

NOTES:
 1. IRON PINS AT ALL CORNERS UNLESS OTHERWISE NOTED.
 2. MINIMUM FRONT BUILDING SETBACKS ARE AS SHOWN ON PLAN.
 3. A 5' UTILITY & DRAINAGE EASEMENT IS RESERVED ALONG ALL FRONT AND SIDE LOT LINES.
 4. A 10' UTILITY & DRAINAGE EASEMENT IS RESERVED ALONG ALL REAR LOT LINES.
 5. PROPERTY IS SUBJECT TO KENNETH ROACH ROAD

REFERENCES:
 FIELD BK. 338
 DISK 2611 / ROACH DAT
 DISK 2611 / ROACHENL.OCD

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	77°32'40"	125.00'	174.27'	104.66'	100.49'	S 76°27'12"W
C 2	02°40'07"	125.00'	21.31'	10.88'	21.29'	S 31°37'49"W
C 3	81°22'48"	75.00'	60.45'	31.98'	58.85'	S 02°58'41"E
C 4	48°10'51"	75.00'	61.11'	32.36'	59.45'	S 49°24'33"E
C 5	48°10'53"	75.00'	61.11'	32.36'	59.45'	N 83°31'13"E
C 6	47°27'35"	75.00'	62.12'	32.97'	60.36'	N 39°40'41"E
C 7	48°13'28"	75.00'	63.13'	33.57'	61.28'	N 39°40'41"E
C 8	51°07'52"	75.00'	66.93'	35.88'	64.73'	N 13°59'59"W
C 9	89°38'47"	75.00'	117.35'	74.54'	105.74'	N 71°34'08"E

LINE	BEARING	DISTANCE
L 1	S 28°44'45"W	78.79'
L 2	S 28°44'45"W	24.78'
L 3	S 30°57'48"W	75.42'
L 4	S 30°57'48"W	11.51'
L 5	N 30°57'48"E	31.68'
L 6	N 30°57'48"E	25.46'
L 7	N 28°44'45"E	62.42'
L 8	S 63°36'28"E	83.43'
L 9	N 18°23'45"E	34.19'
L 10	N 18°48'23"E	66.25'
L 11	N 19°04'03"E	34.61'
L 12	N 17°21'42"E	24.47'
L 13	N 17°19'11"W	75.54'
L 14	N 09°17'20"E	
L 15	N 09°17'20"E	

LOTS	ACREAGE	SQUARE FEET
1	0.503 Ac.±	21807
2	0.502 Ac.±	21840
3	0.473 Ac.±	20594
4	0.859 Ac.±	37373
5	0.800 Ac.±	34819
6	0.331 Ac.±	14428
7	0.720 Ac.±	31323
8	0.413 Ac.±	18068
9	0.477 Ac.±	20768
10	0.810 Ac.±	35309
11	0.725 Ac.±	31768
12	0.824 Ac.±	35909
13	0.856 Ac.±	37411
14	0.894 Ac.±	39528
15	0.881 Ac.±	38958
16	1.174 Ac.±	51181
TOTAL AREA OF LOTS:		11.485 Ac.±

Approved in heavy green for this 4-16-97. Original on 7-16-97. *David Burt* Planning Commission. This being suitable for subdivision maps (only) with the above or recorded restrictions.

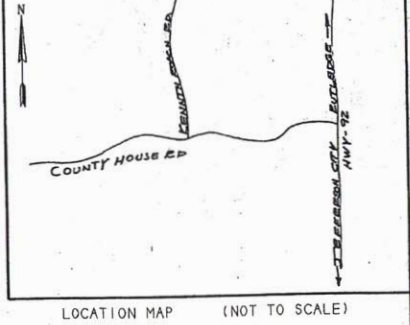
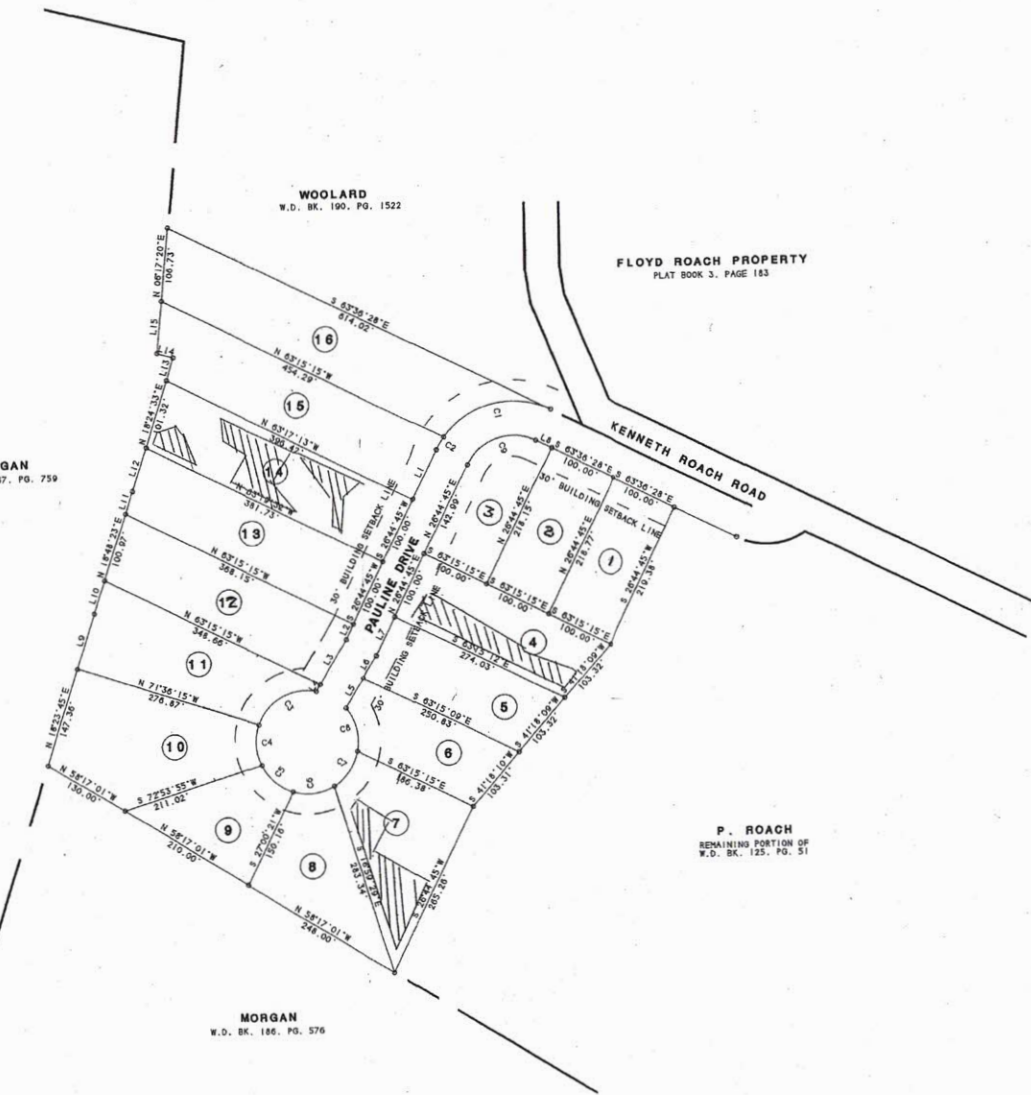
Prior to any construction of a structure, utility or pavement, the plans for the exact location of the structure, utility or pavement shall be approved and a copy of the approved plans shall be filed with the Planning Commission. The location of the structure, utility or pavement shall be as shown on the approved plans. The location of the structure, utility or pavement shall be as shown on the approved plans. The location of the structure, utility or pavement shall be as shown on the approved plans.

Michael Powell 4-8-97
 Division of Planning

Lots # 1-16 are approved for a standard SSD system serving three bedrooms.

Well location, size, design, location of the house will determine the actual number of bedrooms for which a permit may be issued.

Shaded areas are reserved for utility use only, any disturbance may void approval.



CERTIFICATE OF ACCURACY
 I hereby certify that the plan shown and described herein is a true and correct survey in the manner required by the Grainger County Planning Commission and that the accuracy has been shown as shown herein to the satisfaction of the Grainger County Planning Commission.
 Date: 4-8-97
David Burt
 Regional Land Surveyor

CERTIFICATE OF APPROVAL FOR RECORDS
 I hereby certify that the subdivision plan shown hereon has been found to comply with the Subdivision Regulations for Grainger County, Tennessee, with the exception of such variances, if any, as are noted in the notes of the Planning Commission and that it has been approved for recording by the Office of the County Engineer.
 Date: 4/8/97
David Burt
 Secretary, Planning Commission

CERTIFICATE OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS
 I hereby certify that the private water supply and/or sewage disposal system, water or sewage lines, and/or other facilities for buildings, lots, and/or other improvements of the Tennessee State Department of Health and Environment, and are hereby approved as shown herein.
 Date: 4/8/97
 County Health Officer or his Authorized Representative

CERTIFICATE OF OWNERSHIP AND RESIDENCY
 I hereby certify that I am the owner of the property shown and described herein and that I have hereby signed this plan of subdivision with my best free consent, and that the same fully complies with all applicable laws, ordinances, rules, regulations, and orders of the State of Tennessee, and that I have hereby agreed to pay the cost of all required improvements in accordance with the provisions of the Tennessee State Department of Health and Environment.
 Date: 4/8/97
Pauline Roach
 Owner

CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES
 I hereby certify that the streets, utilities and other facilities shown and described herein are in accordance with the provisions of the Tennessee State Department of Health and Environment, and that the same fully comply with all applicable laws, ordinances, rules, regulations, and orders of the Tennessee State Department of Health and Environment.
 Date: 4/8/97
 Public Works Director or his Authorized Representative
 County Road Superintendent

STATE OF TENNESSEE, GRAINGER COUNTY
 The following instrument and certificate were filed for record in the office of the County Clerk of Grainger County, Tennessee, on this 8th day of April, 1997, at 1:55 PM.
 State Tax Paid \$12.00
 Whereof My Hand and Seal this 8th day of April, 1997.
 Record No. 3313
David Burt



THE ROADS SHOWN ON THIS PLAN MEET THE REQUIREMENTS OF GRAINGER COUNTY PLANNING COMMISSION AS OF 4-8-97.
 ROAD BUILT BY *David Burt*

I hereby certify that this is category 2 survey and the ratio of precision of the unadjusted survey is not less than 1:2500.
 Date: 4-8-97
David Burt
 Surveyor
 Tennessee Certificate No. 648

KERR SURVEYING & MAPPING COMPANY
 205 BIBLE WAY
 JEFFERSON CITY, TN. 37760
 JOHNNY E. KERR, R.L.S. 648

FINAL PLAT
 0 50 100 150 200
 SCALE 1" = 100'
 SEPTEMBER 23, 1996
 REVISED 12-16-96

TWIN VIEW ESTATES
 BEING A PORTION OF WARRANTY DEED BOOK 125, PAGE 51
 CIVIL DISTRICT 1 GRAINGER COUNTY, TENNESSEE