



MEMORANDUM

TO: Cumberland County Regional Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: February 12, 2026

SUBJECT: February 19, 2026 Planning Commission Meeting

The Cumberland County Regional Planning Commission will hold its regularly scheduled meeting on Thursday, February 19, 2026 at 4:30 pm at the Cumberland County Chamber of Commerce. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Approval of January 15, 2026 minutes.
3. Public Comment regarding agenda items.
4. Consideration of final subdivision plat for property located near Parnell Road (Beech Cemetery Division)*
5. Consideration of final lot line adjustment plat for property located on Beachwood Drive and Cappshire Road (Hansel Adjustment)*
6. Consideration of final subdivision plat for property located on Star Drive and Canyon View (Page Division)*
7. Consideration of final subdivision plat for property located on Woodgate Drive (Reeves Division)*
8. Consideration of final combination plat for property located on Blueberry Creek Court (Salavat Combination)*
9. Consideration regarding adding Maple Ridge Lane and Maple Ridge Drive to the county road list.
10. Discussion regarding the installation of the fire hydrant for the Smart development located on Houston Drive.
11. Dedication of Nicholson Drive as a county road.
12. Staff Report—Osborne Division, Wade Division, Wyatt Division, Dellisanti Combination, Escobar Combination, Farmer Combination, Greenburg Combination, Kleyweg Combination, Legacy Development Group Combination, O’Hara Combination, Ozias Combination, Stanquist Combination, Troio Combination and Wierer Combination. *
13. Other business as necessary.
14. Other public comment.
15. Adjourn.

Wendell Wilson ___ John Stubbs ___ Linda Clark ___ Joe Sherrill ___ David Gibson ___ John Wedgworth ___

Nathan Brock ___ Shane Flowers ___ Sheryl Webb ___ Stanley Hall-Road Superintendent ___

Philip Burnett-County Attorney ___

AGENDA REVIEW
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION
FEBRUARY 19, 2026

Beech Cemetery Division—Final

Brian Beech submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located off Parnell Road. The proposed new lot would consist of 0.04 acres (1,850 square feet) and is currently vacant. The proposed new lot is to be established as a cemetery and would have access to Parnell Road via an existing forty (40) foot ingress/egress easement. The proposed new lot would require a fifty (50) foot road frontage variance and a Subsurface Sewage Disposal (SSD) certificate block variance.

Hansel Adjustment—Final

Robert Hansel submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on Beachwood Drive and Cappshire Road. After the adjustment, Lot 1 (shown as 292) would consist of 0.421 acres and an existing residential structure. Lot 2 (shown as 293) would consist of 0.554 acres and an existing residential structure. Lot 2 would require a ten (10) foot side setback variance. The proposed new lot is served by an existing six (6) inch water line, an existing six (6) inch sewer line, an existing fire hydrant and would comply with all Cumberland County Subdivision Regulations.

Page Division—Final

Tony Page submitted a final subdivision plat for the purpose of subdividing 2.94 acres into four (4) proposed new lots located on Star Drive and Canyon View. Lot 1 (shown as Lot 10) would consist of 0.47 acres, Lot 2 (shown as Lot 11) would consist of 0.57 acres, Lot 3 (shown as Lot 12) would consist of 0.94 acres, Lot 4 (shown as Lot 13) would consist of 0.96 and all of the proposed new lots are currently vacant. Canyon View is a private drive and would require a maintenance agreement. The proposed new lots would be served by an existing four (4) inch water line and would comply with all other Cumberland County Subdivision Regulations.

Reeves Division—Final

Johnny Reeves submitted a final subdivision plat for the purpose of subdividing 5.12 acres into nine (9) proposed new lots located on Woodgate Drive. The proposed new lots would range in size from 0.25 acres to 1.02 acres and all of the proposed new lots are currently vacant. Lots 7 and 9 would both require a twenty-five (25) foot road frontage variance. The proposed new lots would be served by an existing six (6) inch water line, a proposed six (6) inch water line, a proposed sewer line, a proposed fire hydrant and would comply with all other Cumberland County Subdivision Regulations.

Salavat Combination—Final

Ayupov Salavat submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Blueberry Creek Court. The proposed new lot would consist of 2.10 acres and is currently vacant. Blueberry Creek Court is a private drive.

Osborne Division—Final

John Osborne submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on U. S. Highway 70 East. The proposed new lot would consist of Wendell Wilson ___ John Stubbs ___ Linda Clark ___ Joe Sherrill ___ David Gibson ___ John Wedgworth ___

Nathan Brock ___ Shane Flowers ___ Sheryl Webb ___ Stanley Hall-Road Superintendent ___

Philip Burnett-County Attorney ___

0.55 acres and an existing residential structure. The proposed new lot would be served by an existing ten (10) inch water line and would comply with all other Cumberland County Subdivision Regulations.

Wade Division—Final

April Wade submitted a final subdivision plat for the purpose of subdividing 4.38 acres into two (2) proposed new lots located on Old Highway 70. Lot 1 would consist of 1.12 acres and an existing residential structure. Lot 2 would consist of 3.26 acres and is currently vacant. The proposed new lots would be served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

Wyatt Division—Final

Sarah Wyatt submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Highway 70 North. The proposed new lot would consist of 1.02 acres and an existing residential structure. The proposed new lot would be served by an existing ten (10) inch water line and would comply with all other Cumberland County Subdivision Regulations.

Dellisanti Combination—Final

Jonathan Dellisanti submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Ewa Drive, Kila Drive and Iowa Drive. The proposed new lot would consist of 0.60 acres and an existing residential structure. The proposed new lot is served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

Escobar Combination—Final

Gerardo Escobar submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Snead Drive. The proposed new lot would consist of 0.48 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line, an existing six (6) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Farmer Combination—Final

Wayne Farmer submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on St George Drive. The proposed new lot would consist of 0.51 acres and is currently vacant. The proposed new lot is served by an existing eight (8) inch water line, an existing twelve (12) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Greenburg Combination—Final

Robert Greenburg submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Sherwood Circle. The proposed new lot would consist of 0.69 acres and is currently vacant. The proposed new lot is served by an existing two (2) inch water line, an existing three (3) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Kleyweg Combination—Final

Donald Kleyweg submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Burrough Lane. The proposed new lot would consist of 0.48 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Wendell Wilson ___ John Stubbs ___ Linda Clark ___ Joe Sherrill ___ David Gibson ___ John Wedgworth ___

Nathan Brock ___ Shane Flowers ___ Sheryl Webb ___ Stanley Hall-Road Superintendent ___

Philip Burnett-County Attorney ___

Legacy Development Group LLC Combination—Final

Legacy Development Group LCC submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Malvern Road and Yorktown Court. The proposed new lot would consist of 0.47 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line, an existing six (6) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

O’Hara Combination—Final

Francis O’Hara submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Bromley Lane and Amherst Lane. The proposed new lot would consist of 0.59 acres and an existing residential structure. The proposed new lot is served by an existing two (2) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Ozias Combination—Final

Todd Ozias submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Sneed Drive. The proposed new lot would consist of 0.54 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line, an existing six (6) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Stanquist Combination—Final

Gerald Stanquist submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Rotherham Drive and Brummel Lane. The proposed new lot would consist of 0.651 acres and an existing residential structure. The proposed new lot is served by an existing six (6) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Troio Combination—Final

Matthew Troio submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Stillington Loop and Pomeroy Drive. The proposed new lot would consist of 0.93 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line, an existing four (4) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Wierer Combination—Final

Charles Wierer submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Lytham Way. The proposed new lot would consist of 0.738 acres and an existing residential structure. The proposed new lot is served by an existing six (6) inch water line, an existing three (3) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Wendell Wilson ___ John Stubbs ___ Linda Clark ___ Joe Sherrill ___ David Gibson ___ John Wedgworth ___

Nathan Brock ___ Shane Flowers ___ Sheryl Webb ___ Stanley Hall-Road Superintendent ___

Philip Burnett-County Attorney ___

MINUTES
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION
JANUARY 15, 2026

MEMBERS PRESENT

Wendell Wilson
John Stubbs
Linda Clark
Sheryl Webb
John Wedgworth
Nathan Brock

MEMBERS ABSENT

David Gibson
Sheryl Webb

STAFF REPRESENTATIVE

Tommy Lee, UCDD

OTHERS PRESENT

Philip Burnett, County Attorney
Stanley Hall, Road Superintendent
Josh Selby, Building Inspector
Jason Bullock
Lori DeRoos
Colleen Mall
Christine Lister

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, Chairman John Wedgworth called the regular meeting of the Cumberland County Regional Planning Commission (PC) to order at 4:30 P.M. on January 15, 2026 at the Cumberland County Chamber of Commerce.

ITEM 2: APPROVAL OF DECEMBER 18, 2025 MINUTES

After calling the meeting to order, Chairman Wedgworth asked for approval of the December 18, 2025 minutes. Wendell Wilson made a motion to dispense with the reading of the minutes and approve the minutes as presented. Nathan Brock seconded and the motion passed with a vote of all ayes.

ITEM 3: PUBLIC COMMENT REGARDING AGENDA ITEMS.

No public comments regarding agenda items.

ITEM 4: CONSIDERATION OF FINAL COMBINATION PLAT FOR PROPERTY LOCATED NEAR WESTEL ROAD (FLATROCK LAND HOLDINGS LLC COMBINATION 1)

Lori DeRoos submitted a final combination plat on behalf of Flat Rock Land Holdings LLC for the purpose of combining four (4) existing lots into three (3) proposed new lots located near Westel Road. After the combination, Lot 1 (shown as Lot 1R) would consist of 0.31 acres and is currently vacant. Lot 2 (shown as Lot 2R) would consist of 0.26 acres and is currently vacant. Lot 3 (shown as Lot 3R) would consist of 0.26 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line, existing sewer line and would comply with all Cumberland County Subdivision Regulations. After discussion, John Stubbs made a motion to approve the submitted final plat pending that all required signatures be obtained. Linda Clark seconded and the motion passed with a vote of all ayes.

ITEM 5: CONSIDERATION OF FINAL COMBINATION PLAT FOR PROPERTY LOCATED NEAR WESTEL ROAD (FLATROCK LAND HOLDINGS LLC COMBINATION 2)

Lori DeRoos submitted a final combination plat on behalf of Flat Rock Land Holdings LLC for the purpose of combining five (5) existing lots into four (4) proposed new lots located near Westel Road. After the combination, Lot 1 (shown as Lot 15R) would consist of 0.22 acres and is currently vacant. Lot 2 (shown as Lot 16R) would consist of 0.23 acres and is currently vacant. Lot 3 (shown as Lot 17R) would consist of 0.26 acres and is currently vacant. Lot 4 (shown as Lot 18R) would consist of 0.26 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line, existing sewer line and would comply with all Cumberland County Subdivision Regulations. After discussion, Joe Sherrill made a motion to approve the submitted final plat pending that all required signatures be obtained. Nathan Brock seconded and the motion passed with a vote of all ayes.

ITEM 6: DISCUSSION REGARDING THE INSTALLATION OF THE FIRE HYDRANT FOR THE SMART DEVELOPMENT LOCATED ON HOUSTON DRIVE.

At the November 20, 2025 meeting, Steve Heald and Tim Siecker addressed the PC regarding a plat that was approved by the PC on August 19, 2021. Heald and Siecker stated that the Smart Division on Houston Drive was approved by the PC with accepted letters of credit to guarantee that Calvin Smart (developer) would install water lines, a fire hydrant and extend Houston Drive (a county road). Heald and Siecker stated that while the water lines were installed, the fire hydrant and road construction have not been completed. Staff Planner and Secretary Linda Clark stated that they would research the issue. At the January 15, 2026 meeting, Clark stated that she had reached out the South Cumberland Utility District (SCUD) to inquire about the status of the submitted surety instrument for the Smart development. Clark stated that she had not been successful in making contact with them. County Attorney Philip Burnett stated that Pam Fountain, a realtor that has experience with the area, stated that other phases of the development had fire hydrants installed. Attorney Burnett stated that Fountain stated that SCUD instructed the developer to not install the hydrant that was required by the approved final plat. Attorney Burnett suggested that Staff Planner reach out to Cumberland County Water Authority (CCWA) General Manager Jeff Dyer. Attorney Burnett stated that CCWA now manages SCUD and that Dyer may be able to obtain the information regarding the fire hydrant not being installed. Staff Planner stated that he would report his findings at the next PC meeting.

ITEM 7: STAFF REPORT

Staff Planner presented a report for four (4) subdivision plats that had been administratively approved since the last planning commission meeting. The administratively approved subdivision plats are as follows:

Kerley Combination—Final

David Kerley submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Ridgeland Terrace and Rowewood Lane. The proposed new lot would consist of 0.79 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

O’Neal Combination—Final

Jennifer O’Neal submitted a final combination plat for the purpose of creating one (1) proposed new lot from three (3) existing lots located on Hawes Circle. The proposed new lot would consist of 0.746 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line, an existing four (4) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Wickham Combination—Final

William Wickham submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Beachwood Drive and Meadowood Lane. The proposed new lot would consist of 0.77 acres and an existing residential structure. The proposed new lot is served by an existing six (6) inch water line, an existing four (4) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

FGH Land Tennessee LLC Adjustment—Final

FGH Land Tennessee LLC submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on Maple Ridge Drive. After the adjustment, Lot 1 would consist of 0.445 acres and is currently vacant. Lot 2 is larger than five (5) acres and is not

subject to the jurisdiction of the PC. The proposed new lot is served by an existing six (6) inch water line, an existing sewer line and would comply with all Cumberland County Subdivision Regulations.

ITEM 8: OTHER BUSINESS AS NECESSARY

Jason Bullock stated that he owns a 0.83-acre parcel located at 9010 Highway 127 North. The Staff Planner reported that Mr. Bullock had inquired about subdividing the parcel into two (2) new lots. The Planner informed Mr. Bullock that the minimum lot size required to create a new parcel is 20,000 square feet (approximately 0.46 acres); therefore, the current parcel is of insufficient size to subdivide without a variance. The Staff Planner noted that the Planning Commission (PC) has granted similar variances in the past, provided that both resulting lots possess an approved septic area. Ultimately, the Planner advised Mr. Bullock that he could submit a plat if both lots have approved soils areas, though he clarified that submission does not guarantee approval.

With no other business, Wendell Wilson made a motion to adjourn. Joe Sherrill seconded and the motion passed with a vote of all ayes. The next scheduled meeting of the Cumberland County Planning Commission is scheduled for February 19, 2026.

CTL

Chairperson

Date

Secretary

Date

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 plat of subdivision with my (our) free consent, established the minimum building restriction lines, and dedicate all streets, alleys, walks and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the planning commission.

Date

Date

Owner's Signature

Owner's Signature

SURVEYOR'S CERTIFICATION

I hereby certify that the plan shown and described hereon is a true and correct (Category I & IV) survey, with a ratio of precision of (1:10,000), performed on January 26, 2026 in accordance to current Tennessee Standards of Practice for Land Surveyors, Chapter 0820-3. I further certify that iron pins and/or monuments have been placed as shown hereon, to the specifications of the Cumberland County Planning Commission.

Date

Sean Pugh, R.L.S. # 2341
Tennessee Registration

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

Date

Secretary of the Cumberland County
Planning Commission

PERPETUAL NON-RESIDENTIAL USE RESTRICTION

By the filing of this plat, the owner(s) hereby declare that Lot [1] is designated as a private/public cemetery. Use of this parcel is limited strictly to cemetery purposes. Residential development, including but not limited to single-family or multi-family dwellings, is expressly forbidden. This restriction is perpetual in nature and may not be amended or extinguished without the express written consent of the [City/County] Planning Commission and a formal replatting process.

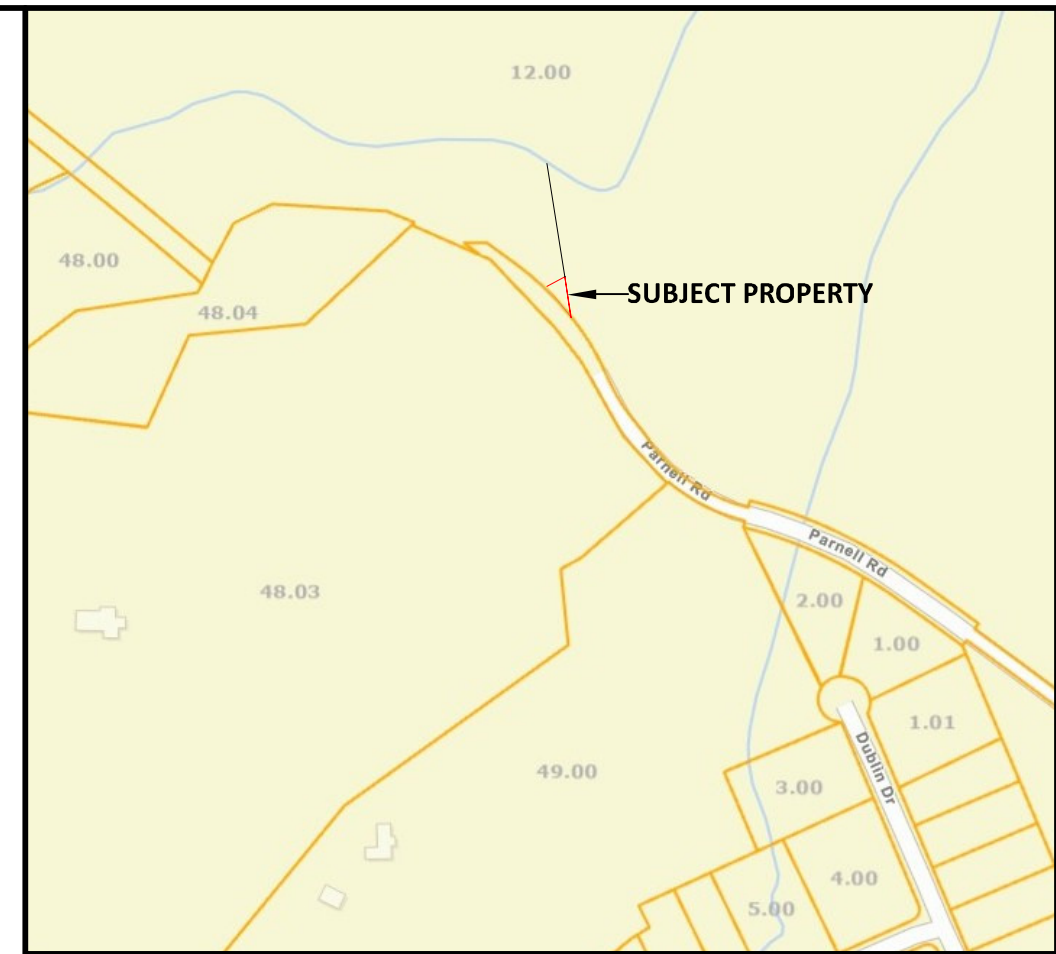
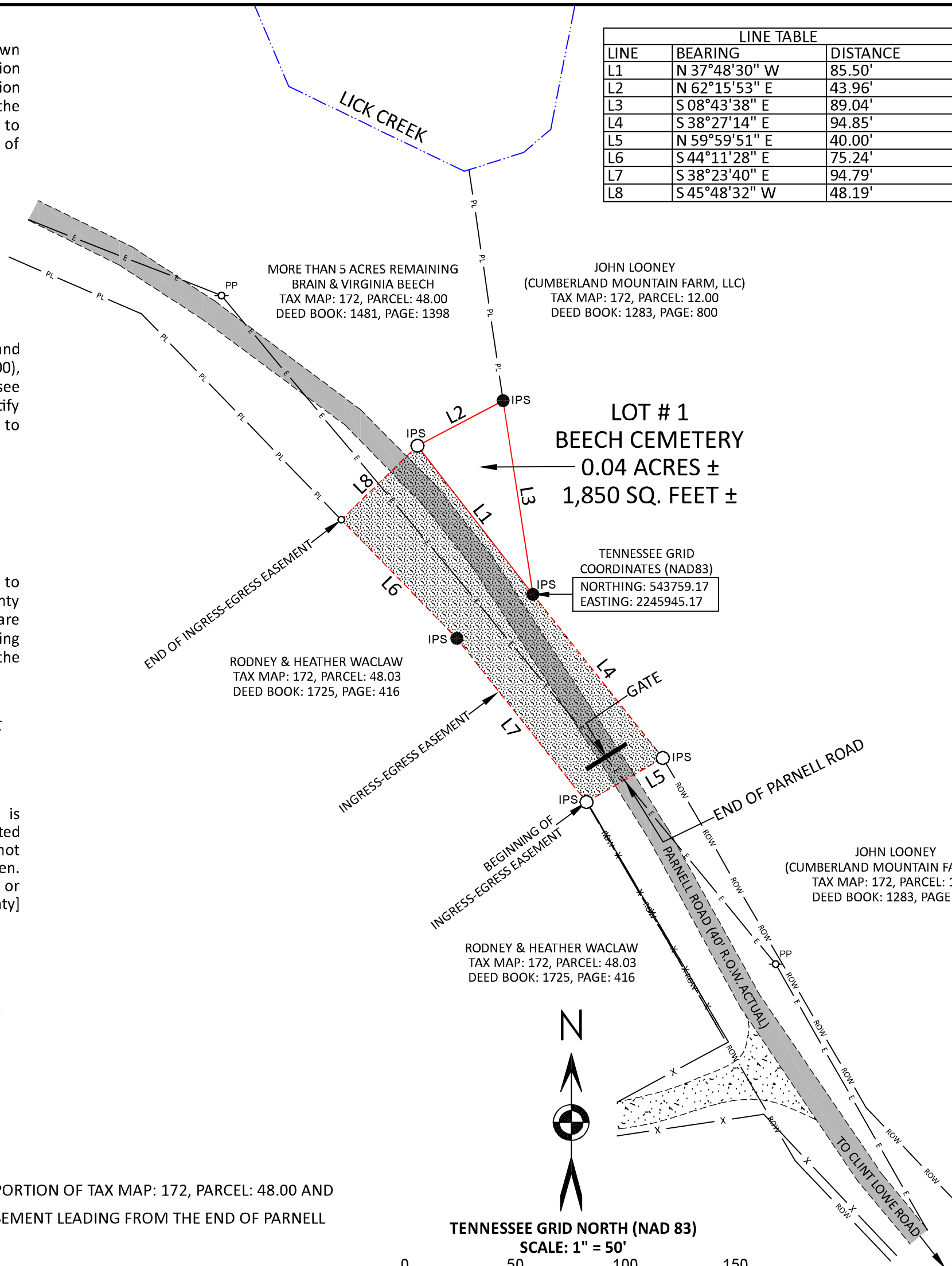
GPS INFORMATION

1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: CHCNAV i93 Dual Frequency Receiver
3. Relative Positional Accuracy: $H = 0.05'$, $V = 0.05'$
4. Date(s) of Survey: January 26, 2026
5. Datum/Epoch: NAD 83 (2011)/Epoch 2010.00
6. Fixed Control Station: TDOT GNSS Reference Network
7. Fixed Control Station Position: Virtual Reference Station
8. Geoid Model Used: GEOID18
9. Combined Grid Factor (Grid to Ground): 1.000139614468

SURVEYOR'S NOTES:

1. THE CEMETERY SHOWN AND DESCRIBED HEREON IS A 0.04 ACRE PORTION OF TAX MAP: 172, PARCEL: 48.00 AND ACCESSED BY A PERPETUAL, NONEXCLUSIVE, INGRESS-EGRESS EASEMENT LEADING FROM THE END OF PARNELL ROAD TO SAID CEMETERY.
2. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DEFINED BY FEMA FLOOD INSURANCE MAP # 47035C0475D FOR CUMBERLAND COUNTY, TENNESSEE.
3. THIS PROPERTY IS SUBJECT TO AND/OR AFFECTED BY ALL ZONING, BUILDING SETBACKS, RIGHT OF WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS THAT MAY NOT BE SHOWN ON THIS SURVEY.
4. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET.
5. PLEASE REFER TO LEGEND FOR SYMBOL AND LINE TYPE DESCRIPTIONS.

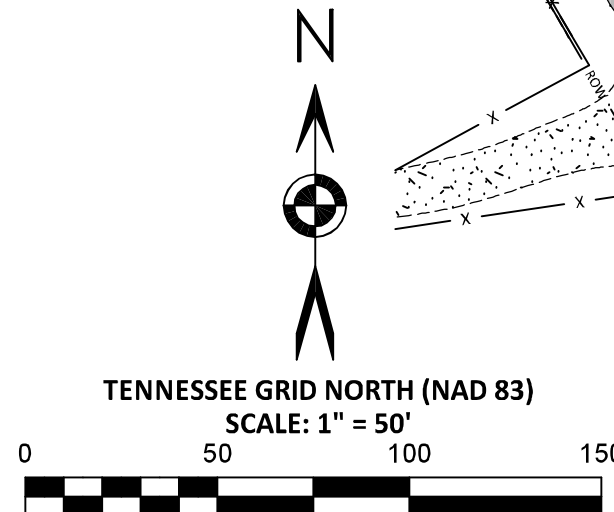
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 37°48'30" W	85.50'
L2	N 62°15'53" E	43.96'
L3	S 08°43'38" E	89.04'
L4	S 38°27'14" E	94.85'
L5	N 59°59'51" E	40.00'
L6	S 44°11'28" E	75.24'
L7	S 38°23'40" E	94.79'
L8	S 45°48'32" W	48.19'



VICINITY MAP (Not To Scale)

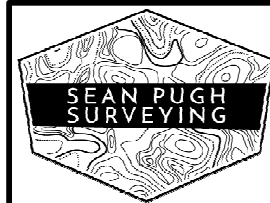
LEGEND

IPS ○	NEW 1/2" REBAR AND CAP, R.L.S. # 2341 SET
IPF ●	5/8" REBAR AND CAP, R.L.S. # 1575 FOUND
○	EASEMENT POINT
○-PP	EXISTING UTILITY POLE
—	SURVEYED PROPERTY LINE
— PL —	ADJOINING PROPERTY LINE
- - - -	EXISTING BUILDING SETBACK LINE
— ROW —	ROAD RIGHT-OF-WAY
- - - - -	EDGE OF ROAD, DRIVEWAY OR EASEMENT
— E —	EXISTING ELECTRIC AND/OR COMMUNICATION LINE
[Hatched Box]	PAVED ROAD OR DRIVEWAY
[Dotted Box]	INGRESS-EGRESS EASEMENT



FINAL PLAT FOR BEECH CEMETERY
Located in the Fifth Civil District of Cumberland County, Tennessee
PRESENTED TO CUMBERLAND COUNTY PLANNING COMMISSION

DEVELOPER: BRIAN BEECH ADDRESS: 897 PARNELL ROAD CROSSVILLE, TN 38572 TELEPHONE: (251) 401-3706	SURVEYOR: SEAN PUGH, R.L.S # 2341 ADDRESS: 8334 CHEROKEE TRAIL CROSSVILLE, TN, 38572 TELEPHONE: (931) 200-5227
ENGINEER: NA ADDRESS: NA TELEPHONE: NA	ACREAGE SUBDIVIDED: 0.04 ACRES ± NUMBER OF LOTS: 1 SCALE: 1" = 50' TAX MAP: 172, PARCEL: PART OF 48.00 DEED BOOK: 1481, PAGE: 1398 DATE: JANUARY 26, 2026



SEAN PUGH SURVEYING
8334 CHEROKEE TRAIL, CROSSVILLE, TN, 38572
PHONE: (931) 200-5227
EMAIL: surveytenn@gmail.com

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 STREET, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. I (WE) FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CONSTITUTES A RESUBDIVISION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.

DATE _____ OWNER _____

DATE _____ OWNER _____

CERTIFICATE OF ACCURACY AND PRECISION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT CATEGORY 1 SURVEY, AND THE RATIO OF PRECISION IS 1:10,000, PERFORMED IN ACCORDANCE TO CURRENT TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE CUMBERLAND COUNTY PLANNING COMMISSION.

DATE _____ REGISTERED ENGINEER OR SURVEYOR
RL5#2171

CERTIFICATE OF EXISTING WATER LINES OR OTHER UTILITIES

I HEREBY CERTIFY THAT THE WATER LINES AND/OR OTHER UTILITIES SHOWN HEREON ARE IN PLACE AND ARE OPERATED AND MAINTAINED BY THE _____ WATER UTILITY DISTRICT TO SERVE THE PROPERTY HEREIN SUBDIVIDED.

DATE _____ SIGNATURE OF WATER OR OTHER UTILITY
DISTRICT REPRESENTATIVE

CERTIFICATE OF EXISTING STATE OR COUNTY ROAD

I HEREBY CERTIFY THAT THE ROAD SHOWN ON THIS PLAT HAS THE STATUS OF AN ACCEPTED ROAD REGARDLESS OF CURRENT CONDITION.

DATE _____ SIGNATURE OF CUMBERLAND COUNTY ROAD
SUPERINTENDENT

CERTIFICATE OF APPROVAL FOR RECORDING

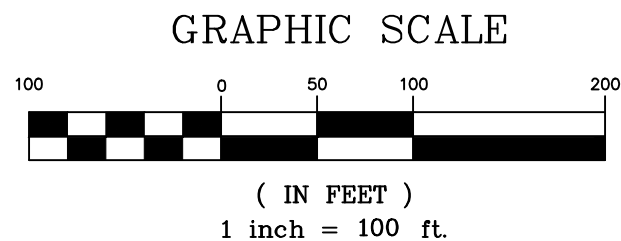
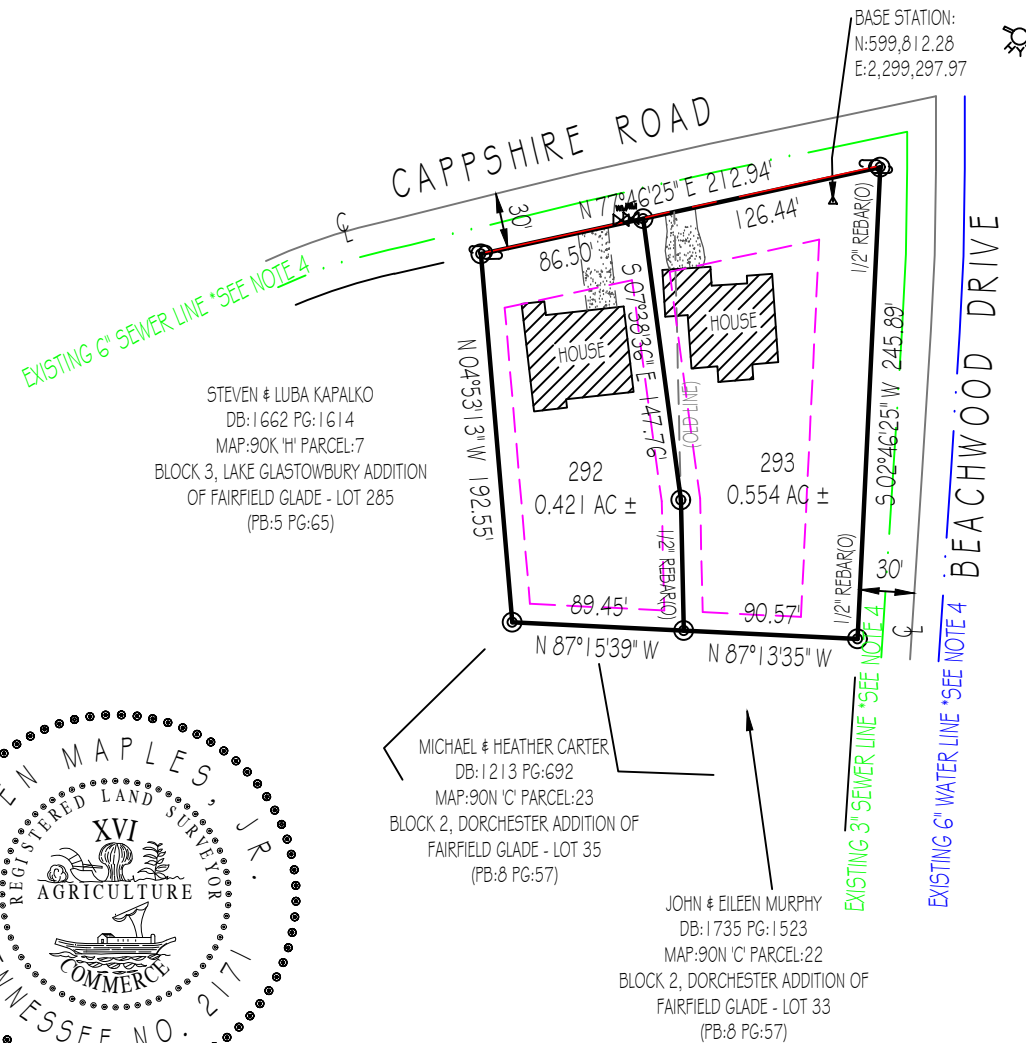
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE CUMBERLAND COUNTY PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF CUMBERLAND COUNTY, TENNESSEE.

DATE _____ SECRETARY, CUMBERLAND COUNTY
PLANNING COMMISSION

GPS CERTIFICATION:

I, ALLEN MAPLES, JR., HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- A: POSITIONAL ACCURACY - 0.05 FEET
- B: TYPE OF GPS FIELD PROCEDURE - REAL TIME KINEMATIC
- C: DATES OF SURVEY - 10/30/2023
- D: DATUM/EPOCH - NAD83 (2011) / EPOCH:2010.0000
- E: PUBLISHED/FIXED-CONTROL USE - ASSUMED (AS SHOWN ON PLAT)
- F: GEOID MODEL - GEOID 2018
- G: COMBINED GRID FACTOR(S) - 0.99986623
- H: CONVERGENCE ANGLE - 0°39'16"



LEGEND

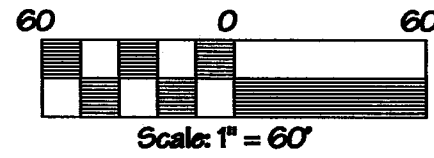
(N)	(NEW)
(O)	(OLD)
⊥	CENTERLINE
⊕	POWER POLE
—X—	FENCELINE
FC	FENCE CORNER
FL	FENCE LINE
WP	WOOD POST
SP	STEEL POST

NOTES:

1. THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
3. THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47035C0335D, EFFECTIVE NOVEMBER 16, 2007.
4. INFORMATION FROM UTILITY COMPANY WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY OR DIAL 811.
5. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT:
LOCAL: 30'
COLLECTOR: 40'
ARTERIAL: 50'
SIDE: 10'
REAR: 10'



RE-DIVISION PLAT FOR	
LOTS 292 & 293 OF BLOCK 3, LAKE GLASTOWBURY ADDITION OF FAIRFIELD GLADE (PB:12 PG:150)	
PRESENTED TO CUMBERLAND COUNTY PLANNING COMMISSION	
OWNER: ROBERT HANSEL & KRISTINE SHELLEY	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 203 CAPPSHIRE ROAD	ADDRESS: 38 MAYBERRY STREET
FAIRFIELD GLADE, TN 38558	SPARTA, TN 38583
TELEPHONE: (931) 248-3977	TELEPHONE: (931) 837-5446
P/L DB: 1584 PG:2423 & DB: 1642 PG:248	TAX MAP: 90K 'K' PARCEL: 1 & 2
DATE: 10/30/2023	2ND C.D. - CUMBERLAND COUNTY, TN
SCALE: 1"=100'	ACREAGE SUBDIVIDED: 0.975 AC ±
DRAWING # 23-314 A3	NUMBER OF LOTS: 2



SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47035C0285D.

Dated: 11/16/2007

Check One:

: No areas of the subject property depicted on this plat are in a SFHA

: All of the subject property depicted on this plat is in a SFHA

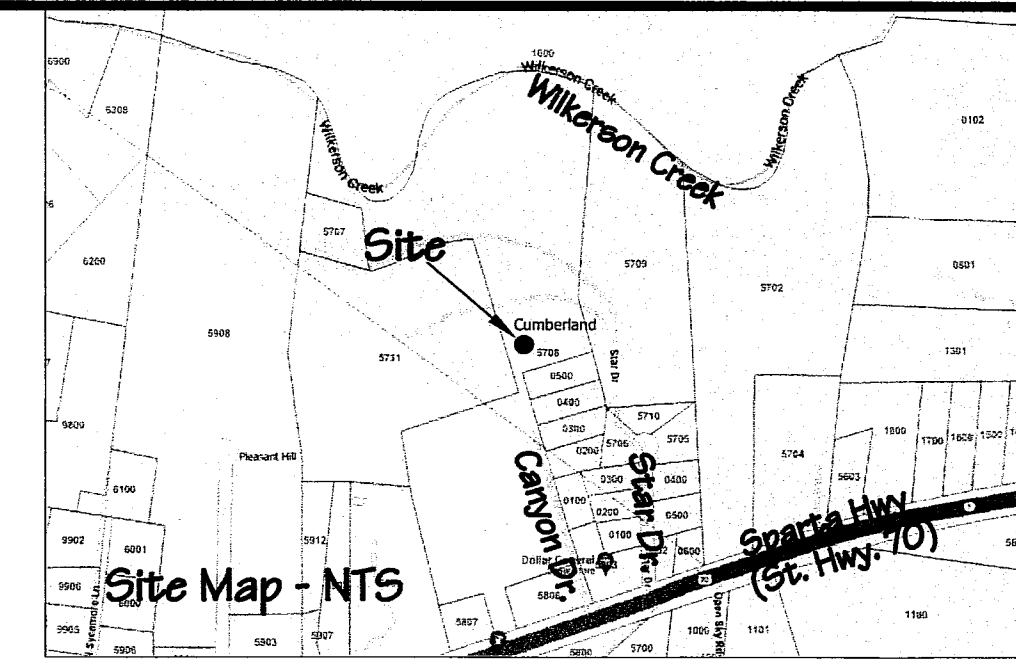
: Shaded area(s) of the subject property depicted on this plat are in a SFHA

LEGEND

- ⊕ GPS BASE POINT
- ⊗ IRON PIN (found)
- ⊙ PIPE (found)
- 1/2" PIPE (set)
- ROAD
- ⊗ REBAR (found)
- W — WATER LINE
- OHP — OVERHEAD POWER
- C — CENTERLINE
- S — SETBACK LINE
- bdg. s/b - BUILDING SETBACK

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	412.65'	237.73'	234.46'	S 63°07'01" E
C2	15.00'	20.09'	18.62'	N 21°24'49" E
C3	50.00'	82.17'	73.23'	N 12°42'08" E
C4	50.00'	142.36'	98.92'	S 64°03'37" W

LINE	BEARING	DISTANCE
L1	N 87°19'43" E	40.99'
L2	S 83°06'33" E	66.19'
L3	S 78°09'27" E	86.90'
L4	S 17°30'44" E	89.64'
L5	S 17°29'00" E	90.05'
L6	N 16°16'34" W	12.12'
L7	N 72°53'34" E	91.57'



GPS CERTIFICATION:

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- (a) Type of Survey: Real Time Kinematic
- (b) Positional Accuracy: 0.05 feet
- (c) Date of survey: 11 June 2024
- (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
- (e) Published/Fixed-control used: TDOT CORS Network
- (f) Geoid Model: Geoid19
- (g) Combined grid factor(s): 0.99989496

State Plane Coordinates		
	Northing	Easting
GPS Base Point	599348.25	2210544.98

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; cemeteries, easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. blufflines, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

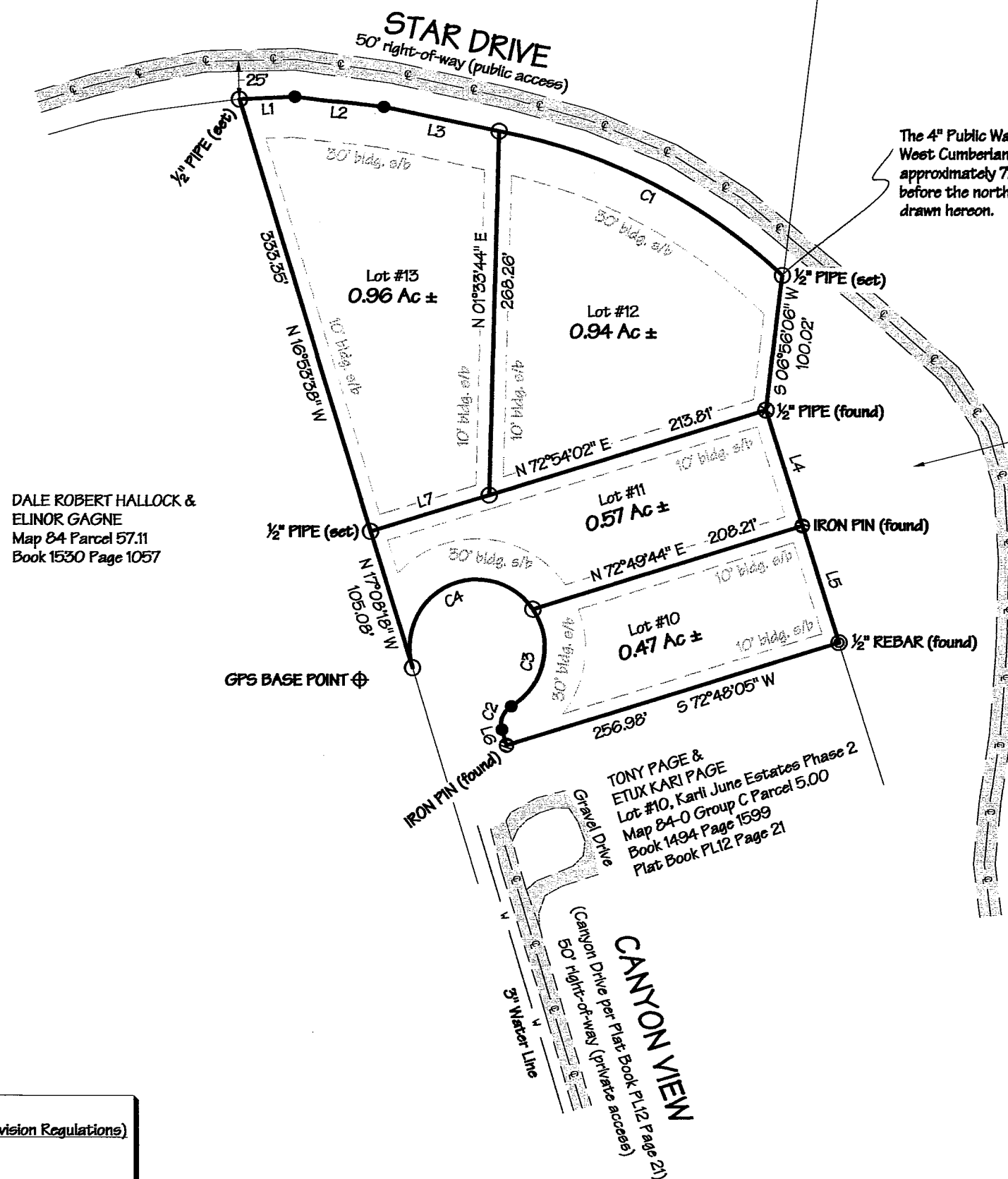
I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: SLH File: 24-17c1 4-Lot SD (Lots #10-13)

TONY PAGE & ETUX KARI PAGE
Map 84 P/O Parcel 57.08
Book 1494 Page 1599

Remainder Greater than 5.0 Acres



DALE ROBERT HALLOCK & ELINOR GAGNE
Map 84 Parcel 57.11
Book 1530 Page 1057

The 4" Public Water Line maintained by the West Cumberland Water Utility District ends approximately 720-feet along Star Drive before the northeast corner of Lot #12, as drawn hereon.

ZACHARY CHASE QUALLS
Map 84 Parcel 57.09
Book 1531 Page 721

Setbacks:
(Per Cumberland County Subdivision Regulations)

Front (Local Roads) - 30'
Side & Rear - 10'

Any new construction or additions to any current structures or any replacement of a depicted structure encroaching on setback requirements must abide by current setbacks.

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 931-372-1286

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, establish the minimum building restriction lines, and dedicate all roads, utility lines and easements as shown to the public or private use noted. We further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date Signed _____ Owner's Signature _____

Date Signed _____ Owner's Signature _____

CERTIFICATION OF EXISTING WATER LINES OR OTHER UTILITIES

I hereby certify that the water lines and/or other utilities shown hereon are in place and are operated and maintained by the West Cumberland Water Utility District to serve the property herein subdivided.

Date Signed _____ Signature of Water or Other Utility District Representative _____

CERTIFICATION OF EXISTING STATE OR COUNTY ROAD

I hereby certify that the Star Drive, as shown on this plat, has the status of an accepted road regardless of current condition.

Date Signed _____ Signature of Cumberland County Road Superintendent _____

CERTIFICATE OF APPROVAL FOR RECORDING

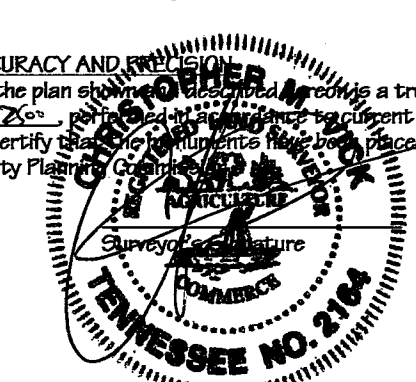
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

Date Signed _____ Secretary, Cumberland County Planning Commission _____

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown hereon is a true and correct Class (I) survey, and the ratio of precision is 1:2500. I further certify that this survey complies with the current Tennessee Standards of Practice for Land Surveyors. I further certify that this survey complies with the current Tennessee Standards of Practice for Land Surveyors. I further certify that this survey complies with the current Tennessee Standards of Practice for Land Surveyors.

18 July 2024
Date Signed _____

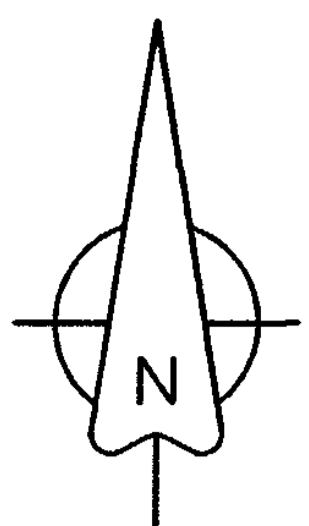


**8TH CIVIL DISTRICT
PRELIMINARY PLAT**

For the
Tony & Kari Page Property, Phase II

PRESENTED TO
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

DEVELOPER: Tony & Kari Page	SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: Sparta Highway Cookeville, TN 38572	ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38506
TELEPHONE: 931-248-2046	TELEPHONE: 931-372-1286
ENGINEER: _____	OWNER: Tony & Kari Page
ADDRESS: _____	ADDRESS: Sparta Highway Cookeville, TN 38572
TELEPHONE: _____	TELEPHONE: 931-248-2046
ACREAGE SUBDIVIDED: 2.94 LOTS: 4	TAX MAP: 84 P/O PARCEL NO: 57.08
DEED BOOK REFERENCE: 1494/1599	SCALE: 1"=60'-0" DATE: 11 June 2024



Magnetic
April 2017

Certification of existing water lines or other utilities

I hereby certify that the water lines and or other utilities shown hereon are in place and are operated and maintained by the West Cumberland Water Utility District to serve the property herein subdivided.

Date Digned
Signature of Utility Rep.

Jamin Bevan

Certificate of approval for recording

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

4/15/17
Date Signed
Secretary, Cumberland County Planning Commission

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidence in Book 1494 Number 1599, page , County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, established the minimum building restriction lines, and that offers of Irrevocable dedication for all public ways, utilities, and other facilities have been filed. I further acknowledge that any change to this subdivision constitutes a resubdivision and requires approval of the planning commission.

DATE
OWNER
TITLE
Tony Page

I hereby certify that this is a category III survey and the ratio of precision of the unadjusted survey is 1:5000 as shown hereon.

Surveyor: *Dion Ault*
Tenn. Reg. No. *2578*

I further certify that the monuments have been placed as shown hereon, to the specifications of the Cumberland County Planning Commission.

KARLI JUNE ESTATES PHASE 2
TAX MAP 84 PARCEL 57.08
2200 SPARTA HIGHWAY
CUMBERLAND COUNTY TN

FUTURE DEVELOPMENT

SEE SOIL CERTIFICATION FOR SHADED AREA USAGE AND/OR RESTRICTIONS OTHER AREAS SHADED GREY SEE ORIGINAL SOIL MAP FOR DETAILS

EXISTING HOME WITH SEPTIC SYSTEM

CANYON DRIVE (50') IS A PRIVATE ROADWAY, SAID ROADWAY WILL BE MAINTAINED BY THE OWNERS OF THE LOT(S) HEREIN CREATED BY THIS SURVEY.

2.74 ACRES TOTAL DIVIDED

Approval is hereby granted for lots 6-9 defined as Tony Page Division, Cumberland County, Tennessee as being suitable for subsurface sewage disposal (SSD) with the site or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water lines, water lines, underground utilities and driveways should be located as site property lines unless otherwise noted.

Bryan Hester 6-14-2017
Division of Ground Water Protection

Approval is based on site conditions suitable for installation of Subsurface Sewage Disposal Systems and does not constitute approval of existing site.

Lots 6, 8 and 9 Tony Page Division are approved for installation and duplication of a conventional subsurface sewage disposal system to serve an estimated house size of one (1) bedroom.

Lot 7 Tony Page Division is approved for installation and duplication of a conventional subsurface sewage disposal system to serve an estimated house size of one (1) bedroom.

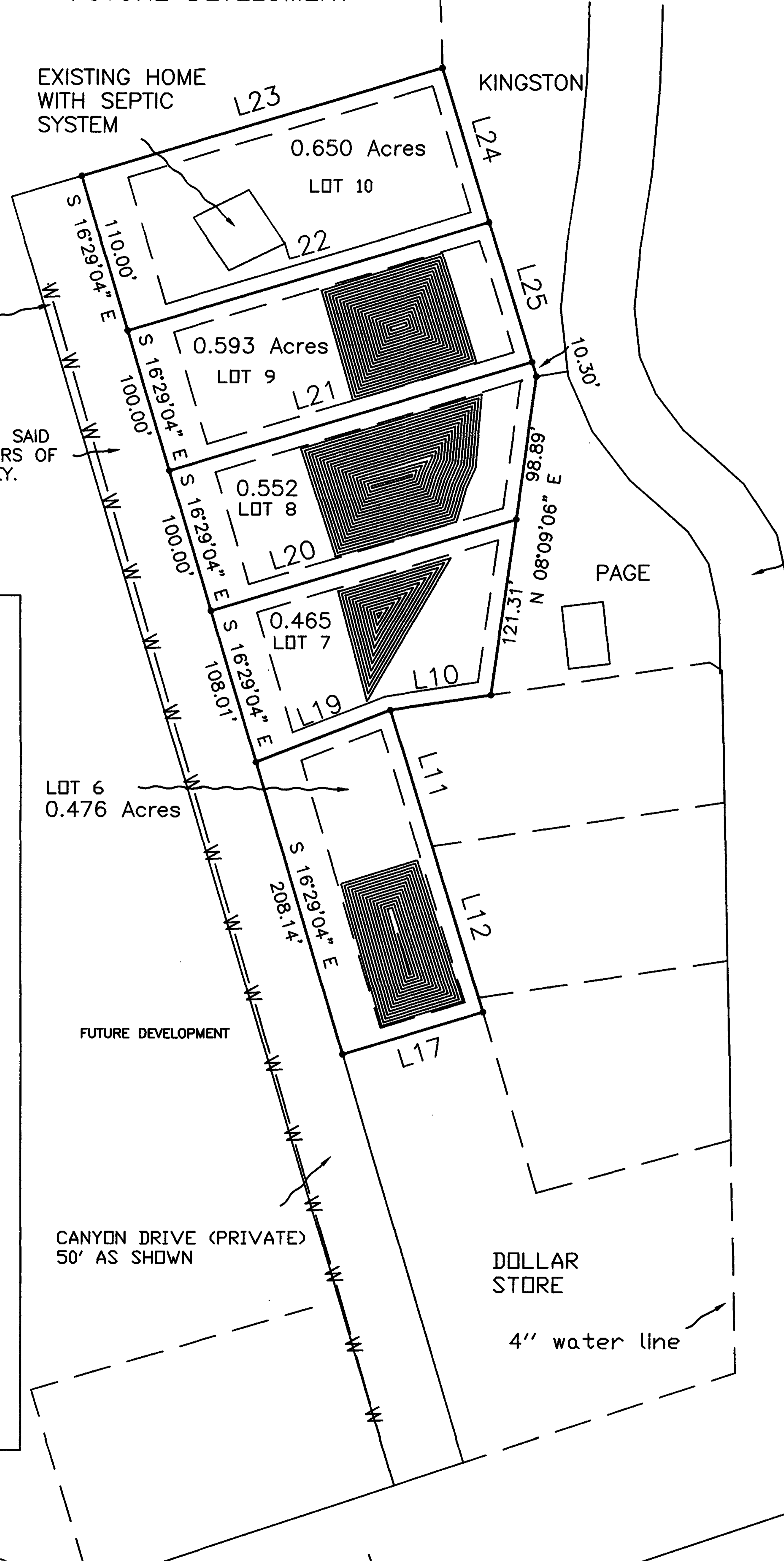
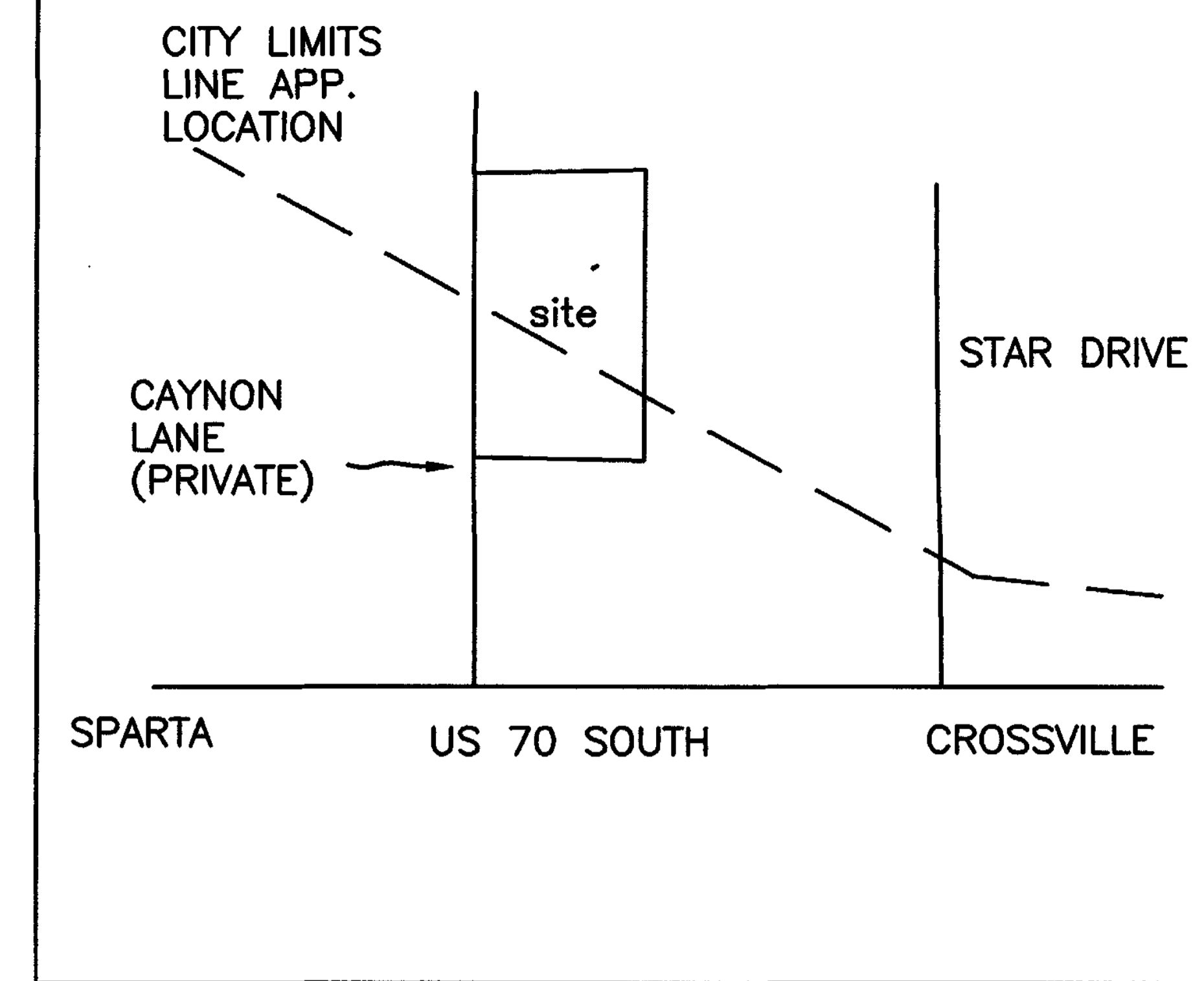
Some lots may require pump systems to transfer septic tank effluent to areas of the lot with suitable soil conditions for disposal.

Shading on some lots represents an area reserved to be used for the installation of the primary and duplicate subsurface sewage disposal systems and shall be used for no other purpose such as house location, other structure location, utility driveways, swimming pools, etc. or use which would conflict with the regulations of the Division of Ground Water Protection in Tennessee. Acquisition of the shaded area may be considered, provided suitable and shaded area is maintained.

Lots 6-9 Tony Page Division are approved for use with utility water only.

All underground utilities and driveways must enter along the property lines.

The size, number of square feet, design, and location of the proposed driveway, further affect the number of bedrooms for which a permit may be issued.



STAR DRIVE
COUNTY RD

BK/PG: PL12/21-21
17009451

TPGS:AL PLAT	15.00
BATCH:	113041
08/10/2017 - 10:46 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00
STATE OF TENNESSEE, CUMBERLAND COUNTY	
JUDY GRAHAM SWALLOWS	
REGISTER OF DEEDS	

NOTES
SURVEY SUBJECT TO ANY AND ALL EASMENTS SHOWN OR OTHERWISE
SURVEY REQUESTED BY TONY PAGE
SOME PORTION OF PROPERTY IS IN THE CITY LIMITS OF PLEASANT HILL- SEE VICINITY MAP IN TOP RIGHT FOR DETAILS

THIS AREA IS IS SHOWN BY FEMA MAP 47035C0285D PANEL 285 ZONE X, LOW RISK AREA

FINAL PLAT

- IRON ROD SET

LINE	BEARING	DISTANCE
L1	N 75°02'18" E	184.04
L2	N 78°52'25" E	176.24
L3	N 83°02'39" E	169.30
L4	S 03°22'40" E	125.74
L5	S 03°22'41" E	125.73
L6	N 01°02'33" W	139.04
L7	N 01°02'43" W	139.05
L8	S 01°02'33" E	321.11
L9	S 81°29'19" W	151.10
L10	S 81°29'19" W	69.33
L11	S 16°57'35" E	97.24
L12	S 16°57'34" E	108.38
L13	S 16°27'40" E	128.86
L14	N 74°43'07" E	137.59
L15	N 81°29'19" E	171.92
L16	N 81°29'19" E	201.89
L17	S 73°17'55" W	100.13
L19	N 68°45'28" E	98.68
L20	N 73°17'55" E	217.57
L21	N 73°17'55" E	258.70
L22	N 73°17'55" E	257.80
L23	N 73°17'55" E	256.81
L24	S 17°00'09" E	110.00
L25	S 17°00'09" E	100.00
L27	N 16°29'04" W	917.43

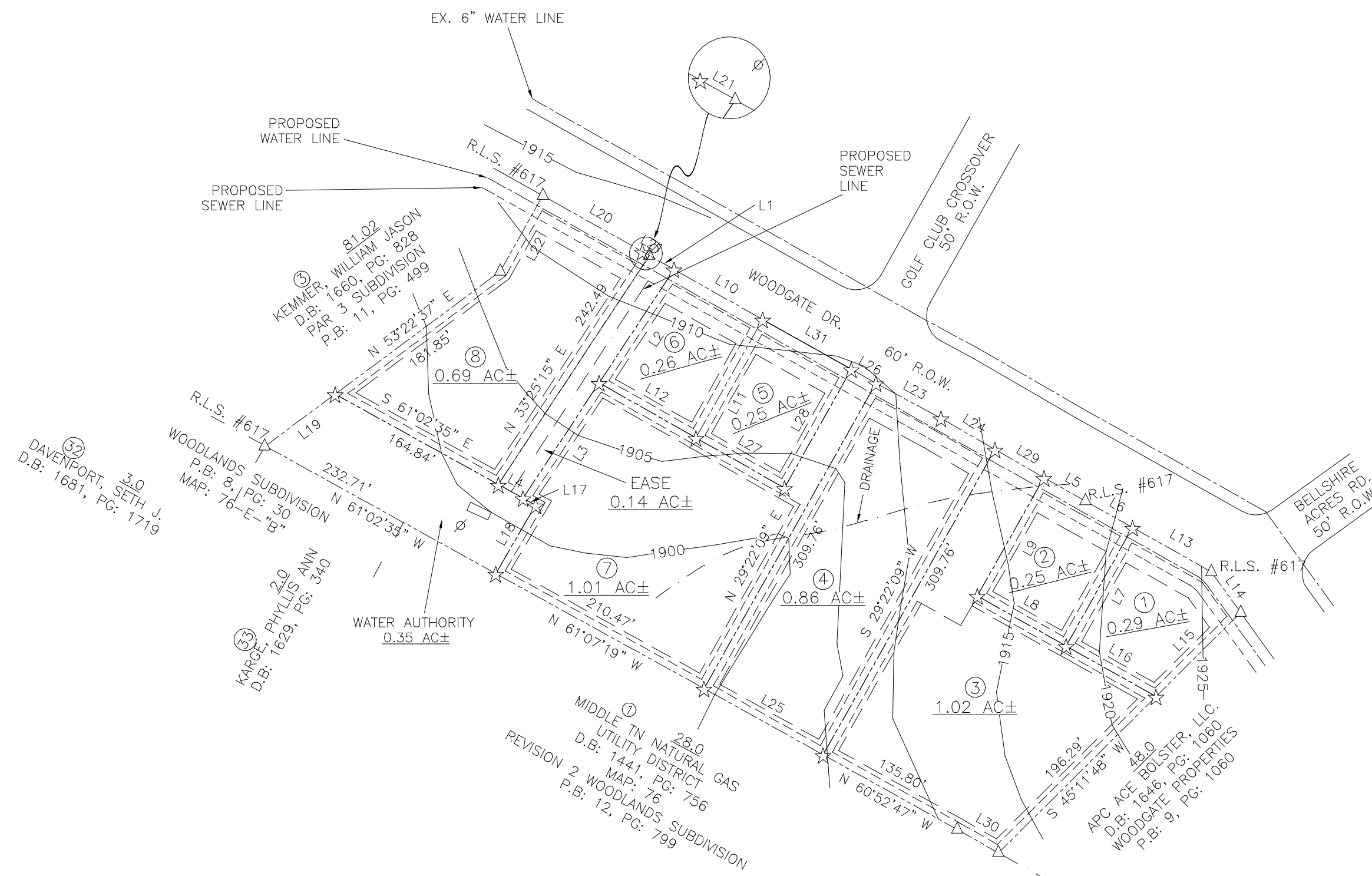
Scott Blaylock 6/13/17
Cumberland Co. Road Superintendent
(17g)



Subject To
Set Backs: 30 front-10 sides/back
1/2 INCH IRON RODS SET AT ALL PROPERTY CORNERS

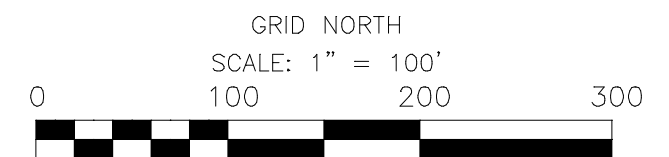
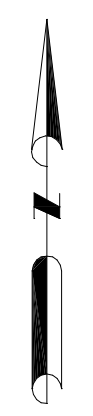
TONY PAGE		
DRAWN	DATE	DION AULT
	05/05/17	116 ASHLEY ACRE WAY
APPROVED	DATE	PIKEVILLE TN
SCALE	SHEET	PROJECT NO.
1" = 100'		

REVISION OF LOT #'S 43, 44-A, 45-A, 46 & C-4, BLOCK: 1, WOODGATE PROPERTIES RECORDED IN PLAT BOOK: 9, PAGE: 291



LEGEND

- These standard symbols will be found in the drawing.
- ☆ N.P. 1/2" REBAR
 - △ EX. 1/2" REBAR
 - ⊙ POWER POLE
 - CALCULATED POINT
 - PROPERTY LINE
 - - - - ADJOINING PROPERTY LINE
 - ROAD RIGHT OF WAY



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat of subdivision with my (our) free consent, established the minimum building restriction lines, and dedicate all streets, alleys, walks and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the planning commission.

Date _____ Owner's Signature _____
Date _____ Owner's Signature _____

SURVEYOR'S CERTIFICATION

I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category 1 survey, and the ratio and precision of the unadjusted closure is 1:10,000 as per the State of Tennessee standards of practice, Chapter 0820-3. This survey was made according to information of public record and/or observed ground evidence.

Date _____ O.D. Pugh, Jr., R.L.S. #699
Tennessee Registration
80 West Avenue
Crossville, TN 38555

CERTIFICATION OF EXISTING WATER LINES

I hereby certify that the water lines hereon are in place.

Date _____ Signature of Public Works Director
or Water Superintendent

CERTIFICATION OF EXISTING ROAD

I hereby certify that the road shown on this plat has the status of an accepted public road regardless of current condition.

Date _____ Signature of Public Works Director
or County Road Superintendent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

Date _____ Signature of the Secretary of
Cumberland County Regional Planning Commission

NOTES:

--- THERE IS A 30' BUILDING SETBACK PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.

--- THERE IS A 12' UTILITIES EASEMENT PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.

--- THERE IS A 12' UTILITIES EASEMENT, 6' LEFT, RIGHT, & PARALLEL TO ALL SIDE LOT LINES, EXCEPT PERIMETER LOT LINES. TYPICAL ALL LOTS.

--- THERE IS A 10' BUILDING SETBACK PARALLEL TO ALL INTERIOR LOT LINES. TYPICAL ALL LOTS.

--- THERE IS A 12' BUILDING SETBACK AND UTILITIES EASEMENT PARALLEL TO ALL PERIMETER LOT LINES. TYPICAL ALL LOTS.

--- THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL #47035C0175D.

GPS INFORMATION

1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
3. Relative Positional Accuracy: H = 0.05', V = 0.05'
4. Date(s) of Survey: January 15, 2026
5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
6. Fixed Control Station: TDOT CORS NETWORK (TN 23)
7. Fixed Control Station Position: Northing: 578,937.15'
Easting: 2,264,792.00'
8. Geoid Model Used: GEOID18
9. Combined Grid Factor: Not Applicable

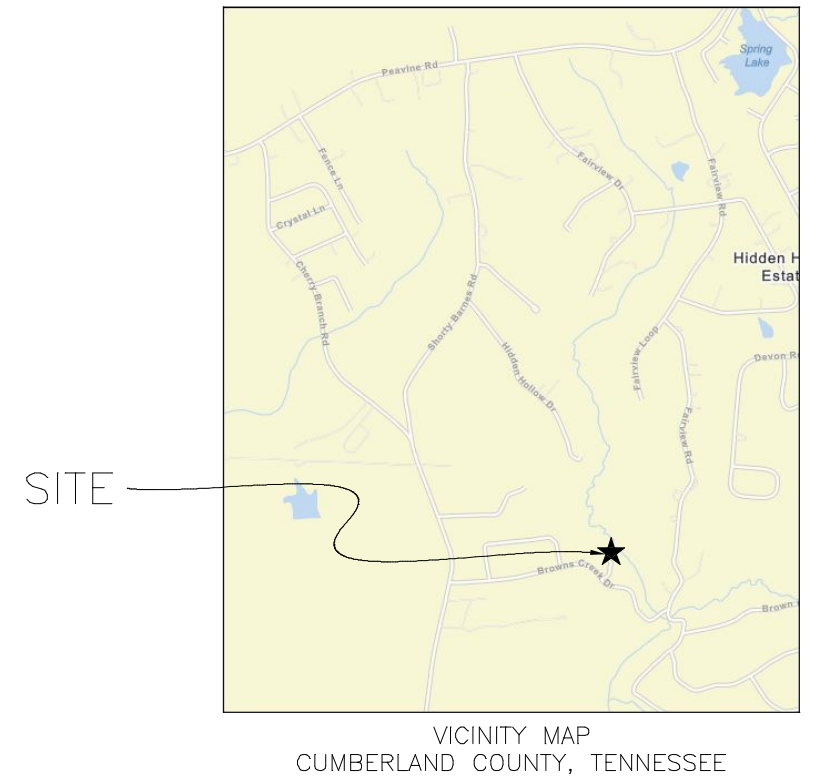
LINE	BEARING	DISTANCE
L2	S 33°27'10" W	120.21'
L3	S 33°23'25" W	122.05'
L4	N 61°02'35" W	25.07'
L5	S 60°37'55" E	42.15'
L6	S 60°39'33" E	47.75'
L7	S 29°19'18" W	120.02'
L8	N 60°37'51" W	90.00'
L9	N 29°22'09" E	120.00'
L10	S 60°37'23" E	89.86'
L11	S 29°22'09" W	120.20'
L12	N 60°27'05" W	98.42'
L13	S 60°37'56" E	80.00'
L14	S 35°44'55" E	44.16'
L15	S 45°11'48" W	105.44'
L16	N 60°37'51" W	91.20'
L18	S 30°27'03" W	70.02'
L19	N 53°22'37" E	76.88'
L20	S 60°40'06" E	100.98'
L21	S 60°30'12" E	7.13'
L22	N 29°16'39" E	76.90'
L23	S 61°37'39" E	65.30'
L24	S 60°00'32" E	55.16'
L25	N 60°53'10" W	120.45'
L26	S 60°37'51" E	25.00'
L27	S 60°30'12" E	90.00'
L28	N 29°22'09" E	120.40'
L29	S 60°00'32" E	50.00'
L30	N 60°19'31" W	41.86'
L31	S 60°37'51" E	90.00'

MID-STATE SURVEYING
P.O. BOX 212 80 WEST AVE.
CROSSVILLE, TENNESSEE

PRELIMINARY PLAT
REVISION OF LOT #'S 43, 44-A, 45-A, 46 & C-4, BLOCK: 1, WOODGATE PROPERTIES
RECORDED IN PLAT BOOK: 9, PAGE: 291
PRESENTED TO
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER: REEVES, JOHNNY B. & PAULA ADDRESS: 111 CUMBERLAND PLAZA CROSSVILLE, TN 38555 TELEPHONE: (931) 510-3211	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
OWNER-43.01: CUMBERLAND PLATEAU WATER AUTHORITY ADDRESS: 2089 E. FIRST ST. CROSSVILLE, TN 38555 TELEPHONE: (931) 484-6987 SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN	ACREAGE SUBDIVIDED: 5.12 AC± NUMBER OF LOTS: 9 SCALE: 1"=100' DATE: 1/15/26 DEED BOOK-REST: 1659 PAGE: 2299 DEED BOOK-43.01: 1724 PAGE: 435
TAX MAP: 76-D PARCEL: 43.0, 43.01, 43.02, 44, 45, & 47 GROUP: "A"	JOB NUMBER: 25092 DRAWING NUMBER: 25092-ROBIN DRAWN BY: ROBIN POWERS

SALAVAT DIVISION



NOTES:

----- THERE IS A 30' BUILDING SETBACK PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.

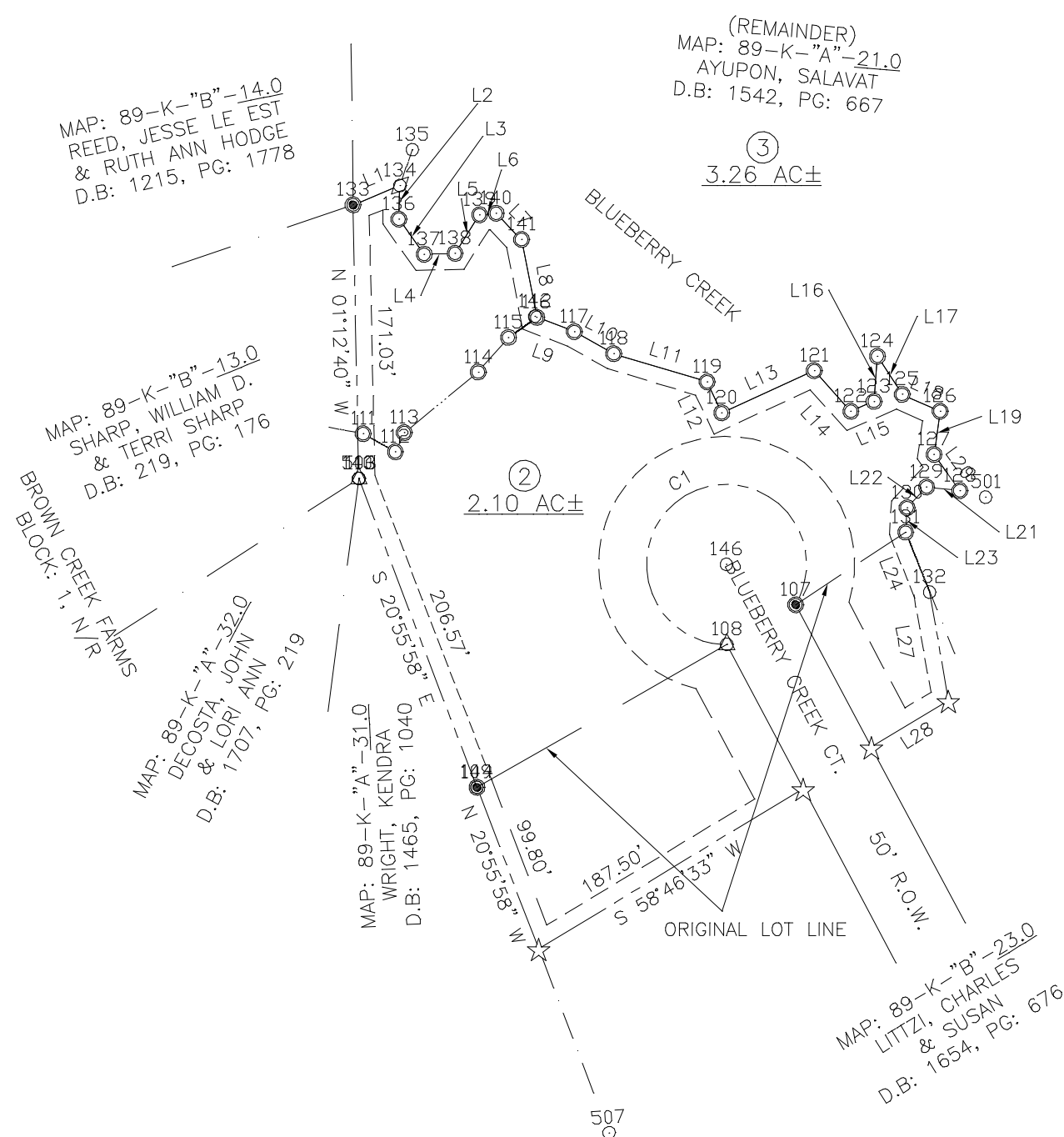
----- THERE IS A 10' BUILDING SETBACK PARALLEL TO ALL INTERIOR LOT LINES. TYPICAL ALL LOTS.

THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL #47035C0335D.

NOTE:

THE REMAINDER OF THIS PROPERTY IS 3.25 AC±. IT WILL BE ADDED TO ADJOINING PROPERTIES TO MAKE IT MORE THAN 5 ACRES.

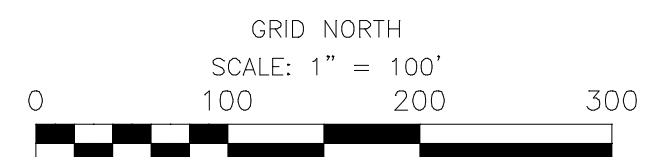
LINE	BEARING	DISTANCE
L1	N 67°43'00" E	31.60'
L2	S 01°45'52" W	20.92'
L3	S 35°51'27" E	26.99'
L4	N 88°38'42" E	19.33'
L5	N 32°23'24" E	28.60'
L6	N 85°00'30" E	10.41'
L7	S 44°01'41" E	22.80'
L8	S 11°05'48" E	49.55'
L9	S 69°25'45" E	25.08'
L10	S 60°32'16" E	28.23'
L11	S 73°19'17" E	60.96'
L12	S 25°12'37" E	21.49'
L13	N 65°29'05" E	63.50'
L14	S 42°02'30" E	34.25'
L15	N 66°40'42" E	15.82'
L16	N 04°16'59" E	28.29'
L17	S 32°55'39" E	28.43'
L18	S 66°09'35" E	25.87'
L19	S 07°52'10" W	27.40'
L20	S 35°41'32" E	27.69'
L21	N 83°41'49" W	20.95'
L22	S 43°14'08" W	17.77'
L23	S 03°32'52" W	15.32'
L24	N 21°46'58" EW	35.46'
L25	N 08°43'27" W	71.70'
L26	S 77°02'05" W	44.97'
L27	N 09°55'49" W	64.21'
L28	N 58°46'33" E	50.55'



LEGEND

These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- △ EX. 1/2" REBAR
- EX. 1/2" IRON PIPE
- EX. METAL FENCE POST
- CALCULATED POINT
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ROAD RIGHT OF WAY



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat of subdivision with my (our) free consent, established the minimum building restriction lines, and dedicate all streets, alleys, walks and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the planning commission.

Date _____ Owner's Signature _____
Date _____ Owner's Signature _____

SURVEYOR'S CERTIFICATION

I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category 1 survey, and the ratio and precision of the unadjusted closure is 1:10,000 as per the State of Tennessee standards of practice, Chapter 0820-3. This survey was made according to information of public record and/or observed ground evidence.

Date _____ O.D. Pugh, Jr., R.L.S. #699
Tennessee Registration
80 West Avenue
Crossville, TN 38555

CERTIFICATION OF EXISTING WATER LINES

I hereby certify that the water lines hereon are in place.

Date _____ Signature of Public Works Director
or Water Superintendent

CERTIFICATION OF EXISTING ROAD

I hereby certify that the road shown on this plat has the status of an accepted public road regardless of current condition.

Date _____ Signature of Public Works Director
or County Road Superintendent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

Date _____ Signature of the Secretary of
Cumberland County Regional Planning Commission

GPS INFORMATION

1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
3. Relative Positional Accuracy: H = 0.05', V = 0.05'
4. Date(s) of Survey: January 19, 2026
5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
6. Fixed Control Station: AUTONOMOUS
7. Fixed Control Station Position: Not Applicable
8. Geoid Model Used: GEOID18
9. Combined Grid Factor: Not Applicable

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	262.09'	49.75'	S 60°03'17" W	300°19'58"

MID-STATE SURVEYING P.O. BOX 212 80 WEST AVE. CROSSVILLE, TENNESSEE	
FINAL PLAT SALAVAT DIVISION PRESENTED TO CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION	
OWNER: AYUPOV SALAVAT ADDRESS: 435 HIDDEN HOLLOW DR. CROSSVILLE, TN 38571 TELEPHONE: (931) 202-1502	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
OWNER: LITZLI, CHARLES & SUSAN ADDRESS: 2551 BROWN CREEK RD. CROSSVILLE, TN 38571 TELEPHONE: _____	ACREAGE SUBDIVIDED: 2.10 AC± NUMBER OF LOTS: 1 SCALE: 1"=100' DATE: 1/19/26 DEED BOOK--11.0: 1542 PAGE: 667 DEED BOOK--22.0: 1654 PAGE: 676
TAX MAP: 89-F-"A"-11.0 (PORTION) PARCEL: 89-K-"B"-22.0 ALL GROUP: _____	JOB NUMBER: 24073 DRAWING NUMBER: 24073-COMBO-2 DRAWN BY: ROBIN POWERS

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 plat of subdivision with my (our) free consent, established the minimum building restriction lines, and dedicate all streets, alleys, walks and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the planning commission.

Date _____ Owner's Signature _____
 Date _____ Owner's Signature _____

SURVEYOR'S CERTIFICATION

I hereby certify that the plan shown and described hereon is a true and correct (Category I & IV) survey, with a ratio of precision of (1:10,000), performed on February 11, 2026 in accordance to current Tennessee Standards of Practice for Land Surveyors, Chapter 0820-3. I further certify that iron pins and/or monuments have been placed as shown hereon, to the specifications of the Cumberland County Planning Commission.

Date _____ Sean Pugh, R.L.S. # 2341
 Tennessee Registration

CERTIFICATION OF EXISTING ROAD(S)

I hereby certify that the road(s) shown on this plat has (have) the status of an accepted city or county maintained public road regardless of the current condition, or is a state maintained highway.

Date _____ County Road Superintendent _____

CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS

I hereby certify that the existing water lines and/or fire hydrants shown hereon are in place and maintained by the Cumberland Plateau Water Authority.

Date _____ Utility District Representative _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

Date _____ Secretary of the Cumberland County
 Planning Commission

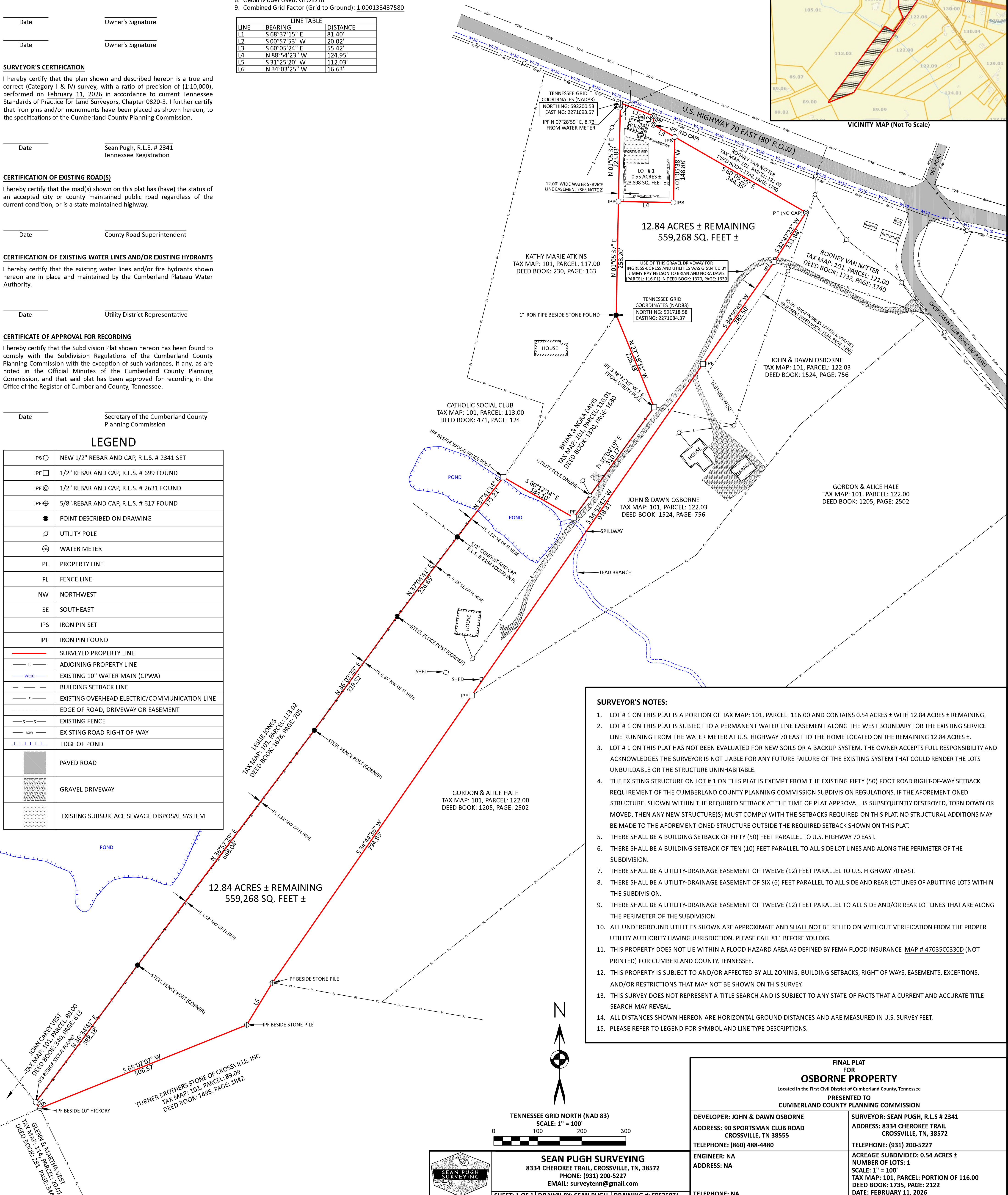
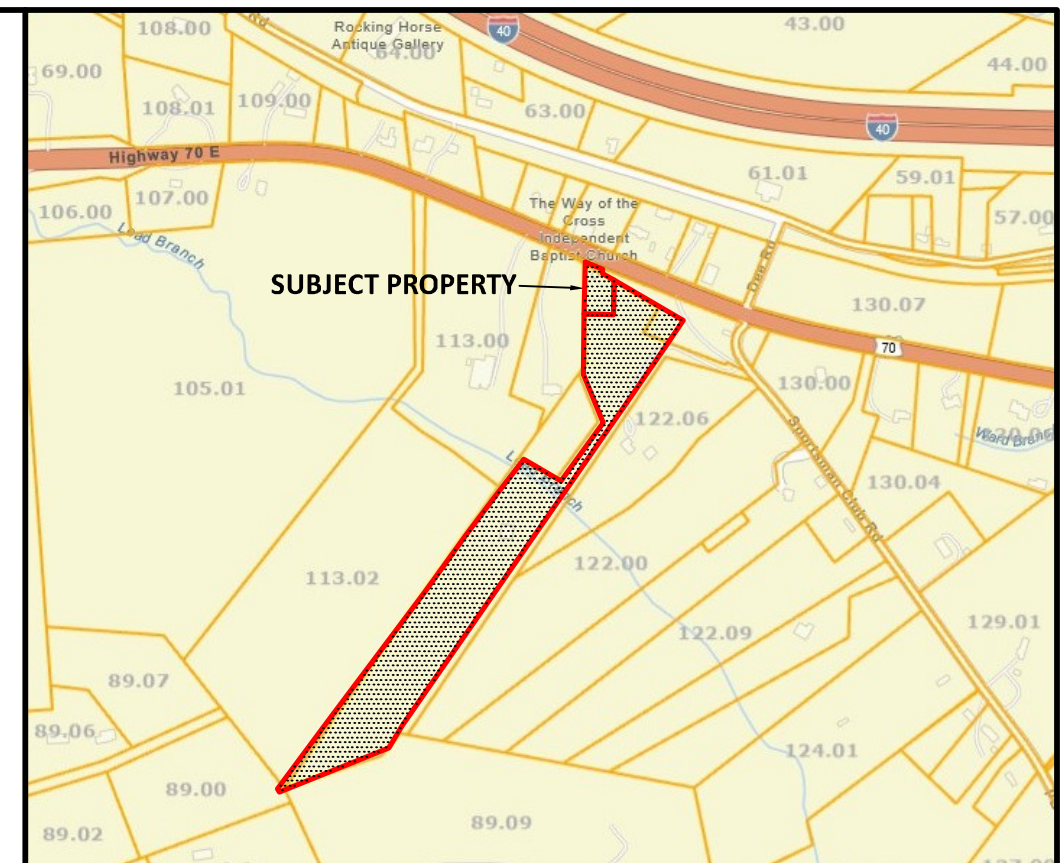
LEGEND

IPS ○	NEW 1/2" REBAR AND CAP, R.L.S. # 2341 SET
IPF □	1/2" REBAR AND CAP, R.L.S. # 699 FOUND
IPF ⊙	1/2" REBAR AND CAP, R.L.S. # 2631 FOUND
IPF ⊕	5/8" REBAR AND CAP, R.L.S. # 617 FOUND
●	POINT DESCRIBED ON DRAWING
⊙	UTILITY POLE
⊙	WATER METER
PL	PROPERTY LINE
FL	FENCE LINE
NW	NORTHWEST
SE	SOUTHEAST
IPS	IRON PIN SET
IPF	IRON PIN FOUND
—	SURVEYED PROPERTY LINE
—	ADJOINING PROPERTY LINE
—	EXISTING 10" WATER MAIN (CPWA)
—	BUILDING SETBACK LINE
—	EXISTING OVERHEAD ELECTRIC/COMMUNICATION LINE
—	EDGE OF ROAD, DRIVEWAY OR EASEMENT
—	EXISTING FENCE
—	EXISTING ROAD RIGHT-OF-WAY
—	EDGE OF POND
▒	PAVED ROAD
▒	GRAVEL DRIVEWAY
▒	EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM

GPS INFORMATION

1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: CHCNAV B3 Dual Frequency Receiver
3. Relative Positional Accuracy: H = 0.05', V = 0.05'
4. Date(s) of Survey: February 11, 2026
5. Datum/Epoch: NAD 83 (2011)/Epoch 2010.00
6. Fixed Control Station: TDOT GNSS Reference Network
7. Fixed Control Station Position: Virtual Reference Station
8. Geoid Model Used: GEOID18
9. Combined Grid Factor (Grid to Ground): 1.000133437580

LINE	BEARING	DISTANCE
L1	S 68°37'15" E	81.40'
L2	S 00°57'53" W	20.02'
L3	S 60°05'24" E	55.42'
L4	N 88°54'23" W	124.95'
L5	S 31°25'20" W	112.03'
L6	N 34°03'25" W	16.63'



- SURVEYOR'S NOTES:**
1. LOT # 1 ON THIS PLAT IS A PORTION OF TAX MAP: 101, PARCEL: 116.00 AND CONTAINS 0.54 ACRES ± WITH 12.84 ACRES ± REMAINING.
 2. LOT # 1 ON THIS PLAT IS SUBJECT TO A PERMANENT WATER LINE EASEMENT ALONG THE WEST BOUNDARY FOR THE EXISTING SERVICE LINE RUNNING FROM THE WATER METER AT U.S. HIGHWAY 70 EAST TO THE HOME LOCATED ON THE REMAINING 12.84 ACRES ±.
 3. LOT # 1 ON THIS PLAT HAS NOT BEEN EVALUATED FOR NEW SOILS OR A BACKUP SYSTEM. THE OWNER ACCEPTS FULL RESPONSIBILITY AND ACKNOWLEDGES THE SURVEYOR IS NOT LIABLE FOR ANY FUTURE FAILURE OF THE EXISTING SYSTEM THAT COULD RENDER THE LOTS UNBUILDABLE OR THE STRUCTURE UNINHABITABLE.
 4. THE EXISTING STRUCTURE ON LOT # 1 ON THIS PLAT IS EXEMPT FROM THE EXISTING FIFTY (50) FOOT ROAD RIGHT-OF-WAY SETBACK REQUIREMENT OF THE CUMBERLAND COUNTY PLANNING COMMISSION SUBDIVISION REGULATIONS. IF THE AFOREMENTIONED STRUCTURE, SHOWN WITHIN THE REQUIRED SETBACK AT THE TIME OF PLAT APPROVAL, IS SUBSEQUENTLY DESTROYED, TORN DOWN OR MOVED, THEN ANY NEW STRUCTURE(S) MUST COMPLY WITH THE SETBACKS REQUIRED ON THIS PLAT. NO STRUCTURAL ADDITIONS MAY BE MADE TO THE AFOREMENTIONED STRUCTURE OUTSIDE THE REQUIRED SETBACK SHOWN ON THIS PLAT.
 5. THERE SHALL BE A BUILDING SETBACK OF FIFTY (50) FEET PARALLEL TO U.S. HIGHWAY 70 EAST.
 6. THERE SHALL BE A BUILDING SETBACK OF TEN (10) FEET PARALLEL TO ALL SIDE LOT LINES AND ALONG THE PERIMETER OF THE SUBDIVISION.
 7. THERE SHALL BE A UTILITY-DRAINAGE EASEMENT OF TWELVE (12) FEET PARALLEL TO U.S. HIGHWAY 70 EAST.
 8. THERE SHALL BE A UTILITY-DRAINAGE EASEMENT OF SIX (6) FEET PARALLEL TO ALL SIDE AND REAR LOT LINES OF ABUTTING LOTS WITHIN THE SUBDIVISION.
 9. THERE SHALL BE A UTILITY-DRAINAGE EASEMENT OF TWELVE (12) FEET PARALLEL TO ALL SIDE AND/OR REAR LOT LINES THAT ARE ALONG THE PERIMETER OF THE SUBDIVISION.
 10. ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND SHALL NOT BE RELIED ON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. PLEASE CALL 811 BEFORE YOU DIG.
 11. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DEFINED BY FEMA FLOOD INSURANCE MAP # 47035C0330D (NOT PRINTED) FOR CUMBERLAND COUNTY, TENNESSEE.
 12. THIS PROPERTY IS SUBJECT TO AND/OR AFFECTED BY ALL ZONING, BUILDING SETBACKS, RIGHT OF WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS THAT MAY NOT BE SHOWN ON THIS SURVEY.
 13. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH AND IS SUBJECT TO ANY STATE OF FACTS THAT A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL.
 14. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET.
 15. PLEASE REFER TO LEGEND FOR SYMBOL AND LINE TYPE DESCRIPTIONS.

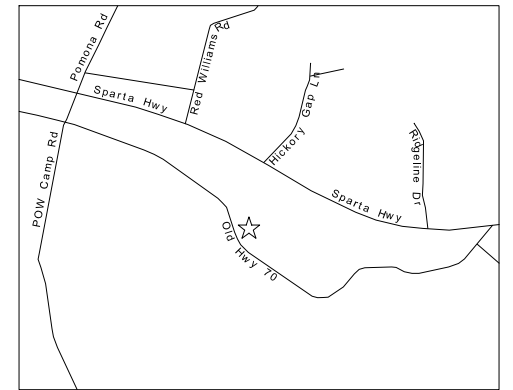
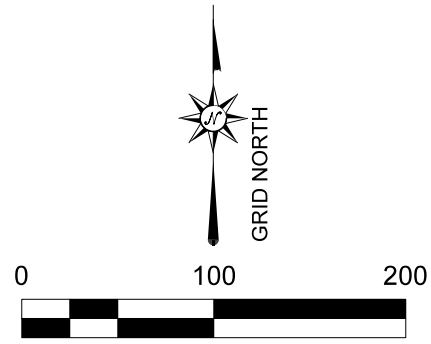
TENNESSEE GRID NORTH (NAD 83)
 SCALE: 1" = 100'

SEAN PUGH SURVEYING
 8334 CHEROKEE TRAIL, CROSSVILLE, TN, 38572
 PHONE: (931) 200-5227
 EMAIL: surveytenn@gmail.com

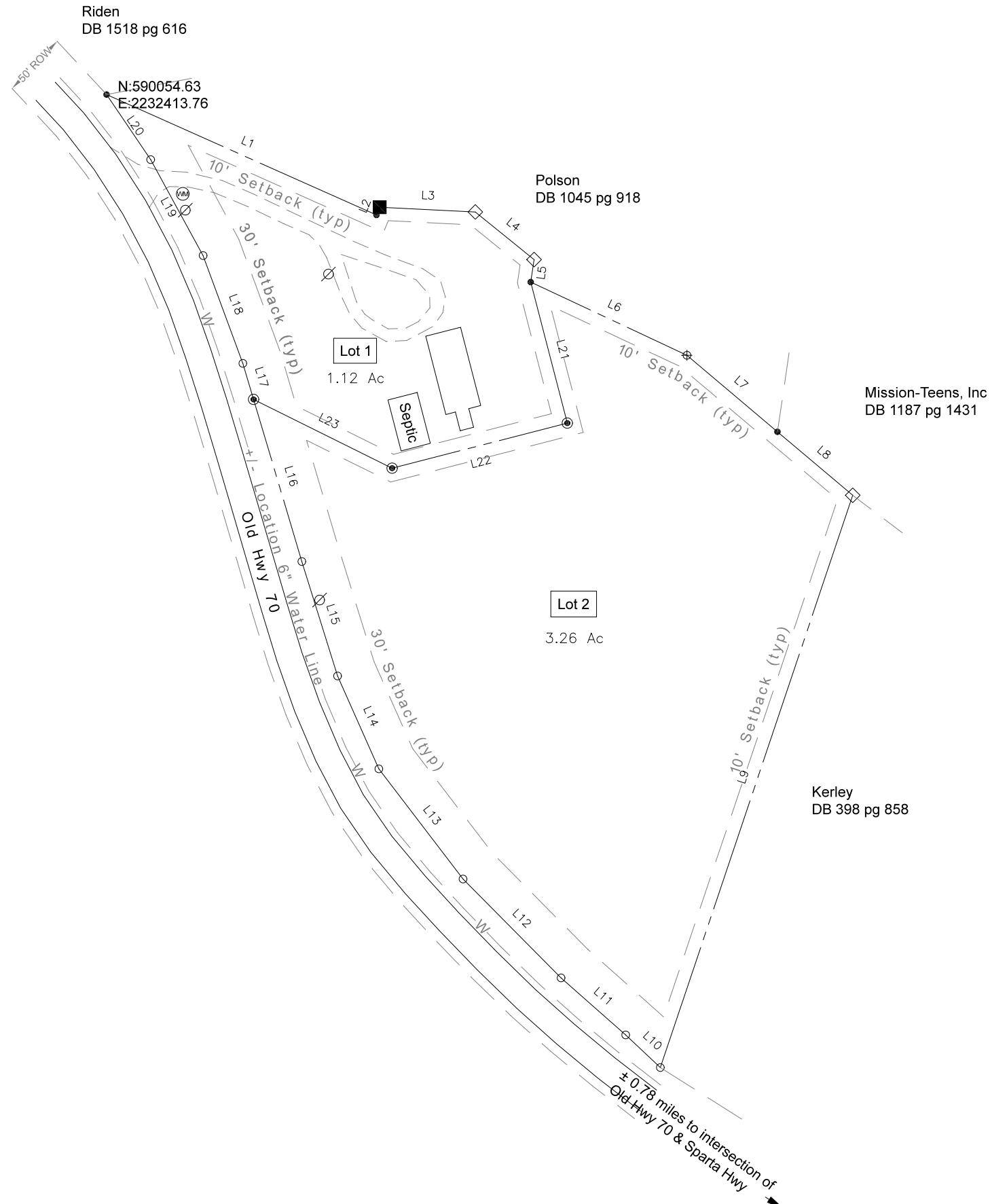
SHEET: 1 OF 1 | DRAWN BY: SEAN PUGH | DRAWING #: SP25071

FINAL PLAT FOR OSBORNE PROPERTY
 Located in the First Civil District of Cumberland County, Tennessee
 PRESENTED TO CUMBERLAND COUNTY PLANNING COMMISSION

DEVELOPER: JOHN & DAWN OSBORNE ADDRESS: 90 SPORTSMAN CLUB ROAD CROSSVILLE, TN 38555 TELEPHONE: (860) 488-4480	SURVEYOR: SEAN PUGH, R.L.S. # 2341 ADDRESS: 8334 CHEROKEE TRAIL CROSSVILLE, TN, 38572 TELEPHONE: (931) 200-5227
ENGINEER: NA ADDRESS: NA TELEPHONE: NA	ACREAGE SUBDIVIDED: 0.54 ACRES ± NUMBER OF LOTS: 1 SCALE: 1" = 100' TAX MAP: 101, PARCEL: PORTION OF 116.00 DEED BOOK: 1735, PAGE: 2122 DATE: FEBRUARY 11, 2026



Vicinity Map



LINE	BEARING	DISTANCE
L1	S 65°57'30" E	226.70'
L2	N 22°29'32" E	6.44'
L3	S 87°10'36" E	73.46'
L4	S 50°55'46" E	58.01'
L5	S 08°31'04" W	17.41'
L6	S 64°54'00" E	132.33'
L7	S 49°47'41" E	90.90'
L8	S 49°50'21" E	75.54'
L9	S 18°35'08" W	463.02'
L10	N 46°44'37" W	36.49'
L11	N 48°34'53" W	66.11'
L12	N 44°44'49" W	106.81'
L13	N 37°24'05" W	106.30'
L14	N 23°57'32" W	77.97'
L15	N 17°20'16" W	91.98'
L16	N 16°34'56" W	129.72'
L17	N 16°32'53" W	28.82'
L18	N 20°14'11" W	88.16'
L19	N 28°40'05" W	83.85'
L20	N 34°07'59" W	60.26'
L21	S 14°32'29" E	111.73'
L22	S 75°34'16" W	138.72'
L23	N 63°36'40" W	118.66'

- Tax Map 098 Parcel 102.01
- Deed book 1731 page 2709
- Total Acreage - 4.38
- West Cumberland Utility District: 6" Water Line
- Setbacks: 30' Front; 10' Sides & Rear
- Rights of Way, Easements, & Restrictions as applicable
- FIRM: 47035C0305D; Zone X
- Grid: Tennessee State Plane NAD 83 (2011)

- Existing Iron Pin
- ⊙ Iron Pin Set
- ◇ Stone
- ⊕ Axle
- Wood Fence Post

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 roads, utility lines, and easements as shown to the public or private use as noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

 Date

 Owner's Signature

 Date

 Owner's Signature

Certificate of Existing Water Lines or Other Utilities
 I hereby certify that the water lines and/or other utilities shown hereon are in place and are operated and maintained by the _____ Water Utility District to serve the property herein subdivided.

 Date

 Signature of Water or Other Utility District Representative

Certificate of Existing State or County Road
 I hereby certify that the road shown on this plat has the status of an accepted road regardless of current condition

 Date

 Signature of Cumberland County Road Representative

Certificate of General Approval of Subsurface Sewage Disposal System
 General approval is hereby granted for lots shown hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structure and the plans for the subsurface sewage disposal system shall be approved by the Tennessee Department of the Environment and Conservation (Cumberland County, Environmentalist)

 Date

 Authorized Representative of the Tennessee Department of Environment & Conservation

Certificate of Approval of Property Number(s)
 I hereby certify that the subdivision as shown hereon, and the properties therein, have been assigned property numbers, as per the Cumberland County Road Naming and Property Numbering System and that hereafter, the properties shall be addressed as shown hereon.

 Date

 Director, Cumberland County E-911 Board

Certificate of Approval For Recording
 I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee

 Date

 Signature of Cumberland County Planning Commission

Certificate of Accuracy and Precision
 I hereby certify that the plan shown and described hereon is a true and correct Class I survey, and the ratio of precision is 1: 10000, performed in accordance to current Tennessee Standards of Practice for Land Surveyors. I further certify that the monuments have been placed as shown hereon, to the specifications for the Cumberland County Planning Commission

 Date

 Surveyor's Signature

**Preliminary Draft
 For Information Only
 Not For Recording**

**Wade Property Subdivide
 Old Hwy 70**

Wade, April

DRAWN	DATE 12/23/2025	Eighth Civil District Cumberland County, Tennessee
APPROVED	DATE	940 Old Hwy 70 Crossville, TN 38572
SCALE 1" = 100'	SHEET	PROJECT NO.



Certification of existing state or county road

I hereby certify that the road shown on this plat has the status of an accepted road regardless of current condition.

Date Signed
Road Superintendent Signature

Certification of existing water lines or other utilities

I hereby certify that the water lines and or other utilities shown hereon are in place and are operated and maintained by the

Utility District to serve the property herein subdivided.

Date Signed
Signature of Utility Rep.

Certificate of approval for recording

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

Date Signed

Secretary, Cumberland County Planning Commission

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidence in Book Number _____, page _____, Cumberland County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, established the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed. I further acknowledge that any change to this subdivision constitutes a resubdivision and requires approval of the planning commission.

DATE SIGNED

OWNER'S SIGNATURE

I hereby certify that this is a category III survey and the ratio of precision of the unadjusted survey is 1:5000 as shown hereon.

Surveyor: Dion Ault
Tenn. Reg. No. 2678

I further certify that the monuments have been placed as shown hereon to the specifications of the Cumberland County Planning Commission.

TN GRID

NOTES

PUBLIC WATER SYSTEM PROVIDED BY CATOOSA UTILITY
SURVEY MADE USING THE LATEST RECORDED DEEDS AS IS NOT A CERTIFICATION OF TITLE

SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OTHERWISE

EXISTING MUNICIPAL WATER SYSTEM AND EXISTING SEPTIC SYSTEM

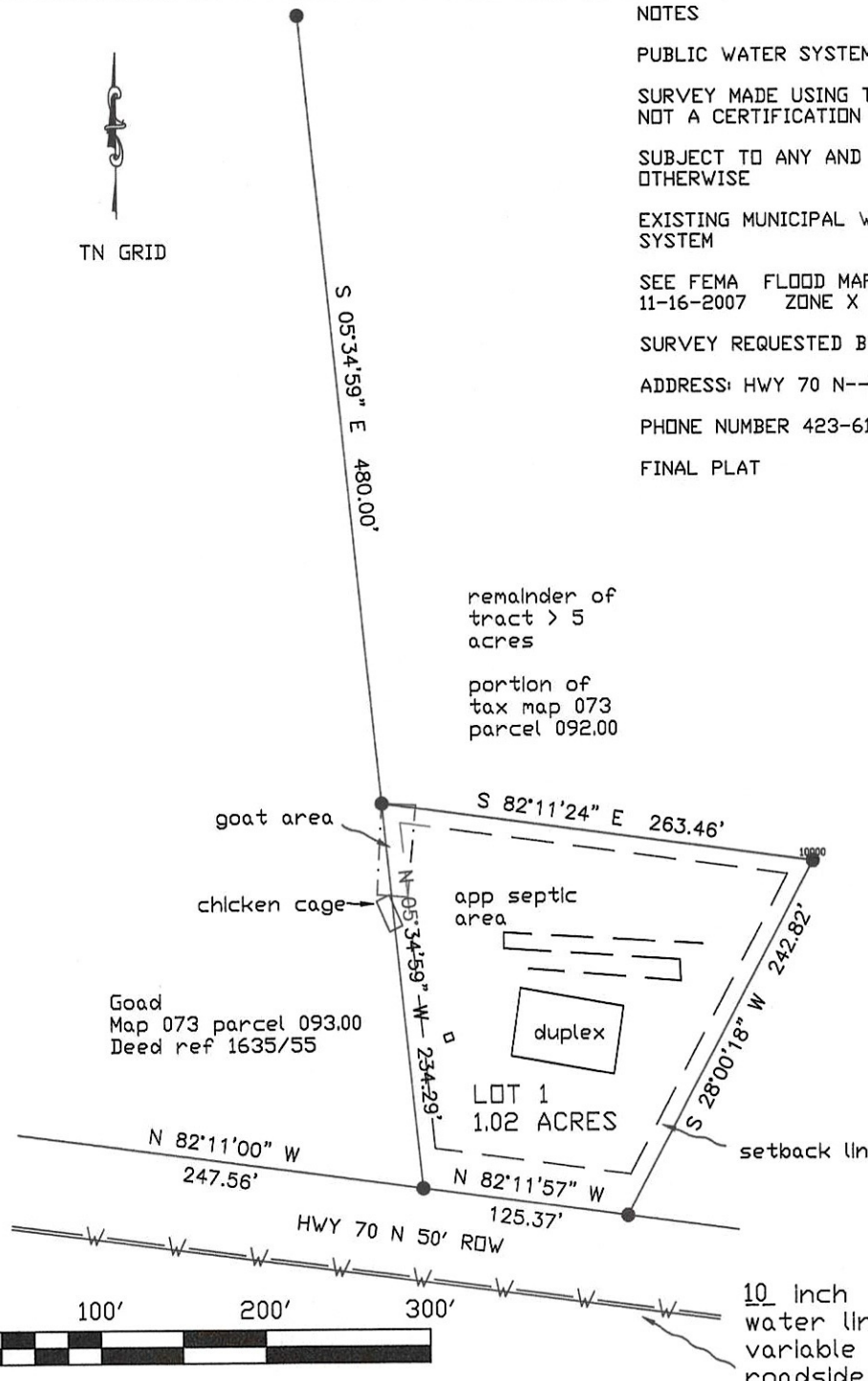
SEE FEMA FLOOD MAP 47035C0305D EFFECTIVE 11-16-2007 ZONE X

SURVEY REQUESTED BY SARAH WYATT

ADDRESS: HWY 70 N--NEXT TO 5698 HWY 70 N

PHONE NUMBER 423-618-8933

FINAL PLAT



remainder of tract > 5 acres

portion of tax map 073 parcel 092.00

remainder of tract > 5 acres

portion of tax map 073 parcel 092.00

Subject To
Set Backs: 30 front-10 sides/back

SARAH WYATT DIV.		
DRAWN CAN	DATE 10/28/25	MID VALLEY SURVEYING 116 ASHLEY ACRES
APPROVED	DATE	PIKEVILLE TN
SCALE 1" = 100'	SHEET	PROJECT NO.

10 inch water line variable to roadside

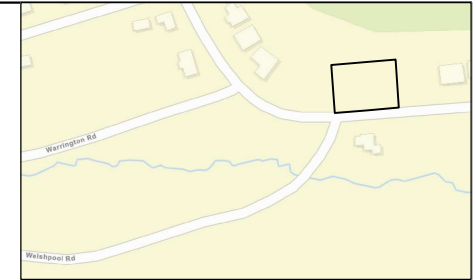
North Meridian is oriented to the bearing of record for the western line of Lot 256 of this survey per Plat Book 6, p. 31

CERTIFICATE OF OWNERSHIP AND DEDICATION

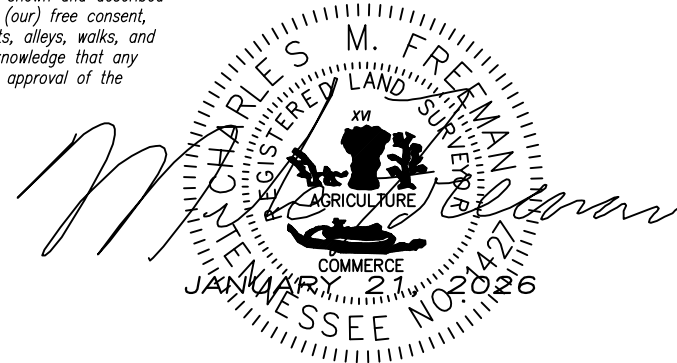
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date _____ Owner _____
 Date _____ Owner _____

FAIRFIELD GLADE COMMUNITY CLUB
 DRUID HILLS GOLF COURSE
 Tax map 077K, gr A, parcel 001.05



LOCATION MAP
 Not to Scale



CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that this Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Cumberland County, Tennessee.

Date _____ Secretary, Cumberland County Planning Commission

Having consulted the FEMA Flood Insurance Rate Map (FIRM), 47035C0335D, dated November 16, 2007, I found that this property does NOT lie in a Special Flood Zone.

I hereby certify that this survey has been made using the latest recorded deed; that there are no encroachments or projections other than those shown and that this survey is correct to the best of my knowledge and belief.

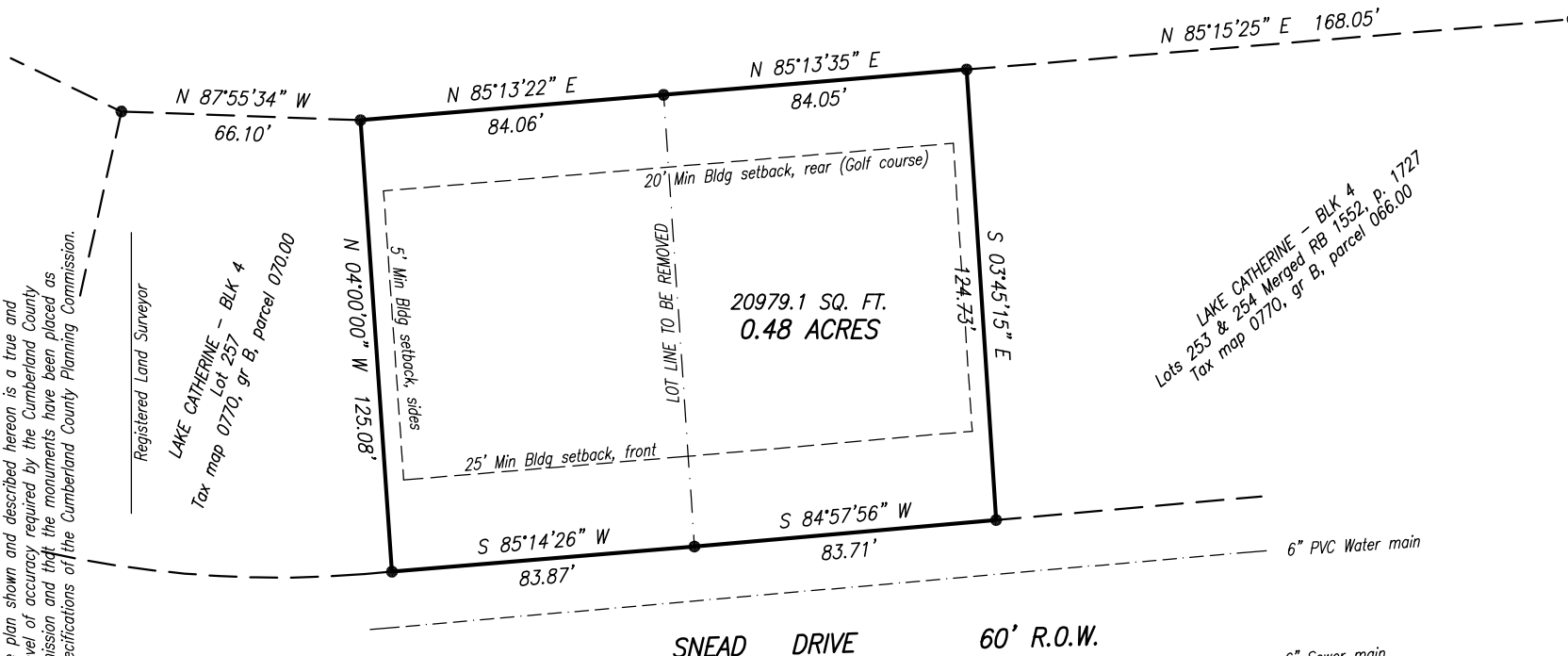
I hereby certify that this is a Category 2 Survey and that the error of closure of the unadjusted traverse exceeds 1:7500 and that this survey was performed in compliance with the current Tennessee Standards of Practice for Land Surveying.

SUBJECT TO any and all restrictions, covenants, conditions, planning commission and zoning ordinances, rights of way, and easements, if any, affecting said land.

CERTIFICATE OF ACCURACY
 I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Cumberland County Regional Planning Commission and that the monuments have been placed as shown herein to the specifications of the Cumberland County Planning Commission.

LEGEND

These standard symbols will be found in the drawing.
 ● 1/2" DIAMETER REBAR FOUND



LAKE CATHERINE - BLK 4
 Lots 253 & 254 Merged RB 1552, p. 1727
 Tax map 0770, gr B, parcel 066.00

NOTES:

- This survey is prepared from the current deeds of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current and accurate title search will reveal.
- Source of Title: Tax Map 0770, group B, parcels 068.00 & 069.00
 Warranty Deed Book 1726, p. 1933
 Gerardo Javier Escobar, trustee
 PO Box 22681
 Knoxville, TN 37933
 (828) 691-1810
- Any future construction must fall within the current setback restrictions.
- Location of utilities is approximate. Contact the appropriate utility for location of underground utilities.
- Property address: 223 & 225 Snead Drive: Crossville, TN 38558

FINAL PLAT
COMBINATION OF LOTS 255 & 256
BLK 4 - LAKE CATHERINE ADDITION TO
FAIRFIELD GLADE
Second Civil District Cumberland County
 Scale 1" = 50'
 January 21, 2026
 Mike Freeman Land Surveyor
 118 Exeter Drive Crossville, TN 38558
 (865) 696-0327

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat of subdivision with my (our) free consent, established the minimum building restriction lines, and dedicate all streets, alleys, walks and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the planning commission.

Date _____ Owner's Signature _____
 Date _____ Owner's Signature _____

SURVEYOR'S CERTIFICATION

I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category 1 survey, and the ratio and precision of the unadjusted closure is 1:10,000 as per the State of Tennessee standards of practice, Chapter 0820-3. This survey was made according to information of public record and/or observed ground evidence.

Date _____ O.D. Pugh, Jr., R.L.S. #699
 Tennessee Registration
 80 West Avenue
 Crossville, TN 38555

CERTIFICATE OF APPROVAL FOR RECORDING

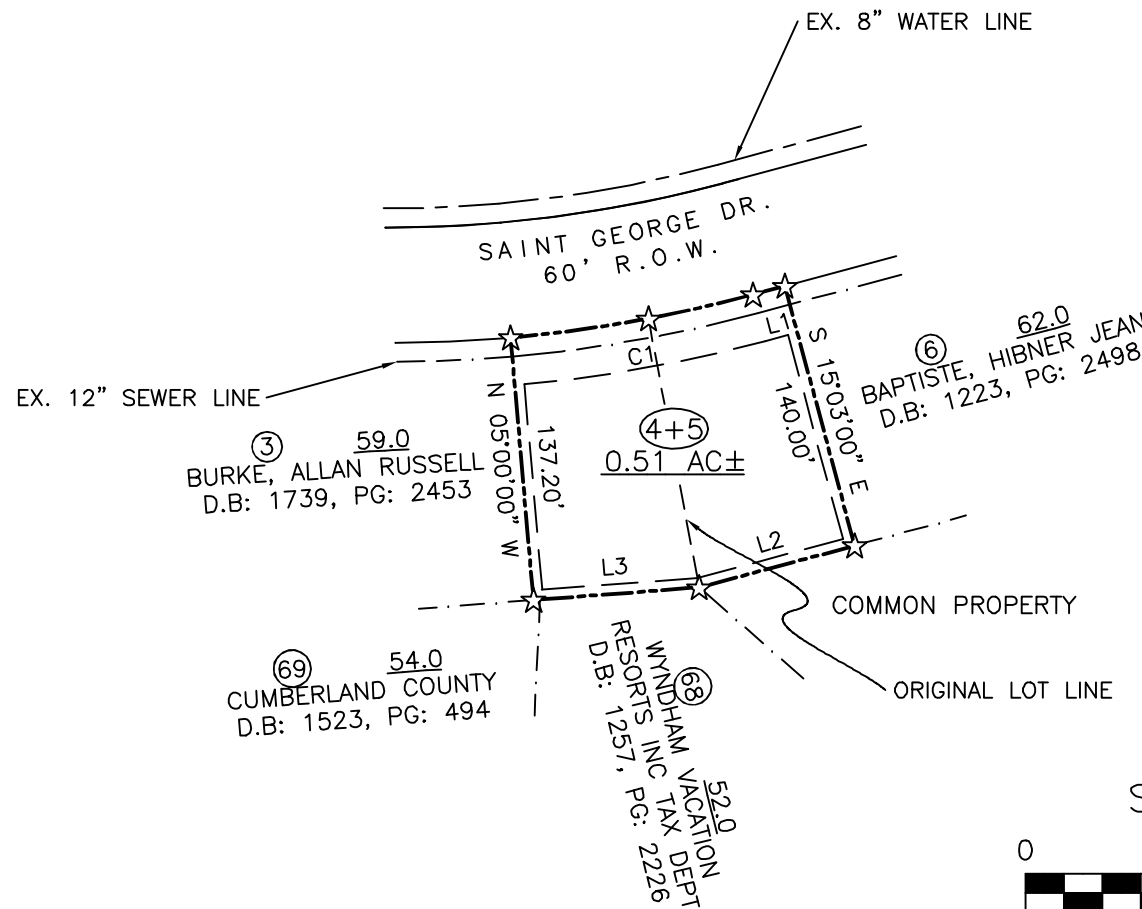
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

Date _____ Signature of the Secretary of
 Cumberland County Planning Commission

GPS INFORMATION

1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
3. Relative Positional Accuracy: H = 0.05', V = 0.05'
4. Date(s) of Survey: February 3, 2026
5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
6. Fixed Control Station: AUTONOMUS
7. Fixed Control Station Position: Not Applicable
8. Geoid Model Used: GEOID18
9. Combined Grid Factor: Not Applicable

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	733.02'	128.40'	128.23'	N 79°57'45" E	10°02'10"



LEGEND

These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- PROPERTY LINE
- - - - - ADJOINING PROPERTY LINE
- ==== ROAD RIGHT OF WAY

THERE IS A 25' BUILDING SETBACK FROM ALL STREET RIGHT OF WAYS. TYPICAL ALL LOTS.

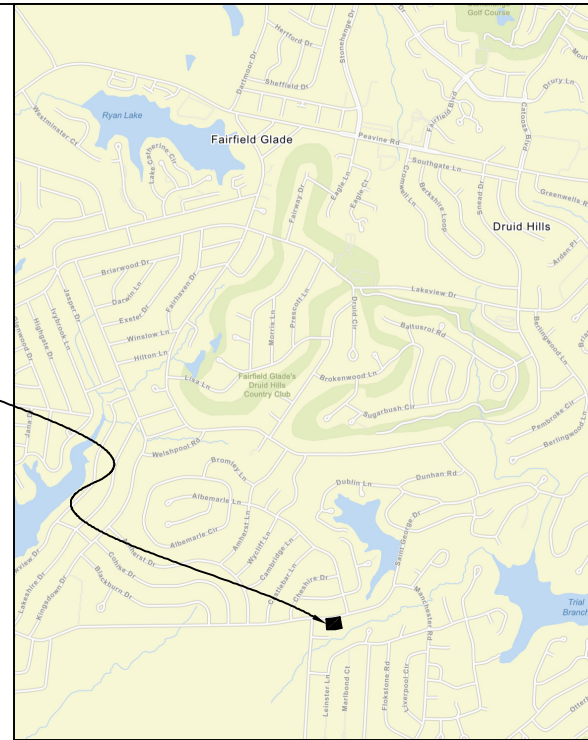
THERE IS A 5' BUILDING SETBACK FROM ALL SIDE AND REAR LOT LINES NOT ADJOINING A LAKE, GOLF COURSE, OR STREET RIGHT OF WAY. TYPICAL ALL LOTS.

THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FEMA FLOOD MAP, COMMUNITY PANEL #47035C0335D.



THE NORTH MERIDIAN WAS CALCULATED USING GRID NORTH AS A BASIS FOR ROTATION.

SCALE: 1" = 100'



VICINITY MAP
 CUMBERLAND COUNTY, TENNESSEE

MID-STATE SURVEYING
 P.O. BOX 212 80 WEST AVE.
 CROSSVILLE, TENNESSEE

FINAL PLAT FOR
 COMBINATION OF LOT #S 3 & 4, BLOCK #5, REVISION OF DRUID HILLS
 RECORDED IN PLAT BOOK: 6, PAGE: 32
 PRESENTED TO
 CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER-BOTH: FARMER, WAYNE
 ADDRESS: 699 GOODSTOCK RD.
 CROSSVILLE, TN 38555
 TELEPHONE: (931) 287-5170

SURVEYOR: MID-STATE SURVEYING
 ADDRESS: 80 WEST AVE.
 CROSSVILLE, TN 38555
 TELEPHONE: (931)484-7702

OWNER: _____
 ADDRESS: _____
 TELEPHONE: _____

DEED BOOK-59.0: 1739 PAGE: 2453
 DEED BOOK-60.0: 1715 PAGE: 1631
 SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN
 ACREAGE SUBDIVIDED: 0.51 AC±
 NUMBER OF LOTS: 1

TAX MAP: 90-F
 PARCEL: "A"
 GROUP: 59.0 & 60.0

SCALE: 1"=100' DATE: 12/23/2025
 DRAWN BY: ROBIN POWERS
 DRAWING NO.: 24324-3+4

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 plat of subdivision with my (our) free consent, established the minimum building restriction lines, and dedicate all streets, alleys, walks and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the planning commission.

Date _____ Owner's Signature _____
 Date _____ Owner's Signature _____
 Date _____ Owner's Signature _____
 Date _____ Owner's Signature _____
 Date _____ Owner's Signature _____
 Date _____ Owner's Signature _____

SURVEYOR'S CERTIFICATION

I hereby certify that the plan shown and described hereon is a true and correct (Category I & IV) survey, with a ratio of precision of (1:10,000), performed on February 4, 2026 in accordance to current Tennessee Standards of Practice for Land Surveyors, Chapter 0820-3. I further certify that iron pins and/or monuments have been placed as shown hereon, to the specifications of the Cumberland County Planning Commission.

Date _____ Sean Pugh, R.L.S. # 2341
 Tennessee Registration

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

Date _____ Secretary of the Cumberland County
 Planning Commission

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°06'19" E	32.60'

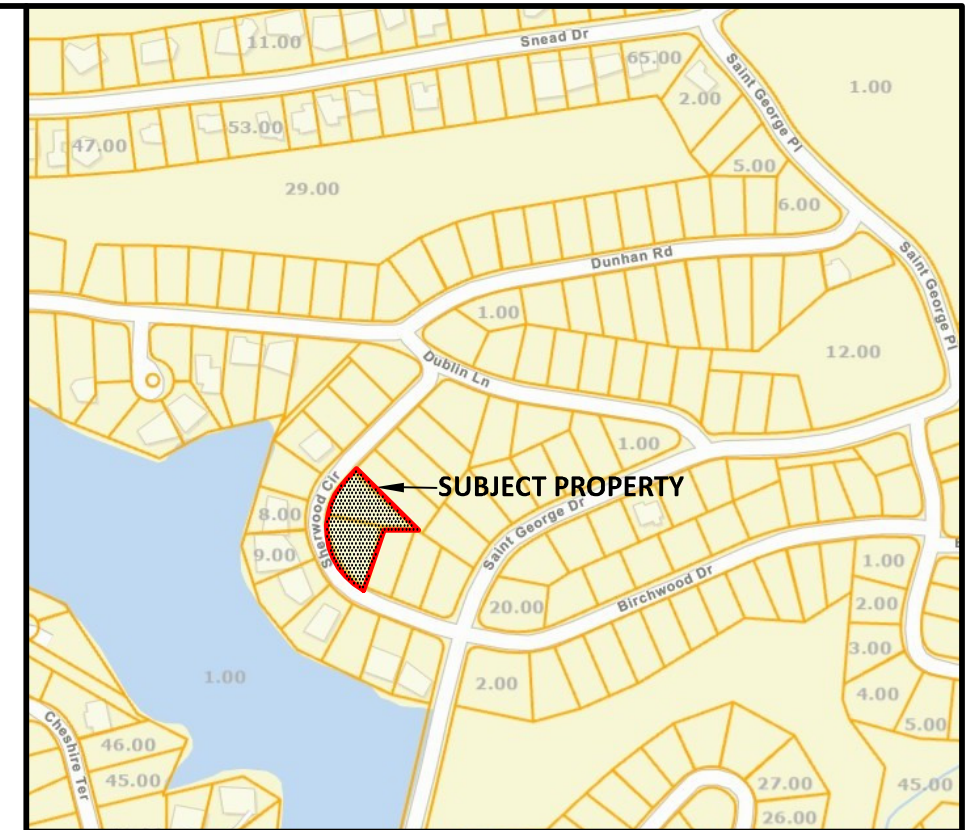
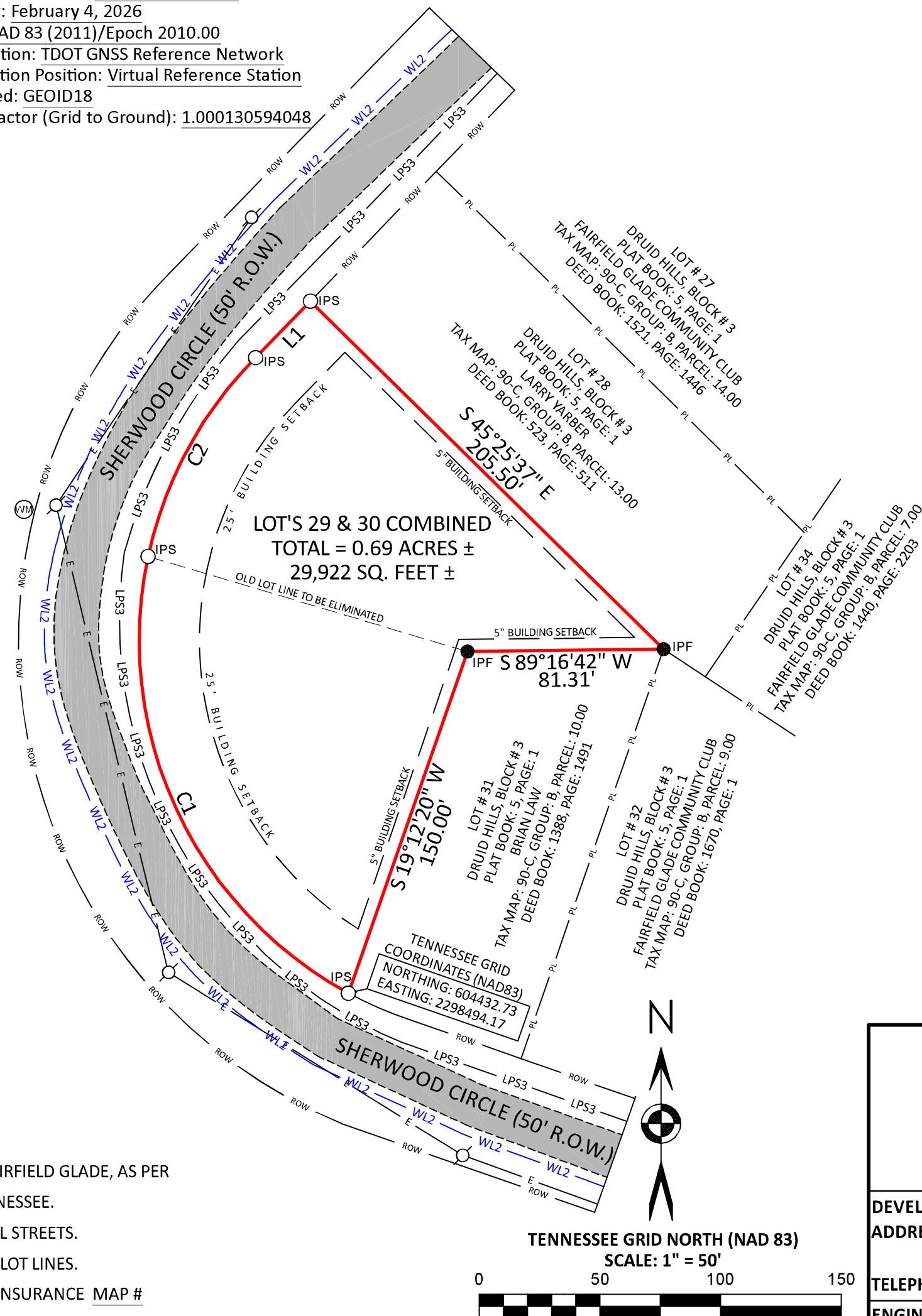
CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	213.49'	166.70'	N 24°36'48" W	199.20'
C2	94.93'	166.70'	N 28°23'25" E	93.66'

SURVEYOR'S NOTES:

- BEING A COMBINATION OF LOT # 29 AND LOT # 30, BLOCK # 3, DRUID HILLS ADDITION TO FAIRFIELD GLADE, AS PER PLAT RECORDED IN PLAT BOOK: 5, PAGE: 1, REGISTER'S OFFICE, CUMBERLAND COUNTY, TENNESSEE.
- THERE IS AN EXISTING BUILDING SETBACK OF TWENTY-FIVE (25) FEET PARALLEL TO ALL LOCAL STREETS.
- THERE IS AN EXISTING BUILDING SETBACK OF FIVE (5) FEET PARALLEL TO ALL SIDE AND REAR LOT LINES.
- THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DEFINED BY FEMA FLOOD INSURANCE MAP # 47035C0335D (NOT PRINTED) FOR CUMBERLAND COUNTY, TENNESSEE.
- THIS PROPERTY IS SUBJECT TO AND/OR AFFECTED BY ALL ZONING, BUILDING SETBACKS, RIGHT OF WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS THAT MAY NOT BE SHOWN ON THIS SURVEY.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET.
- PLEASE REFER TO LEGEND FOR SYMBOL AND LINE TYPE DESCRIPTIONS.

GPS INFORMATION

- Type of GPS Field Procedure Used: Real Time Kinematic
- Type of GPS Equipment Used: CHCNAV i93 Dual Frequency Receiver
- Relative Positional Accuracy: H = 0.05', V = 0.05'
- Date(s) of Survey: February 4, 2026
- Datum/Epoch: NAD 83 (2011)/Epoch 2010.00
- Fixed Control Station: TDOT GNSS Reference Network
- Fixed Control Station Position: Virtual Reference Station
- Geoid Model Used: GEOID18
- Combined Grid Factor (Grid to Ground): 1.000130594048



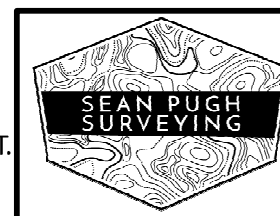
VICINITY MAP (Not To Scale)

LEGEND

IPS ○	NEW 1/2" REBAR AND CAP, R.L.S. # 2341 SET
IPF ●	1/2" IRON ROD OR 1/2" REBAR FOUND
⊙	WATER METER
⊕	EXISTING UTILITY POLE
—	SURVEYED PROPERTY LINE
— PL —	ADJOINING PROPERTY LINE
- - - -	EXISTING BUILDING SETBACK LINE (SEE NOTES 2 & 3)
— ROW —	ROAD RIGHT-OF-WAY
- - - - -	EDGE OF ROAD, DRIVEWAY OR EASEMENT
— E —	EXISTING ELECTRIC AND/OR COMMUNICATION LINE
- - - - -	OLD LOT LINE TO BE ELIMINATED
— WL2 —	EXISTING 2" WATER LINE (CPWA)
— LPS3 —	EXISTING 3" LOW PRESSURE SEWER LINE (FFG)
▭	PAVED ROAD OR DRIVEWAY

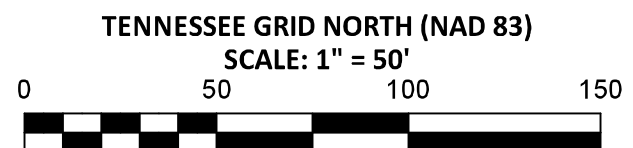
FINAL PLAT FOR LOT COMBINATION OF DRUID HILLS, BLOCK # 3, LOT # 29 AND LOT # 30 (PLAT BOOK: 5, PAGE: 1)
 Located in the Second Civil District of Cumberland County, Tennessee
 PRESENTED TO CUMBERLAND COUNTY PLANNING COMMISSION

DEVELOPER: ROBERT GREENBERG ADDRESS: 111 SHERWOOD CIRCLE FAIRFIELD GLADE, TN 38558	SURVEYOR: SEAN PUGH, R.L.S # 2341 ADDRESS: 8334 CHEROKEE TRAIL CROSSVILLE, TN, 38572
TELEPHONE: (928) 527-1414	TELEPHONE: (931) 200-5227
ENGINEER: NA ADDRESS: NA	ACREAGE SUBDIVIDED: 0.69 ACRES ± NUMBER OF LOTS: 1 SCALE: 1" = 50' TAX MAP: 90-C, GROUP: A, PARCEL'S: 11.00 & 12.00 PARCEL:11.00--DEED BOOK: 1732, PG.: 1801 PARCEL:12.00--DEED BOOK: 1740, PG.: 136 DATE: FEBRUARY 4, 2026
TELEPHONE: NA	



SEAN PUGH SURVEYING
 8334 CHEROKEE TRAIL, CROSSVILLE, TN, 38572
 PHONE: (931) 200-5227
 EMAIL: surveytenn@gmail.com

SHEET: 1 OF 1 | DRAWN BY: SEAN PUGH | DRAWING #: SPS26001



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat of subdivision with my (our) free consent, established the minimum building restriction lines, and dedicate all streets, alleys, walks and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the planning commission.

Date _____ Owner's Signature _____
 Date _____ Owner's Signature _____

SURVEYOR'S CERTIFICATION

I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category _____ survey, and the ratio and precision of the unadjusted closure is 1:_____ as per the State of Tennessee standards of practice, Chapter 0820-3. This survey was made according to information of public record and/or observed ground evidence.

Date _____ O.D. Pugh, Jr., R.L.S. #699
 Tennessee Registration
 80 West Ave.
 Crossville, TN 38555

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

Date _____ Signature of the Secretary of
 Cumberland County Planning Commission

LEGEND

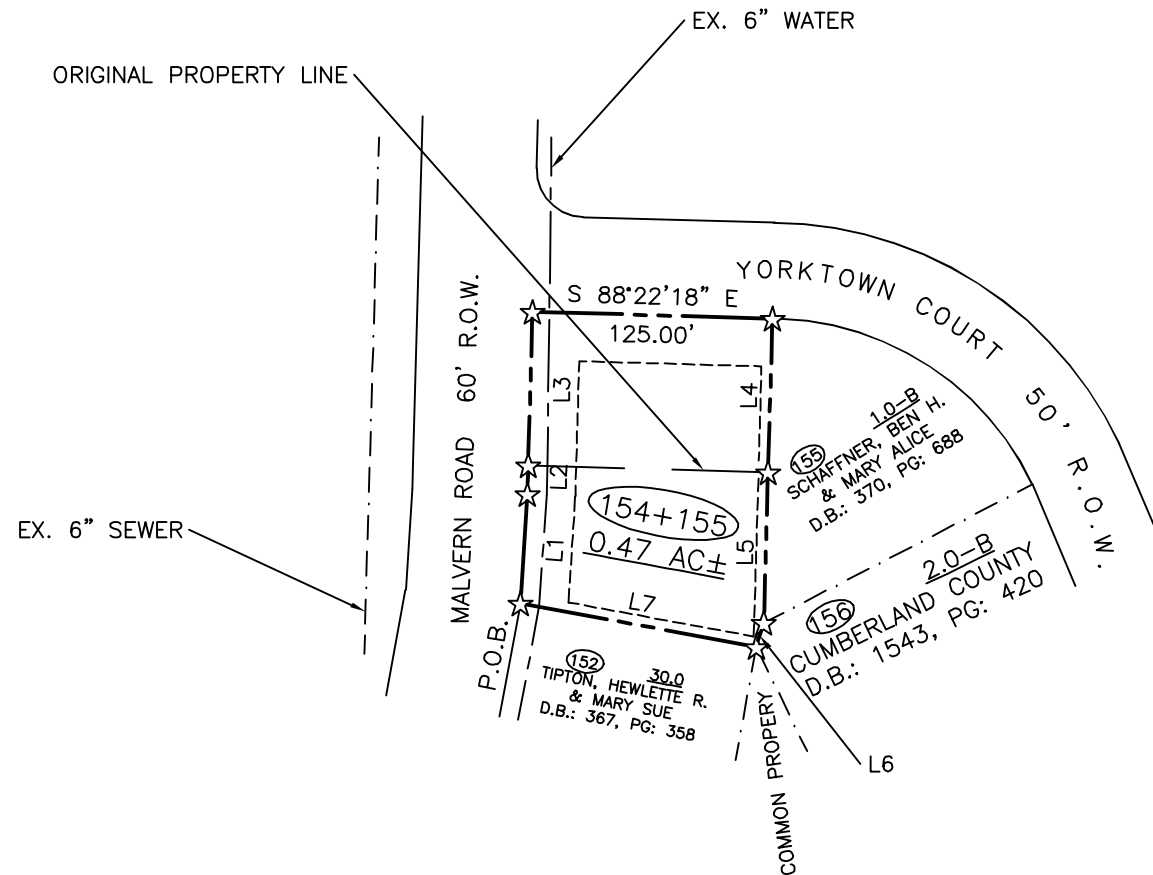
These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- PROPERTY LINE
- - - - - ADJOINING PROPERTY LINE
- ===== ROAD RIGHT OF WAY

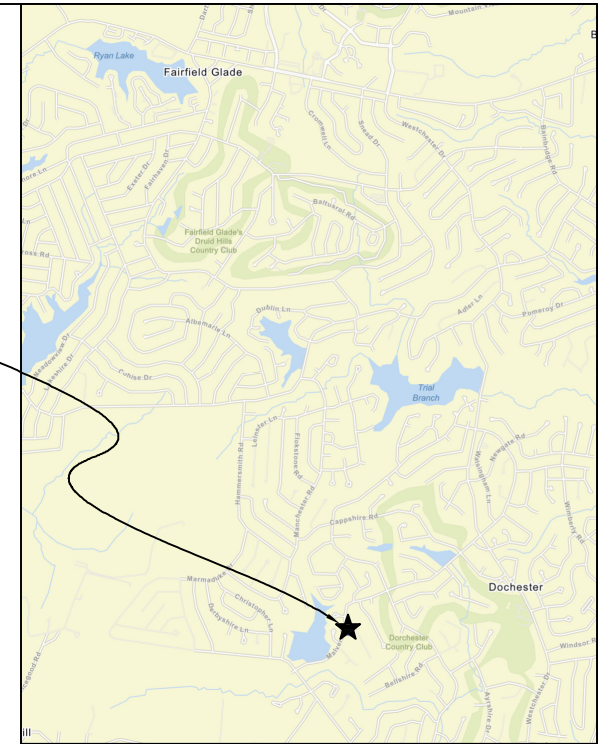
 THERE IS A 25' BUILDING SETBACK FROM ALL STREET RIGHT OF WAYS. TYPICAL ALL LOTS.

 THERE IS A 5' BUILDING SETBACK FROM ALL SIDE AND REAR LOT LINES NOT ADJOINING A LAKE, GOLF COURSE, OR STREET RIGHT OF WAY. TYPICAL ALL LOTS.

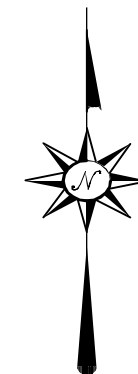
 THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FEMA FLOOD MAP, COMMUNITY PANEL #47035C0335D.



SITE



VICINITY MAP
 CUMBERLAND COUNTY, TENNESSEE



THE NORTH MERIDIAN WAS CALCULATED USING GRID NORTH AS A BASIS FOR ROTATION.

SCALE: 1" = 100'



GPS INFORMATION

- Type of GPS Field Procedure Used: Real Time Kinematic
- Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
- Relative Positional Accuracy: H = 0.05', V = 0.05'
- Date(s) of Survey: January 22, 2026
- Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
- Fixed Control Station: TDOT CORS NETWORK (TN 23)
- Fixed Control Station Position: Northing: 578,937.15'
 Easting: 2,264,792.00'
- Geoid Model Used: GEOID18
- Combined Grid Factor: Not Applicable

LINE	BEARING	DISTANCE
L1	N 03°41'22" E	56.96'
L2	N 01°37'39" E	15.00'
L3	N 01°37'41" E	80.00'
L4	S 01°37'44" W	80.00'
L5	S 01°37'40" W	78.50'
L7	N 79°32'18" W	125.00'

MID-STATE SURVEYING
 P.O. BOX 212 80 WEST AVE.
 CROSSVILLE, TENNESSEE

FINAL PLAT FOR COMBINATION OF LOT #'S 153 & 154, BLK 2, DORCHESTER ADDITION TO FAIRFIELD GLADE RESORT RECORDED IN PLAT BOOK: 8, PAGE: 57 PRESENTED TO CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER-BOTH: LEGACY DEVELOPMENT GROUP LLC. ADDRESS: 6153 PLATEAU RD CROSSVILLE, TN 38571 TELEPHONE: (931) 200-9151	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
OWNER: ADDRESS: TELEPHONE:	31.0 DEED BOOK: 1361 PAGE: 2187 32.0 DEED BOOK: 1718 PAGE: 339 SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN ACREAGE SUBDIVIDED: 0.47 AC± NUMBER OF LOTS: 1
TAX MAP: 103-C PARCEL: 31.0 & 32.0 GROUP: "A"	SCALE: 1"=100' DATE: 1/22/2026 DRAWN BY: ROBIN POWERS JOB NO.: 26021-COMBO

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat of subdivision with my (our) free consent, established the minimum building restriction lines, and dedicate all streets, alleys, walks and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the planning commission.

Date _____ Owner's Signature _____
 Date _____ Owner's Signature _____

SURVEYOR'S CERTIFICATION

I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category 1 survey, and the ratio and precision of the unadjusted closure is 1:10,000 as per the State of Tennessee standards of practice, Chapter 0820-3. This survey was made according to information of public record and/or observed ground evidence.

Date _____ O.D. Pugh, Jr., R.L.S. #699
 Tennessee Registration
 80 West Ave.
 Crossville, TN 38555

CERTIFICATE OF APPROVAL FOR RECORDING

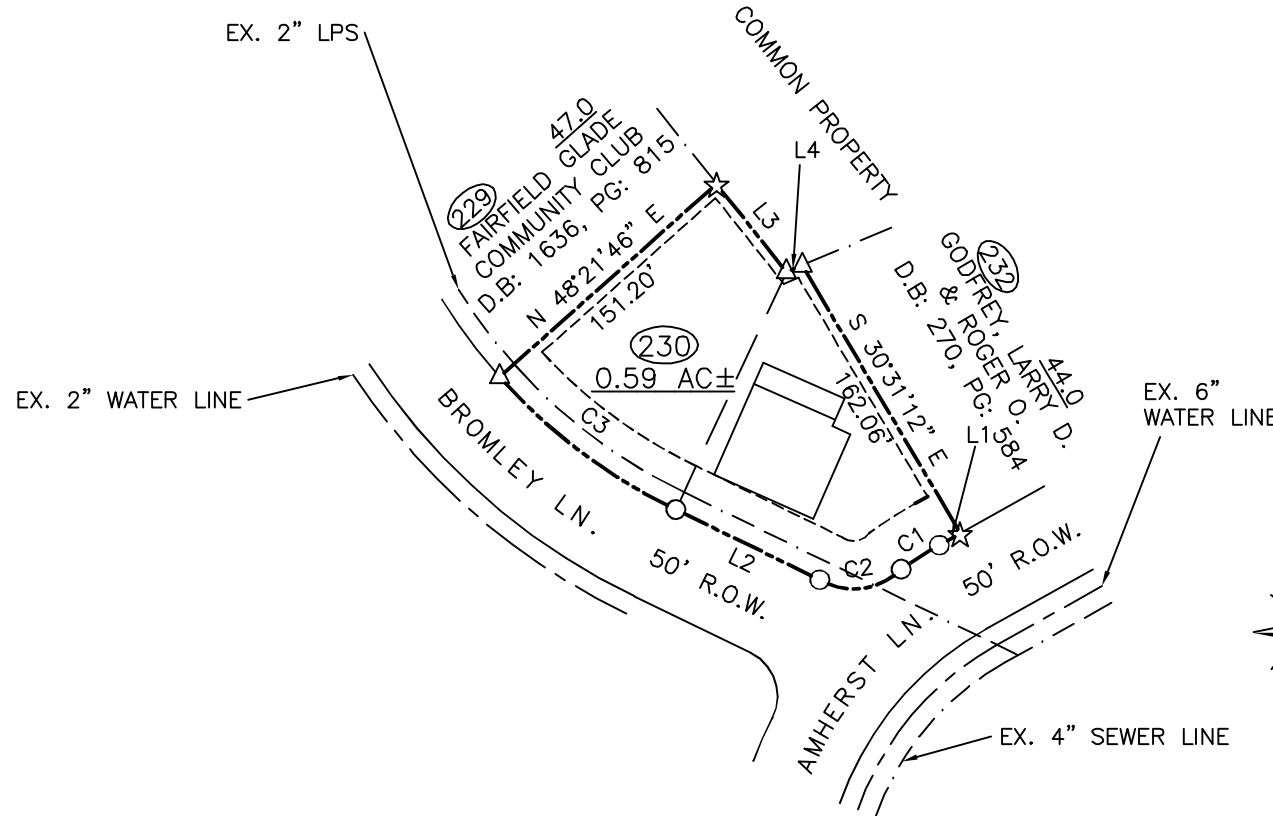
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

Date _____ Signature of the Secretary of
 Cumberland County Planning Commission

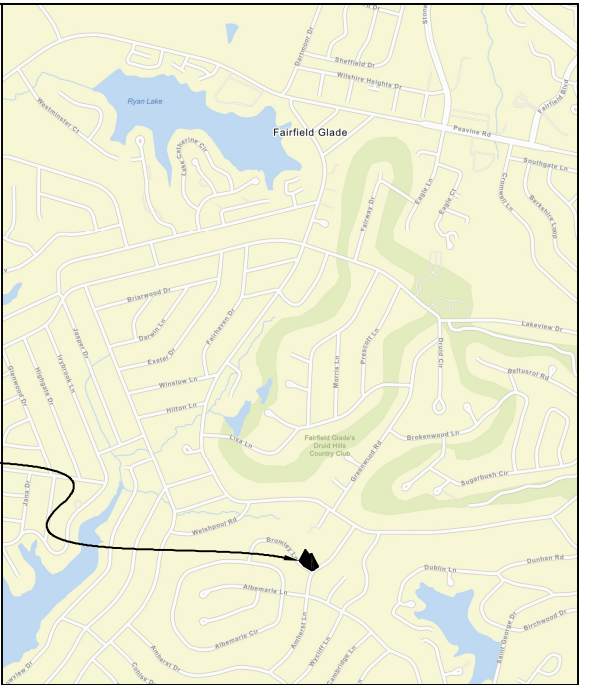
GPS INFORMATION

1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
3. Relative Positional Accuracy: H = 0.05', V = 0.05'
4. Date(s) of Survey: January 20, 2026
5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
6. Fixed Control Station: TDOT CORS NETWORK (TN 23)
7. Fixed Control Station Position: Northing: 578,937.15'
Easting: 2,264,792.00'
8. Geoid Model Used: GEOID18
9. Combined Grid Factor: Not Applicable

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	217.10'	23.51'	23.50'	S 57°40'08" W	6°12'18"
C2	35.00'	46.04'	42.79'	S 82°41'11" W	75°22'11"
C3	291.05'	115.75'	114.98'	N 53°02'59" W	22°47'08"



SITE



VICINITY MAT
 CUMBERLAND COUNTY, TENNESSEE

THE NORTH MERIDIAN
 WAS CALCULATED
 USING GRID NORTH
 AS A BASIS FOR
 ROTATION.



LEGEND

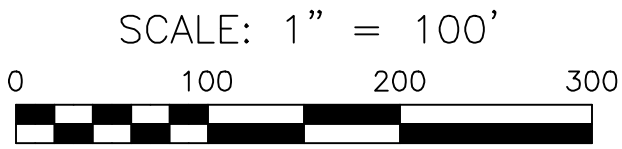
These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- △ EX. 3/8" REBAR
- CALCULATED POINT
- _____ PROPERTY LINE
- ADJOINING PROPERTY LINE
- ===== ROAD RIGHT OF WAY

 THERE IS A 25' BUILDING SETBACK FROM ALL STREET RIGHT OF WAYS. TYPICAL ALL LOTS.

 THERE IS A 5' BUILDING SETBACK FROM ALL SIDE AND REAR LOT LINES NOT ADJOINING A LAKE, GOLF COURSE, OR STREET RIGHT OF WAY. TYPICAL ALL LOTS.

THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FEMA FLOOD MAP, COMMUNITY PANEL #47035C0335D.



MID-STATE SURVEYING
 P.O. BOX 212
 80 WEST AVE.
 CROSSVILLE, TENNESSEE

FINAL PLAT
 FOR
 COMBINATION OF LOT #'S 229 & 230, BLOCK: 1, DRUID HILLS ADDITION TO FAIRFIELD GLADE RESORT
 RECORDED IN PLAT BOOK: 4, PAGE: 3
 PRESENTED TO
 CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER-BOTH: O'HARA, FRANCIS X. & KAREN A.
 ADDRESS: 102 BROMLEY LN.
 FAIRFIELD GLADE, TN 38558
 TELEPHONE: _____

SURVEYOR: MID-STATE SURVEYING
 ADDRESS: 80 WEST AVE.
 CROSSVILLE, TN 38555
 TELEPHONE: (931)484-7702

OWNER: _____
 ADDRESS: _____
 TELEPHONE: _____

DEED BOOK-45.0: 1738 PAGE: 1751
 DEED BOOK-46.0: 1739 PAGE: 1421
 SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN
 ACREAGE SUBDIVIDED: 0.59 AC±
 NUMBER OF LOTS: 1

TAX MAP: 77-0
 PARCEL: 45.0 & 46.0
 GROUP: "C"

SCALE: 1"=100' DATE: ?/?/2025
 DRAWN BY: ROBIN POWERS
 JOB NO.: 26018

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat of subdivision with my (our) free consent, established the minimum building restriction lines, and dedicate all streets, alleys, walks and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the planning commission.

Date _____ Owner's Signature _____
 Date _____ Owner's Signature _____

SURVEYOR'S CERTIFICATION

I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category _____ survey, and the ratio and precision of the unadjusted closure is 1:_____ as per the State of Tennessee standards of practice, Chapter 0820-3. This survey was made according to information of public record and/or observed ground evidence.

Date _____ O.D. Pugh, Jr., R.L.S. #699
 Tennessee Registration
 107 Livingston Road
 Crossville, TN 38555

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

Date _____ Signature of the Secretary of
 Cumberland County Planning Commission

GPS INFORMATION

1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
3. Relative Positional Accuracy: H = 0.05', V = 0.05'
4. Date(s) of Survey: December 1, 2025
5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
6. Fixed Control Station: TDOT CORS NETWORK (TN 23)
7. Fixed Control Station Position: Northing: 578,937.15'
Easting: 2,264,792.00'
8. Geoid Model Used: GEOID18
9. Combined Grid Factor: Not Applicable

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	965.10'	69.50'	69.49'	N 71°51'22" E	4°07'34"
C2	965.10'	94.24'	94.20'	N 76°30'40" E	5°35'42"
C3	25.00'	34.86'	32.11'	S 61°48'53" E	79°54'13"
C4	212.99'	119.44'	117.88'	S 24°58'31" E	32°07'44"

LEGEND

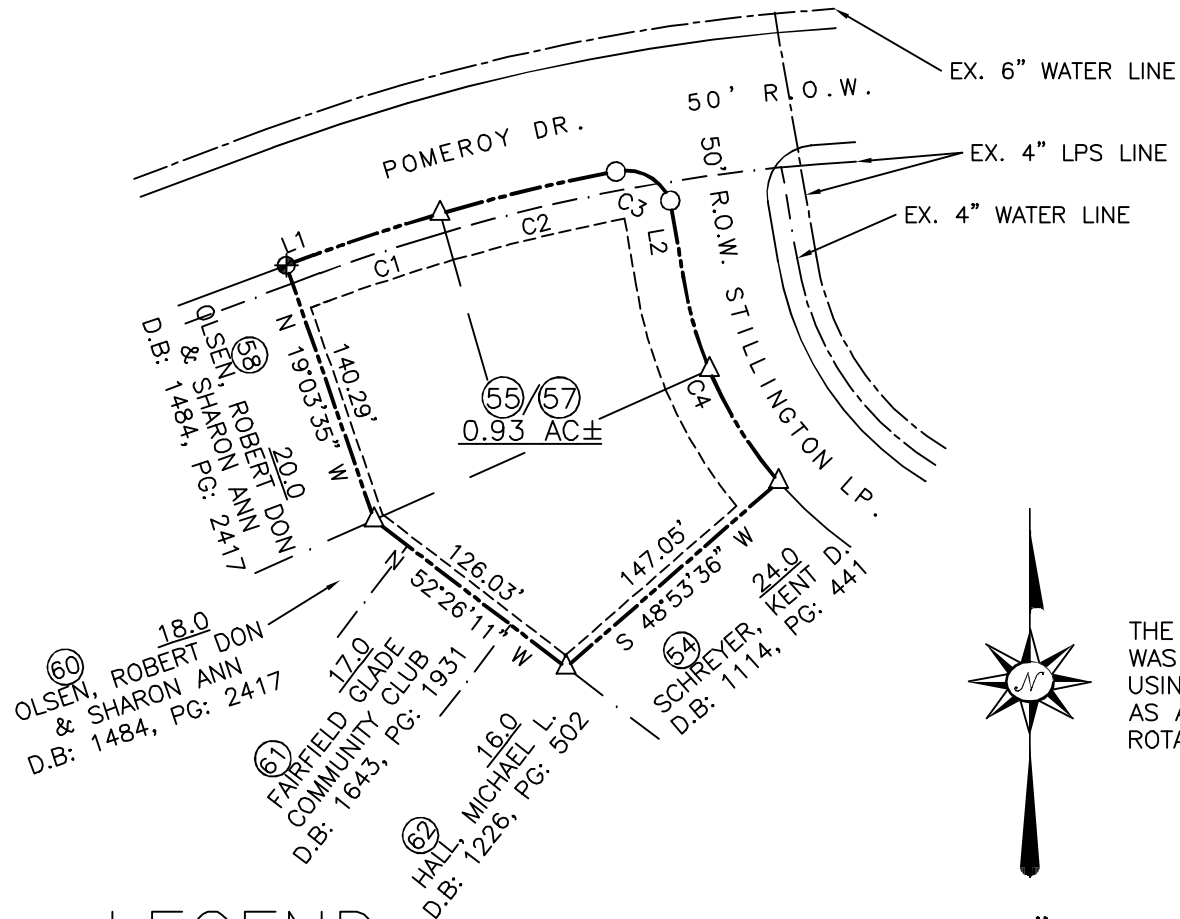
These standard symbols will be found in the drawing.

- ⊕ EX. 5/8" REBAR
- △ EX. 1/2" REBAR
- CALCULATED POINT
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ===== ROAD RIGHT OF WAY

THERE IS A 25' BUILDING SETBACK FROM ALL STREET RIGHT OF WAYS. TYPICAL ALL LOTS.

THERE IS A 5' BUILDING SETBACK FROM ALL SIDE AND REAR LOT LINES NOT ADJOINING A LAKE, GOLF COURSE, OR STREET RIGHT OF WAY. TYPICAL ALL LOTS.

THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FEMA FLOOD MAP, COMMUNITY PANEL #47035C0355D.

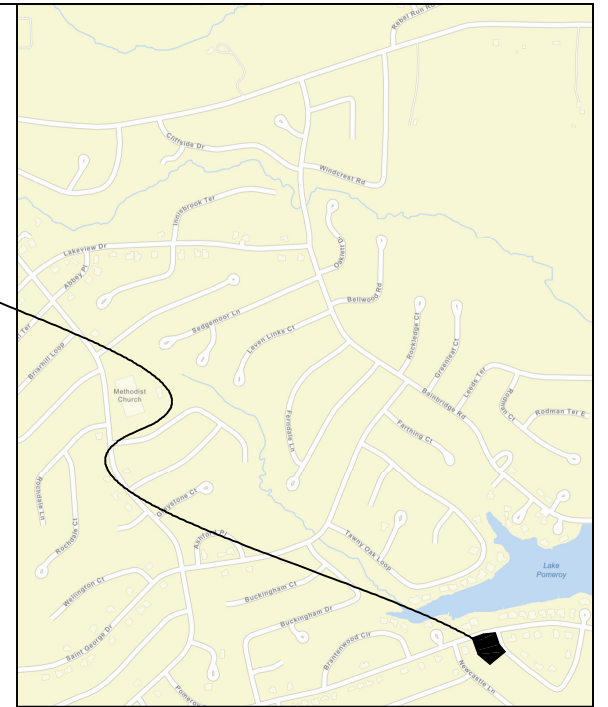


THE NORTH MERIDIAN WAS CALCULATED USING GRID NORTH AS A BASIS FOR ROTATION.

SCALE: 1" = 100'



SITE



VICINITY MAP
 CUMBERLAND COUNTY, TENNESSEE

MID-STATE SURVEYING
 P.O. BOX 212 80 WEST AVE.
 CROSSVILLE, TENNESSEE

FINAL PLAT FOR
 COMBINATION OF LOT #'S 55, 56 & 57, BLOCK: 4, LAKE POMEROY ADDITION TO FAIRFIELD GLADE RESORT
 RECORDED IN PLAT BOOK: 5, PAGE: 20
 PRESENTED TO
 CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER-BOTH: TROIO, MATTHEW GEORGE & NANCY
 ADDRESS: 204 POMEROY DR.
 CROSSVILLE, TN 38558
 TELEPHONE: (727) 534-0125

SURVEYOR: MID-STATE SURVEYING
 ADDRESS: 80 WEST AVE.
 CROSSVILLE, TN 38555
 TELEPHONE: (931)484-7702

OWNER: _____
 ADDRESS: _____
 TELEPHONE: _____

DEED BOOK-21.0: 1732 PAGE: 991
 DEED BOOK-22.0: 1727 PAGE: 2470
 SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN
 ACREAGE SUBDIVIDED: 0.93
 NUMBER OF LOTS: 1

TAX MAP: 91-A
 PARCEL: 21.0 & 22.0
 GROUP: "C"

SCALE: 1"=100' DATE: 12/1/2025
 DRAWN BY: ROBIN POWERS
 JOB NO.: 25315

North Meridian is oriented to the bearing of record for the northern line of Lot 31 per Plat Book 10, p. 478

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, and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

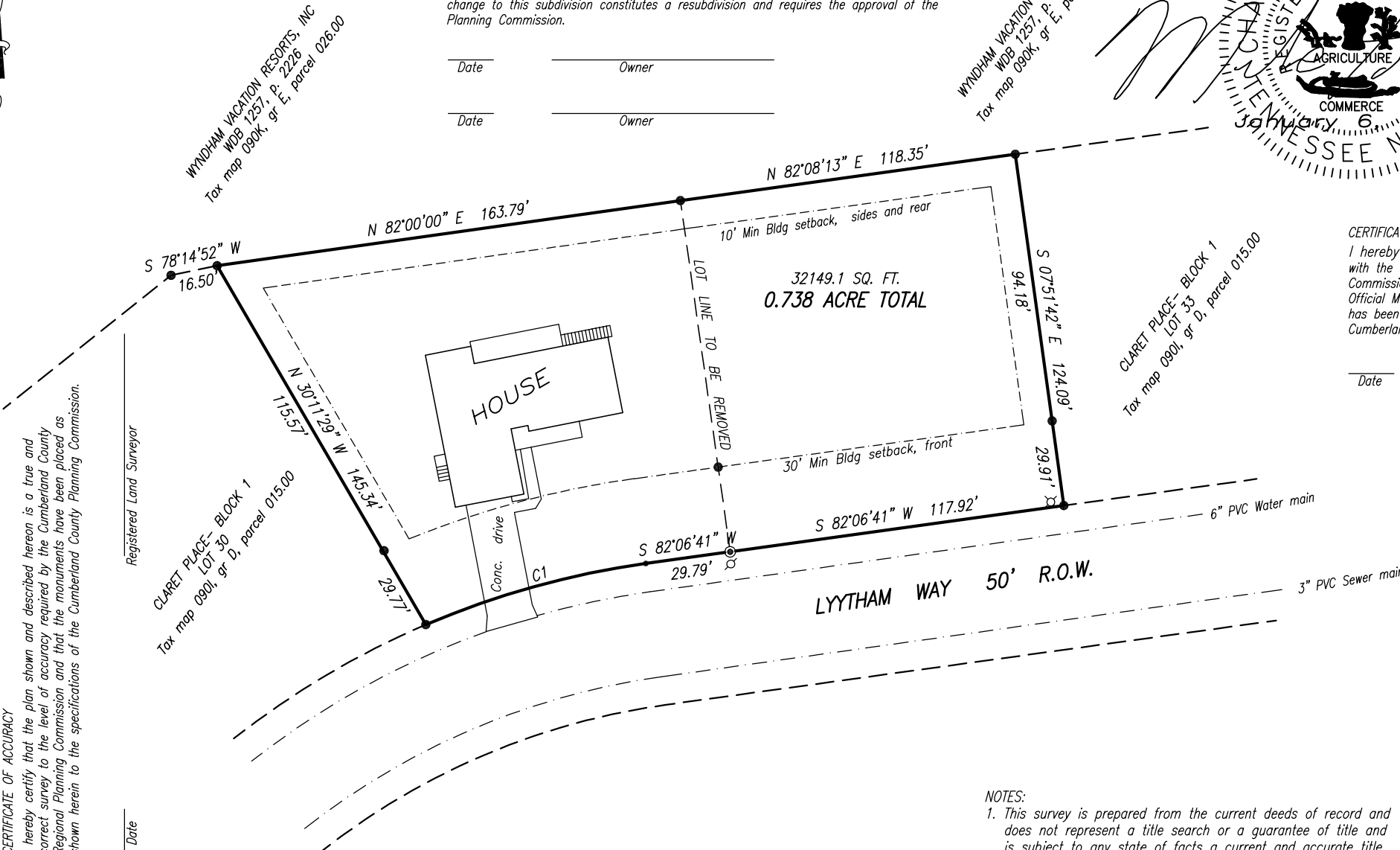
Date _____ Owner _____
 Date _____ Owner _____

WYNDHAM VACATION RESORTS, INC
 WDB 1257, p. 2226
 Tax map 090K, gr E, parcel 026.00

Charles M. Freeman
 REGISTERED LAND SURVEYOR
 AGRICULTURE
 COMMERCE
 January 6, 2026
 TENNESSEE 0801427



LOCATION MAP
 Not to Scale



CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that this Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Cumberland County, Tennessee.

Date _____ Secretary, Cumberland County Planning Commission

Having consulted the FEMA Flood Insurance Rate Map (FIRM), 47035C0355D, dated November 16, 2007, I found that this property does NOT lie in a Special Flood Zone.

I hereby certify that this survey has been made using the latest recorded deed; that there are no encroachments or projections other than those shown and that this survey is correct to the best of my knowledge and belief.

I hereby certify that this is a Category 2 Survey and that the error of closure of the unadjusted traverse exceeds 1:7500 and that this survey was performed in compliance with the current Tennessee Standards of Practice for Land Surveying.

SUBJECT TO any and all restrictions, covenants, conditions, planning commission and zoning ordinances, rights of way, and easements, if any, affecting said land.

NOTES:

- This survey is prepared from the current deeds of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current and accurate title search will reveal.
- Source of Title: Tax Map 090L, group D, parcels 005.00 & 006.00
 Warranty Deed Books 1361, p. 1595 & 1697, p. 2310
 Charles R. & Dorothy M. Wierer, owners
 70 Lytham Way; Fairfield Glade, TN 38558
 (541) 223-8550
- Any future construction must fall within the current setback restrictions.
- Location of utilities is approximate. Contact the appropriate utility for location of underground utilities.

FINAL PLAT
COMBINATION OF LOTS 31 & 32
BLK 1 - CLARET PLACE ADDITION TO
FAIRFIELD GLADE
Second Civil District Cumberland County
 Scale 1" = 50'
 January 6, 2026
 Mike Freeman, Land Surveyor
 118 Exeter Drive Crossville, TN 38558
 (865) 696-0327

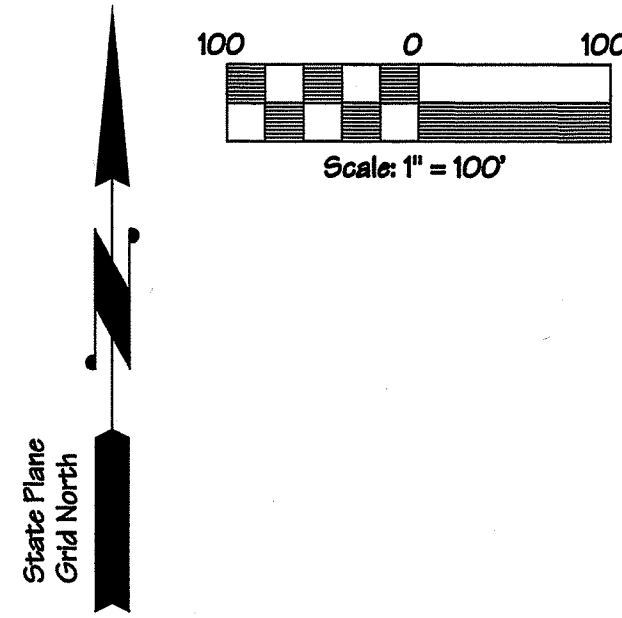
CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Cumberland County Regional Planning Commission and that the monuments have been placed as shown herein to the specifications of the Cumberland County Planning Commission.

LEGEND

- These standard symbols will be found in the drawing.
- 1/2" DIAMETER REBAR FOUND
 - ⊙ 1/2" DIAMETER REBAR SET
 - UNMONUMENTED POIT
 - ⊗ UTILITY POLE
 - ⊗ FIRE HYDRANT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	137.86'	136.65'	S 68°56'48" W	26°19'46"



SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47035C0315D.

Dated: 11/16/2007

Check One:

- : No areas of the subject property depicted on this plat are in a SFHA
- : All of the subject property depicted on this plat is in a SFHA
- : Shaded area(s) of the subject property depicted on this plat are in a SFHA

GPS CERTIFICATION:

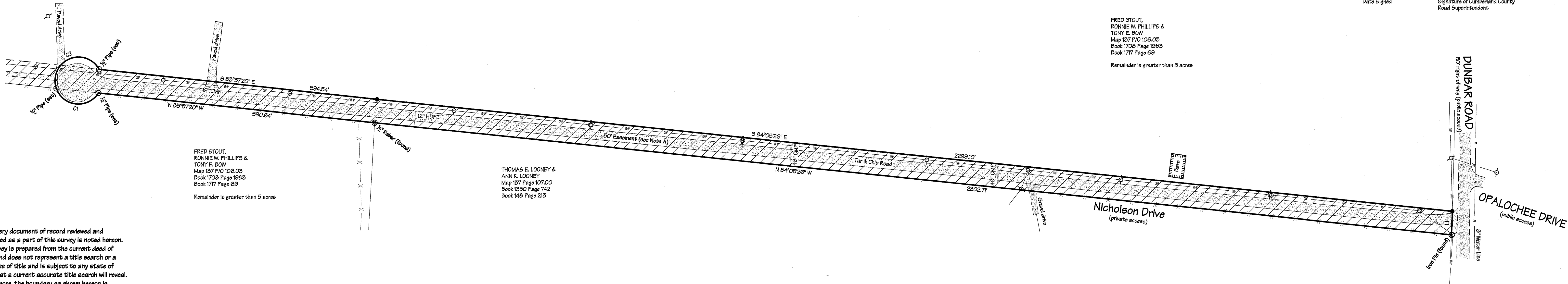
I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
 (a) Type of Survey: Real Time Kinematic
 (b) Positional Accuracy: 0.05 feet
 (c) Date of survey: 16 October 2024
 (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
 (e) Published/Fixed-control used: TDOT CORS Network
 (f) Geoid Model: Geoid16
 (g) Combined grid factor(s): 0.99998496

State Plane Coordinates		
	Northing	Easting
GPS Base Point	566418.24	2244075.88

FRED STOUT,
RONNIE W. PHILLIPS &
TONY E. BOW
Map 137 P/O 106.03
Book 1708 Page 1983
Book 1717 Page 69

Remainder is greater than 5 acres

GPS BASE POINT



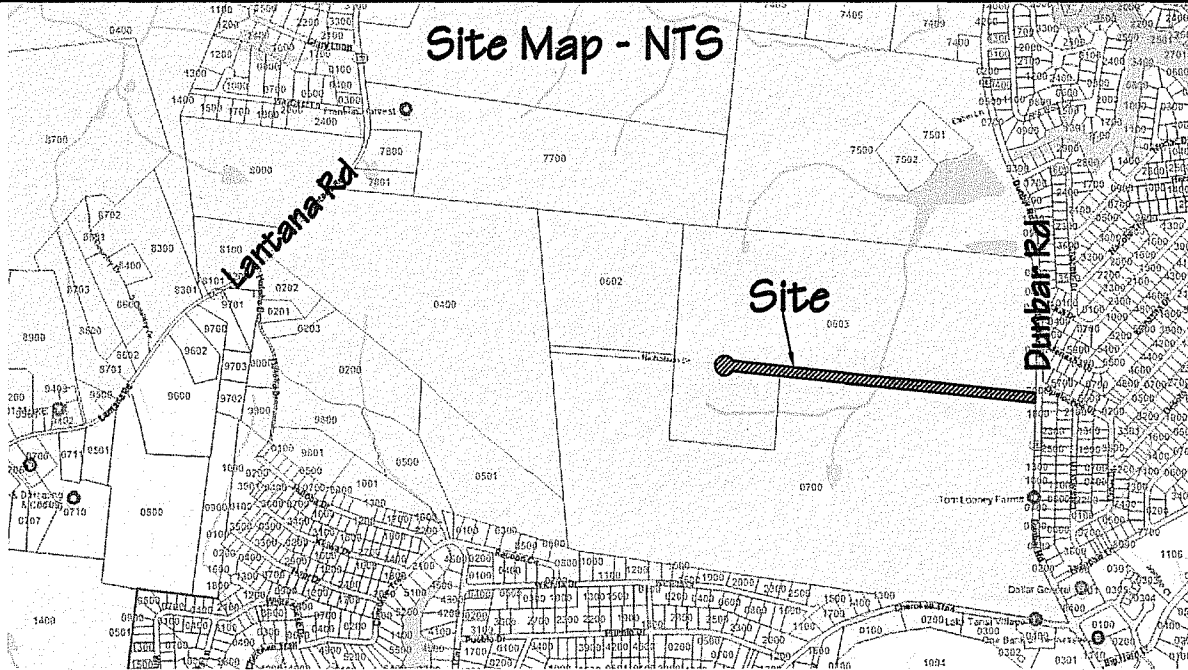
FRED STOUT,
RONNIE W. PHILLIPS &
TONY E. BOW
Map 137 P/O 106.03
Book 1708 Page 1983
Book 1717 Page 69

Remainder is greater than 5 acres

THOMAS E. LOONEY &
ANN K. LOONEY
Map 137 P/O 107.00
Book 1350 Page 742
Book 149 Page 215

FRED STOUT,
RONNIE W. PHILLIPS &
TONY E. BOW
Map 137 P/O 106.03
Book 1708 Page 1983
Book 1717 Page 69

Remainder is greater than 5 acres



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our consent, establish the minimum building restriction lines, and dedicate all roads, utility lines and easements as shown to the public or private use noted. We further acknowledge that any change to this subdivision constitutes a re-subdivision and requires the approval of the Planning Commission.

Date Signed _____ Owner's Signature _____
 Date Signed _____ Owner's Signature _____
 Date Signed _____ Owner's Signature _____

CERTIFICATION OF EXISTING WATER LINES OR OTHER UTILITIES

I hereby certify that the water lines and/or other utilities shown hereon are in place and are operated and maintained by the South Cumberland Water Utility District to serve the property herein subdivided.

Date Signed _____ Signature of Water or Other Utility District Representative _____

CERTIFICATE OF APPROVAL OF ROADS AND DRAINAGE SYSTEM

I hereby certify that (1) roads, drainage system (assessments, culverts, etc.) and other improvements (curbs, sidewalks, etc.) as required by the Cumberland County Planning Commission are installed in an acceptable manner and according to required specifications; or (2) a Financial Guarantee acceptable to the Cumberland County Planning Commission in the amount of \$ _____ has been posted to assure completion of all required improvements in the case of default.

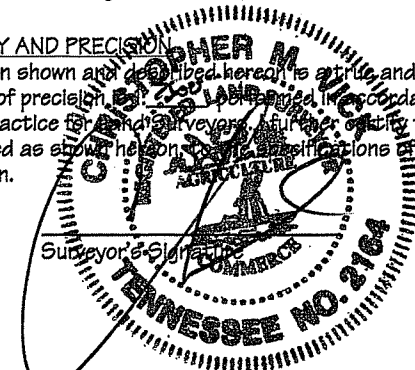
Date Signed _____ Signature of Cumberland County Road Superintendent _____

CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

Date Signed _____ Secretary, Cumberland County Planning Commission

CERTIFICATE OF ACCURACY AND PRECISION
 I hereby certify that the plan shown above is a true and correct Class I survey, and the ratio of precision is 1:1000. I further certify that the monuments have been placed as shown on the plan and are in accordance with the Tennessee Standards of Practice for Land Surveying as adopted by the Cumberland County Planning Commission.

11/16/2026
 Date Signed _____



Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands, cemeteries, easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1/7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

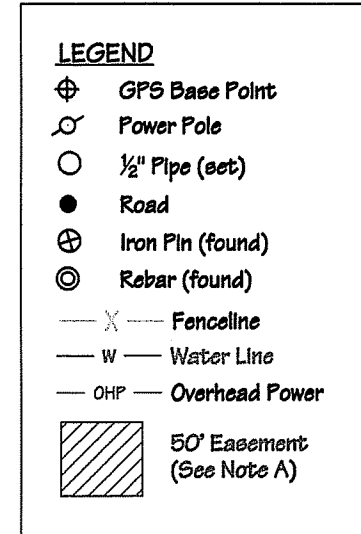
Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: SLN File: 24-436c1 Nicholson Drive

LINE	BEARING	DISTANCE		
L1	S 07°50'59" W	80.19'		
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	80.00'	112.43'	80.19'	N 89°57'20" W
C2	80.00'	148.19'	89.68'	N 66°56'22" E

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
 2772 Hidden Cove Road, Cookeville, TN 931-372-1286

Note A: The property, as shown hereon, is subject to a 50-foot-wide easement for ingress and egress (known as Nicholson Drive) as noted in Book 1350 Page 742 and Book 1287 Page 1292 and Book 159 Page 220 as recorded in the Register's Office for Cumberland County, Tennessee.



Final Plat For the
Nicholson Drive Road Dedication
 Presented to
Cumberland County Regional Planning Commission

DEVELOPER: Fred Stout ADDRESS: Nicholson Drive & Dunbar Road Cookeville, TN 38572 TELEPHONE: 931-879-6256	SURVEYOR: Christopher M. Vick ADDRESS: 2772 Hidden Cove Road Cookeville, TN. 38506 TELEPHONE: 931-372-1286
ENGINEER: _____ OWNER: Fred Stout, Ronnie W. Phillips, & Tony E. Bow ADDRESS: Nicholson Drive & Dunbar Road Cookeville, TN 38572 TELEPHONE: 931-879-6256	TAX MAP: 137 PARCEL NO: 106.03 DEED BOOK REFERENCE: 350 LOTS: N/A DATE: 16 October 2024 Bk. 1708 Pg. 1983 & Bk. 1717 Pg. 69 SCALE: 1"=100'-0" DATE: 23 January 2025