

**TOTAL AREA
SUBDIVIDED
PHASE 2A
80.72 ACRES**

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE ERROR OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1/10000 AS SHOWN HEREON.
Tony W. Crutchfield
TONY W. CRUTCHFIELD R.L.S. 1788

CERTIFICATE OF STREET NAMES
I CERTIFY THAT ALL STREET NAMES ARE IN COMPLIANCE WITH C-117 AND DO NOT CONFLICT WITH OTHER STREET NAMES IN THE SURVEY.
4/3/10 *Tony W. Crutchfield*
E-111

CERTIFICATE OF ADDRESS
I HEREBY CERTIFY THAT THE PLANNED AND NUMBERED LOTS ARE IN COMPLIANCE WITH THE PLANNING AND ZONING ORDINANCES OF THE ROANE COUNTY PLANNING COMMISSION AND THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED.
3/31/10 *Tony W. Crutchfield*
REGISTERED LAND SURVEYOR

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 THE ROANE COUNTY PLANNING COMMISSION AND THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED.
4-10-10 *Heather D. Bear*
REGISTERED ELECTRICAL UTILITY

CERTIFICATE OF CONVEYANCE AND RESERVATION
I HEREBY CERTIFY THAT ALL THE AREAS THE OWNERSHIP OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY RESERVE THE RIGHT OF SUBDIVISION WITH MY OWN CONSENT ESTABLISH THE NEAREST BOUNDARY LINES AND LOCATIONS OF ALL UTILITIES, ALLEYS, EASEMENTS AND OTHER OPEN SPACES TO BE USED FOR PUBLIC USE AND SUBJECT TO ALL RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.
April 16, 2010 *John Bay*
OWNER

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 REQUIREMENTS OF THE ROANE COUNTY PLANNING COMMISSION AND THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED.
4-15-10 *OR John Bay*
ROANE COUNTY PLANNING COMMISSION REPRESENTATIVE

CERTIFICATE FOR UTILITY APPROVAL (WATER AND SEWER)
I HEREBY CERTIFY THAT THE WATER AND SEWER SERVICE CONNECTIONS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE REQUIREMENTS OF THE ROANE COUNTY PLANNING COMMISSION AND THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED.
4/8/10 *OR John Bay*
ROANE COUNTY PLANNING COMMISSION REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE ROANE COUNTY PLANNING COMMISSION AND THAT IT IS IN ACCORDANCE WITH THE PLANNING AND ZONING ORDINANCES OF THE ROANE COUNTY PLANNING COMMISSION AND THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ROANE COUNTY PLANNING COMMISSION AND THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ROANE COUNTY PLANNING COMMISSION.
April 16, 2010 *John Bay*
REGISTERED PLANNING COMMISSION

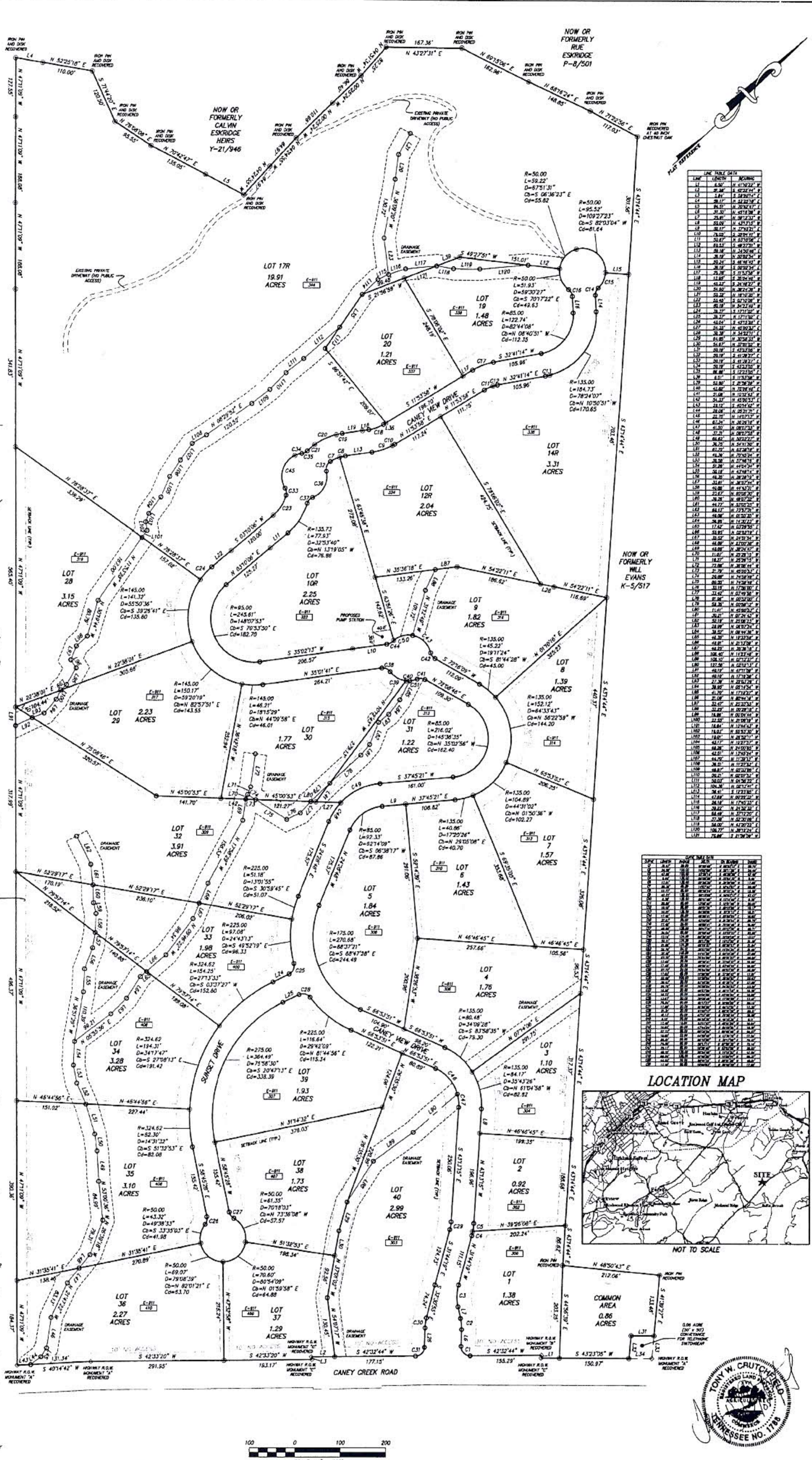
ROADS IN THIS SUBDIVISION HAVE BEEN DESIGNATED BY THE DEVELOPER AS PRIVATE ROADS. IT IS ILLEGAL FOR ROANE COUNTY OR ITS HIGHWAY DEPARTMENT TO CONDUCT ANY ACTIVITIES OF ANY KIND FOR THE UNCLE OR MAINTENANCE OF THESE ROADS, EVEN IN AN EMERGENCY. NEITHER ROANE COUNTY NOR ITS HIGHWAY DEPARTMENT SHALL CONDUCT ANY MAINTENANCE, REPAIRS, 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 ROADS MAY BE OPENED FOR ACCEPTANCE AS PUBLIC ROADS ONLY IF THE ROADS ARE RECONSTRUCTED TO CURRENT ROANE COUNTY SUBDIVISION REGULATIONS OR HIGHWAY DEPARTMENT STANDARDS. A TWO YEAR MAINTENANCE BOND 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 TWENTY (20) PERCENT OF THE ESTIMATED COST OF RECONSTRUCTION OF THE ROAD(S) AS CALCULATED BY THE HIGHWAY DEPARTMENT.

NOTES:
THESE LOTS ARE REFERENCED TO THE PROPERTY DESCRIBED IN WARRANTY DEED BOOK 1008, PAGE 505 AS RECORDED IN THE ROANE COUNTY REGISTER OF DEEDS OFFICE.
THESE LOTS ARE SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD.
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' MINIMUM BUILDING HEIGHT

THERE IS A 10.0' UTILITY EASEMENT (5.0' OFFSET TO EACH SIDE OF EXTERIOR LOT LINES, 10.0' OFFSET TO THE INSIDE OF EXTERIOR LOT LINES) RESERVED ALONG ALL LOT LINES WITHIN THIS DEVELOPMENT.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE A UNIFORM 50.0' IN TOTAL WIDTH (25.0' OFFSET FROM CENTERLINE) AND ARE BASED ON INFORMATION PROVIDED BY THE ENGINEERING AND CONSTRUCTION PLANS OF VAUGHN & MELTON, INC.
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.
E-111 PROPERTY ADDRESSES PROVIDED BY THE ROANE COUNTY 311 SERVICE.

THIS PROPERTY IS LOCATED WITHIN LOCAL ORDINANCE ZONE R-1 (LOW DENSITY SINGLE FAMILY).
THERE ARE IRON PINS SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
THE NORTH ARROW OF THIS SURVEY IS REFERENCED TO THE PLAT PREPARED FOR THE BOOKS AT CANEY CREEK PHASE 1 BY CHARLES R. RISK, 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 F.I.R.M. MAP NO. 47145C0205F DATED SEPTEMBER 26, 2007.



LOT	AREA	BEARING	DISTANCE	AREA	BEARING	DISTANCE
1	1.48	N 82°24'17" E	138.05	1	N 82°24'17" E	138.05
2	1.48	N 82°24'17" E	138.05	2	N 82°24'17" E	138.05
3	1.48	N 82°24'17" E	138.05	3	N 82°24'17" E	138.05
4	1.48	N 82°24'17" E	138.05	4	N 82°24'17" E	138.05
5	1.48	N 82°24'17" E	138.05	5	N 82°24'17" E	138.05
6	1.48	N 82°24'17" E	138.05	6	N 82°24'17" E	138.05
7	1.48	N 82°24'17" E	138.05	7	N 82°24'17" E	138.05
8	1.48	N 82°24'17" E	138.05	8	N 82°24'17" E	138.05
9	1.48	N 82°24'17" E	138.05	9	N 82°24'17" E	138.05
10	1.48	N 82°24'17" E	138.05	10	N 82°24'17" E	138.05
11	1.48	N 82°24'17" E	138.05	11	N 82°24'17" E	138.05
12	1.48	N 82°24'17" E	138.05	12	N 82°24'17" E	138.05
13	1.48	N 82°24'17" E	138.05	13	N 82°24'17" E	138.05
14	1.48	N 82°24'17" E	138.05	14	N 82°24'17" E	138.05
15	1.48	N 82°24'17" E	138.05	15	N 82°24'17" E	138.05
16	1.48	N 82°24'17" E	138.05	16	N 82°24'17" E	138.05
17	1.48	N 82°24'17" E	138.05	17	N 82°24'17" E	138.05
18	1.48	N 82°24'17" E	138.05	18	N 82°24'17" E	138.05
19	1.48	N 82°24'17" E	138.05	19	N 82°24'17" E	138.05
20	1.48	N 82°24'17" E	138.05	20	N 82°24'17" E	138.05
21	1.48	N 82°24'17" E	138.05	21	N 82°24'17" E	138.05
22	1.48	N 82°24'17" E	138.05	22	N 82°24'17" E	138.05
23	1.48	N 82°24'17" E	138.05	23	N 82°24'17" E	138.05
24	1.48	N 82°24'17" E	138.05	24	N 82°24'17" E	138.05
25	1.48	N 82°24'17" E	138.05	25	N 82°24'17" E	138.05
26	1.48	N 82°24'17" E	138.05	26	N 82°24'17" E	138.05
27	1.48	N 82°24'17" E	138.05	27	N 82°24'17" E	138.05
28	1.48	N 82°24'17" E	138.05	28	N 82°24'17" E	138.05
29	1.48	N 82°24'17" E	138.05	29	N 82°24'17" E	138.05
30	1.48	N 82°24'17" E	138.05	30	N 82°24'17" E	138.05
31	1.48	N 82°24'17" E	138.05	31	N 82°24'17" E	138.05
32	1.48	N 82°24'17" E	138.05	32	N 82°24'17" E	138.05
33	1.48	N 82°24'17" E	138.05	33	N 82°24'17" E	138.05
34	1.48	N 82°24'17" E	138.05	34	N 82°24'17" E	138.05
35	1.48	N 82°24'17" E	138.05	35	N 82°24'17" E	138.05
36	1.48	N 82°24'17" E	138.05	36	N 82°24'17" E	138.05
37	1.48	N 82°24'17" E	138.05	37	N 82°24'17" E	138.05
38	1.48	N 82°24'17" E	138.05	38	N 82°24'17" E	138.05
39	1.48	N 82°24'17" E	138.05	39	N 82°24'17" E	138.05
40	1.48	N 82°24'17" E	138.05	40	N 82°24'17" E	138.05



04/17/2010 09:55 AM
08003406
FLAT BOOK : 0
PAGE : 548
SEARCH BRACKET

WARRANTY DEED BOOK :	1059
PAGE :	505
TAX MAP :	086
PARCEL :	028.00
DISTRICT :	5

REVISED FINAL PLAT OF
DOCKS AT CANEY CREEK
PHASE 2A
CANEY CREEK COMMUNITY ROANE COUNTY

DRAWN BY : GG
APPROVED BY : T. CRUTCHFIELD
DATE : 12-1-05 REVISED : 11-14-07
SCALE : 1" = 100'
FILE NAME : CANEY3B28NKS



CRUTCHFIELD SURVEYS
TONY W. CRUTCHFIELD R.L.S. 1812
TONY W. CRUTCHFIELD R.L.S. 1788
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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.