



LINE	BEARING	DISTANCE
L1	N 58°48'36" E	32.97'
L2	N 42°01'10" E	40.62'
L3	N 24°45'45" E	29.08'
L4	N 06°42'40" E	40.63'
L5	S 26°42'26" E	29.02'
L6	S 42°15'17" W	20.00'
L7	S 52°59'26" W	21.17'
L8	S 66°03'01" E	55.00'
L9	N 43°35'06" E	23.84'
L10	N 39°50'21" W	45.44'
L11	N 42°10'07" E	27.41'
L12	N 42°10'07" E	27.18'
L13	N 23°56'59" E	32.49'
L14	S 37°51'34" E	62.15'
L15	N 50°48'38" E	22.53'
L16	S 88°44'35" E	40.02'
L17	S 88°44'35" E	100.00'

CURVE	CHORD BEARING	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 82°56'04" W	15.00'	23.56'	21.21'
C2	S 05°39'37" W	15.00'	22.83'	20.69'
C3	N 36°36'09" E	125.00'	55.21'	54.76'
C4	N 38°00'28" E	75.00'	36.80'	36.44'
C5	S 68°56'59" W	15.00'	23.56'	21.21'
C6	S 21°03'01" E	15.00'	23.56'	21.21'
C7	N 18°26'40" W	30.00'	49.85'	44.31'
C8	S 12°52'30" E	50.00'	73.37'	66.96'
C9	S 87°58'48" E	50.00'	57.72'	54.56'
C10	N 36°53'31" E	50.00'	38.50'	37.56'
C11	N 07°13'38" W	50.00'	38.50'	37.56'
C12	N 34°33'47" W	50.00'	9.21'	9.20'
C13	N 46°12'49" W	120.00'	26.70'	26.65'
C14	N 59°19'09" W	120.00'	28.20'	28.13'
C15	N 15°24'20" E	225.00'	67.10'	66.86'
C16	N 15°24'20" E	175.00'	52.19'	52.00'
C17	S 12°40'28" W	175.00'	35.51'	35.45'
C18	S 20°25'54" W	175.00'	11.88'	11.88'
C19	S 12°07'34" W	225.00'	41.35'	41.29'
C20	N 25°07'00" W	15.00'	22.26'	20.27'
C21	S 32°16'21" W	175.00'	60.45'	60.15'
C22	S 32°16'21" W	225.00'	77.73'	77.34'
C23	N 67°22'34" E	15.00'	23.56'	21.21'
C24	N 79°53'41" W	75.00'	32.12'	31.88'
C25	S 75°33'49" W	75.00'	32.12'	31.88'
C26	S 87°50'04" W	125.00'	107.08'	103.84'
C27	S 12°43'00" W	15.00'	26.48'	23.17'
C28	S 75°37'15" E	30.00'	39.54'	36.74'
C29	N 79°53'54" W	50.00'	58.44'	55.17'
C30	N 11°51'20" W	50.00'	60.32'	56.73'
C31	N 55°10'35" E	50.00'	56.68'	53.69'
C32	S 65°06'19" E	50.00'	47.55'	45.78'
C33	N 75°54'32" W	15.00'	19.92'	18.49'
C34	N 70°55'07" E	225.00'	38.30'	38.26'
C35	N 83°31'35" E	225.00'	60.72'	60.53'
C36	N 77°16'30" E	175.00'	85.41'	84.57'

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

DATE _____

SECRETARY OF THE JONESBOROUGH REGIONAL PLANNING COMMISSION

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

VINES FARM ON MAIN S/D

JONESBOROUGH PLANNING COMMISSION

TOTAL ACRES: 22.55± TOTAL LOTS: 38
ACRES NEW ROAD: 3.80± MILES NEW ROAD: 0.627

OWNER: WOLFE CIVIL DISTRICT: 15TH
SURVEYOR: MCCOY CLOSURE: 1-10000+

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

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 47179C0162D DATED SEPTEMBER 29TH 2006

BUILDING SETBACK NOTE

THE BUILDING SETBACKS SHALL BE 7.5' ON ALL INTERIOR LOT LINES.

EASEMENT NOTE

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

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

_____ TN REG NO 2817

ALL OPEN SPACES TO BE DEEDED TO THE TOWN OF JONESBOROUGH TN.
ALL STREETS ARE TO BE DEDICATED TO THE TOWN OF JONESBOROUGH UPON RECORDING OF THIS PLAT.



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