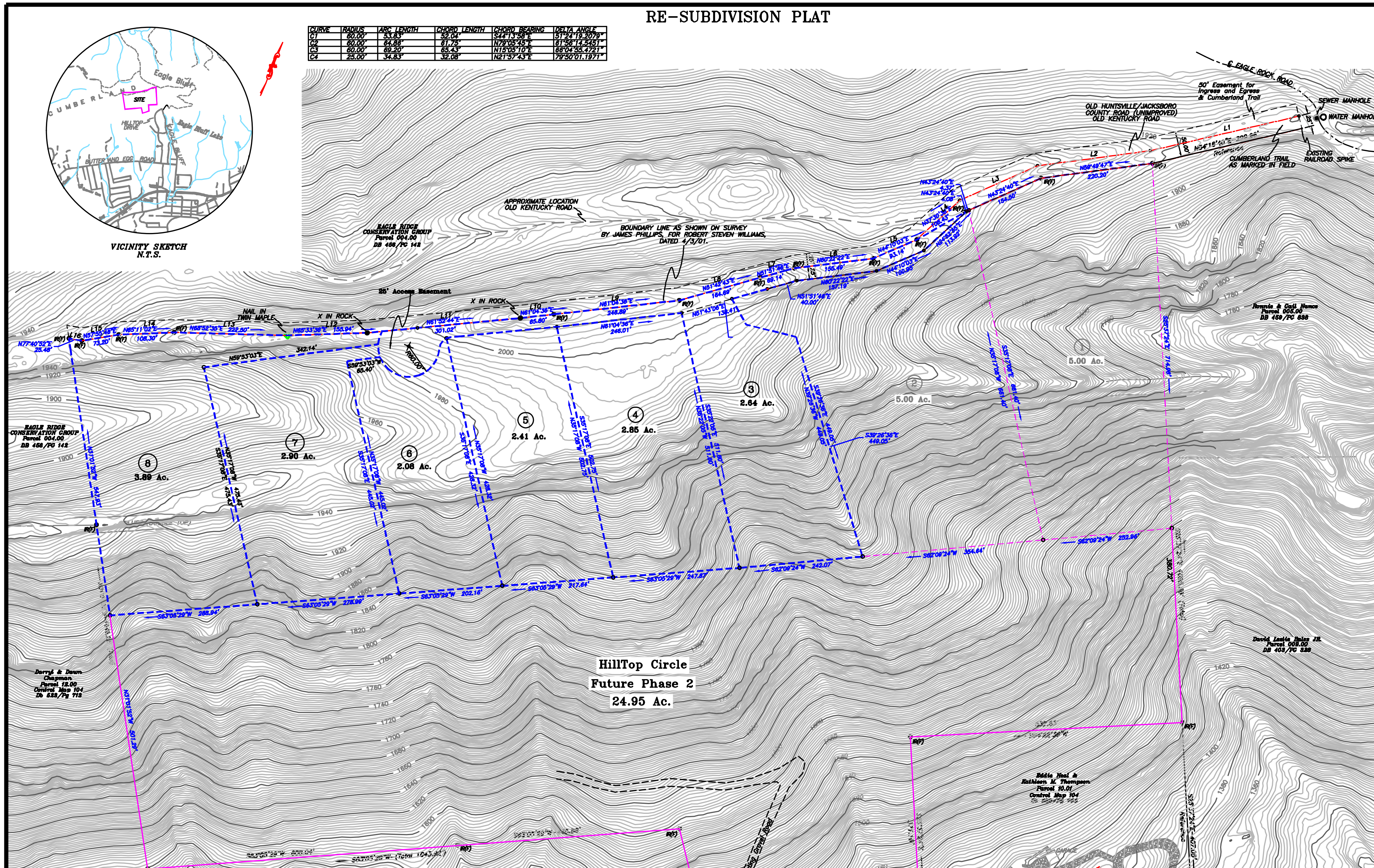
RE-SUBDIVISION PLAT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	53.83'	52.04'	S44°13'58"E	51°24'19.2079"
C2	60.00'	64.86'	61.75'	N79°05'45"E	61°56'14.5451"
C3	60.00'	69.20'	65.43'	N15°05'10"E	66°04'55.4721"
C4	25.00'	34.83'	32.08'	N21°57'43"E	79°50'01.1971"



0' 100' 200' 300'
SCALE: 1"=100'

SEE NOTE 1

SURVEYOR'S NOTES

1. NORTH WAS DERIVED FROM WARRANTY DEED BOOK 403, PAGE 328, RECORDED IN THE OFFICE OF REGISTER OF DEEDS, FOR CAMPBELL COUNTY, TENNESSEE.
2. CLIENT: JERRY RODRIGUEZ 33325 EQUESTRIAN TRAIL SORRENTO, FL 32776
3. SURVEYOR: JIM SULLIVAN 2543 CREEKSTONE CIRCLE MARYVILLE, TN. 37804 PH. (865) 406-7324
4. COMPLETION DATE OF FIELD SURVEY: JULY 12, 2023.
5. DEEDS OF RECORD: PARCEL 010.00 & 011.01 DB 558/PG 844 PARCEL 011.00 DB 534/PG 177.
6. NO ABSTRACT OF TITLE OR TITLE REPORT HAS BEEN PROVIDED TO, OR PERFORMED BY THIS SURVEYOR. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, SETBACK LINES, AND/OR OTHER CONDITIONS/RESTRICTIONS THAT MAY AFFECT THE BOUNDARIES OF THE SUBJECT PROPERTY NOT SHOWN ON THIS MAP OF SURVEY.
7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THIS PROPERTY IS NOT WITHIN A FLOOD HAZARD ZONE. REFERENCE FIRM COMMUNITY PANEL NUMBER 47013C 0254 C; EFFECTIVE DATE: SEPTEMBER 28, 2007. CAMPBELL COUNTY NUMBER 470016.
8. COUNTY PARCEL AND TAX MAP DATA IS FROM THE COUNTY PROPERTY ASSESSOR'S OFFICE, SAID DATA BEING THE LATEST DATA PUBLISHED AT THE TIME OF THIS SURVEY, AND IS SUBJECT TO CHANGE AT THE DISCRETION OF SAID ASSESSOR'S OFFICE.
9. NO ABSTRACT OF TITLE OR TITLE REPORT HAS BEEN PROVIDED TO, OR PERFORMED BY THIS SURVEYOR. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, SETBACK LINES, AND/OR OTHER CONDITIONS/RESTRICTIONS THAT MAY AFFECT THE BOUNDARIES OF THE SUBJECT PROPERTY NOT SHOWN ON THIS MAP OF SURVEY.
10. THE WORD CERTIFY OR CERTIFICATE AS SHOWN MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF TITLE.
11. THIS SURVEY IS VALID ONLY IF THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE ARE AFFIXED HERETO.
12. ALL IRON RODS FOUND ARE 5/8" IN DIAMETER UNLESS STATED OTHERWISE. ALL IRON RODS FOUND WITH A CAP HAVING AN IDENTIFICATION ARE SHOWN HEREON. THEREFORE, ANY IRON ROD SHOWN HEREON WITHOUT AN IDENTIFICATION IS AN IRON ROD WITHOUT A CAP.
13. THIS CONVEYANCE IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD, AS WELL AS ALL ZONING AND CODE REGULATIONS FOR CAMPBELL COUNTY, TENNESSEE.
14. ZONE R-1. TOTAL AREA = 52.59 ACRES.
15. UNDERGROUND UTILITY LOCATIONS [IF ANY] SHOWN ON THIS MAP ARE FROM OBSERVED ABOVE GROUND FIELD EVIDENCE AND IS INTENDED ONLY TO SHOW A SCHEMATIC LOCATION OF UTILITIES IN THE AREA RELATIVE TO THE BOUNDARY LINES AND/OR EASEMENTS [IF ANY] SERVICING AND/OR CROSSING THE SUBJECT PROPERTY. FURTHERMORE, ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION; CONTACT TENNESSEE ONE CALL SERVICE.

    PHONE: 1-800-351-1111
    web site: www.tnonecall.com
16. CONTOURS SHOWN ARE TWO (2) FOOT INTERVALS.
17. NUMBER OF LOTS - 4. AREA SUBDIVIDED 9.78 ACRES.
18. ALL ROADS SHOWN ARE PRIVATE AND MAINTENANCE AND UPKEEP IS THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNERS AND RECORDED ON INDIVIDUAL DEEDS.

Center Line of 50' Easement		
LINE	BEARING	DISTANCE
L1	S54°16'40"W	298.74'
L2	S59°49'47"W	222.59'
L3	S43°24'40"W	166.55'
L4	S24°52'55"W	113.75'
L5	S44°10'03"W	93.14'
L6	S60°22'22"W	155.49'
L7	S51°51'46"W	69.14'
L8	S51°42'43"W	164.69'
L9	S61°04'36"W	246.89'
L10	S61°04'36"W	65.80'
L11	S61°52'44"W	301.02'
L12	S65°33'36"W	155.94'
L13	S68°52'35"W	222.50'
L14	S65°11'02"W	108.30'
L15	S57°55'46"W	73.20'
L16	S77°40'52"W	25.48'
Total Length = 2,483.23'		

LEGEND

- PROPERTY LINE (SURVEYED)
- ADJOINER PROPERTY LINE (FROM DEEDS LISTED ON DRAWING)
- IR(F) IRON ROD, FOUND
- IR(S) IRON ROD, SET
- UMP POINT IN PROPERTY LINE (UNMONUMENTED POINT)
- POWER POLE\W GUY WIRE
- OVERHEAD ELECTRIC

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, WALKS, PARKS AND OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE ______ OWNER ______

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I CERTIFY THAT THE WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS SHOWN OR THAT A LETTER OF CREDIT OR OTHER ASSURANCE IN THE AMOUNT OF $________HAS BEEN PROVIDED TO THE JACKSBORO MUNICIPAL PLANNING COMMISSION TO ENSURE COMPLETION OF REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

DATE ______ UTILITY DISTRICT REPRESENTATIVE CARYVILLE/JACKSBORO UTILITY COMMISSION

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I CERTIFY THAT THE SEWER DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS SHOWN OR THAT A LETTER OF CREDIT OR OTHER ASSURANCE IN THE AMOUNT OF $________HAS BEEN PROVIDED TO THE JACKSBORO MUNICIPAL PLANNING COMMISSION TO ENSURE COMPLETION OF REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

DATE ______ UTILITY DISTRICT REPRESENTATIVE CARYVILLE/JACKSBORO UTILITY COMMISSION

CERTIFICATE OF STORM WATER FACILITIES

I CERTIFY THAT THE STORM WATER FACILITIES HAVE BEEN DESIGNED AND CONSTRUCTED SO THAT THE AMOUNT OF POST-DEVELOPMENT STORM RUNOFF WILL NOT EXCEED PRE-DEVELOPMENT RUNOFF AMOUNTS BASED ON A 24-HOUR, TEN YEAR STORM EVENT OR THAT A LETTER OF CREDIT OR OTHER ASSURANCE IN THE AMOUNT OF $________HAS BEEN PROVIDED TO THE JACKSBORO MUNICIPAL PLANNING COMMISSION TO ENSURE COMPLETION OF REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

DATE ______ REGISTERED ENGINEER

CERTIFICATE OF APPROVAL OF STREET NAMES

I CERTIFY THAT ALL STREET NAMES ARE IN COMPLIANCE WITH E-911 POLICIES AND DOT NOT CONFLICT WITH OTHER STREET NAMES IN THE COUNTY.

DATE ______ E911 DIRECTOR

CERTIFICATE OF APPROVAL OF ELECTRIC LINES

I CERTIFY THAT ELECTRIC LINES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE REQUIREMENTS OF THIS COMPANY, OR A LETTER OF CREDIT OR OTHER ASSURANCE HAS BEEN PROVIDED TO THE JACKSBORO MUNICIPAL PLANNING COMMISSION IN THE AMOUNT OF $________TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE ______ UTILITY DISTRICT REPRESENTAVICE LaFOLLETTE UTILITIES

CERTIFICATE OF ACCURACY

I certify that the plat shown and described hereon, is a true and correct survey to the accuracy required by the Jacksboro Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the Commission.

DATE ______ JIM SULLIVAN - RLS #1306

I hereby certify that this is a Category 2 survey and the ratio of precision of the unadjusted survey is not less than 1:7,500 as shown hereon.

DATE ______ JIM SULLIVAN - RLS #1306

SURVEYOR:
JIM SULLIVAN
2543 CREEKSTONE CIRCLE
MARYVILLE, TN 37804
PH. (865) 406-7324

OWNER:
JERRY RODRIGUEZ
& RAY CORMAN
33325 EQUESTRIAN TRAIL
SORRENTO, FL 32776

PHASE I - PLANNED UNIT MOUNTAIN TOP DEVELOPMENT EAGLE ROCK ROAD (OLD KENTUCKY ROAD), A GATED COMMUNITY.

PHASE II- FUTURE DEVELOPMENT, HILLTOP CIRCLE

PREPARED FOR: *Jerry Rodriguez & Ray Corman*

PROPERTY OF JERRY RODRIGUEZ OWNER ADDRESS 33325 EQUESTRIAN TRAIL SORRENTO, FL 32776
PROPERTY LOCATION NORTH OF HILLTOP DRIVE JACKSBORO, TN 37757 STATE TENNESSEE COUNTY CAMPBELL DISTRICT 3
CONTROL MAP 104 GROUP N/A PARCELS 010.00 & 011.01 DB 558/PG 844
PARCEL 011.00 DB 534/PG 177

PREPARED BY:
IRTEC
211 Main Street, P.O. Box 306
Caryville, TN 37714
423 566-1915
Fax 423 566-1966

SCALE: N.T.S		CHECKED BY: JIM SULLIVAN R.L.S. TN #1306	DRAWN BY: WEM/CAW
DATE: 3-07-2024	REVISED: 6-6-2024	FILE NAME: HILLTOP CIRCLE-PH1-R3	LAYOUT: PH1