

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  
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01/25/2008-02:35 PM  
08000721  
PLAT BOOK : D  
PAGE : 509

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.

ROCKWOOD ELECTRIC UTILITY

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 OR THAT A SECURITY BOND IN THE AMOUNT OF \$10,000.00 HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

ROANE COUNTY REGIONAL PLANNING COMMISSION SUBDIVISION COMMITTEE

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.

January 25, 2008  
OWNER: Project Manager, Land Resource Company

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.

CITY OR COUNTY HEALTH OFFICER

LOCATION MAP



NO SCALE

FORMERLY RICHARD G. KITTRELL, ET UX  
DEED BOOK "D" SERIES 21 PAGE 553  
TAX MAP 066 PARCEL 038.00

NOW DOCKS OF CANEY CREEK

FORMERLY HUBERT BALDWIN  
DEED BOOK "G" SERIES 9 PAGE 430  
TRACT XWB - 349

NOW DOCKS OF CANEY CREEK

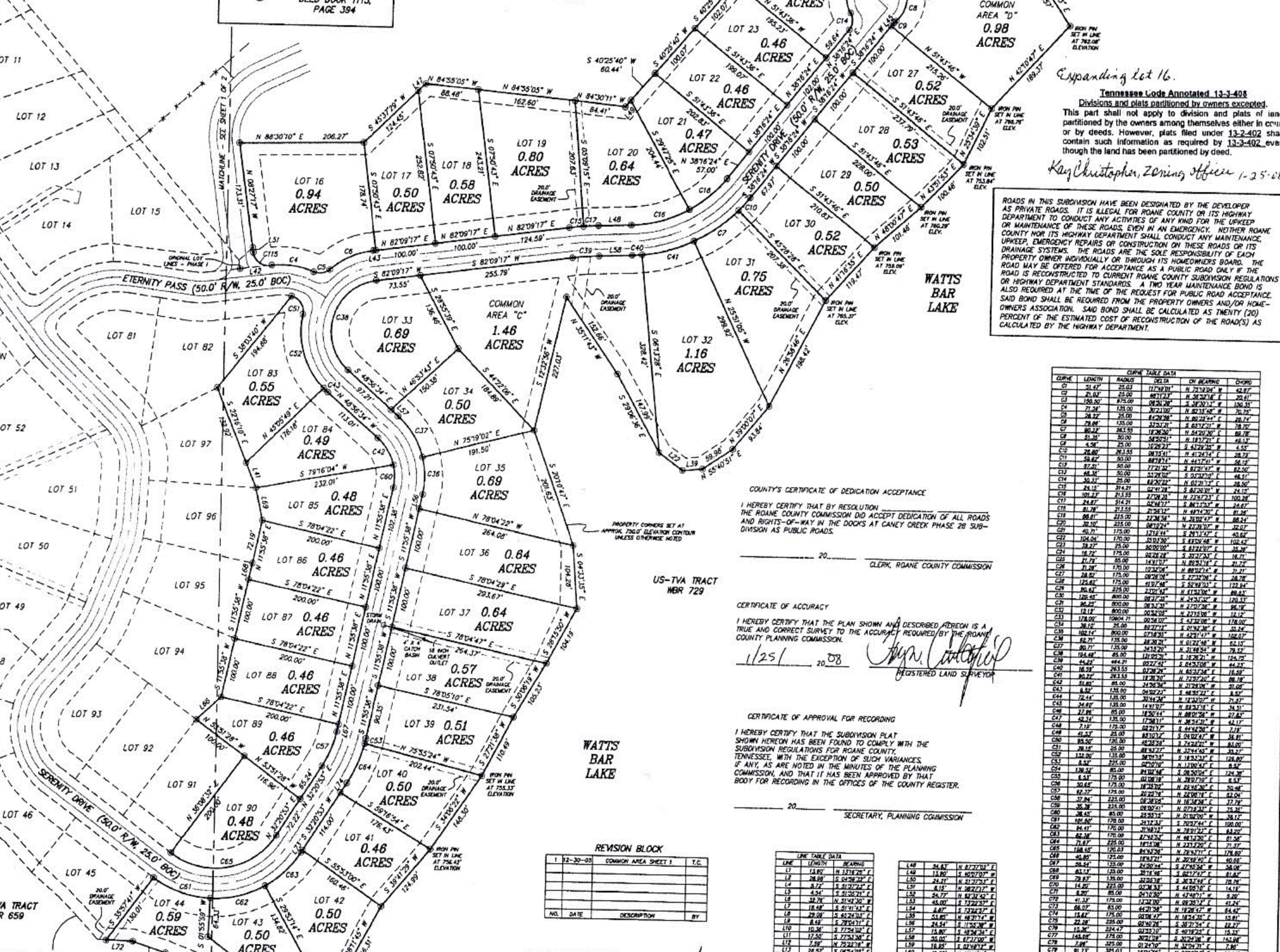
TOTAL AREA SUBDIVIDED  
PHASE I  
64.01 ACRES

NOTES:  
THESE LOTS ARE REFERENCED TO THE PROPERTY DESCRIBED IN WARRANTY DEED BOOK 1058, PAGE 505 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 IS A 10.0' UTILITY EASEMENT (5.0' OFFSET TO EACH SIDE OF INTERIOR LOT LINES, 10.0' OFFSET TO THE INSIDE OF EXTERIOR LOT LINES) RESERVED ALONG ALL LOT LINES WITHIN THIS DEVELOPMENT.  
SUBDIVISION ROADS, STREETS OR TRAILS SHOWN HEREON ARE PROPOSED AND HAVE NOT BEEN CONSTRUCTED OR STAKED.  
ALL ROAD RIGHTS-OF-WAY ARE 50.0' IN WIDTH.  
THIS PROPERTY IS LOCATED WITHIN LOCAL ORDINANCE ZONE R-1 (LOW DENSITY SINGLE FAMILY).  
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. RUSK R.L.S. 401 DATED 2-25-04 AND LAST REVISION 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 FIRM MAPS OF ROANE COUNTY, TENNESSEE COMMUNITY PANEL NO. 470267 0090 B DATED SEPTEMBER 30, 1980.

MILL EVANS  
DEED BOOK "X" SERIES 5 PAGE 517  
TAX MAP 066 PARCEL 032.00

LOTS 15 & 16 HAVE BEEN REVISED AS PER DEED BOOK 1113, PAGE 392 AND DEED BOOK 1113, PAGE 394

FRANK B. EVANS  
DEED BOOK "S" SERIES 17 PAGE 770  
TAX MAP 066 PARCEL 033.00



ROADS IN THIS SUBDIVISION HAVE BEEN DESIGNATED BY THE DEVELOPER AS PRIVATE ROADS. IT IS ILLEGAL FOR ROANE COUNTY OR ITS HIGHWAY DEPARTMENT TO CONDUCT ANY ACTIVITIES OF ANY KIND FOR THE KEEP OR MAINTENANCE OF THESE ROADS, EVEN IN AN EMERGENCY. NEITHER ROANE COUNTY NOR ITS HIGHWAY DEPARTMENT SHALL CONDUCT ANY MAINTENANCE, URGENT EMERGENCY REPAIRS OR CONSTRUCTION ON THESE ROADS OR ITS DRAINAGE SYSTEMS. THE ROADS ARE THE SOLE RESPONSIBILITY OF EACH PROPERTY OWNER INDIVIDUALLY OR THROUGH ITS HOMEOWNERS BOARD. THE ROAD MAY BE OFFERED FOR ACCEPTANCE AS A PUBLIC ROAD ONLY IF THE ROAD IS RECONSTRUCTED TO CURRENT ROANE COUNTY SUBDIVISION BOND OR HIGHWAY DEPARTMENT STANDARDS. A TWO YEAR MAINTENANCE REGULATION IS ALSO REQUIRED AT THE TIME OF THE REQUEST FOR PUBLIC ROAD ACCEPTANCE. SAID BOND SHALL BE REQUIRED FROM THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION. SAID BOND SHALL BE CALCULATED AS FOLLOWS: PERCENT OF THE ESTIMATED COST OF RECONSTRUCTION OF THE ROAD(S) AS CALCULATED BY THE HIGHWAY DEPARTMENT.

Table with columns: CURVE, LENGTH, RADIUS, DATA, CH BEARING, CHORD. Contains detailed curve data for the subdivision.

COUNTY'S CERTIFICATE OF DEDICATION ACCEPTANCE  
I HEREBY CERTIFY THAT BY RESOLUTION THE ROANE COUNTY COMMISSION DID ACCEPT DEDICATION OF ALL ROADS AND RIGHTS-OF-WAY IN THE DOCKS AT CANEY CREEK PHASE 2B SUBDIVISION AS PUBLIC ROADS.

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.

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

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

I HEREBY CERTIFY THAT THIS IS A CATEGORY SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 10,000 AS SHOWN HEREON.



SCALE: 1" = 100'

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WARRANTY DEED BOOK : 1058  
PAGE : 506  
TAX MAP : 066  
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 : CANEY1B3

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2008-10-509