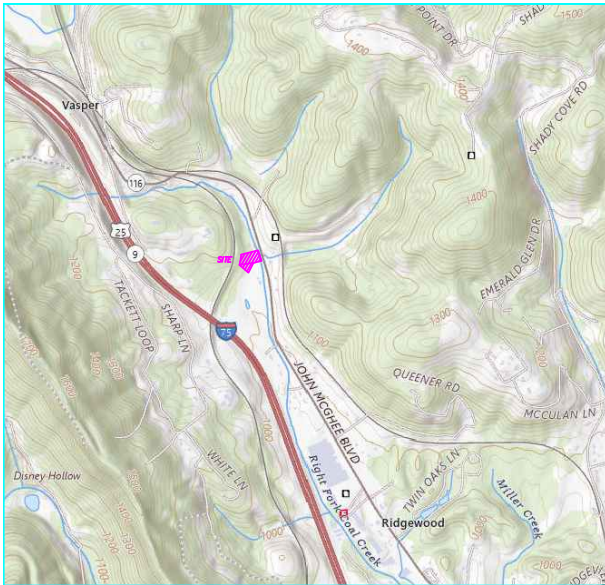




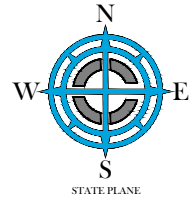
LOCATION MAP

CERTIFICATE OF APPROVAL FOR RECORDING

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

20

SECRETARY, CAMPBELL COUNTY  
PLANNING COMMISSION, OR  
AUTHORIZED REPRESENTATIVE



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, PARK OR OTHER PUBLIC WAYS OR OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER

DATE

OWNER

DATE

RIGHT OF WAY & TRACK MAP  
V-90/14  
DATED 6-30-1917

R=1082.68'  
L=150.11'  
D=756°38"  
Ch=99°57'38" E  
Cd=149.99'

LOT 4  
PLAT CABINET "D",  
SLIDE 83  
JIMMY  
FRANKLIN  
649/678

LOT 5R  
0.99  
ACRES

0.30  
ACRES

SURVEYED BY  
T. CRUTCHFIELD  
R.L.S. 1788  
DATED 7-22-2026  
(RECORD BOOK 646  
PAGE 657)

NOTES :

THIS PARCEL IS A DIVISION OF LOT 5 OF THE MATT MARION PROPERTY SUBDIVISION AS RECORDED IN PLAT CABINET "D", SLIDE 83 IN THE CAMPBELL COUNTY REGISTER OF DEEDS OFFICE IN JACKSBORO. FURTHER REFERENCE IS MADE TO THE SURVEY RECORDED IN RECORD BOOK 646, PAGE 657.

THIS PARCEL IS LOCATED ON THE WATERS OF THE RIGHT FORK OF COAL CREEK IN THE VASPER COMMUNITY AND IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, EASEMENTS, EXCLUSIONS, EXCEPTIONS, RESERVATIONS, CONDITIONS AND LOCAL ORDINANCES APPLICABLE.

THIS PARCEL IS SUBJECT TO THE NOTES AND SIGNED CERTIFICATES SHOWN ON THE SURVEY RECORDED IN PLAT CABINET "D", SLIDE 83 AND RECORD BOOK 646, PAGE 657.

THE 0.30 ACRE PORTION OF THE ORIGINAL LOT 5 SHOWN HEREON IS INTENDED TO BE CONVEYED TO THE ADJOINING PROPERTY OF FRANKLIN AND IS NOT INTENDED TO BE A FREE-STANDING PARCEL.

THE BOUNDARY LINES ADJOINING HIGHWAY 116 MEANDERS WITH THE HIGHWAY RIGHT OF WAY. NO HIGHWAY PLANS DEPICTING THE WIDTH OF SAID RIGHT OF WAY HAVE BEEN FOUND OR PROVIDED AS OF THE DATE OF THIS SURVEY. EXISTING MONUMENTATION RECOVERED IN THE COURSE OF THIS AND PREVIOUS SURVEY WORK INDICATES A TOTAL R.O.W. WIDTH OF 60.0' (30.0' TO EITHER SIDE OF THE CENTERLINE). NEW MONUMENTS ALONG SAID R.O.W. HAVE BEEN SET AT APPROX. 30.0' FROM THE EXISTING ROAD CENTERLINE.

THIS PARCEL IS REFERENCED TO TVA TRACT XNR-788 AS SHOWN ON TVA LAND SALE MAP 2M54218521-120 DATED SEPTEMBER, 1953.

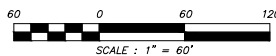
THIS PARCEL IS ENTIRELY LOCATED WITHIN ZONE "X" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 4701302265, BEARING AN EFFECTIVE DATE OF 8-29-2007. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

INFORMATION REGARDING ADJOINING PROPERTY OWNERS SHOWN HEREON HAS BEEN PROVIDED BY THE RECORDS OF THE STATE OF TENNESSEE DIVISION OF PROPERTY ASSESSMENT.

THE NORTH ARROW OF THIS SURVEY IS REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM. THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY TOPCON HIPER VR GPS RECEIVER WITH A PUBLISHED RELATIVE POSITIONAL ACCURACY OF 10 MM +/- 1 PPM HORIZONTAL AND 15 MM +/- PPM VERTICAL. THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC GPS CONNECTED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION GNSS REFERENCE NETWORK SYSTEM, HORIZONTAL NAD83, VERTICAL NAVD88. GEOD MODEL USED ON THIS SURVEY IS 2018. NO SCALE FACTOR OR ADJUSTMENT APPLIED. ALL COORDINATE POSITIONS SHOWN ON THIS PLAT ARE GROUND POSITIONS.

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.

OWNER/DEVELOPER :  
JIMMY FRANKLIN  
2796 HIGHWAY 116  
CARYVILLE, TN 37714



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CAMPBELL COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE CAMPBELL COUNTY SUBDIVISION REGULATIONS.

SURVEYOR

DATE

TONY W. CRUTCHFIELD, R.L.S. 1788

DATE



CRUTCHFIELD SURVEYS  
JERRY W. CRUTCHFIELD R.L.S. 1612  
TONY W. CRUTCHFIELD R.L.S. 1788  
P.O. BOX 292  
105 LIBERTY STREET  
JACKSBORO, TENNESSEE 37757  
(423) 566-1483 office  
(423) 566-0362 fax  
(423) 562-8285 home



REVISED SURVEY OF LOT 5 OF

THE MATT MARION  
PROPERTY

VASPER COMMUNITY CAMPBELL COUNTY

WARRANTY DEED BOOK : 649

PAGE : 678

TAX MAP : 135

PARCEL : 011.00

DISTRICT : 3

DRAWN BY : GG

APPROVED BY : T. CRUTCHFIELD

DATE : 8-28-2026 REVISED :

SCALE : 1" = 100'

FILE NAME : CYNTHIACHADWELL38