUM LOT WIDTH
30.0' MINIMUM FRONTAGE AT FRONT PROPERTY LINE
40.0' MAXIMUM BUILDING HEIGHT
THERE ARE IRON PINS AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
THE NORTH ARROW OF THIS SURVEY IS REFERENCED TO THE PLAT PREPARED FOR THE DOCKS AT CANEY CREEK PHASE I BY CHARLES R. ROUSH R.L.S. 401 DATED 2-25-04 AND LAST REVISED ON 3-29-04.
THE SUBJECT PROPERTY IS NOT CONTAINED WITHIN LIMITS OF A FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY F.I.R.M. MAPS OF ROANE COUNTY, TENNESSEE COMMUNITY PANEL NO. 470267 0950 B DATED SEPTEMBER 30, 1980.



REVISION BLOCK table with columns for NO., DATE, DESCRIPTION, BY.

ONE TABLE DATA table with columns for CURVE, LENGTH, AREA, etc.

REVISION BLOCK table with columns for NO., DATE, DESCRIPTION, BY.

ONE TABLE DATA table with columns for CURVE, LENGTH, AREA, etc.

WARRANTY DEED BOOK : 1058
PAGE : 505
TAX MAP : 086
PARCEL : 028.00
DISTRICT : 5

REVISED FINAL PLAT OF
THE DOCKS AT CANEY CREEK - PHASE I
CANEY CREEK COMMUNITY ROANE COUNTY
DRAWN BY : L.B.
APPROVED BY : T. CRUTCHFIELD
REVISED : 1-25-08
SCALE : 1" = 100'
FILE NAME : CANEY1A3
CRUTCHFIELD SURVEYS
JERRY W. CRUTCHFIELD R.L.S. 1612
TONY M. CRUTCHFIELD R.L.S. 1788
P.O. BOX 292
108 LIBERTY STREET
JACKSONBORO, TENNESSEE 37757
(423) 566-1483 office
(423) 566-0362 fax
(423) 562-8285 home

2008/Phase I
10-508