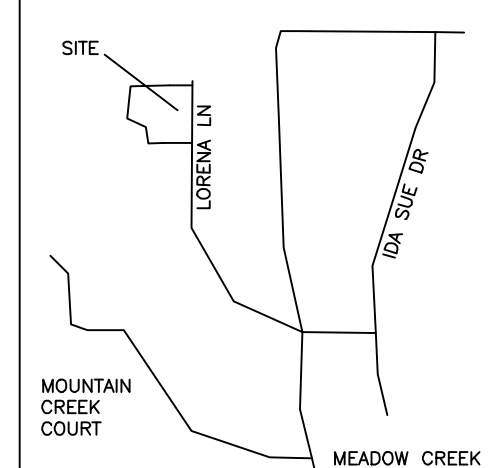


I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1-10000+ AS SHOWN HEREON.

IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTED.
IP(OL)- IRON PIN SET ON LINE
SUBJECT PROPERTY DEED REFS: R-712 I-2005,



BUILDING SETBACK NOTE

THE BUILDING SETBACKS SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT ON SUBJECT PROPERTY AT THE TIME OF CONSTRUCTION.

EASEMENT NOTE

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS, RECORDED AND/OR UNRECORDED.

THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

EASEMENT NOTE:

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7' 1/2" WIDE ALONG THE INTERIOR SIDE OF SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER EASEMENTS AS MAY BE DELINEATED ON THE FINAL PLAT. NO PRIMARY OR CUSTOMARY ACCESSORY STRUCTURES MAY BE PLACED WITHIN THE EASEMENTS. MINOR STRUCTURES SUCH AS BUT NOT LIMITED TO FENCES AND PLANTER BOXES MAY BE LOCATED WITHIN THE EASEMENTS BUT THEY MUST NOT BLOCK, RESTRICT, OR DIVERT THE FLOW OF STORMWATER.

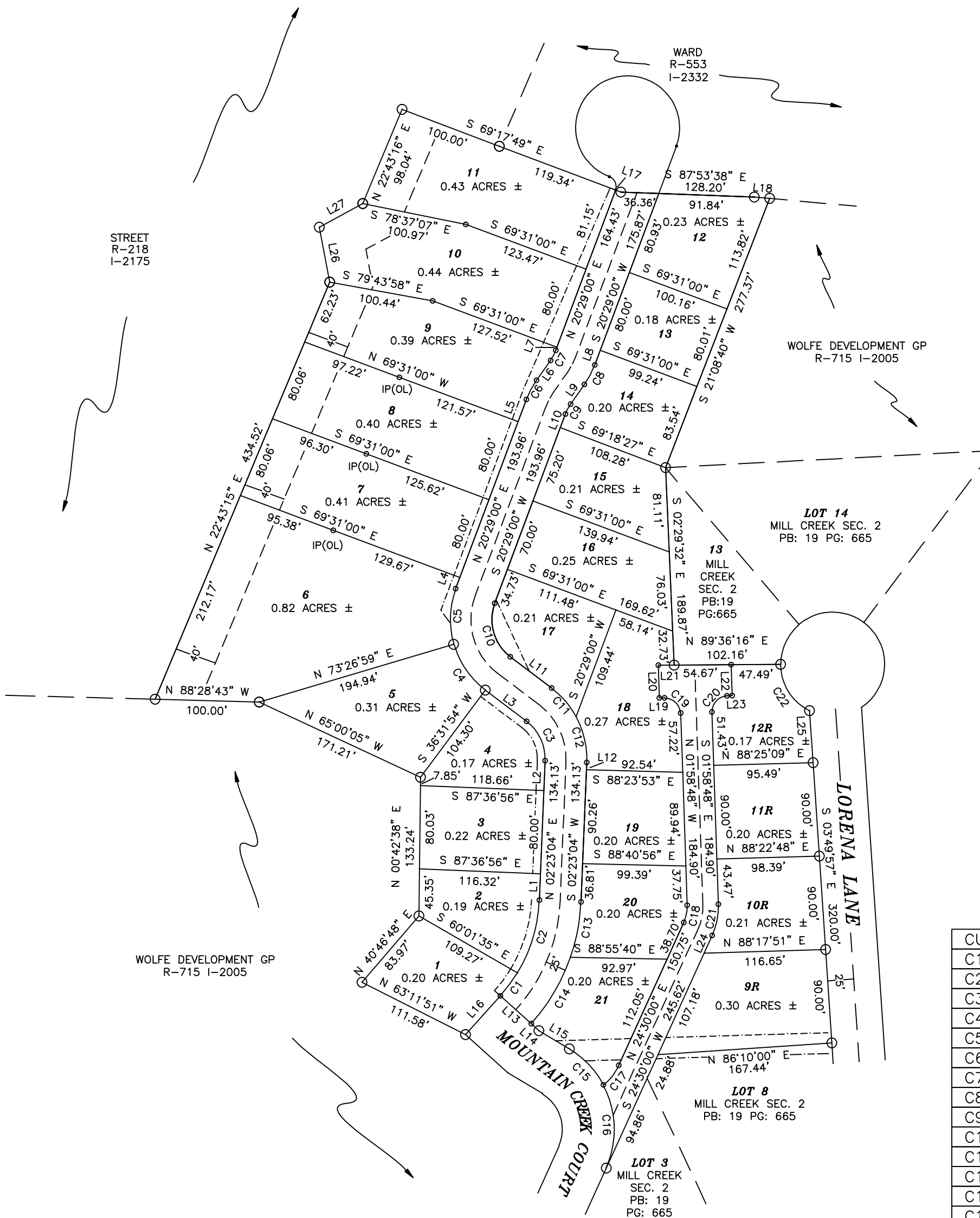
FLOOD HAZARD AREA NOTE

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS PER FIRM MAP 47179C0145D

PERMIT NOTES

- 1. GRADING AND BUILDING PERMITS ARE REQUIRED FROM THE CITY OF JONESBOROUGH FOR EACH LOT PRIOR TO STARTING CONSTRUCTION ON THE LOT.
- 2. A DRIVEWAY ENTRANCE PERMIT IS REQUIRED FROM THE CITY OF JONESBOROUGH PRIOR TO STARTING CONSTRUCTION FOR ANY LOT WITH DRIVEWAY ACCESS ONTO A CITY OWNED ROAD.

----- ADDITIONAL SEWER AND DRAINAGE EASEMENT
----- 40' UNDISTURBED BUFFER



LINE INFO

LINE	BEARING	DISTANCE
L1	N 02°23'04" E	25.29'
L2	N 02°23'04" E	28.84'
L3	N 52°56'59" W	49.78'
L4	N 20°29'00" E	11.28'
L5	N 20°29'00" E	22.68'
L6	N 35°13'37" E	23.25'
L7	N 20°29'00" E	3.28'
L8	S 20°29'00" W	14.94'
L9	S 35°13'37" W	23.25'
L10	S 20°29'00" W	14.02'
L11	S 52°56'59" E	49.78'
L12	S 02°23'04" W	7.06'
L13	S 47°59'44" E	40.00'
L14	S 47°59'44" E	10.00'
L15	S 59°00'11" E	33.99'
L16	N 42°00'12" E	50.00'
L17	S 69°17'48" E	5.49'
L18	S 84°51'20" E	14.85'
L19	S 88°01'12" W	5.00'
L20	N 01°55'53" W	31.59'
L21	N 89°36'16" E	15.33'
L22	S 01°58'48" E	29.65'
L23	S 88°01'12" W	5.00'
L24	S 24°30'00" W	18.69'
L25	S 03°50'00" E	50.00'
L26	N 10°50'06" W	53.81'
L27	N 61°28'29" E	47.52'

CURVE INFO

CURVE	CHORD BEARING	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 36°36'10" E	146.56'	27.63'	27.59'
C2	N 16°47'36" E	146.56'	73.72'	72.94'
C3	N 25°16'57" W	45.00'	43.46'	41.79'
C4	N 34°35'29" W	85.00'	54.47'	53.54'
C5	N 02°07'30" E	85.00'	54.47'	53.54'
C6	N 27°51'18" E	82.00'	21.10'	21.04'
C7	N 27°51'18" E	42.00'	10.81'	10.78'
C8	S 27°51'18" W	82.00'	21.10'	21.04'
C9	S 27°51'18" W	42.00'	10.81'	10.78'
C10	S 16°14'00" E	45.00'	57.67'	53.81'
C11	S 40°42'12" E	85.00'	36.34'	36.06'
C12	S 13°02'11" E	85.00'	45.75'	45.20'
C13	S 10°44'21" W	186.56'	54.41'	54.22'
C14	S 30°32'56" W	186.56'	74.60'	74.10'
C15	S 43°38'50" E	90.00'	48.24'	47.66'
C16	S 01°53'48" E	90.00'	82.93'	80.02'
C17	N 38°01'22" E	51.00'	24.07'	23.85'
C18	N 11°13'18" E	36.86'	17.03'	16.88'
C19	N 46°58'48" W	15.00'	23.56'	21.21'
C20	S 43°01'12" W	15.00'	23.56'	21.21'
C21	S 11°15'36" W	66.86'	30.90'	30.63'
C22	S 32°07'10" E	50.00'	55.36'	52.57'

CERTIFICATE OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM

I hereby certify that the sanitary sewage disposal system: (1) is available to the property; or (2) as shown on the accompanying plans has been installed in an acceptable manner and according to Town specifications; or (3) that the security bond in the amount of \$_____ has been posted to ensure completion of all required improvements in case of default.

Date: _____, 20__

CITY SEWER DIRECTOR

CERTIFICATION OF THE APPROVAL FOR 911-STREET ASSIGNMENTS

I HEREBY CERTIFY THAT THE STREET NAME(S) AS NOTED ON THE FINAL PLAT, IS(ARE) APPROVED AND ASSIGNED.

DATE

WASHINGTON COUNTY 911 ADDRESSING DEPARTMENT

McCOY LAND SURVEYING
806 EAST JACKSON BLVD STE 11
JONESBOROUGH, TENN 37659
PH- 423-753-9192
FAX- 423-753-7151



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 ACCEPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND ALL OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE

OWNER

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 JONESBOROUGH REGIONAL PLANNING COMMISSION AND THE STATE OF TENNESSEE AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE

REGISTERED ENGINEER OR SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM DRAIN SYSTEMS

I HEREBY CERTIFY THAT (1) THE PUBLIC STREET AND PUBLIC STORM DRAIN SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS APPROVED BY THE JONESBOROUGH TENNESSEE PLANNING COMMISSION OR, (2) ADEQUATE RIGHT-OF-WAY DEDICATION, STREET WIDTH, AND DRAINAGE ALONG EXISTING PUBLIC ROADS SHALL SERVE THESE LOTS AS PROPOSED.

DATE

CITY ENGINEER OR COUNTY ROAD SUPERINTENDENT

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OF SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT AND ARE HEREBY APPROVED AS SHOWN.

DATE

CITY OR COUNTY HEALTH OFFICER OR HIS/HER AUTHORIZED REP

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR JONESBOROUGH 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 FOR RECORDING IN THE OFFICE OF THE WASHINGTON COUNTY REGISTER

SECRETARY OF THE JONESBOROUGH REGIONAL PLANNING COMMISSION

MILL CREEK SECTION 6: THE OVERLOOK AT MILL CREEK

JONESBOROUGH PLANNING COMMISSION

TOTAL ACRES: 7.27± TOTAL LOTS: 21
ACRES NEW ROAD: 1.13± MILES NEW ROAD: 0.25

OWNER: WOLFE DEV. GP CIVIL DISTRICT: 16TH
SURVEYOR: McCOY CLOSURE: 1-10000+
SCALE: 1-100 DATE: 3/14/2017