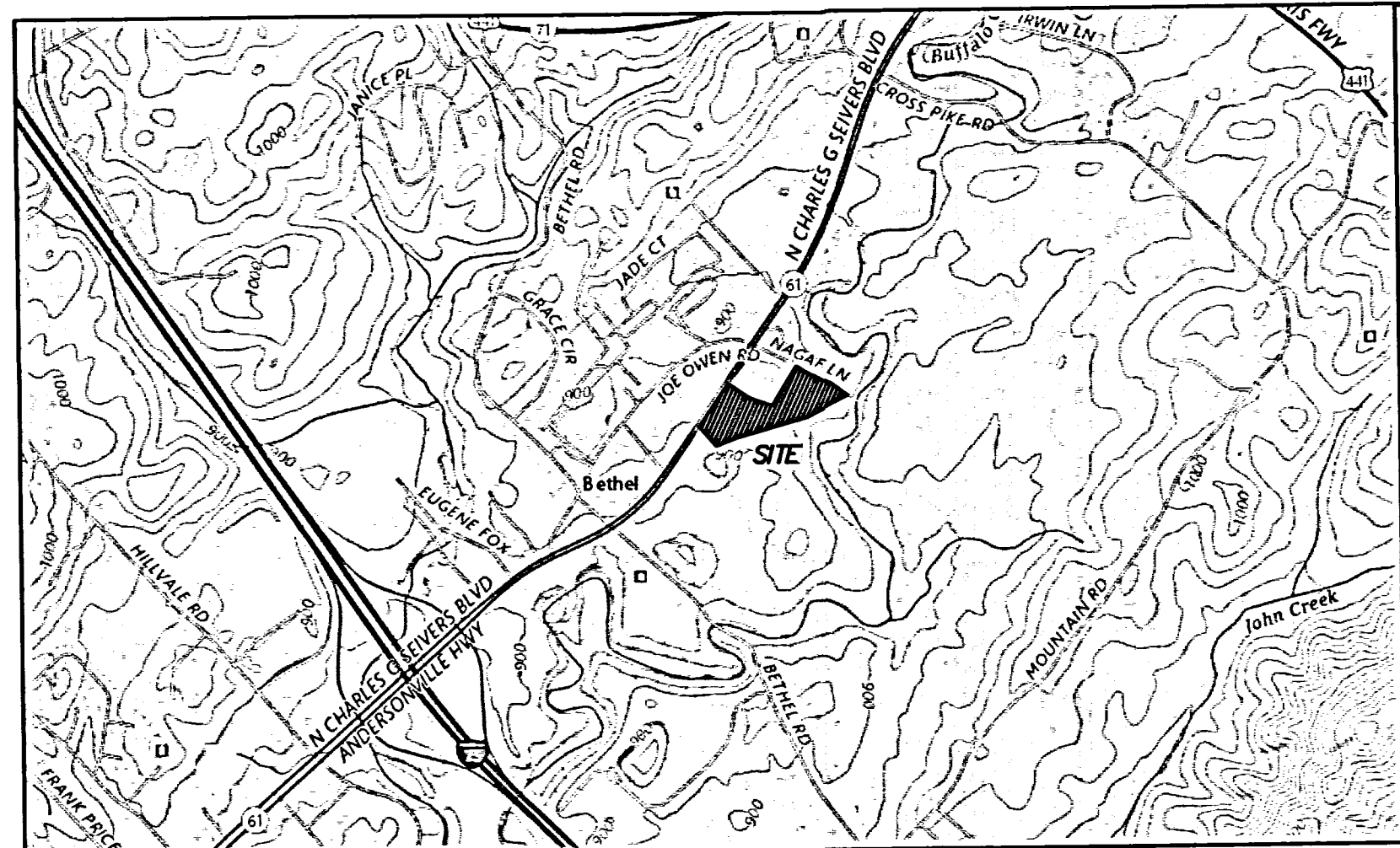




LOCATION MAP

NOT TO SCALE

CERTIFICATE OF UTILITY APPROVAL

I CERTIFY THAT THE WATER SUPPLY SYSTEM AND/OR SEWER UTILITY SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND IS HEREBY APPROVED AS INSTALLED.

UTILITY DISTRICT REPRESENTATIVE: *[Signature]* DATE: 2-7-24

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 SPECIFICATIONS OF THE NORRIS MUNICIPAL PLANNING COMMISSION IN THIS DEVELOPMENT.

CITY MANAGER: *[Signature]* DATE: 2-23-24

CERTIFICATION OF APPROVAL OF STREET NAMES

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

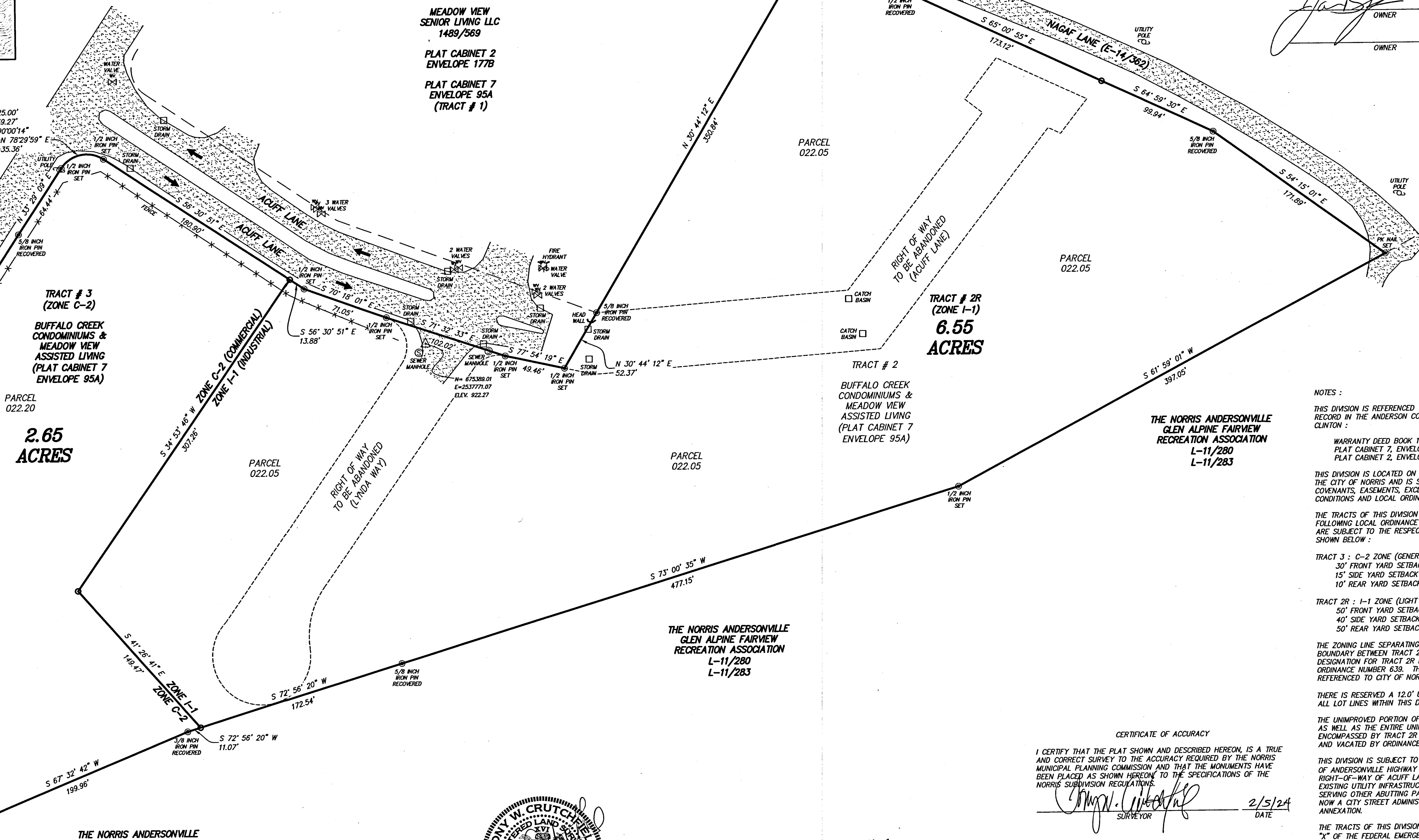
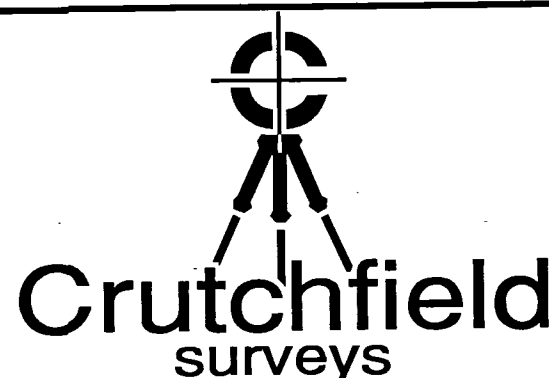
EMERGENCY DIRECTOR: *[Signature]* DATE: 2-28-24

CERTIFICATE OF CITY ROAD RIGHT-OF-WAY ABANDONMENT

I HEREBY CERTIFY THAT THE ENTIRE ROAD RIGHT-OF-WAY DESIGNATED AS LYNDY WAY AND THE REMAINING UNDEVELOPED ROAD RIGHT-OF-WAY DESIGNATED AS ACUFF LANE AS SHOWN ON THE PLAT RECORDED IN PLAT CABINET 7, ENVELOPE 95A IN THE ANDERSON COUNTY REGISTER OF DEEDS OFFICE IS NOW LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF NORRIS AND HAS BEEN VACATED & ABANDONED BY NORRIS CITY ORDINANCE NO. 678.

MAYOR, CITY OF NORRIS: *[Signature]* DATE: 2/23/2024

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



MEADOW VIEW
SENIOR LIVING LLC
1489/569

PLAT CABINET 2
ENVELOPE 177B

PLAT CABINET 7
ENVELOPE 95A
(TRACT # 1)

TRACT # 3
(ZONE C-2)
BUFFALO CREEK
CONDOMINIUMS &
MEADOW VIEW
ASSISTED LIVING
(PLAT CABINET 7
ENVELOPE 95A)

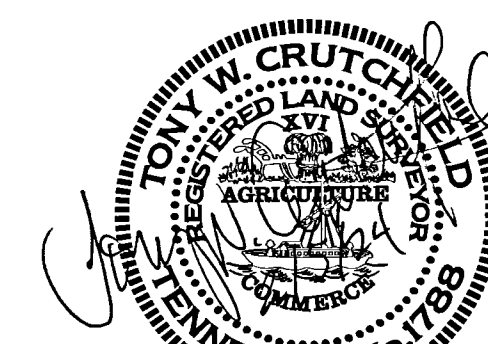
2.65
ACRES

TRACT # 2R
(ZONE I-1)
6.55
ACRES

TRACT # 2
BUFFALO CREEK
CONDOMINIUMS &
MEADOW VIEW
ASSISTED LIVING
(PLAT CABINET 7
ENVELOPE 95A)

THE NORRIS ANDERSONVILLE
GLEN ALPINE FAIRVIEW
RECREATION ASSOCIATION
L-11/280
L-11/283

THE NORRIS ANDERSONVILLE
GLEN ALPINE FAIRVIEW
RECREATION ASSOCIATION
L-11/280
L-11/283

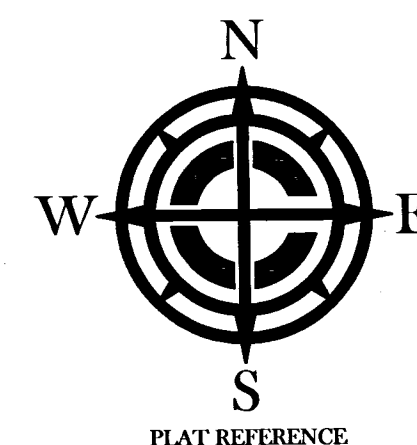


SCALE: 1" = 50'

CERTIFICATE OF APPROVAL FOR RECORDING

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

Mar. 4 2024 *[Signature]*
SECRETARY OR CHAIRMAN OR APPROVED
REPRESENTATIVE OF THE NORRIS MUNICIPAL
PLANNING COMMISSION



PLAT REFERENCE

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 RESTRICTIONS, LINES, AND DEDICATE THE STREETS, ALLEYS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: *[Signature]* DATE: 2-21-24

NOTES:

THIS DIVISION IS REFERENCED TO THE FOLLOWING INSTRUMENTS OF RECORD IN THE ANDERSON COUNTY REGISTER OF DEEDS OFFICE IN CLINTON:

WARRANTY DEED BOOK 1817, PAGE 1190
PLAT CABINET 7, ENVELOPE 95A
PLAT CABINET 2, ENVELOPE 177B

THIS DIVISION IS LOCATED ON THE WATERS OF BUFFALO CREEK IN THE CITY OF NORRIS AND IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, EASEMENTS, EXCLUSIONS, EXCEPTIONS, RESERVATIONS, CONDITIONS AND LOCAL ORDINANCES APPLICABLE.

THE TRACTS OF THIS DIVISION ARE ENTIRELY LOCATED WITHIN THE FOLLOWING LOCAL ORDINANCE ZONES FOR THE CITY OF NORRIS AND ARE SUBJECT TO THE RESPECTIVE BUILDING SETBACK REQUIREMENTS SHOWN BELOW:

TRACT 3: C-2 ZONE (GENERAL COMMERCIAL DISTRICT)
30' FRONT YARD SETBACK FROM STREET LINES
15' SIDE YARD SETBACK
10' REAR YARD SETBACK

TRACT 2R: I-1 ZONE (LIGHT INDUSTRIAL DISTRICT)
50' FRONT YARD SETBACK FROM STREET LINES
40' SIDE YARD SETBACK
50' REAR YARD SETBACK

THE ZONING LINE SEPARATING THESE DISTRICTS IS THE LOT BOUNDARY BETWEEN TRACT 2R AND TRACT 3. THE ZONING DESIGNATION FOR TRACT 2R IS REFERENCED TO CITY OF NORRIS ORDINANCE NUMBER 639. THE ZONING DESIGNATION FOR TRACT 3 IS REFERENCED TO CITY OF NORRIS ORDINANCE NUMBER 638.

THERE IS RESERVED A 12.0' UTILITY & DRAINAGE EASEMENT ALONG ALL LOT LINES WITHIN THIS DEVELOPMENT.

THE UNIMPROVED PORTION OF THE RIGHT-OF-WAY OF ACUFF LANE AS WELL AS THE ENTIRE UNIMPROVED RIGHT-OF-WAY OF LYNDY WAY ENCOMPASSED BY TRACT 2R OF THIS DIVISION HAS BEEN ABANDONED AND VACATED BY ORDINANCE NUMBER 670 OF THE CITY OF NORRIS.

THIS DIVISION IS SUBJECT TO THE EXTENTS OF THE RIGHT-OF-WAY OF ANDERSONVILLE HIGHWAY (STATE HIGHWAY 61) AS WELL AS THE RIGHT-OF-WAY OF ACUFF LANE, AND FURTHER SUBJECT TO ALL EXISTING UTILITY INFRASTRUCTURE ENCUMBERING SAID DIVISION AND SERVING OTHER ADJUTING PARCELS IN THE VICINITY. ACUFF LANE IS NOW A CITY STREET ADMINISTERED BY THE CITY OF NORRIS BY ANNEXATION.

THE TRACTS OF THIS DIVISION ARE ENTIRELY LOCATED WITHIN ZONE "X" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47001C0137P BEARING AN EFFECTIVE DATE OF 08-17-2007. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE NORTH ARROW OF THIS SURVEY IS REFERENCED TO THE PLAT OF RECORD NOTED ABOVE.

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.

CERTIFICATE OF ACCURACY

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

SURVEYOR: *[Signature]* DATE: 2/5/24

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1:10,000 AS SHOWN HEREON.

TONY W. CRUTCHFIELD R.L.S. 1788

OWNER/DEVELOPER:
BIG CREEK MARINE, LLC
153 SHANGHAI ROAD
LAFOLETTE, TN 37866

WARRANTY DEED BOOK: 1817
PAGE: 1190
TAX MAP: 043
PARCELS: 022.05 & 022.20
DISTRICT: 13

DRAWN BY: GG
APPROVED BY: T. CRUTCHFIELD
DATE: 9-14-2023
REVISION: 1
SCALE: 1" = 50'
FILE NAME: BIGCREEKMARINE1

REVISED SUBDIVISION PLAN OF TRACTS # 2 & 3 OF THE BUFFALO CREEK
CONDOMINIUMS & MEADOW VIEW ASSISTED LIVING FOR
BIG CREEK MARINE, LLC
CITY OF NORRIS ANDERSON COUNTY