



MEMORANDUM

TO: Cumberland County Regional Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: July 9, 2026

SUBJECT: July 16, 2026 Planning Commission Meeting

The Cumberland County Regional Planning Commission will hold its regularly scheduled meeting on Thursday, July 16, 2026 at 4:30 pm in the 3rd floor conference of the Cumberland County Courthouse. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Approval of May 21, 2026 minutes.
3. Public Comment regarding agenda items.
4. Consideration of preliminary subdivision plat for property located on Peavine Road (Stone FLP Division). *
5. Consideration of final subdivision plat for property located near Lowe Road (Orr Division). *
6. Consideration of final subdivision plat for property located on Old Highway 70 and Sparta Highway (Van Rekom Subdivision) *
7. Consideration of final subdivision plat for property located on Ted Davis Road (Vanvorhes Subdivision)*
8. Consideration regarding reducing West Catoosa Canyon Drive 461 feet from the county road list.
9. Consideration of increasing the length of England Road on the county road list.
10. Public Hearing and consideration regarding adding Bunk Road to the county road list.
11. Public Hearing and consideration regarding removing the end section (600 feet) of George Branch Court from the county road list.
12. Public Hearing and consideration regarding removing the end section (990 feet) of John Myers Road from the county road list.
13. Public Hearing and consideration regarding adding Lauren Way to the county road list.
14. Discussion regarding adding 0.34 miles to George Anna Drive on the county road list.
15. Discussion regarding adding Hedgewood Circle to the county road list.
16. Discussion regarding the removal of Junior Camp Lane from the county road list.
17. Discussion regarding adding 0.40 miles of River Road to the county road list.
18. Staff Report—Ajay Division, Bailey Division, Barnwell Division, Crabtree Division, Jones Division, Murphy Division, Nelson Division, Phillips Division, Buck Combination, Love Combination, Monahan

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___ Josh Selby-Building Inspector___

Combination, Ruggiero Combination, Stocking Combination, Bow Adjustment, Carter Adjustment, McIntosh Adjustment, Nyman Adjustment and Thomason Adjustment. *

19. Other business as necessary.
20. Other public comment.
21. Adjourn.

AGENDA REVIEW
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION
JULY 16, 2026

Stone FLP Division—Preliminary

Stone FLP submitted a preliminary subdivision plat for the purpose of subdividing 14.79 acres into seven (7) proposed new lots located on Peavine Road. The proposed new lots would vary in size from 1.97 acres to 2.39 acres and all of the proposed new lots are currently vacant. The proposed new lots would be served by an existing eight (8) inch water line, an existing fire hydrant and would comply with all Cumberland County Subdivision Regulations.

Orr Division—Final

Catherine Orr submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located near Lowe Road. The proposed new lot would consist of 0.48 acres and is currently vacant. The proposed new lot would have access to Lowe Road via a twenty-five (25) foot ingress/egress easement. The proposed new lot would be served by an existing four (4) inch water line and would comply with all other Cumberland County Subdivision Regulations.

Van Rekom Division—Final

Andrea Van Rekom submitted a final subdivision plat for the purpose of subdividing 9.940 acres into four (4) proposed new lots located on Old Highway 70 and Sparta Highway. Lot 1 would consist of 2.473 acres and is currently vacant. Lot 2 would consist of 3.211 acres and is currently vacant. Lot 3 would consist of 2.964 acres and is currently vacant. Lot 4 would consist of 1.292 acres and is currently vacant. The proposed new lots would be served by an existing twelve (12) inch water line, an existing fire hydrant and would comply with all Cumberland County Subdivision Regulations.

Vanvorhes Division—Final

Thomas Vanvorhes submitted a final subdivision plat for the purpose of subdividing 12.60 acres into four (4) proposed new lots located on Ted Davis Road. Lot 1 would consist of 4.32 acres and is currently vacant. Lot 2 would consist of 3.71 acres and is currently vacant. Lot 3 would consist of 3.37 acres and an existing residential structure. Lot 4 would consist of 1.20 acres and an existing structure. The proposed new lots would be served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

Ajay Division—Final

Kena Ajay submitted a final subdivision plat for the purpose of subdividing 4.73 acres into two (2) proposed new lots located on U. S. Highway 70 North. Lot 1 would consist of 2.00 acres and three (3) existing structures. Lot 2 (shown as Lot 3) would consist of 2.73 acres and an existing structure. The proposed new lots would be served by an existing six (6) inch water 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___ Josh Selby-Building Inspector___

Bailey Division—Final

Christopher Bailey submitted a final subdivision plat for the purpose of subdividing 4.24 acres into two (2) proposed new lots located on Clear Creek Road and Wallop Drive. Lot 1 would consist of 1.49 acres, an existing residential structure and three (3) existing accessory structures. Lot 2 would consist of 2.75 acres and is currently vacant. The proposed new lots would be served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Barnwell Division—Final

Michael Barnwell submitted a final subdivision plat for the purpose of subdividing 5.56 acres into two (2) proposed new lots located on Old Highway 70N and Barnwell Loop. Lot 1 would consist of 1.56 acres and two (2) existing structures. Lot 2 would consist of 4.00 acres and is currently vacant. The proposed new lots would be served by an existing one (1) inch water line and would comply with all Cumberland County Subdivision Regulations.

Crabtree Division—Final

Thomas Crabtree submitted a final subdivision plat for the purpose of subdividing 1.500 acres into two (2) proposed new lots located near West End Road. Lot 1 would consist of 1.50 acres and is currently vacant. Lot 1 would have access to West End Road via a twenty-five (25) foot ingress/egress easement. Lot 2 would consist of 1.50 acres and is currently vacant. Lot 1 would have access to West End Road via a twenty-five (25) foot ingress/egress easement. The proposed new lots would be served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Jones Division—Final

Bill Jones 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 East. The proposed new lot would consist of 1.35 acres and is currently vacant. The proposed new lot would be served by an existing ten (10) inch water line and would comply with all Cumberland County Subdivision Regulations.

Murphy Division—Final

Karen Murphy submitted a final subdivision plat for the purpose of subdividing 5.80 acres into two (2) proposed new lots located on Windswept Drive. Lot 1 would consist of 3.77 acres, an existing residential structure and an existing accessory structure. Lot 2 would consist of 2.03 acres and is currently vacant. The proposed new lots would be served by an existing water line and would comply with all Cumberland County Subdivision Regulations.

Nelson Division—Final

Debbie Nelson submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Highland Lane. The proposed new lot would consist of 1.39 acres and is currently vacant. The proposed new lot would be served by an existing four (4) inch water line and would comply with all other Cumberland County Subdivision Regulations.

Phillips Division—Final

Ronnie Phillips submitted a final subdivision plat for the purpose of subdividing 7.23 acres into two (2) proposed new lots located on Blaylock Road. Lot 1 would consist of 3.69 acres and is currently vacant. Lot 2
Wendell Wilson___ John Stubbs___ Linda Clark___ Joe Sherrill___ David Gibson___ John Wedgworth___

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Philip Burnett-County Attorney___ Josh Selby-Building Inspector___

would consist of 3.54 acres and is currently vacant. The proposed new lots would be served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Buck Combination—Final

Lori Buck submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Old Elmore Road. The proposed new lot would consist of 1.53 acres, an existing residential structure and two (2) existing accessory structures. The proposed new lot is served by an existing four (4) inch water line, an existing sewer line and would comply with all Cumberland County Subdivision Regulations.

Love Combination—Final

Kenneth Love submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Divide Trail and Thistle Road. The proposed new lot would consist of 2.062 acres and is currently vacant. The proposed new lot would comply with all Cumberland County Subdivision Regulations.

Monahan Combination—Final

Gregory Monahan submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Walden Ridge Drive and Walden Ridge Court. The proposed new lot would consist of 0.59 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.

Ruggiero Combination—Final

Mick Ruggiero submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Keno Drive and Navajo Trail. The proposed new lot would consist of 0.74 acres and is currently vacant. The proposed new lot is served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Stocking Combination—Final

Thomas Stocking submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Clinebrook Drive. The proposed new lot would consist of 0.59 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.

Bow Adjustment—Final

Tony Bow submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing lots located on Willard Brown Road. Lot 1 would consist of 1.66 acres, an existing residential structure and an existing accessory structure. Lot 2 is larger than five (5) acres and is not subject to the jurisdiction of the PC. The proposed new lots are served by an existing water line and would comply with all Cumberland County Subdivision Regulations.

Carter Adjustment—Final

Marsha Carter submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing lots located on Potter Road. Lot 1 would consist of 3.20 acres, an existing residential structure and four (4) existing accessory structures. Lot 2 is larger than five (5) acres and is not subject to the

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jurisdiction of the PC. The proposed new lots are served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

McIntosh Adjustment—Final

John McIntosh submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing lots located on Highland Lane. Lot 1 would consist of 1.46 acres, an existing residential structure and an existing accessory structure. Lot 2 is larger than five (5) acres and is not subject to the jurisdiction of the PC. The proposed new lots are served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

Nyman Adjustment—Final

Donna Nyman submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing lots located on Dripping Springs Road and Dripping Springs Court. Lot 1 would consist of 4.02 acres and an existing residential structure. Lot 2 would consist of 3.86 acres and an existing residential structure. The proposed new lots are served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

Thomason Adjustment—Final

Debra Thomason submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing lots located on West Lake Road. Lot 1 would consist of 1.14 acres, an existing residential structure and two (2) existing accessory structures. Lot 2 is larger than five (5) acres and is not subject to the jurisdiction of the PC. The proposed new lots are served by an existing water 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___ Josh Selby-Building Inspector___

**MINUTES
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION
MAY 21, 2026**

MEMBERS PRESENT

Wendell Wilson
David Gibson
Linda Clark
Joe Sherrill
John Wedgworth
Nathan Brock
Sheryl Webb
John Stubb

MEMBERS ABSENT

Shane Flowers

STAFF REPRESENTATIVE

Tommy Lee, UCDD

OTHERS PRESENT

Philip Burnett, County Attorney
Stanley Hall, Road Superintendent
Joshua Selby, Building Inspector
Rusty Norrod
Fred Stout
Richard Holt
Kevin Music
Harry Hibbs
Bill Heidle
David Hodge
Austin Harris
Adrianne Harris
Mike Jaros
Tim Jones
Amy Headrick
Jimmy Headrick

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 May 21, 2026 at the Cumberland County Chamber of Commerce.

ITEM 2: APPROVAL OF APRIL 16, 2026 MINUTES

After calling the meeting to order, Chairman Wedgworth asked for approval of the April 16, 2026 minutes. Joe Sherrill 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 SUBDIVISION PLAT FOR PROPERTY LOCATED ON TABOR LOOP (BROWN DIVISION)

Rusty Norrod submitted a final lot line adjustment plat on behalf of Sean Brown for the purpose of subdividing 5.03 acres into two (2) proposed new lots located on Tabor Loop. Lot 1 would consist of 4.00 acres, an existing residential structure and three (3) existing accessory structures. Lot 2 would consist of 1.03 acres and is currently vacant. Lot 1 would require a field line easement from Lot 2. The proposed new lots would be served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations. After discussion, Joe Sherrill made a motion to approve the presented final plat pending that all required signatures be obtained. Nathan Brock seconded and the motion passed with a vote of all ayes.

ITEM 5: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON DEEP DRAW ROAD (JONES DIVISION)

Amy Headrick submitted a final subdivision plat on behalf of Timothy Jones for the purpose of subdividing

11.91 acres into four (4) proposed new lots located on Deep Draw Road. Lot 1 is larger than five (5) acres and is not subject to the jurisdiction of the PC. Lot 2 would consist of 1.89 acres and an existing structure. Lot 3 would consist of 1.78 acres, an existing residential structure and four (4) existing accessory structures. Lot 4 would consist of 2.55 acres and an existing structure. Lot 4 would have access to Deep Draw Road via a thirty (30) foot ingress/egress access easement. The proposed new lots would be served by an existing two (2) inch water line and would comply with all Cumberland County Subdivision Regulations. During discussion, it was determined that the existing septic area would need to be added to Lot 3. After discussion, Linda Clark made a motion to approve the presented final plat pending that all required signatures be obtained and pending that the existing septic area be added to Lot 3. Wendell Wilson seconded and the motion passed with a vote of all ayes.

ITEM 6: PUBLIC HEARING AND CONSIDERATION REGARDING REDUCING WEST CATOOSA CANYON DRIVE 461 FEET FROM THE COUNTY ROAD LIST.

At the April 16th, 2026 meeting, Staff Planner presented a request on behalf of David Hodge to reduce West Catoosa Canyon Drive 461 feet from the county road list. Staff stated that Hodge was the only affected property owner. After discussion, Chairman Wedgworth requested the Staff Planner to schedule a public hearing for May 21, 2026. At the May 21, 2026 meeting, Chairman Wedgworth closed the PC meeting and opened a public hearing to receive comments regarding the aforementioned request. There were no public comments and thus Chairman Wedgworth closed the public hearing and reopened the PC meeting. Hodge submitted the title opinion to County Attorney Philip Burnett for review and Attorney Burnett had no issue with submitted opinion. During discussion, the type of turnaround at the proposed terminus of West Catoosa Canyon Drive had not yet been decided. After discussion, Linda Clark made a motion to table the request until the type of turnaround is established by Road Superintendent Stanley Hall. John Stubbs seconded and the motion passed with a vote of all ayes.

ITEM 7: PUBLIC HEARING AND CONSIDERATION REGARDING ADDING THE END SECTION OF ENGLAND ROAD TO THE COUNTY ROAD LIST.

At the April 16, 2026 meeting, Staff Planner presented a request on behalf of Fred Stout to add the end section of England Road to the county road list. Stout stated that the end section of England Road at one time was maintained by the county and currently the section is no longer on the road list. During discussion, Staff Planner stated that England Road is listed as 0.70 miles on the county road list and that the road forks at 0.50 miles into two roads. Staff stated that Road Superintendent Stanley Hall would need to determine which portion of the road is on the county road list. After discussion, Chairman Wedgworth requested the Staff Planner to schedule a public hearing for May 21, 2026. At the May 21, 2026 meeting, Chairman Wedgworth closed the PC meeting and opened a public hearing to receive comments regarding the aforementioned request. There were no public comments and thus Chairman Wedgworth closed the public hearing and reopened the PC meeting. During discussion, it could not be determined which portion of England Road is on the road list. After discussion, Linda Clark made a motion to table the request until Road Superintendent Stanley Hall determines which portion of England Road is on the road list. John Stubbs seconded and the motion passed with a vote of all ayes.

ITEM 8: PUBLIC HEARING AND CONSIDERATION OF CATOOSA BOULEVARD, CARNOUSTIE DRIVE, FOREST HILLS DRIVE, LEYDEN DRIVE, LEYDEN CIRCLE, LYTHAM WAY, PRESTWICK CIRCLE, ST. ANDREWS CIRCLE AND SPRING LAKE DRIVE TO BE ADDED TO THE COUNTY ROAD LIST.

Harry Hibbs and Bill Heidle presented a petition on behalf of the Fairfield Glade Community Club (FGCC) to add Catoosa Boulevard, Carnoustie Drive, Forest Hills Drive, Leyden Drive, Leyden Circle, Lytham Way, Prestwick Circle, St. Andrews Circle, and Spring Lake Drive to the county road list. Hibbs noted that portions

of Catoosa Boulevard, Forest Hills Drive, and Leyden Drive are already on the road list, and explained that the FGCC is requesting the remaining portions of those roads be added to complete them. He further stated that Carnoustie Drive, Leyden Circle, Lytham Way, Prestwick Circle, St. Andrews Circle, and Spring Lake Drive are not currently on the list, and the FGCC requests that they be added in their entirety. Chairman Wedgworth closed the Planning Commission (PC) meeting and opened a public hearing to receive comments regarding the request. Hearing no public comments, Chairman Wedgworth closed the public hearing and reopened the PC meeting. Heidle stated that a memorandum of understanding (MOU) is currently being drafted between the FGCC and the highway department regarding the maintenance of all roads within the FGCC's jurisdiction. He added that there are approximately 65 additional roads that will need to be added in the future. After discussion, Joe Sherrill made a motion to recommend that the Environmental Committee add all of the aforementioned roads to the county road list, pending Road Superintendent Stanley Hall's verification of the beginning and ending points of each road and his completion of a maintenance cost estimate for each. John Stubbs seconded and the motion passed with a vote of all ayes.

ITEM 9: DISCUSSION REGARDING ADDING BUNK ROAD TO THE COUNTY ROAD LIST.

Staff Planner presented a request on behalf of Fred Stout to add Bunk Road to the county road list. After discussion, Chairman Wedgworth requested the Staff Planner to schedule a public hearing for July 16, 2026.

ITEM 10: DISCUSSION REGARDING REMOVING THE END SECTION (600 FEET) OF GEORGE BRANCH COURT FROM THE COUNTY ROAD LIST.

Staff Planner presented a request on behalf of Austin Harris regarding removing the end section (600 feet) of George Branch Court from the county road list. County Attorney Philip Burnett informed Harris that a title search must be conducted before a recommendation can be given by the PC. After discussion, Chairman Wedgworth requested the Staff Planner to schedule a public hearing for July 16, 2026.

ITEM 11: DISCUSSION REGARDING REMOVING THE END SECTION (990 FEET) OF JOHN MYERS ROAD FROM THE COUNTY ROAD LIST.

Staff Planner presented a request on behalf of Tamara Kosar regarding removing the end section (990 feet) of John Myers Road from the county road list. County Attorney Philip Burnett stated that a title search must be conducted before a recommendation can be given by the PC and that the affected property owner should be notified about the request. After discussion, Chairman Wedgworth requested the Staff Planner to schedule a public hearing for July 16, 2026.

ITEM 12: DISCUSSION REGARDING ADDING LAUREN WAY TO THE COUNTY ROAD LIST.

Staff Planner presented a request on behalf of Claude Turner to add Lauren Way to the county road list. After discussion, Chairman Wedgworth requested the Staff Planner to schedule a public hearing for July 16, 2026.

ITEM 13: STAFF REPORT

Staff Planner presented a report for thirteen (13) subdivision plats that had been administratively approved since the last planning commission meeting. The administratively approved subdivision plats are as follows:

Conley Division—Final

Freddie Conley submitted a final subdivision plat for the purpose of subdividing 1.717 acres into two (2) proposed new lots located on Ryan Road. Lot 1 would consist of 0.527 acres and an existing residential structure. Lot 2 would consist of 0.732 acres, an existing residential structure and four (4) existing accessory structures. The proposed new lots would be served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Flury Division—Final

Joseph Flury submitted a final subdivision plat for the purpose of subdividing 1.500 acres into two (2) proposed new lots located on Gordon Road and Sue City Lane. Lot 1 would consist of 0.60 acres and is currently vacant. Lot 2 would consist of 0.90 acres and is currently vacant. The proposed new lots would be served by an existing four (4) inch water line, an existing two (2) inch water line and would comply with all Cumberland County Subdivision Regulations.

JJ Bears Partnership Division—Final

JJ Bears Partnership submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Muddy Branch Lane. The proposed new lot would consist of 2.01 acres, two (2) existing residential structures and an existing accessory structure. The proposed new lot would be served by an existing well and would comply with all Cumberland County Subdivision Regulations.

Stout Division—Final

Fred Stout submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Gate Road and Chestnut Hill Road. The proposed new lot would consist of 1.05 acres and is currently vacant. The proposed new lot would be served by an existing four (4) inch water line and would comply with all other Cumberland County Subdivision Regulations.

Bachelder Combination—Final

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

FGH Land TN Combination—Final

FGH Land TN submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Lechmere Court. The proposed new lot would consist of 0.873 acres and is currently vacant. The proposed new lot is served by an existing two (2) inch water line and would comply with all Cumberland County Subdivision Regulations.

Fitch Combination—Final

Gary Fitch submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Knollwood 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 six (6) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Monahan Combination—Final

Gregory Monahan submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Walden Ridge Drive. The proposed new lot would consist of 0.63 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.

Rock Steady Builders Combination—Final

Rock Steady Builders submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Natchez Circle. 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 two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Garrison Adjustment—Final

Anthony Garrison submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing lots located on Highway 70E. Lot 1 would consist of 1.55 acres, an existing residential structure and three (3) existing accessory structures. Lot 2 is larger than five (5) acres and is not subject to the jurisdiction of the PC. The proposed new lots are served by an existing ten (10) inch water line.

Hartings Adjustment—Final

Frank Hartings submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on Hileah Drive. After the adjustment, Lot 1 (shown as Lot 410) would consist of 1.03 acres, an existing residential structure and two (2) existing accessory structures. Lot 2 (shown as Lot 411) would consist of 0.72 acres, an existing residential structure and two (2) existing accessory structures. The proposed new lot is served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Taylor Adjustment—Final

Steve Taylor submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on Potato Farm Road. After the adjustment, Lot 1 (shown as Lot 6) would consist of 4.90 acres, an existing residential structure and an existing accessory structure. Lot 2 (shown as Lot 7) would consist of 2.45 acres and is currently vacant. Lot 2 would have access to Potato Farm Road via a thirty (30) foot ingress/egress easement. The proposed new lot is served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Walton Adjustment—Final

Spencer Walton submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on Estate Loop Trail and Estate Drive. After the adjustment, Lot 1 (shown as Lot 67) would consist of 1.35 acres, an existing residential structure and an existing accessory structure. Lot 2 (shown as Lot 68) would consist of 1.77 acres and an existing residential structure. Lot 2 has an existing field line easement from Lot 1. The proposed new lot is served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

ITEM 14: OTHER BUSINESS AS NECESSARY

Mike Jaros addressed the PC and requested that Hedgewood Circle be added to the county road list. After discussion, Chairman Wedgworth requested the Staff Planner to schedule a public hearing for July 16, 2026 pending the submission of a proper application within the appropriate time frame.

With no other business, John Stubbs 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 July 16, 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 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 Signed _____ Owner's Signature _____

Date Signed _____ Owner's Signature _____

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 Regional Planning Commission.

Date Signed _____ Registered Land Surveyor
Tennessee Number: 2635

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 _____ Signature of Cumberland County
Road Superintendent _____

CERTIFICATE OF EXISTING WATER LINES OR OTHER UTILITIES

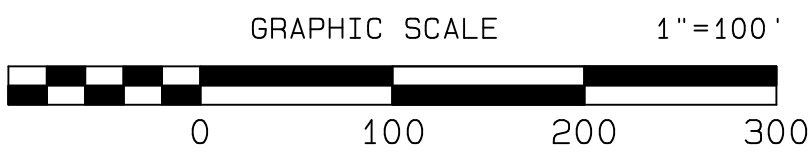
I hereby certify that the water lines and/or other utilities shown hereon are in place and are operated and maintained by the CUMBERLAND PLATEAU WATER AUTHORITY to serve the property herein subdivided.

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

CERTIFICATE OF APPROVAL FOR RECORDING

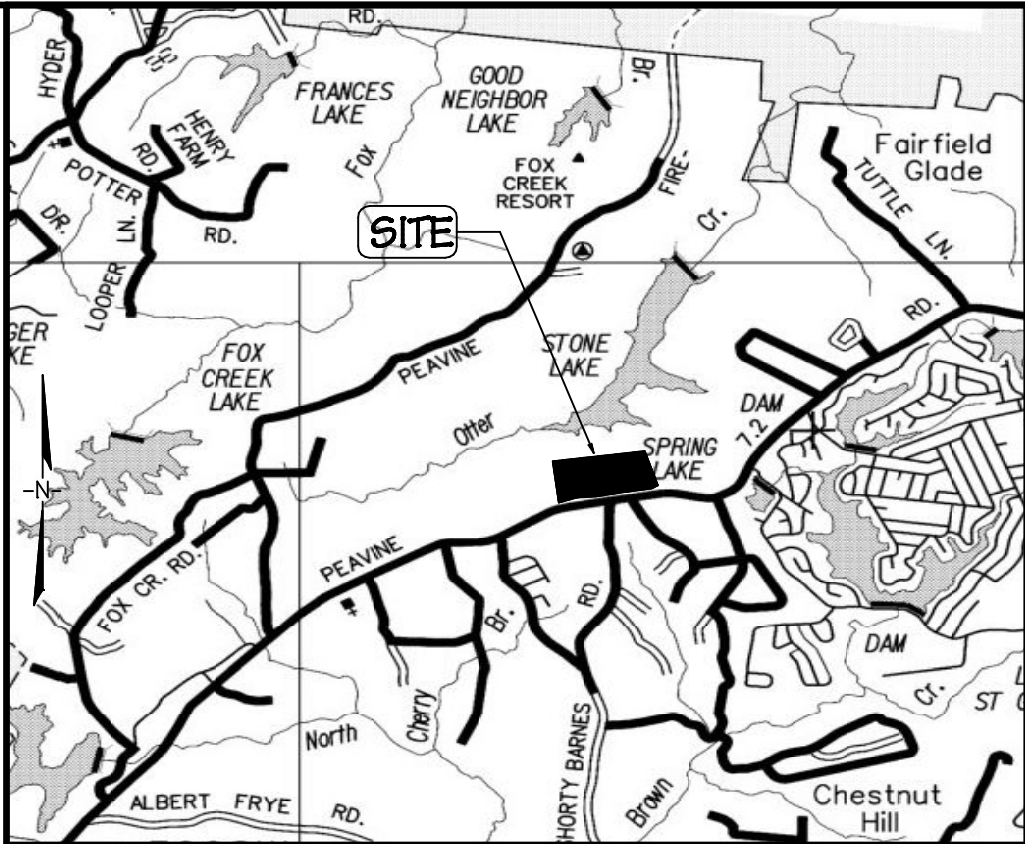
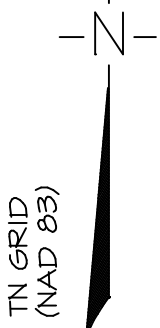
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Regulations of the Cumberland County Regional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

Date Signed _____ Secretary, Cumberland County
Planning Commission _____



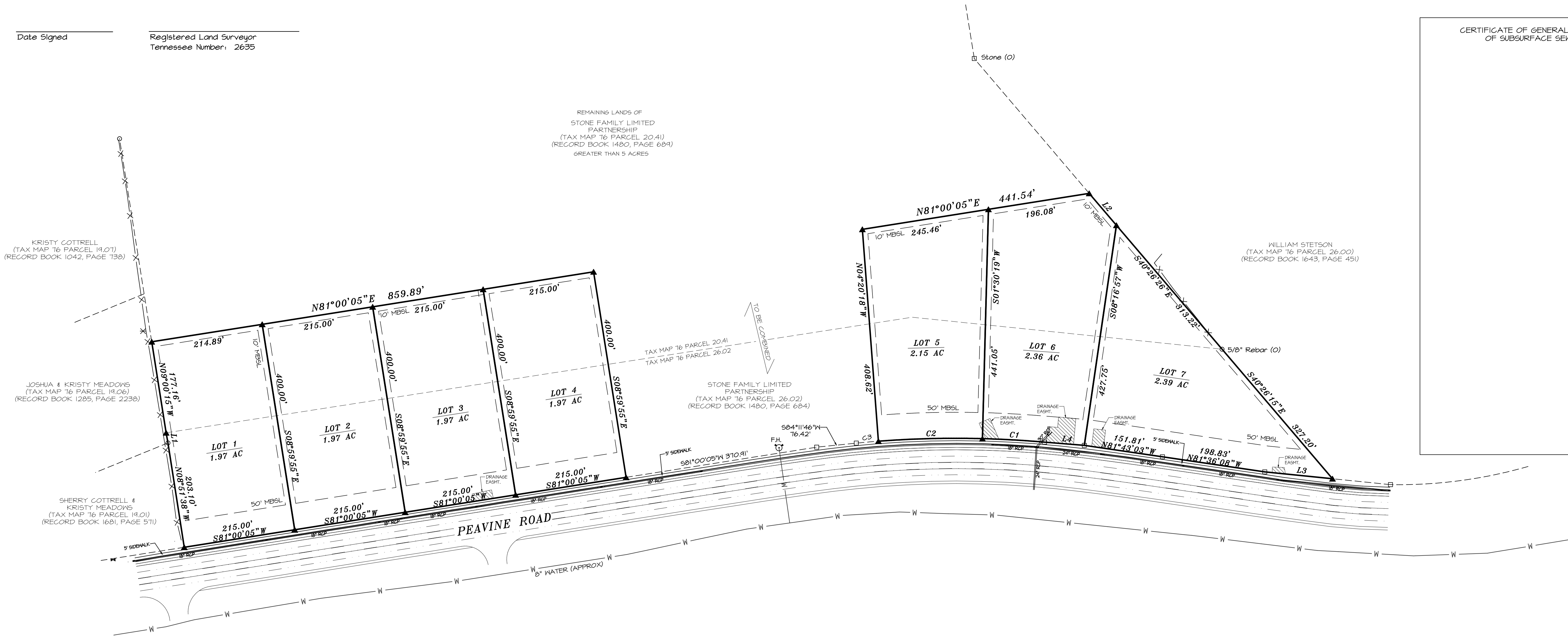
LEGEND

- ▲ 1/2" Rebar (New)
 - 1/2" Rebar (Old)
 - Concrete Monument
 - ⊕ Utility Pole
 - ⊕ Fire Hydrant
 - Water Line
 - Fence Line
- MBSL = Minimum Building Setback Lines



Vicinity Map N.T.S.

CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS



SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47035C0335D, Dated: 11/16/07, 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

NOTES:

- 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 a current accurate title search will reveal.
- This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
- Source of Title: Tax Map 76 Parcel 20.41, Record Book 1480, Page 684
- Property is currently not zoned.
- Locations of utilities are approximate. Contact the appropriate utility for locations of underground services.

GPS CERTIFICATION:

I, Rusty L. Norrod, hereby certify that this map was drawn under my supervision from an actual GPS & Conventional 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: 2.02 feet

(c) Date of (original) field survey: June 18th 2026

(d) Datum/Epoch: NAD83(2011) Epoch 2010.00

(e) Published/Fixed Control Used: IDOT CORS Network

(f) Geoid model: Geoid 12A

(g) All Distances Shown are Grid Distances.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N10°03'46"W	19.75'
L2	S40°26'26"E	80.47'
L3	N84°11'33"W	130.76'
L4	N85°22'40"W	76.75'

CURVE TABLE

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	119.55'	N86°44'56"W	1961.86'	3°29'29"	119.53'	59.79'
C2	200.09'	S88°35'01"W	1961.86'	5°50'37"	200.00'	100.13'
C3	42.76'	S85°02'15"W	1961.86'	1°14'56"	42.76'	21.38'

I hereby certify that the survey shown hereon was performed in compliance with the current Tennessee Minimum Standards of Practice and that it is a category "I" and "IV" survey and that the survey meets or exceeds the accuracy requirements thereof.

Rusty Norrod, R.L.S. #2635, Date
Clinton Surveying, LLC
380 South Lane Avenue, Suite 6
Cookeville, TN 38501

PRELIMINARY PLAT

OTTER CREEK LAKE- PH 1

PRESENTED TO
CUMBERLAND COUNTY PLANNING COMMISSION
2nd Civil District, Cumberland County, Tennessee

OWNER/DEVELOPER: StoneFLP	SURVEYOR: Clinton Surveying LLC
ADDRESS: 300 Firetower Ln Cookeville, TN 38501	ADDRESS: 380 S.Lane Ave. Suite 6 Cookeville, TN 38501
EMAIL: mdston@gmail.com	TELEPHONE: 931-372-0146
ENGINEER: NA	ACREAGE SUBDIVIDED: 14.79 Acres
ADDRESS: NA	NUMBER OF LOTS: 7
TELEPHONE: NA	SCALE: AS SHOWN DATE: 6-29-26
	TAX MAP REFERENCE: MAP 76 P10 PARCELS 26.02 & 20.41

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 Signed

Owner's Signature

Date Signed

Owner's Signature

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 Regional Planning Commission.

Date Signed

Registered Land Surveyor
Tennessee Number: 2635

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

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 Regulations of the Cumberland County Regional Planning Commission with for recording in the Office of the Register of Deeds of Cumberland County, Tennessee, and that said plat has been approved by the Cumberland County Planning Commission.

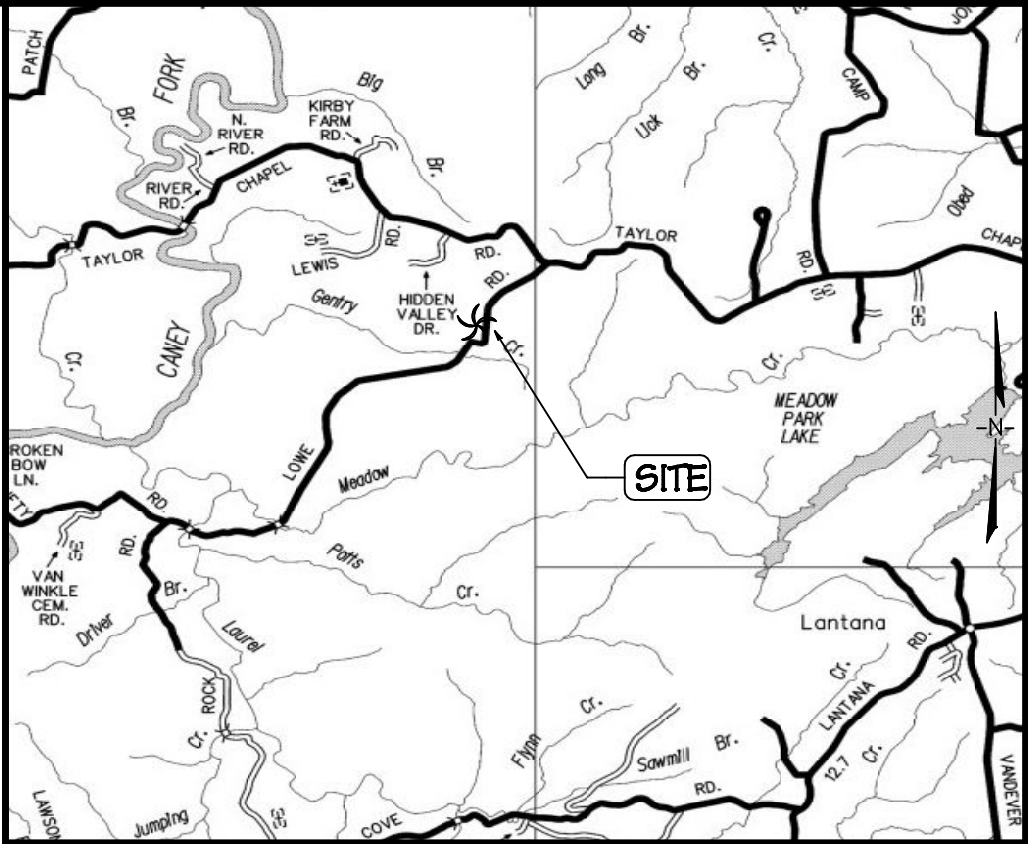
Date Signed

Secretary, Cumberland County
Planning Commission

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47035C0295D, Dated: 11/16/07.
Check One:

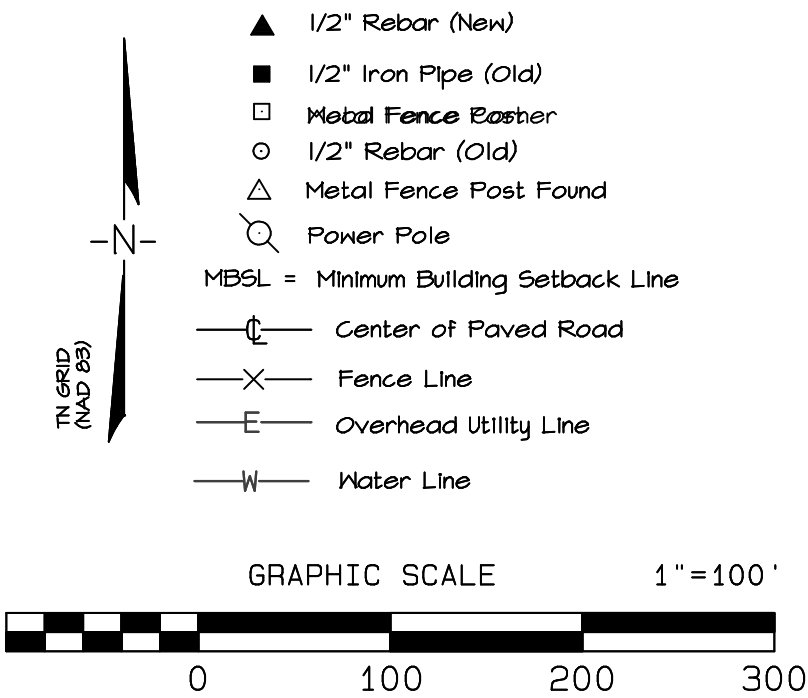
- ☒: No areas of the subject property depicted on this plat are in a SFHA
- ☐: All of the subject property depicted on this plat is in a SFHA
- ☐: Shaded area(s) of the subject property depicted on this plat are in a SFHA



Vicinity Map N.T.S.

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

LEGEND



GPS CERTIFICATION:

I, Rusty L. Norrod, hereby certify that this map was drawn under my supervision from an actual GPS & Conventional 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 (original) Field survey: June 11th, 2026
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed Control Used: TDO1 CORS Network
(f) Geoid model: Geoid 12A
(g) All Distances Shown are Grid Distances.

NOTES:

1. 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 a current accurate title search will reveal.
2. This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
3. Source of Title: Record Book 1586, Page 2277
4. Property is currently not zoned.
5. Locations of utilities are approximate. Contact the appropriate utility for locations of underground services.

BOUNDARY
LINE TABLE

LINE	BEARING	DISTANCE
L1	S69°54'41"E	14.93'

EASEMENT
LINE TABLE

LINE	BEARING	DISTANCE
E1	S04°45'24"W	43.24'
E2	N19°10'04"E	22.70'
E3	S73°46'21"E	9.14'
E4	S74°23'58"E	61.86'
E5	S76°01'04"E	41.96'
E6	S76°40'16"E	70.24'
E7	S77°55'01"E	30.87'
E8	S75°44'35"E	52.95'
E9	S82°24'53"E	32.41'
E10	N87°43'10"E	39.19'
E11	N84°26'29"E	35.68'

I hereby certify that the survey shown hereon was performed in compliance with the current Tennessee Minimum Standards of Practice and that it is a category "I" and "IV" survey and that the survey meets or exceeds the accuracy requirements thereof.

Rusty Norrod, R.L.S. #2635,
Clinton Surveying, LLC
380 South Lowe Avenue, Suite 6
Cookeville, TN 38501

Date

26-073

FINAL PLAT OF

CATHERINE ORR ONE LOT DIVISION – PHASE 3

PRESENTED TO
CUMBERLAND COUNTY PLANNING COMMISSION
8th Civil District, Cumberland County, Tennessee

OWNER:	Catherine Orr	SURVEYOR:	Clinton Surveying LLC
ADDRESS:	520 Lowe Road Crossville, TN 38572	ADDRESS:	380 S.Lowe Ave. Suite 6 Cookeville, TN 38501
TELEPHONE:	716.432.2244	TELEPHONE:	931-372-0146
ENGINEER:		ACREAGE SUBDIVIDED:	0.48 Acres
ADDRESS:		NUMBER OF LOTS:	01
TELEPHONE:		SCALE: AS SHOWN	DATE: 06-29-26
		TAX MAP REFERENCE:	MAP 123 P/O PARCEL 24.00

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

AREA RESERVED FOR
SOILS RESTRICTIONS

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

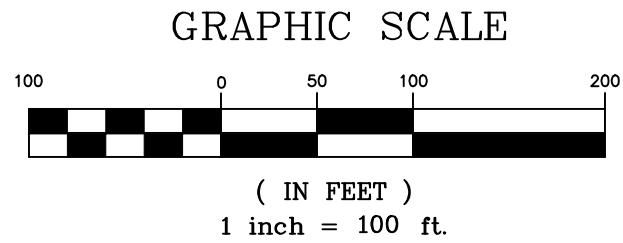
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE CUMBERLAND COUNTY PLANNING COMMISSION, AND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

DATE _____ SECRETARY, CUMBERLAND COUNTY
PLANNING COMMISSION

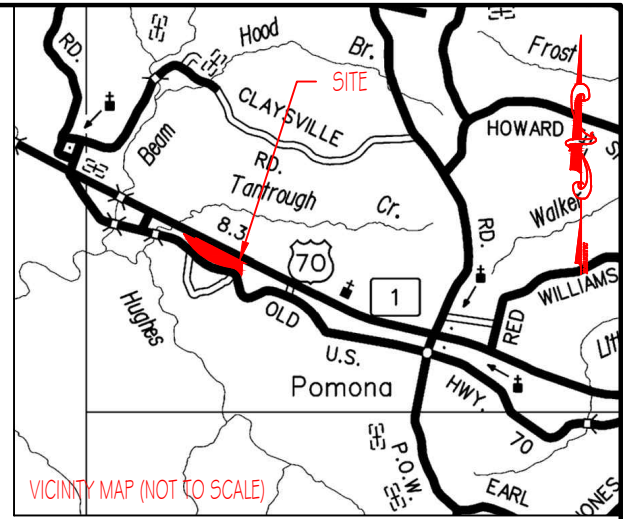
GNSS CERTIFICATION:

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

A: POSITIONAL ACCURACY - 0.05 FEET
B: TYPE OF GNSS FIELD PROCEDURE - REAL TIME KINEMATIC
C: DATES OF SURVEY - 01/08/2026
D: DATUM/EPOCH - NAD83 (2011) / EPOCH: 2010.0000
E: PUBLISHED/FIXED CONTROL USE - ASSUMED (AS SHOWN ON PLAT)
F: GEOD MODEL - GEOID 2018
G: COMBINED GRID FACTOR(S) - 0.99986381
H: CONVERGENCE ANGLE - 0°30'22"
I: BASE STATIONS USED - TN19, TN26, TN22, & TN27
J: EQUIPMENT USED - SOKIA GRX3 BASE & ROVER



- LEGEND
- (N) (NEW)
(O) (OLD)
C CENTERLINE
P POWER POLE
CM CONCRETE MONUMENT
F FIRE HYDRANT



- NOTES:
- THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
 - THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
 - THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47035C0285D, EFFECTIVE NOVEMBER 16, 2007.
 - 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.
 - MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT:
LOCAL: 30'
COLLECTOR: 40'
ARTERIAL: 50'
SIDE: 10'
REAR: 10'

ANNA WILLIAMS
RB:1025 PG:1899
MAP:98 PARCEL:81

MOSSY ACRES

NOTES:

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

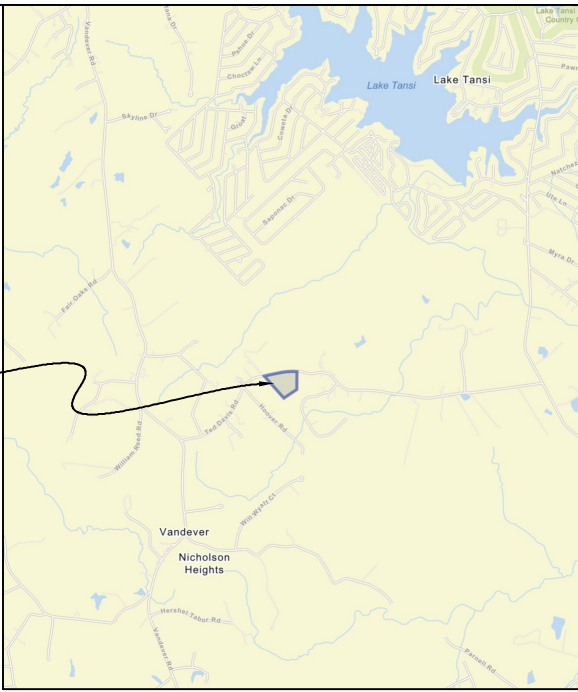
THERE IS A 12' UTILITIES EASEMENT PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.

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 #47035C0475D.



VICINITY MAP
CUMBERLAND COUNTY, TENNESSEE

The existing structures on lot # 4 of this plat dated May 7, 2025 is exempt from the existing 30-foot front setback requirement and the 12-foot perimeter setback requirement of the Cumberland County Regional Planning Commission Subdivision Regulations. The before-mentioned structure on lot # 4 is within the front and perimeter setback requirement. If the before-mentioned structures, shown within the required setback at the time of plat approval, are subsequently destroyed, torn down or moved, then any new structure(s) must comply with setbacks required in the notes. No structural additions may be made to the before-mentioned structures outside the required setback shown in the notes.

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.

5/7/26
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

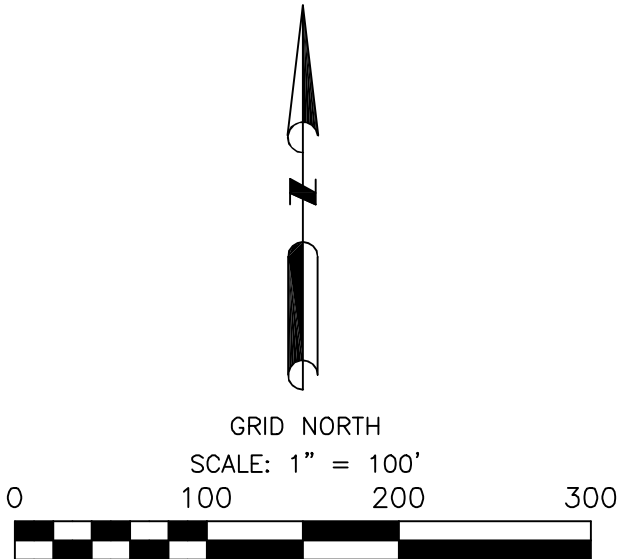
- Type of GPS Field Procedure Used: Real Time Kinematic
- Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
- Relative Positional Accuracy: H = 0.05', V = 0.05'
- Date(s) of Survey: May 7, 2026
- Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
- Fixed Control Station: AUTONOMOUS
- Fixed Control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

LINE	BEARING	DISTANCE
L1	N 81°52'37" E	74.11'
L2	N 83°45'02" E	55.82'
L3	N 86°37'33" E	110.28'
L4	N 89°00'02" E	80.12'
L5	S 89°06'42" E	70.91'
L6	S 82°27'23" E	104.04'

LEGEND

These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- ⊕ EX. 3/8" REBAR
- △ EX. 1/2" REBAR
- EX. WOOD FENCE CORNER POST
- ⊙ EX. IRON PIPE
- CALCULATED POINT IN R.O.W.
- PROPERTY LINE
- - - - - ADJOINING PROPERTY LINE
- ===== ROAD RIGHT OF WAY



MID-STATE SURVEYING P.O. BOX 212 80 WEST AVE. CROSSVILLE, TENNESSEE	
PRELIMINARY PLAT MOSSY ACRES PRESENTED TO CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION	
OWNER: VANVORHES, THOMAS & KRISTI TOLLETT ADDRESS: 866 WINNINGHAM RD. CROSSVILLE, TN 38572 TELEPHONE: (931) 200-3632	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
OWNER: _____ ADDRESS: _____ TELEPHONE: _____ FIFTH CIVIL DISTRICT OF CUMBERLAND COUNTY, TN	ACREAGE SUBDIVIDED: 12.60 AC± NUMBER OF LOTS: 4 SCALE: 1"=100' DATE: 5/7/26 DEED BOOK: 1745 PAGE: 490
TAX MAP: 161 PARCEL: 18.06 GROUP: _____	JOB NUMBER: 26002 DRAWING NUMBER: 26002-SUBDIVISION DRAWN BY: ROBIN POWERS



Tommy Lee <tlee@ucdd.org>

Road List Question

7 messages

Stanley Hall <cohwy@benlomand.net>
To: Tommy Lee <tlee@ucdd.org>

Fri, Jun 19, 2026 at 12:54 PM

Hey Tommy,

I was asked by a guy named Mike Bilbe to do some work on George Anna Drive. When I looked on my list it only showed .48 miles. He said he had petitioned the county planning commission to lengthen the road to .82 miles. back in 2008. We looked in the county clerks office and it said that in 2008 it was put on the list.

Sincerely,

Stanley
Cumberland County Highway Department
[23 Northside Ln Crossville, TN 38571](#)
931-484-5424
[Highway Website](#)
[Join us on Facebook](#)

Tommy Lee <tlee@ucdd.org>
To: Stanley Hall <cohwy@benlomand.net>

Sat, Jun 20, 2026 at 8:49 AM

if it is in the minutes then you just need to add it to your updates list in October.

Respectfully,

Tommy Lee | *Deputy Director*
1104 England Drive | Cookeville, TN 38501
Mobile: (931) 979-2170
tlee@ucdd.org



[Quoted text hidden]

tlee@ucdd.org <tlee@ucdd.org>
To: cohwy@benlomand.net, cohwy@benlomand.net

Sat, Jun 20, 2026 at 8:49 AM

Your message

To: cohwy@benlomand.net
Subject: Road List Question
Sent: 6/19/26, 12:54:57 PM CDT

was read on 6/20/26, 8:49:43 AM CDT

Stanley Hall <cohwy@benlomand.net>
To: Tommy Lee <tlee@ucdd.org>

Mon, Jun 22, 2026 at 6:48 AM

The only thing we have is where it was on the list. We do not have the minutes.

Sincerely,

Stanley
Cumberland County Highway Department
23 Northside Ln Crossville, TN 38571
931-484-5424
[Highway Website](#)
[Join us on Facebook](#)

From: "Tommy Lee" <tlee@ucdd.org>
To: "Stanley Hall" <cohwy@benlomand.net>
Sent: Saturday, June 20, 2026 8:49:37 AM
Subject: Re: Road List Question

[Quoted text hidden]

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you have received this e-mail and are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

tlee@ucdd.org <tlee@ucdd.org>
To: cohwy@benlomand.net, cohwy@benlomand.net

Mon, Jun 22, 2026 at 7:52 AM

Your message

To: cohwy@benlomand.net
Subject: Re: Road List Question
Sent: 6/22/26, 6:48:00 AM CDT

was read on 6/22/26, 7:52:00 AM CDT

Tommy Lee <tlee@ucdd.org>
To: Stanley Hall <cohwy@benlomand.net>

Mon, Jun 22, 2026 at 7:53 AM

When was the last year that it was on the road list at 0.82?

Respectfully,
Tommy Lee | *Deputy Director*
1104 England Drive | Cookeville, TN 38501
Mobile: (931) 979-2170
tlee@ucdd.org

UC★**DD** Upper Cumberland
Development District

[Quoted text hidden]

Stanley Hall <cohwy@benlomand.net>
To: Tommy Lee <tlee@ucdd.org>

Mon, Jun 22, 2026 at 7:57 AM

Looks like the only year was 2008. We are finding alot of roads like that.

Sincerely,

Stanley
Cumberland County Highway Department
23 Northside Ln Crossville, TN 38571
931-484-5424
[Highway Website](#)
[Join us on Facebook](#)

From: "Tommy Lee" <tlee@ucdd.org>
To: "Stanley Hall" <cohwy@benlomand.net>
Sent: Monday, June 22, 2026 7:53:37 AM

[Quoted text hidden]

[Quoted text hidden]



Application to Amend Cumberland County Road List

There is a nonrefundable \$100 fee taken at the time of application to cover the cost of required public notice. Please return completed application, with fee, to the Cumberland County Mayor's Office.

If seeking to close or shorten a current road on the road list, applicant is required to produce a title opinion from a licensed attorney regarding the closure or shortening. The opinion must confirm that there are no easements, rights-of-way, or other claims or encumbrances in the chain of title that could be adversely impacted by the closure. Cost of the opinion is to be incurred by the applicant.

ADMIN USE ONLY

DATE RECEIVED: 5/27/26

AMOUNT: \$100

☐ Check ☒ Cash

INITIALS: JD
Rec # 33038

Applicant Information:

Michael Jaros
NAME
17 Hedgewood Circle
STREET ADDRESS
Crossville TN 38558
CITY STATE ZIP

847-309-7225
PHONE
mnm879@aol.com
EMAIL

IF NECESSARY, LIST ANY ADDITIONAL PARTIES HERE:

David Jaeger
NAME
12 Hedgewood Circle
ADDRESS
931-287-8654
PHONE

Tracy Melton
NAME
14 Hedgewood Circle
ADDRESS
931-265-3193
PHONE

Roger Patrick
NAME
13 Hedgewood Circle
ADDRESS
770-649-9351
PHONE

Roadway Information:

Hedgewood Circle
ROAD NAME
260 feet
LENGTH OF ROAD (Nearest tenth of a mile)
20 foot/gravel
WIDTH OF PAVED SURFACE (feet)
30 mph
SPEED LIMIT (if any)
20 feet
WIDTH OF ROAD (feet)
1
NUMBER OF DRAINAGE STRUCTURES
15 years
AGE OF ROAD
26 ft
WIDTH OF ROADBED (feet)
NA
MAX LOAD ALLOWED
WEIGHT-LIMITED BRIDGE?
☐ yes ☒ no

ADDITIONAL TYPES OF VEHICLES, IF ANY, USING THE ROADWAY: ☐ Agricultural equipment ☐ Logging trucks ☐ Commercial ☐ ATVs

TYPE OF SURFACE: ☐ Asphalt ☐ Tar & Chip ☐ Gravel

DESCRIPTION OF BEGINNING AND END POINTS BEING CONSIDERED:

Beginning of Hedgewood Pointe to the driveway of 17 Hedgewood Circle

History:

Has the road appeared on previous road lists? If yes, what year(s)?

Yes ☐ No ☒

Is there proof of previous county maintenance on the road?

Yes ☐ No ☒

Do deeds along the roadway denote the road as a county road? Which deed?

Yes ☐ No ☒

Is this a clerical error on the list? (Example: wrong length, misspelled name, etc.)

Yes ☐ No ☒

Type of error: _____

Right-of-Way:

Is the title clear?

Yes ☒ No ☐

Comments: _____

Are there any current court proceedings or judgements regarding use of the road?

Yes ☐ No ☒

Comments: _____

Are there any deeds describing special use of the land that goes under the road?

Yes ☐ No ☒

Comments: _____

Is the right-of-way taxed?

Yes ☐ No ☒

BELOW THIS LINE FOR ROAD SUPERINTENDENT AND PLANNING USE ONLY

RECOMMENDATIONS

A. Cumberland County Road Superintendent

1. Estimated cost of meeting road acceptance standards: \$ _____
2. Estimated yearly maintenance cost: \$ _____
3. Anticipated lifespan before maintenance required: _____
4. Request meets road acceptance standards Yes ☐ No ☐
5. Recommended Class: ☐ 1 ☐ 2 ☐ 3 ☐ 4
6. Recommended Classification: ☐ Arterial ☐ Collector ☐ Local ☐ Cul-de-sac
7. ☐ Approve ☐ Deny

Superintendent, Highway Department (Signature)

Date

Comments: _____

B. Cumberland County Regional Planning Commission

- | | |
|--|--|
| 1. A variance is required for approval | Yes ☐ No ☐ |
| 2. Variance will not be detrimental to public safety, welfare, or property | Yes ☐ No ☐ |
| 3. Variance request is unique to the property | Yes ☐ No ☐ |
| 4. A hardship to the owner will result if variance is not approved | Yes ☐ No ☐ |

Secretary, Cumberland County Regional Planning Commission (Signature)	Date
---	------

Comments: _____

C. County Attorney	☐ Approve	☐ Deny	☐ N/A
---------------------------	----------------------------------	-------------------------------	------------------------------

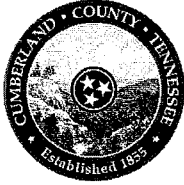
County Attorney (Signature)	Date
-----------------------------	------

Comments: _____

D. Cumberland County Commission	☐ Approve	☐ Deny
--	----------------------------------	-------------------------------

Resolution No. _____

Comments: _____



Application to Amend Cumberland County Road List

There is a nonrefundable \$100 fee taken at the time of application to cover the cost of required public notice.

Please return finished application, with fee, to the Cumberland County Mayor's Office.

ADMIN USE ONLY

DATE RECEIVED:

AMOUNT: \$100

☒ Check ☐ Cash

INITIALS:

5/28/26
#2009

Applicant Information:

Camp Nakanawa, a Tennessee Nonprofit Corporation

931-277-3711

NAME	1084 Camp Nakanawa Road		PHONE	cindy@campnakanawa.org	
STREET ADDRESS			EMAIL		
Crossville	TN	38571			
CITY	STATE	ZIP			

IF NECESSARY, LIST ANY ADDITIONAL PARTIES HERE:

Samantha A. Lunn

NAME	NAME	NAME
P.O.Box 1413, Hixon TN 37343		
ADDRESS	ADDRESS	ADDRESS
423-488-2108 lunnesq@gmail.com		
PHONE	PHONE	PHONE

Roadway Information:

Junior Camp Lane

ROAD NAME		
.23 miles	18 feet	21 feet
LENGTH OF ROAD (Nearest tenth of a mile)	WIDTH OF ROAD (feet)	WIDTH OF ROADBED (feet)
15 feet	1 culvert	
WIDTH OF PAVED SURFACE (feet)	NUMBER OF DRAINAGE STRUCTURES	MAX LOAD ALLOWED
10 MPH	unknown (paved in 1990s)	
SPEED LIMIT (if any)	AGE OF ROAD	WEIGHT-LIMITED BRIDGE?
		☐ yes ☒ no

ADDITIONAL TYPES OF VEHICLES, IF ANY, USING THE ROADWAY: ☐ Agricultural equipment ☐ Logging trucks ☐ Commercial ☐ ATVs

TYPE OF SURFACE: ☐ Asphalt ☐ Tar & Chip ☐ Gravel

DESCRIPTION OF BEGINNING AND END POINTS BEING CONSIDERED:

Camp Nakanawa is seeking to remove that from the County Road list all of Junior Camp Lane off of Junior Camp Road and continuing North /Northeast to its conclusion within the property of Camp Nakanawa. All property along the portion seeking to be de-listed is owned and maintained by Camp Nakanawa. All vehicular traffic on that portion is related to the operations of Camp Nakanawa. The purpose of this Application is for Camp Nakanawa to increase security during camp sessions.

History:

Has the road appeared on previous road lists? If yes, what year(s)? Yes ☒ No ☐

Is there proof of previous county maintenance on the road? Yes ☐ No ☒

Do deeds along the roadway denote the road as a county road? Which deed? Yes ☐ No ☐ unknown

Is this a clerical error on the list? (Example: wrong length, misspelled name, etc.) Yes ☐ No ☒

Type of error: _____

Right-of-Way:

Is the title clear? Yes ☒ No ☐

Comments: _____

Are there any current court proceedings or judgements regarding use of the road? Yes ☐ No ☒

Comments: _____

Are there any deeds describing special use of the land that goes under the road? Yes ☐ No ☒

Comments: _____

Is the right-of-way taxed? Yes ☐ No ☒

BELOW THIS LINE FOR ROAD SUPERINTENDENT AND PLANNING USE ONLY

RECOMMENDATIONS

A. Cumberland County Road Superintendent

1. Estimated cost of meeting road acceptance standards: \$ _____
2. Estimated yearly maintenance cost: \$ _____
3. Anticipated lifespan before maintenance required: _____
4. Request meets road acceptance standards Yes ☐ No ☐
5. Recommended Class: ☐ 1 ☐ 2 ☐ 3 ☐ 4
6. Recommended Classification: ☐ Arterial ☐ Collector ☐ Local ☐ Cul-de-sac
7. ☐ Approve ☐ Deny

Superintendent, Highway Department (Signature) _____ Date _____

Comments: _____

B. Cumberland County Regional Planning Commission

- | | |
|--|--|
| 1. A variance is required for approval | Yes ☐ No ☐ |
| 2. Variance will not be detrimental to public safety, welfare, or property | Yes ☐ No ☐ |
| 3. Variance request is unique to the property | Yes ☐ No ☐ |
| 4. A hardship to the owner will result if variance is not approved | Yes ☐ No ☐ |

_____ Secretary, Cumberland County Regional Planning Commission (Signature)	_____ Date
Comments: _____	

C. Environmental Committee ☐ Approve ☐ Deny

_____ Chairman, Environmental Committee (Signature)	_____ Date
Comments: _____	

D. County Attorney ☐ Approve ☐ Deny

_____ County Attorney (Signature)	_____ Date
Comments: _____	

E. Cumberland County Commission ☐ Approve ☐ Deny

Resolution No. _____

Comments: _____



Application to Amend Cumberland County Road List

There is a nonrefundable \$100 fee taken at the time of application to cover the cost of required public notice. Please return completed application, with fee, to the Cumberland County Mayor's Office.

If seeking to close or shorten a current road on the road list, applicant is required to produce a title opinion from a licensed attorney regarding the closure or shortening. The opinion must confirm that there are no easements, rights-of-way, or other claims or encumbrances in the chain of title that could be adversely impacted by the closure. Cost of the opinion is to be incurred by the applicant.

ADMIN USE ONLY

DATE RECEIVED:

AMOUNT: \$100

☐ Check ☒ Cash

INITIALS:

JK
Receipt
#33039

Applicant Information:

NAME Vincent De George PHONE (931) 200-3001
STREET ADDRESS 560 River Road EMAIL Vrdegeorge@gmail.com
CITY Crossville TN STATE 38572 ZIP

IF NECESSARY, LIST ANY ADDITIONAL PARTIES HERE:

NAME	NAME	NAME
ADDRESS	ADDRESS	ADDRESS
PHONE	PHONE	PHONE

Roadway Information:

ROAD NAME River Road
LENGTH OF ROAD (Nearest tenth of a mile) .17 miles WIDTH OF ROAD (feet) 14 feet WIDTH OF ROADBED (feet) 14 FEET
WIDTH OF PAVED SURFACE (feet) 17 NUMBER OF DRAINAGE STRUCTURES 3 MAX LOAD ALLOWED N/A
SPEED LIMIT (if any) 55 AGE OF ROAD 30 YEARS WEIGHT-LIMITED BRIDGE? ☐ yes ☒ no

ADDITIONAL TYPES OF VEHICLES, IF ANY, USING THE ROADWAY: ☐ Agricultural equipment ☐ Logging trucks ☐ Commercial ☐ ATVs

TYPE OF SURFACE: ☐ Asphalt ☒ Tar & Chip ☒ Gravel

DESCRIPTION OF BEGINNING AND END POINTS BEING CONSIDERED:

Extend Road from .17 to .57 miles

History:

Has the road appeared on previous road lists? If yes, what year(s)?

Yes ☒ No ☐

Is there proof of previous county maintenance on the road?

Yes ☒ No ☐

Do deeds along the roadway denote the road as a county road? Which deed?

Yes ☒ No ☐

Is this a clerical error on the list? (Example: wrong length, misspelled name, etc.)

Yes ☐ No ☒

Type of error: _____

Right-of-Way:

Is the title clear?

Yes ☒ No ☐

Comments: _____

Are there any current court proceedings or judgements regarding use of the road?

Yes ☐ No ☒

Comments: _____

Are there any deeds describing special use of the land that goes under the road?

Yes ☐ No ☒

Comments: _____

Is the right-of-way taxed?

Yes ☐ No ☒

BELOW THIS LINE FOR ROAD SUPERINTENDENT AND PLANNING USE ONLY

RECOMMENDATIONS

A. Cumberland County Road Superintendent

1. Estimated cost of meeting road acceptance standards: \$ _____
2. Estimated yearly maintenance cost: \$ _____
3. Anticipated lifespan before maintenance required: _____
4. Request meets road acceptance standards Yes ☐ No ☐
5. Recommended Class: ☐ 1 ☐ 2 ☐ 3 ☐ 4
6. Recommended Classification: ☐ Arterial ☐ Collector ☐ Local ☐ Cul-de-sac
7. ☐ Approve ☐ Deny

Superintendent, Highway Department (Signature)

Date

Comments: _____

B. Cumberland County Regional Planning Commission

- | | |
|--|--|
| 1. A variance is required for approval | Yes ☐ No ☐ |
| 2. Variance will not be detrimental to public safety, welfare, or property | Yes ☐ No ☐ |
| 3. Variance request is unique to the property | Yes ☐ No ☐ |
| 4. A hardship to the owner will result if variance is not approved | Yes ☐ No ☐ |

Secretary, Cumberland County Regional Planning Commission (Signature)	Date
---	------

Comments: _____

C. County Attorney ☐ Approve ☐ Deny ☐ N/A

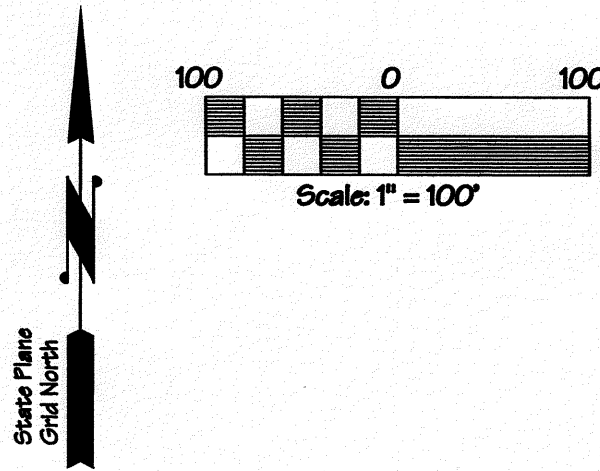
County Attorney (Signature)	Date
-----------------------------	------

Comments: _____

D. Cumberland County Commission ☐ Approve ☐ Deny

Resolution No. _____

Comments: _____



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: 29 April 2026
(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	621964.87	2215448.15

Setbacks:
(Per Cumberland County Subdivision Regulations)

Front (Arterial Streets)- 50'
Side - 10'
Rear - 10'
Minimum Width at Building Setback - 80'

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47035C0150D,

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

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.

Lot #2 has not been evaluated pursuant to the plat review for an SFD system and plat approval does not constitute approval of the lot or the existing system. The system, as shown hereon, was derived from the Permit for Construction of Subsurface Sewage Disposal System dated 2 February 2006 and has not been field verified by Vick Surveying, LLC.

CERTIFICATION OF EXISTING WATER LINES OR OTHER UTILITIES

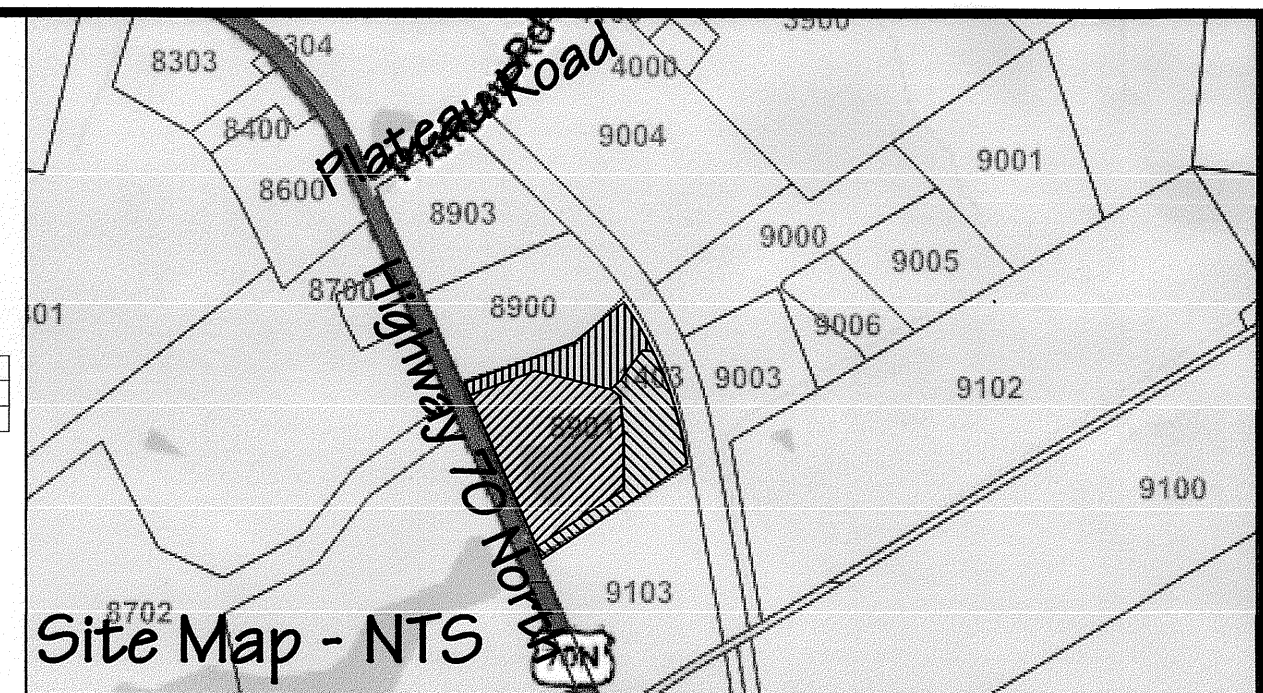
I hereby certify that the water lines and/or other utilities shown hereon are in place and are operated and maintained by the Catoosa Water Utility District to serve the property herein subdivided.

Date Signed

Signature of Water or Other
Utility District Representative

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1382.68'	243.03'	S 30°15'25" E	242.72'
C2	1382.68'	425.41'	S 16°24'27" E	423.73'

LINE	BEARING	DISTANCE
L1	N 23°54'49" W	50.66'
L2	N 23°55'49" W	50.10'
L3	N 35°04'02" W	27.72'
L4	N 84°29'46" W	34.32'
L5	S 37°12'37" W	43.52'
L6	S 39°32'22" W	42.36'
L7	S 33°27'02" W	55.27'
L8	S 48°08'09" W	51.41'
L9	S 53°05'14" E	45.49'



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my 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. I further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date Signed

Owner's Signature

CERTIFICATE OF EXISTING SEPTIC SYSTEM

I am the owner of the proposed lot (Lot #2) shown on the presented subdivision plat. To the best of my knowledge, there is an existing septic tank located on lot #2. It is in satisfactory operating condition and it has not been evaluated by the Tennessee Department of Environment and Conservation.

Date Signed

Owner's Signature

CERTIFICATION OF EXISTING STATE OR COUNTY ROAD

I hereby certify that Highway 70 North, 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

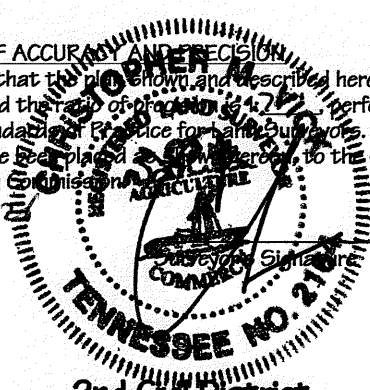
Secretary, Cumberland County
Planning Commission

CERTIFICATE OF ACCURACY AND DEDICATION

I hereby certify that the survey and description shown and described hereon is a true and correct Class II survey, and the survey and description were performed in accordance to current Tennessee Standards and Practices for Land Surveyors. I further certify that the monuments have been placed and maintained in accordance to the specifications of the Cumberland County Planning Commission.

26 May 2026

Date Signed



2nd Civil District

Plat Book PL 10 Page 664

Preliminary Plat
For the

Division of Tracts #2 & 3 of the
Glenn E. and Beatrice P. Terry Property

Presented to
Cumberland County Regional Planning Commission

DEVELOPER: Kena Ajay
ADDRESS: 11158 Highway 70 North
Cookeville, TN. 38571
TELEPHONE: 516-652-6256

SURVEYOR: Christopher M. Vick
ADDRESS: 2772 Hidden Cove Road
Cookeville, TN. 38506
TELEPHONE: 931-372-1286

ENGINEER:
ADDRESS:
TELEPHONE:

OWNER: Kena Ajay
ADDRESS: 11158 Highway 70 North
Cookeville, TN. 38571
TELEPHONE: 516-652-6256

ACREAGE SUBDIVIDED: 10.60 LOTS: 3
DEED BOOK REFERENCE: RB 1744 Pg. 1733

TAX MAP: 47 P/O PARCEL NO: 89.01
SCALE: 1"=100'-0" DATE: 29 April 2026

Note: The point of beginning for Lots #1 and 2 is a 1/2" pipe (set) being located in the eastern right-of-way of U.S. Highway 70 North as well as being located N 25°29'38" W 222.12 feet from a water meter and furthermore being located N 76°13'03" W 434.68 feet from a GPS Base Point.

Note: The point of beginning for Lot #3 is a 1/2" rebar (found) being the southwestern corner of this described parcel located in the eastern right-of-way of U.S. Highway 70 North as well as being located S 23°09'24" E 458.89 feet from a water meter and furthermore being located S 15°43'35" W 539.03 feet from a GPS Base Point.

Note: Under Tennessee State law, a permit is required before construction of a driveway on any State Highway right-of-way, including the modification, revision, or change in use of any existing driveway facilities. Property owners must obtain a permit from the Tennessee Department of Transportation (TDOT) before commencing any driveway construction or modifications.

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.

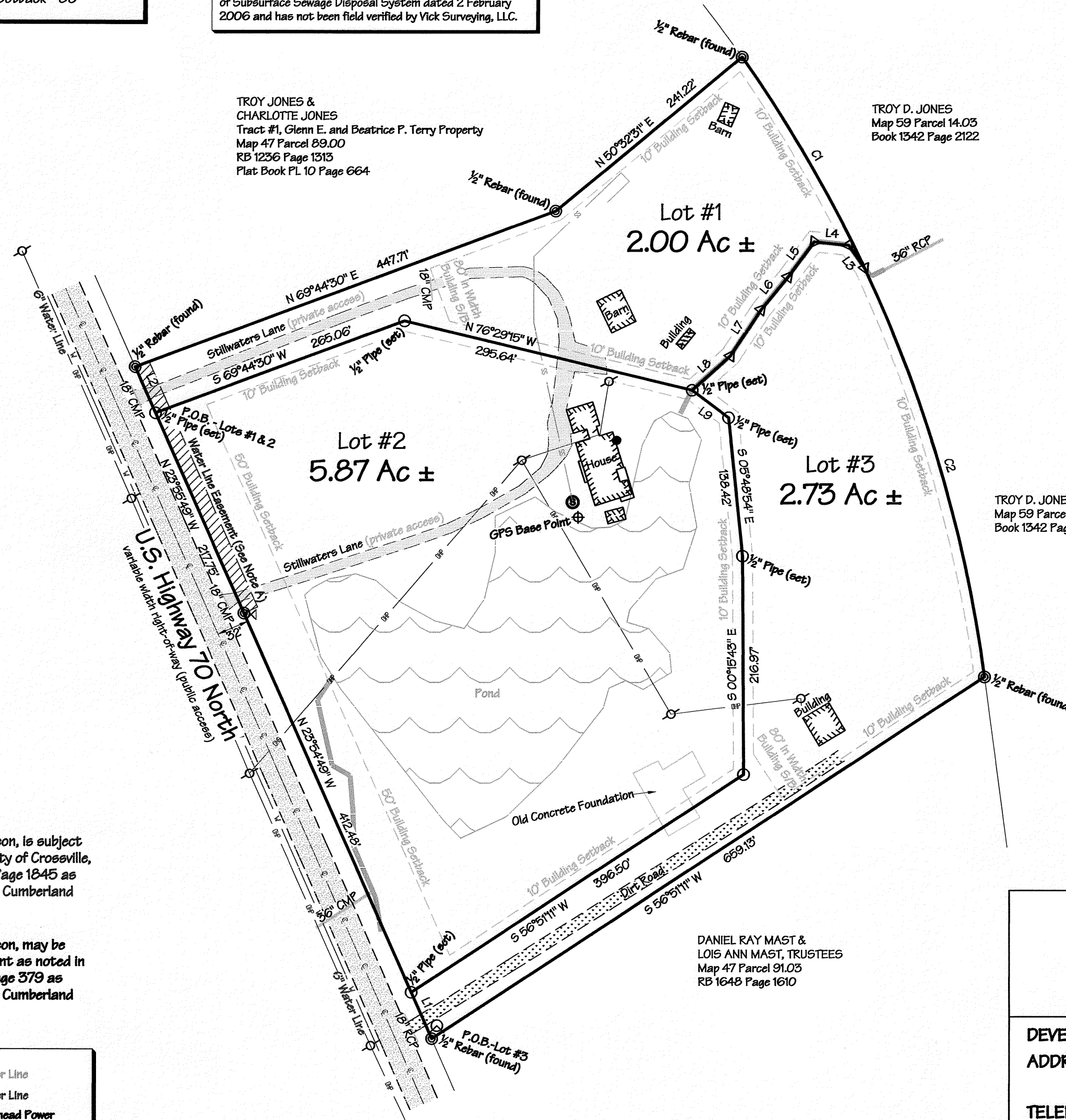
Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: KCS

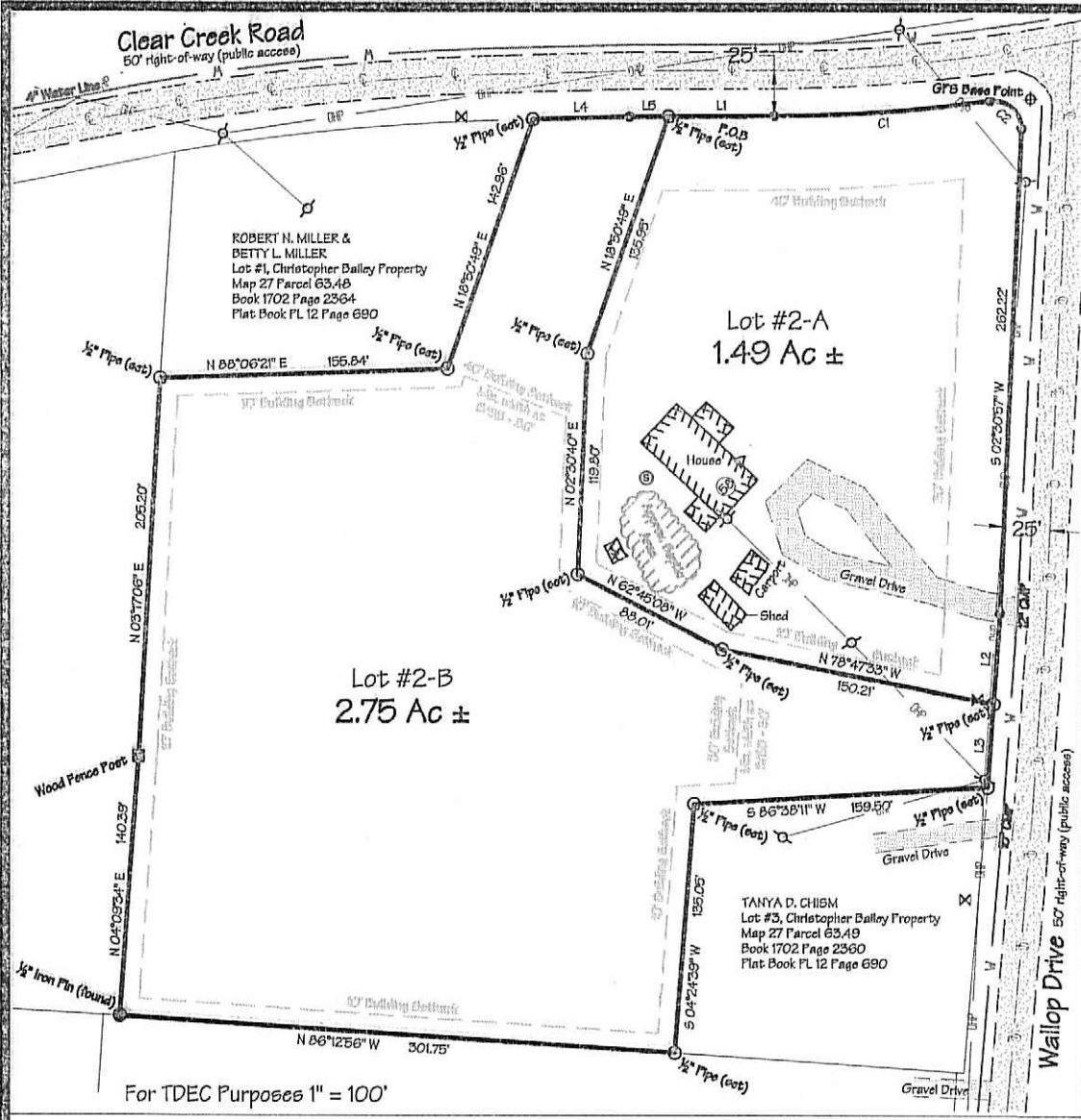
File: 26-193c1-3-Lot 5D

LEGEND

⊕	GPS Base Point	— SS —	Sewer Line
▽	Point In Creek	— W —	Water Line
⊕	Power Pole	— OHP —	Overhead Power
⊕	Water Meter	— C —	Centerline
⊕	1/2" Pipe (set)	— S —	Setback Line
⊕	Fire Hydrant	▤	Building
⊕	3" Cleanout	●	P.O.B. - Point of Beginning
⊕	Rebar (found)	⊕	RCP - Reinforced Concrete Pipe
⊕	Septic Tank	⊕	CMP - Corrugated Metal Pipe
▨	Septic Area	▨	Water Line Easement (See Note A)



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



Setbacks:
(Per Cumberland County Subdivision Regulations)
Front (Collector Roads) - 40'
Front (Local Roads) - 30'
Side - 10'
Rear - 10'
Minimum width at building setback - 80'

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: 1 May 2026
(d) Datum/EPOCH: NAD83(2011) Epoch 2010.00
(e) Published/Fixed-control used: TDOT CORS Network
(f) Geoid Model: Geoid13
(g) Combined grid factor(s): 0.99989496

State Plane Coordinates	
Northings	Easting
GPS Base Point	642564.05 2240876.84

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 Catoosa 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 Clear Creek Road and Wallop 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

Lot #2-A has not been evaluated pursuant to the plat review for an SSD system and plat approval does not constitute approval of the lot or the existing systems. The system as shown hereon was derived from the Permit for Construction of Subsurface Sewage Disposal System dated 26 March 1990 and has not been field verified by Vick Surveying, LLC.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my 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. I further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date Signed

Owner's Signature

CERTIFICATE OF EXISTING SEPTIC SYSTEM

I am the owner of the proposed lot (Lot #2-A) shown on the presented subdivision plat. To the best of my knowledge, there is an existing septic tank located on lot #2-A. It is in satisfactory operating condition and it has not been evaluated by the Tennessee Department of Environment and Conservation.

Date Signed

Owner's Signature

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.

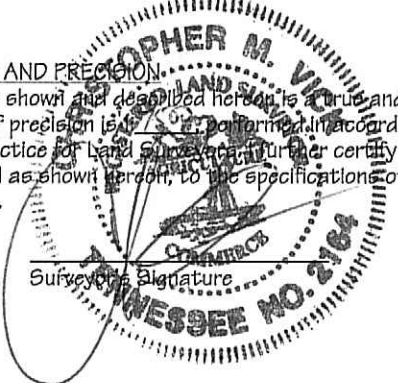
Date Signed

Secretary, Cumberland County
Planning Commission

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is true and correct Class II survey, and the ratio of precision is 1:7500 as shown hereon and 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.

7 July 2026
Date Signed



Note: The point of beginning for Lots #2-A and 2-B is a 1/2" pipe (est) located in the southern right-of-way of Clear Creek Road as well as being located N 89°57'01" E 112.24 feet from a water meter and furthermore being located S 87°06'51" W 196.43 feet from a GPS Base Point.

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: KCS

File: 24-300c2 Lot #2 Split

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47035C0175D.

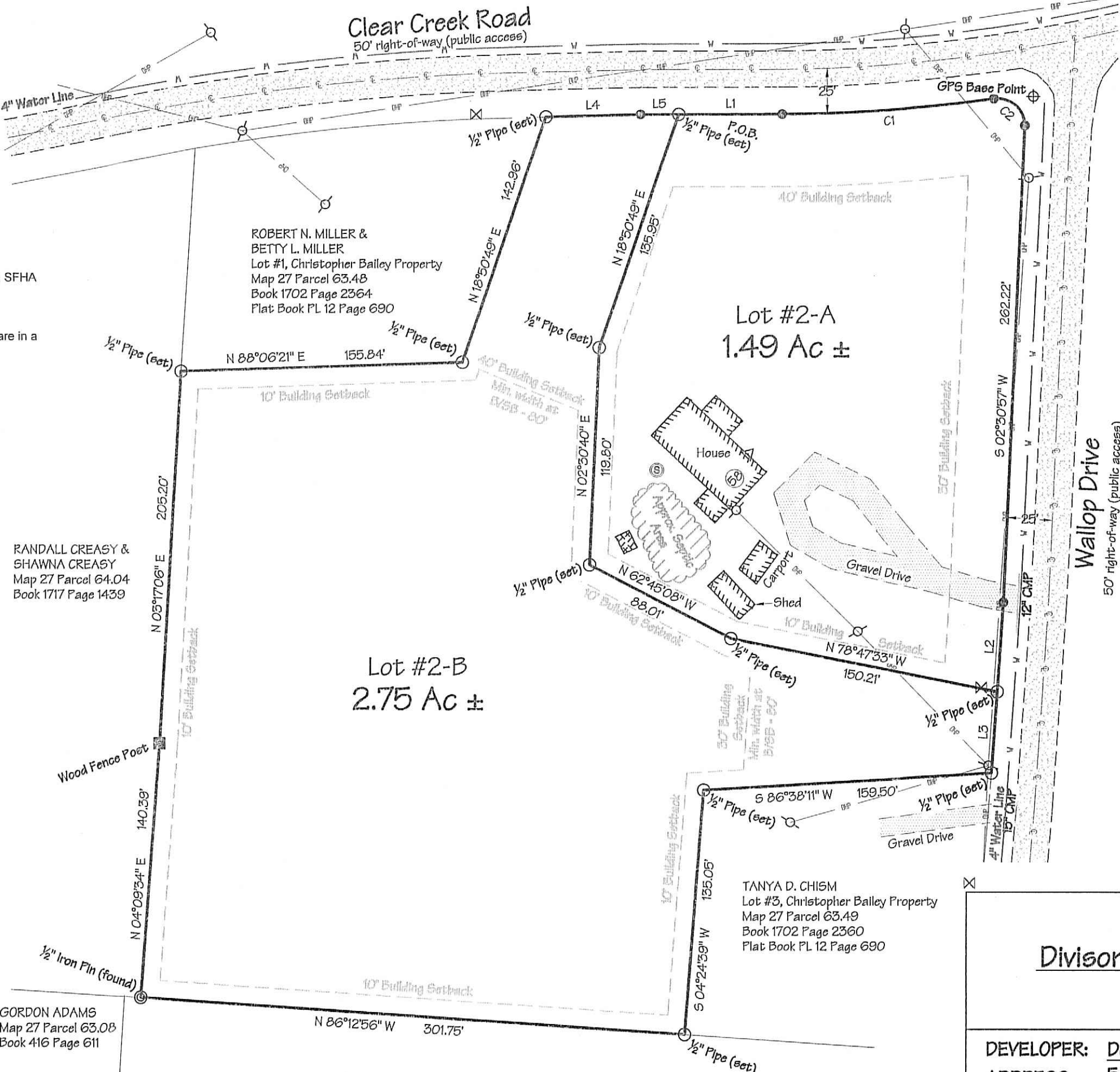
Dated: 11/16/2007

Check One:

- ☒ X: 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	Water Line
Gas Meter	Overhead Power
Power Pole	Centerline
Wood Fence Post	Setback Line
Water Meter	Building
1/2" Pipe (est)	P.O.B. - Point of Beginning
Road	CMP - Corrugated Metal Pipe
Iron Pin (found)	
Septic Tank	Septic Area



RANDALL CREAMY &
SHAWNA CREAMY
Map 27 Parcel 64.04
Book 1717 Page 1439

GORDON ADAMS
Map 27 Parcel 63.08
Book 416 Page 611

ROBERT C. LONBERGER &
ARWEN LONBERGER
Map 27 Parcel 63.10
Book 1627 Page 1554

LINE	BEARING	DISTANCE
L1	N 89°42'51" E	57.25'
L2	S 03°59'49" W	48.90'
L3	S 03°59'50" W	45.00'
L4	N 88°28'30" E	52.37'
L5	N 89°42'51" E	21.18'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	885.91'	117.45'	N 85°54'59" E	117.36'
C2	15.00'	26.51'	S 47°14'52" E	23.19'

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 38506

2nd Civil District		Plat Book PL 12 Page 690	
Preliminary Plat For the Division of Lot #2 of the Christopher Bailey Property			
Presented to Cumberland County Regional Planning Commission			
DEVELOPER:	Debbie Sherrill	SURVEYOR:	Christopher M. Vick
ADDRESS:	58 Wallop Drive Cookeville, TN 38571	ADDRESS:	2772 Hidden Cove Road Cookeville, TN. 38506
TELEPHONE:	931-787-4622	TELEPHONE:	931-372-1286
ENGINEER:		OWNER:	Christopher Shane Bailey
ADDRESS:		ADDRESS:	58 Wallop Drive Cookeville, TN 38571
TELEPHONE:		TELEPHONE:	931-787-4622
ACREAGE SUBDIVIDED: 4.24 LOTS: 2		TAX MAP: 27 PARCEL NO: 63.09	
DEED BOOK REFERENCE: Book 1702 Pg. 2362		SCALE: 1"=60'-0" DATE: 1 May 2026	

114 BARNWELL LOOP PROPERTY

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.

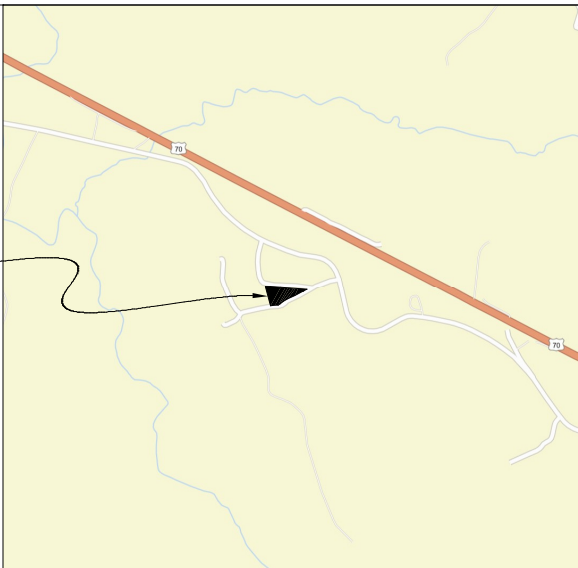
THERE IS A 12' UTILITIES EASEMENT, 6' LEFT, RIGHT, & PARALLEL TO ALL SIDE LOT LINES, EXCEPT PERIMETER LOT LINES. TYPICAL ALL LOTS.

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 #47035C0285D.

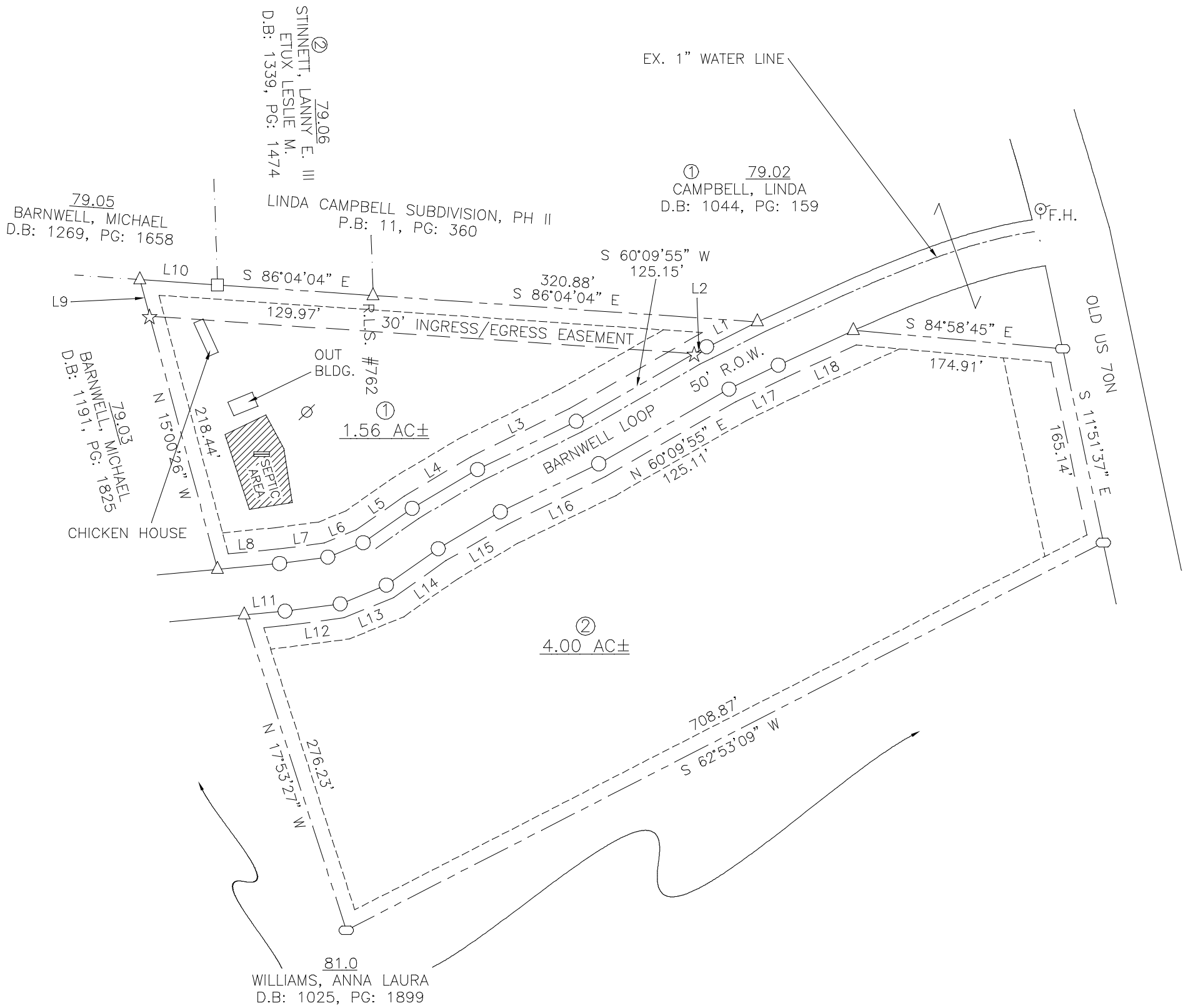
SITE



VICINITY MAP
CUMBERLAND COUNTY, TENNESSEE

LEGEND

- ☆ N.P. 1/2" REBAR
- △ EX. 1/2" REBAR
- SET STONE
- EX. 5/8" REBAR, R.L.S. #617
- ∅ POWER POLE
- ≡ SEPTIC TANK
- 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.

6/22/26
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

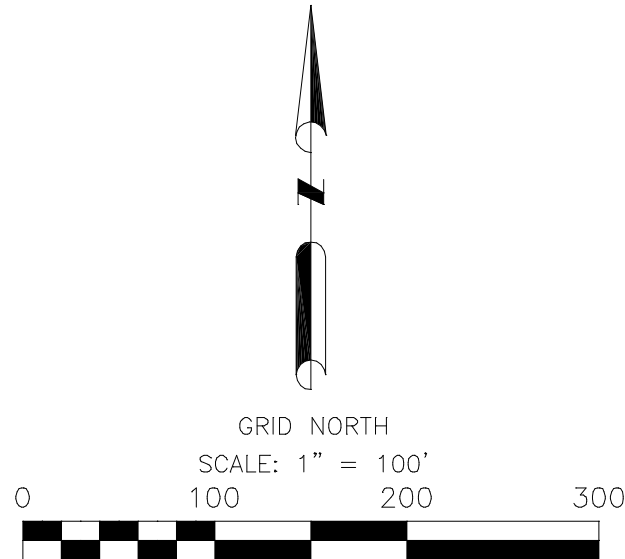
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and 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

- 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: June 22, 2026
- Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
- Fixed Control Station Position: Autonomous
- Fixed Control Station Position: Not Applicable
- Geoid Model Used: GEOID18
- Combined Grid Factor: Not Applicable

LINE	BEARING	DISTANCE
L1	S 63°18'52" W	58.90'
L2	N 60°10'08" E	11.84'
L3	S 63°59'39" W	91.54'
L4	S 59°21'11" W	63.44'
L5	S 54°56'00" W	49.80'
L6	S 67°41'29" W	31.84'
L7	S 82°34'39" W	40.56'
L8	S 84°27'35" W	51.98'
L9	N 15°00'20" W	31.59'
L10	S 86°10'23" E	65.03'
L11	N 84°37'08" E	33.89'
L12	N 82°34'39" E	46.49'
L13	N 67°41'29" E	41.53'
L14	N 54°56'00" E	52.73'
L15	N 59°21'11" E	60.27'
L16	N 63°59'39" E	91.25'
L17	N 64°06'18" E	45.71'
L18	N 65°13'28" E	69.06'



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

FINAL PLAT

114 BARNWELL LOOP PROPERTY

PRESENTED TO
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER: BARNWELL, MICHAEL KELLEY & CANDACE FAYE ADDRESS: 166 BARNWELL LOOP CROSSVILLE, TN 38572 TELEPHONE: (931) 200-2373	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
OWNER: ADDRESS: TELEPHONE: EIGHTH CIVIL DISTRICT OF CUMBERLAND COUNTY, TN	ACREAGE SUBDIVIDED: 1.56 AC± NUMBER OF LOTS: 2 SCALE: 1"=100' DATE: 6/22/26 DEED BOOK: 1539 PAGE: 1616
TAX MAP: 98 PARCEL: 79.0 GROUP:	JOB NUMBER: 21150 DRAWING NUMBER: 21150-1 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 May 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

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

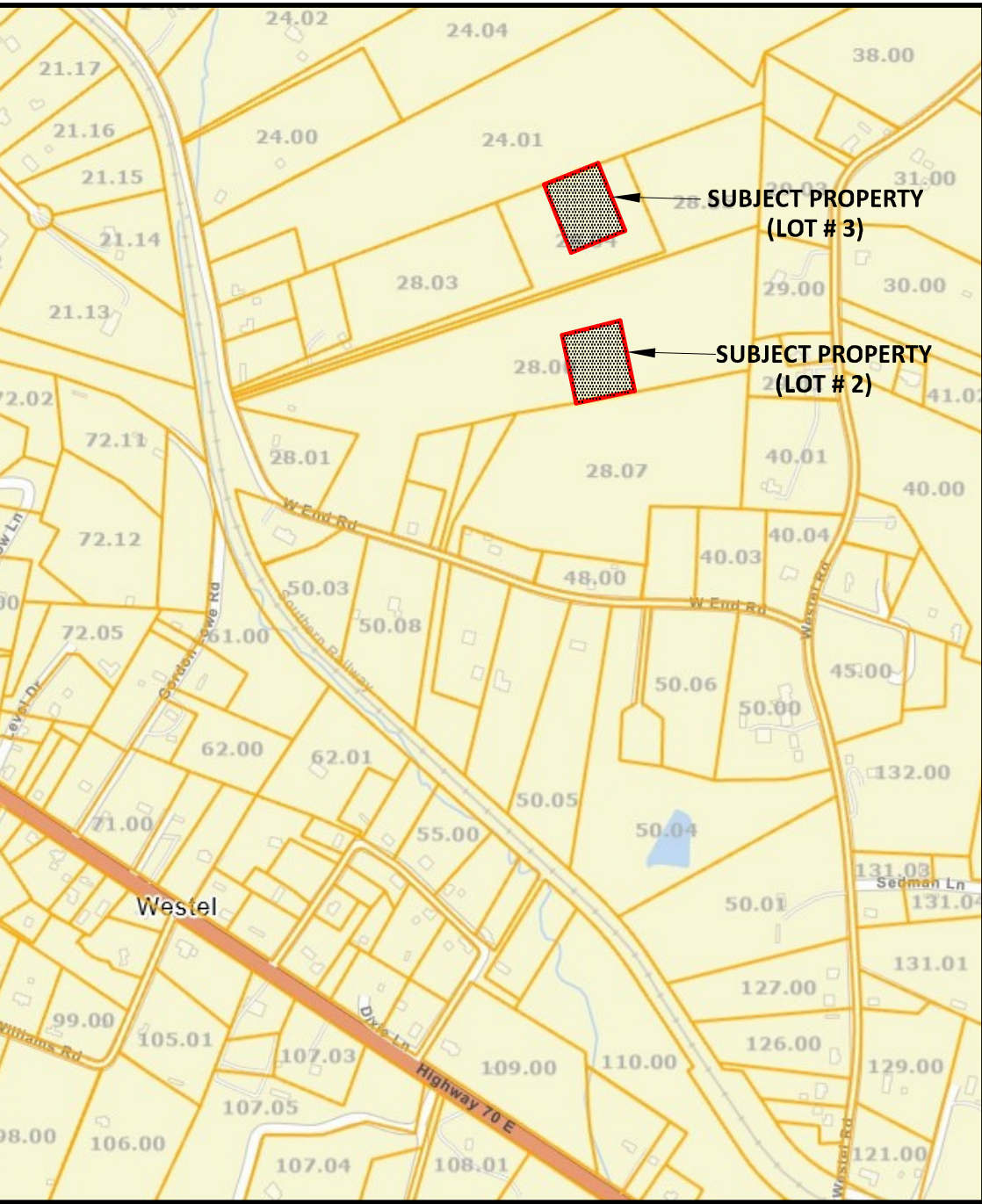
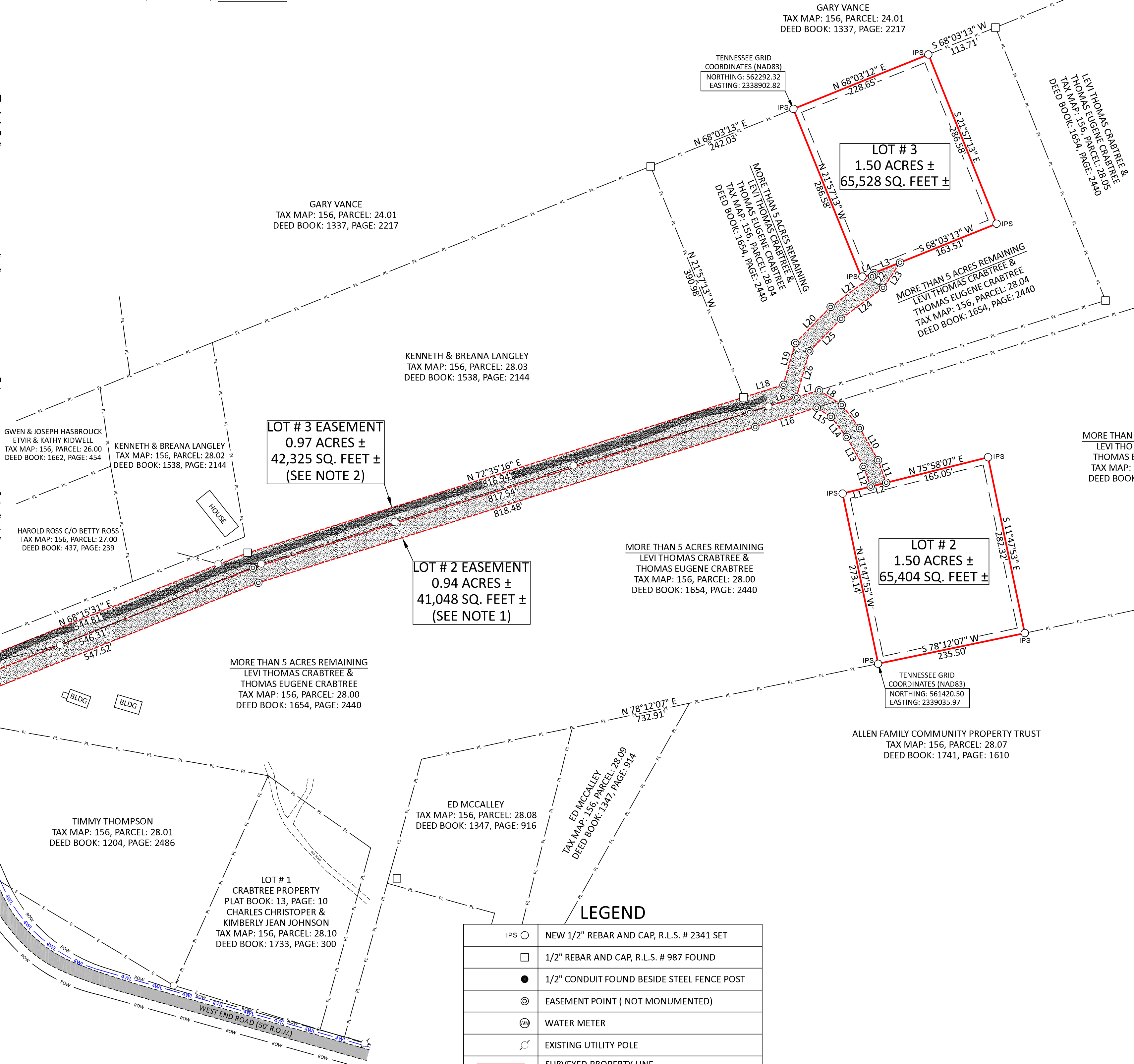
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 75°58'07" E	45.50'
L2	N 75°58'07" E	25.13'
L3	S 68°03'09" W	43.80'
L4	S 68°03'16" W	21.34'
L5	N 16°49'21" W	25.09'
L6	N 72°35'13" E	77.52'
L7	N 72°35'27" E	37.39'
L8	S 77°10'22" E	42.70'
L9	S 37°50'33" E	46.09'
L10	S 29°34'50" E	57.78'
L11	S 19°57'25" E	37.66'
L12	N 19°57'28" W	32.96'
L13	N 29°34'46" W	53.87'
L14	N 37°50'37" W	40.03'
L15	N 57°10'00" W	26.73'
L16	S 72°35'11" W	101.31'
L17	N 16°08'18" W	25.17'
L18	N 72°35'00" E	65.59'
L19	N 15°48'54" E	68.07'
L20	N 44°23'45" E	79.54'
L21	N 53°31'43" E	80.93'
L22	N 33°14'58" E	6.20'
L23	S 33°14'43" W	46.64'
L24	S 53°31'42" W	83.40'
L25	S 44°23'46" W	71.18'
L26	S 15°48'54" W	75.29'
L27	N 16°49'21" W	7.75'

SURVEYOR'S NOTES:

- LOT # 2 ON THIS PLAT IS A PORTION OF TAX MAP: 156, PARCEL: 28.00 AND ACCESSED BY A PERPETUAL, NONEXCLUSIVE, INGRESS-EGRESS AND UTILITIES EASEMENT OF TWENTY-FIVE (25) FEET IN WIDTH LEADING FROM WEST END ROAD. (SEE SHADED AREA ON PLAT)
- LOT # 3 ON THIS PLAT IS A PORTION OF TAX MAP: 156, PARCEL: 28.04 AND ACCESSED BY A PERPETUAL, NONEXCLUSIVE, INGRESS-EGRESS AND UTILITIES EASEMENT OF TWENTY-FIVE (25) FEET IN WIDTH LEADING FROM WEST END ROAD. (SEE SHADED AREA ON PLAT)
- THERE SHALL BE A BUILDING SETBACK OF THIRTY (30) FEET PARALLEL TO ALL LOCAL STREETS.
- THERE SHALL BE A BUILDING SETBACK OF TEN (10) FEET PARALLEL TO ALL SIDE LOT LINES AND ALONG THE PERIMETER OF THE SUBDIVISION.
- THERE SHALL BE A UTILITY-DRAINAGE EASEMENT OF TWELVE (12) FEET PARALLEL TO ALL LOCAL STREETS.
- 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.
- 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.
- THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DEFINED BY FEMA FLOOD INSURANCE MAP # 47035C0510D 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.
- 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. S, 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: CHCNV I93 Dual Frequency Receiver
- Relative Positional Accuracy: H = 0.05', V = 0.05'
- Date(s) of Survey: May 26, 2026
- Datum/Epoch: NAD 83 (2011)/Epoch 2010.00
- Fixed Control Station: City of Crossville (CORS) Network
- Fixed Control Station Position: Northing: 591157.97, Easting: 2255942.29, Elev.: 1910.36
- Geoid Model Used: GEOID18
- Combined Grid Factor (Grid to Ground): 1.000115354872



VICINITY MAP (Not To Scale)

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

Approval is hereby granted for Lot #1 & Lot #2, defined as Thomas Crabtree Property Two, located in Cumberland County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

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 Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. **ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.**

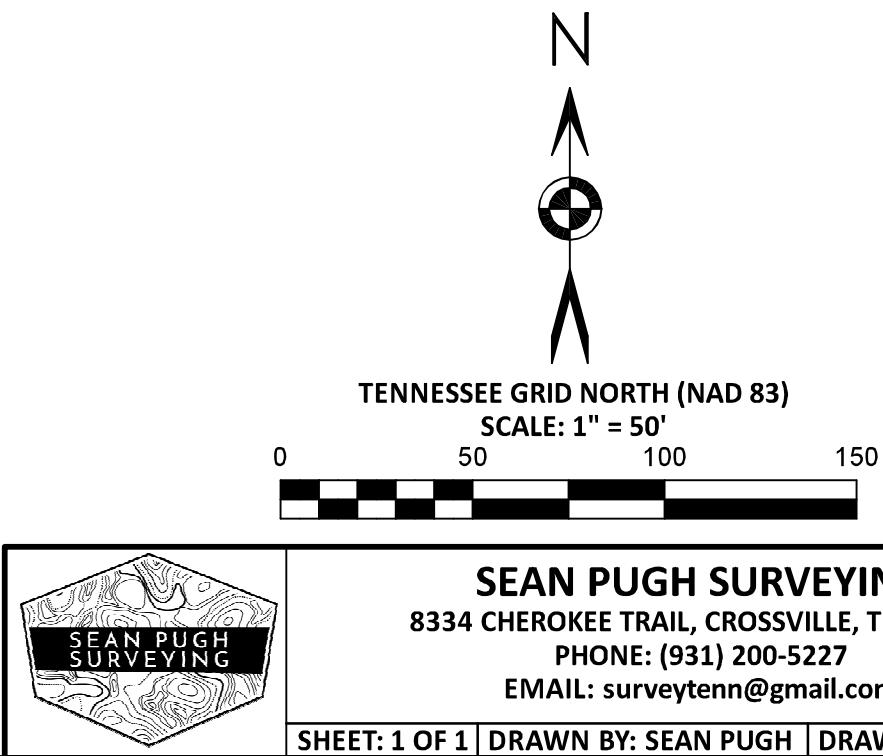
If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the *Regulations to Govern Subsurface Sewage Disposal Systems* in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

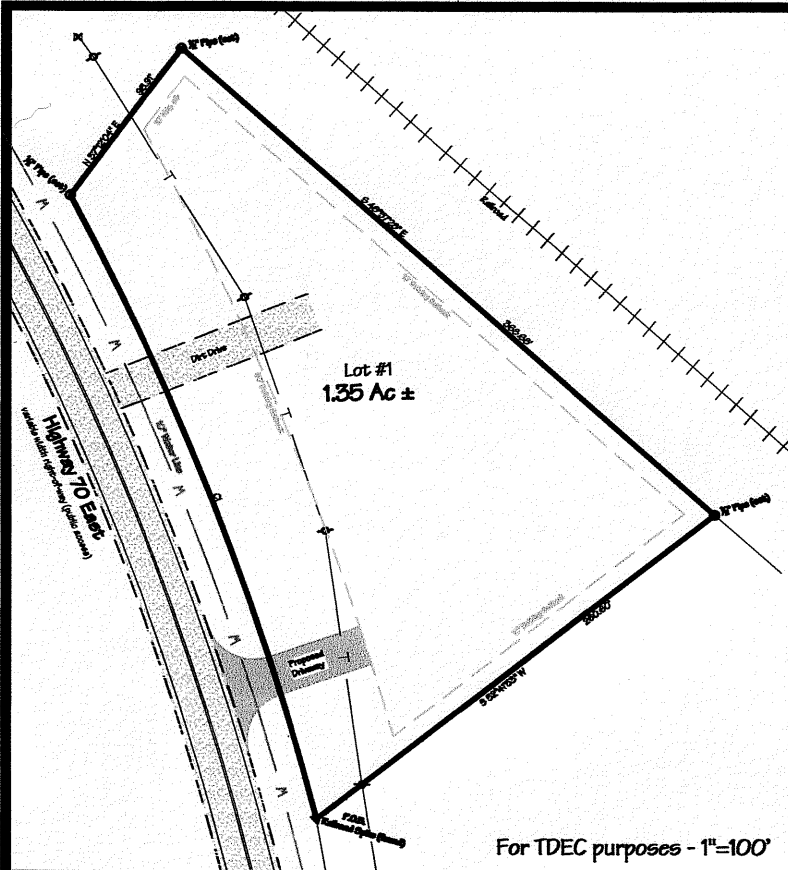
Lot 1:
Lot 1 is limited to a maximum of ????? bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required. Subsurface drainage is required. This lot will require an interceptor drain. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.

Lot 2:
Lot 2 is limited to a maximum of ????? bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required. Subsurface drainage is required. This lot will require an interceptor drain. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.

Date Environmental Specialist
TN Division of Water Resources



FINAL PLAT FOR THOMAS CRABTREE PROPERTY TWO Located in the Sixth Civil District of Cumberland County, Tennessee PRESENTED TO CUMBERLAND COUNTY PLANNING COMMISSION	
DEVELOPER: THOMAS CRABTREE ADDRESS: 30 GORDON LOWE ROAD ROCKWOOD, TN 37854 TELEPHONE: (865) 617-9123	SURVEYOR: SEAN PUGH, R.L.S. # 2341 ADDRESS: 8334 CHEROKEE TRAIL CROSSVILLE, TN, 38572 TELEPHONE: (931) 200-5227
ENGINEER: NA ADDRESS: NA	ACREAGE SUBDIVIDED: 3.00 ACRES ± NUMBER OF LOTS: 2 SCALE: 1" = 100' LOT # 1--TAX MAP: 156, PARCEL: PART OF 28.00 LOT # 2--TAX MAP: 156, PARCEL: PART OF 28.04 DEED BOOK: 1654, PAGE: 2440 DATE: MAY 26, 2026
SHEET: 1 OF 1 DRAWN BY: SEAN PUGH DRAWING #: SP525013-1	



Note: The point of beginning is a railroad spike (found) being the southwestern corner of this described parcel located in the eastern right-of-way of Highway 70 East as well as being located S 52°41'53" W 29.75 feet from a phone pole and furthermore being located N 12°00'40" W 934.34 feet from a GPS Base Point.

Note: Under Tennessee State law, a permit is required before construction of a driveway on any State Highway right-of-way, including the modification, revision, or change in use of any existing driveway facilities. Property owners must obtain a permit from the Tennessee Department of Transportation (TDOT) before commencing any driveway construction or modifications.

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: 26-225c1

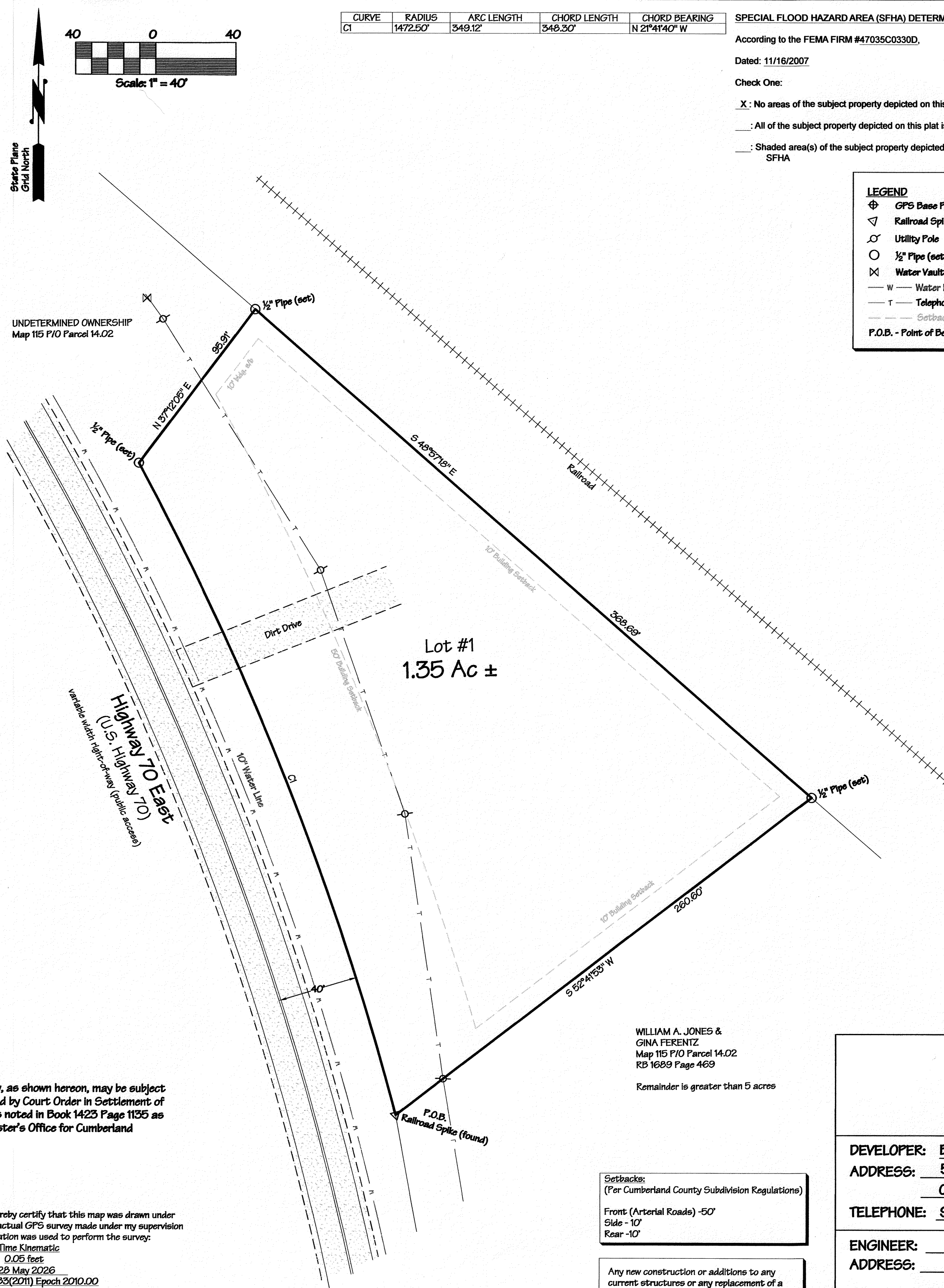
Note A: The property, as shown hereon, may be subject to an Easement Deed by Court Order in Settlement of Landowner Action as noted in Book 1423 Page 1135 as recorded in the Register's Office for Cumberland County, Tennessee.

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:

- Type of Survey: Real Time Kinematic
- Positional Accuracy: 0.05 feet
- Date of survey: 28 May 2026
- Datum/Epoch: NAD83(2011) Epoch 2010.00
- Published/Fixed-control used: TDOT CORS Network
- Geoid Model: Geoid12
- Combined grid factor(s): 0.99989496

State Plane Coordinates		
	Northing	Easting
GPS Base Point	587446.39	2280633.70



WILLIAM A. JONES &
GINA FERENTZ
Map 115 P/O Parcel 14.02
RB 1689 Page 469

Remainder is greater than 5 acres

Setbacks:
(Per Cumberland County Subdivision Regulations)

Front (Arterial Roads) -50'
Side - 10'
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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1472.50'	349.12'	349.30'	N 21°41'40" W

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47035C0330D,

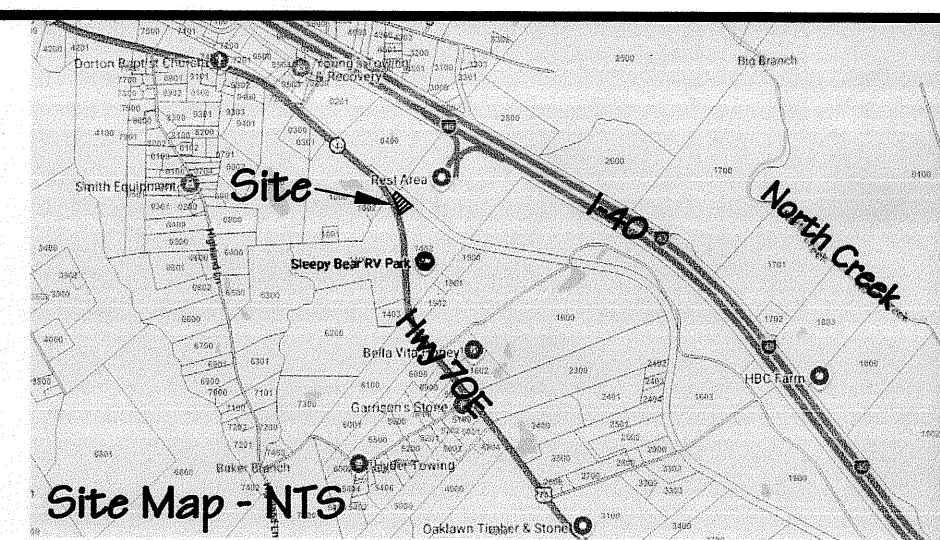
Dated: 11/16/2007

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
- Railroad Spike (found)
- Utility Pole
- 1/2" Pipe (set)
- Water Vault
- W — Water Line
- Telephone Line
- Setback Line
- P.O.B. - Point of Beginning



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 Cumberland Plateau 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 Highway 70 East (U.S. Highway 70), 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 and described hereon is a true and correct Class II survey, and 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.

18 Jun 2026

Date Signed

Surveyor's Signature

1st Civil District

Preliminary Plat For Lot #1 of the

William Jones & Gina Ferentz Property

Presented to
Cumberland County Regional Planning Commission

DEVELOPER: Bill Jones
ADDRESS: 5021 Highway 70 East
Cookeville, TN 38555
TELEPHONE: 931-510-0729

SURVEYOR: Christopher M. Vick
ADDRESS: 2772 Hidden Cove Road
Cookeville, TN. 38506
TELEPHONE: 931-372-1286

ENGINEER:
ADDRESS:
TELEPHONE:

OWNER: William A. Jones & Gina Ferentz
ADDRESS: 5021 Highway 70 East
Cookeville, TN 38555
TELEPHONE: 931-510-0729

ACREAGE SUBDIVIDED: 1.35 LOTS: 1
DEED BOOK REFERENCE: RB 1689 Pg. 469

TAX MAP: 115 P/O PARCEL NO: 14.02
SCALE: 1"=40'-0" DATE: 28 May 2026

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

CERTIFICATE OF OWNERSHIP
AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) 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 _____

CERTIFICATE OF ACCURACY AND
PRECISION

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

DATE _____ SURVEYOR _____

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 CATOOSA UTILITY DEPARTMENT TO SERVE THE PROPERTY HEREIN SUBDIVIDED.

DATE _____ SIGNATURE OF WATER OR OTHER
UTILITY DISTRICT REPRESENTATIVE _____

CERTIFICATION OF APPROVAL OF SUBSURFACE
SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

APPROVAL IS HEREBY GRANTED FOR LOT 1 DEFINED AS 'JOHN MICHAEL FITZPATRICK DIVISION' - LOCATED IN PUTNAM COUNTY, TENNESSEE AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS. LOTS HAVE BEEN EVALUATED AND APPROVED FOR ONE (1) SINGLE FAMILY DWELLING PER LOT. APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SSD SYSTEM AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.

PRIOR TO ANY CONSTRUCTION, 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 TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. **ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.**

IF SHOWN, 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 PURPOSES SUCH AS HOUSE LOCATION, OTHER STRUCTURE LOCATION, BURIED UTILITIES, DRIVEWAYS, SWIMMING POOLS, ETC. OR USE WHICH WOULD CONFLICT WITH THE **REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL** IN TENNESSEE. MODIFICATION OF THE SHADED AREA MAY BE CONSIDERED, PROVIDED SUFFICIENT SHADED AREA IS MAINTAINED.

LOT RESTRICTIONS:

LOT 1:

LOT 1 IS LIMITED TO A MAXIMUM OF 4 BEDROOMS. CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELD LINES AND A DOSING TANK MAY BE REQUIRED.

DATE _____ ENVIRONMENTAL SPECIALIST
DIVISION OF GROUND WATER
PROTECTION _____

CERTIFICATE OF EXISTING STATE
OR COUNTY ROAD

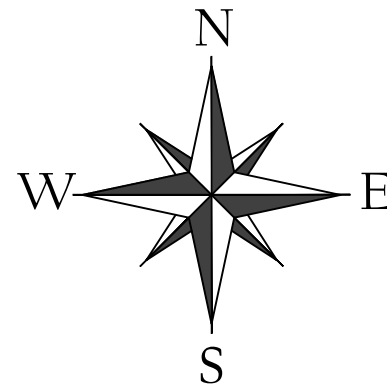
I HEREBY CERTIFY THAT THE ROAD SHOWN ON THIS PLAT HAS THE STATUS OF AN ACCEPTED ROAD REGARDLESS OF CURRENT CONDITION.

DATE _____ SIGNATURE OF CUMBERLAND COUNTY
ROAD SUPERINTENDENT _____

CERTIFICATE OF APPROVAL OF
RECORDING

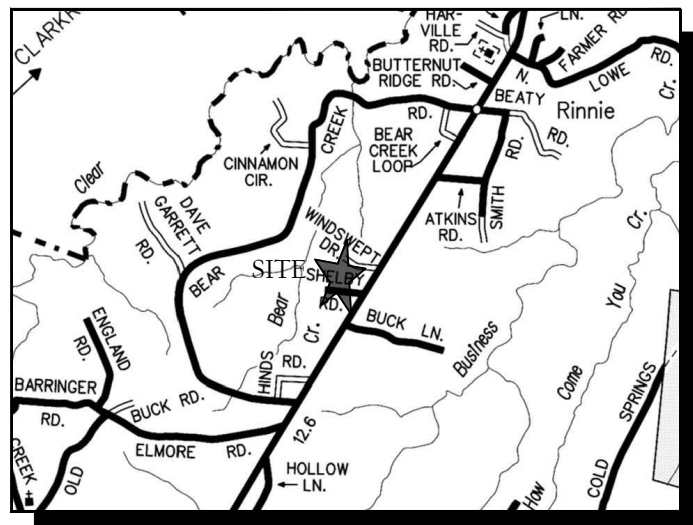
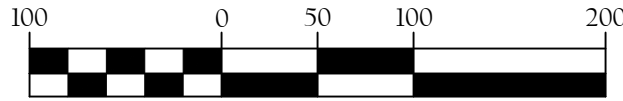
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE CUMBERLAND COUNTY PLANNING COMMISSION, AND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

DATE _____ SECRETARY, CUMBERLAND COUNTY
PLANNING COMMISSION _____



TNSPC: TN-4100

GRAPHIC SCALE



VICINITY MAP (NOT TO SCALE)

PARCEL REFERENCE

BEING ALL OF PARCEL 28.01, AS SHOWN ON CUMBERLAND COUNTY TAX MAP 010.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO KAREN & WILLIAM MURPHY, OF RECORD IN DEED BOOK 1739 PAGE 1456, R.O.C.C., TN.



IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS A CATEGORY 'I' SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN OR EQUIVALENT TO 1:10,000 AS SHOWN HEREON.

TAYLOR DILLEHAY R.L.S. #2597
WHITTENBURG LAND SURVEYING, LLC
214 EAST STEVENS STREET
COOKEVILLE, TN 38501

TAX MAP 010, PARCEL 30.00
**DAVID WAYNE &
THELMA JEAN MANIS**
DEED BOOK 1515, PAGE 1880
R.O.C.C., TN.

TAX MAP 010, PARCEL 27.00
LORRIE LYNN LARUE
DEED BOOK 1180, PAGE 1691
R.O.C.C., TN.

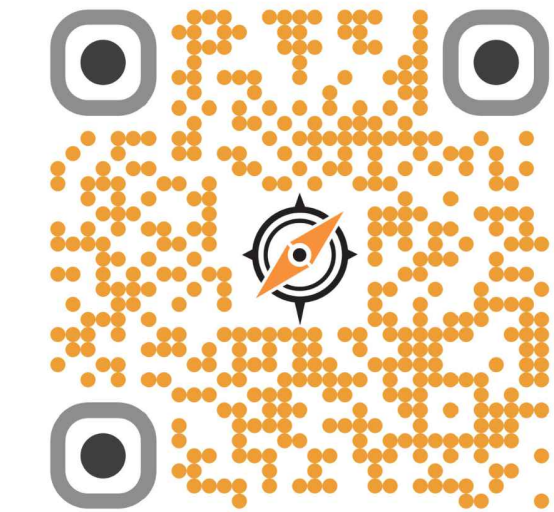
TAX MAP 010, PARCEL 26.06
**MABLE &
MICHAEL ASHBURN**
DEED BOOK 1593, PAGE 1102
R.O.C.C., TN.

TAX MAP 010, PARCEL 26.02
JENNIFER HAMBY
DEED BOOK 1702, PAGE 1571
R.O.C.C., TN.

TAX MAP 010, PARCEL 26.03
ROGER D. STOWERS
DEED BOOK 1696, PAGE 647
R.O.C.C., TN.

TAX MAP 010, PARCEL 28.00
**SETH T. &
BROOKLYN R. MANIS**
DEED BOOK 1695, PAGE 353
R.O.C.C., TN.

TAX MAP 010, PARCEL 30.00
**DAVID WAYNE &
THELMA JEAN MANIS**
DEED BOOK 1515, PAGE 1880
R.O.C.C., TN.



GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) RESIDENTIAL LOTS.
2. NO PUBLIC WATERLINES ARE LOCATED ON WINDSWEPT DRIVE. LOT 2 WILL BE SERVICED BY A PRIVATE SERVICE LINE FROM CATOOSA UTILITY DEPARTMENT'S WATERLINE LOCATED ALONG HIGHWAY 127.
3. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
4. GNSS INFORMATION:
GNSS EQUIPMENT: DUEL FREQUENCY - TOPCON HIPER XR
GNSS SURVEY: REAL TIME KINEMATIC (RTK)
DATES OF OBSERVATION: MAY 14, 2026 & MAY 15, 2026
HORIZONTAL DATUM: NAD83(2011) EPOCH: 2010
VERTICAL DATUM/GEOID: NAVD88/GEOID 18
ORIGIN POINT: (N) 656,365.3518 (E) 2,248,944.5076
COMBINED SCALE FACTOR: 1.000116631641
GNSS PRECISION: GNSS VECTORS DO NOT EXCEED H (0.03') V (0.08')
DISTANCES SHOWN HEREON: GROUND
5. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
6. THIS SURVEY WAS 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 A CURRENT TITLE SEARCH WILL REVEAL.
7. THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
8. LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
9. ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 47035C0050D DATED 11-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.

LEGEND

- IR(O) IRON REBAR (OLD)
- IR(N) 1/2" IRON REBAR (NEW)
- WFP WOOD FENCE POST
- ELECTRIC METER
- HVAC UNIT
- CLEAN OUT
- TREE
- UTILITY POLE
- P— POWER LINE
- X— FENCE LINE
- T— TELEPHONE LINE
- W— WATER LINE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.P.C., TN. REGISTER'S OFFICE PUTNAM COUNTY, TN.
- GRAVEL AREA
- CONCRETE AREA
- ASPHALT SURFACE

LINE TABLE

LINE	BEARING	DISTANCE
11	N 05°12'52" E	49.49'

LOT 1 AREA = 3.77 ACRES+
LOT 2 AREA = 2.03 ACRES+
TOTAL AREA = 5.80 ACRES+

FINAL SUBDIVISION PLAT
KAREN & WILLIAM MURPHY DIVISION

2nd CIVIL DISTRICT,
CUMBERLAND COUNTY, TENNESSEE

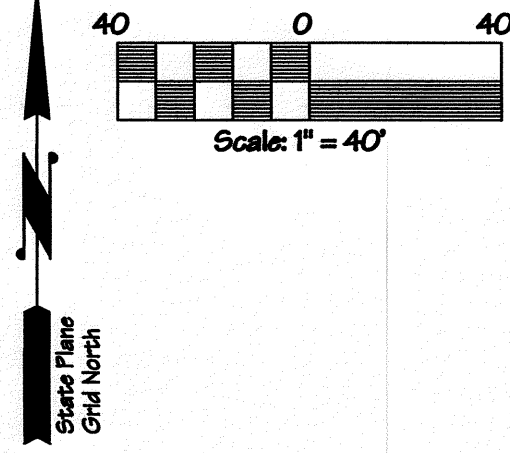
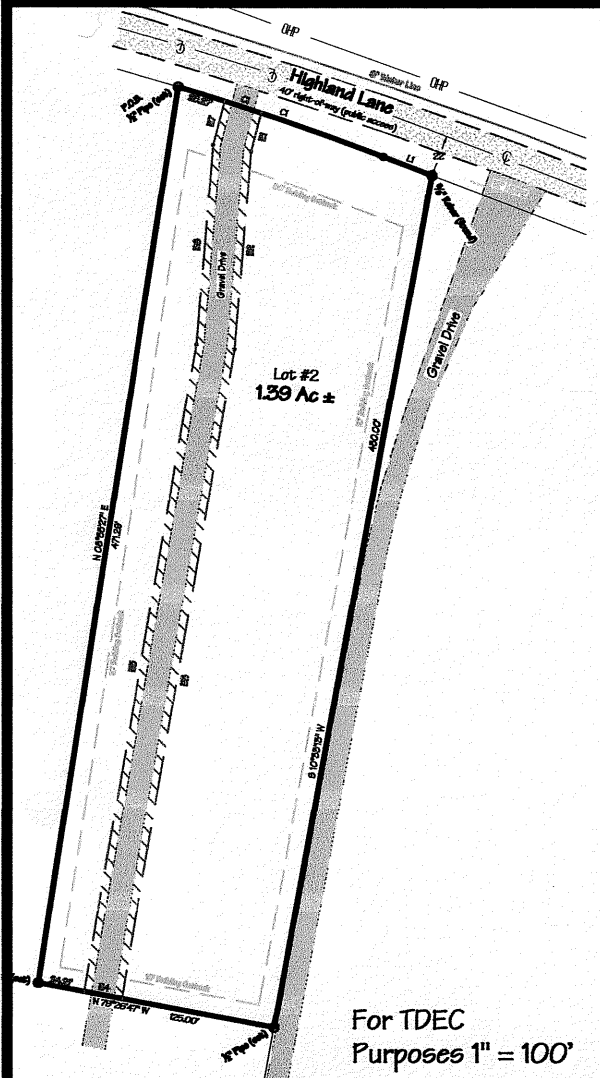
DRAWN BY: _____	TLD	ACRES: _____ 5.80
NUMBER OF LOTS: _____ 2		JOB NUMBER: _____ 26-116
PARCEL #: TAX MAP 010, PARCEL 28.01		DATE: _____ 05-19-2026
ADDRESS: 145 WINDSWEPT DRIVE		SCALE: _____ 1"=100'

OWNERS

KAREN & WILLIAM MURPHY
1801 PARK VIEW DRIVE
SAINT PAUL, MN. 55126
203-770-0890

SURVEYOR

TAYLOR DILLEHAY
WHITTENBURG LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN. 38501
931-528-LAND



SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION
According to the FEMA FIRM #47035C0340D,
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

CURVE	RADIUS	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING
L1	1618.50'	S 69°10'21" E	27.30'		
C1	1618.50'	112.74'	112.72'		S 71°10'05" E

Note: The point of beginning for the easement is a point being the northwestern corner of this easement located in the southern right-of-way of Highland Lane as well as being located S 72°42'58" E 25.27 feet from a 1/2" pipe (set) and furthermore being located N 67°51'33" W 109.31 feet from a GPS Base Point.

Note: The point of beginning for Lot #2 is a 5/8" rebar (found) being the northeastern corner of this parcel located in the southern right-of-way of Highland Lane as well as being located N 82°04'33" W 20.22 feet from the western end of a 12" culvert and furthermore being located N 68°59'04" E 7.30 feet from a GPS Base Point.

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: 22-82c3

Note A: The property, as shown hereon, is subject to a 20' Access & Utilities Easement to allow access from Highland Lane to the remainder property referenced as Map 127 P/O Parcel 45.00

LINE	BEARING	DISTANCE
E1	S 14°46'27" W	20.66'
E2	S 04°51'15" W	105.25'
E3	S 09°53'53" W	342.19'
E4	N 79°26'47" W	20.00'
E5	N 09°53'53" E	341.08'
E6	N 04°51'15" E	104.10'
E7	N 14°46'27" E	25.56'

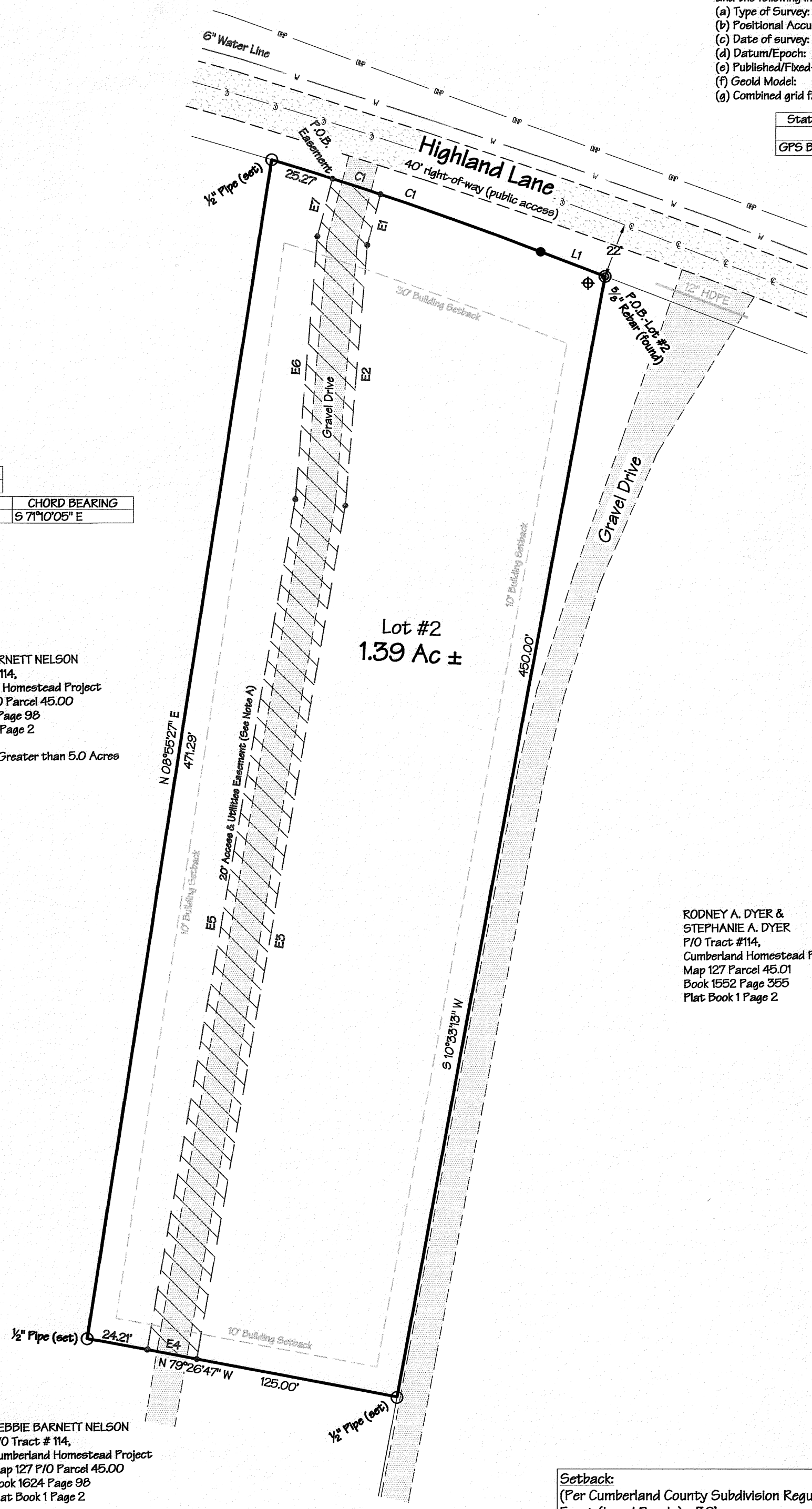
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1618.50'	20.03'	20.03'	S 71°54'51" E

DEBBIE BARNETT NELSON
P/O Tract #114,
Cumberland Homestead Project
Map 127 P/O Parcel 45.00
Book 1624 Page 98
Plat Book 1 Page 2

Remainder Greater than 5.0 Acres

DEBBIE BARNETT NELSON
P/O Tract # 114,
Cumberland Homestead Project
Map 127 P/O Parcel 45.00
Book 1624 Page 98
Plat Book 1 Page 2

Remainder Greater than 5.0 Acres



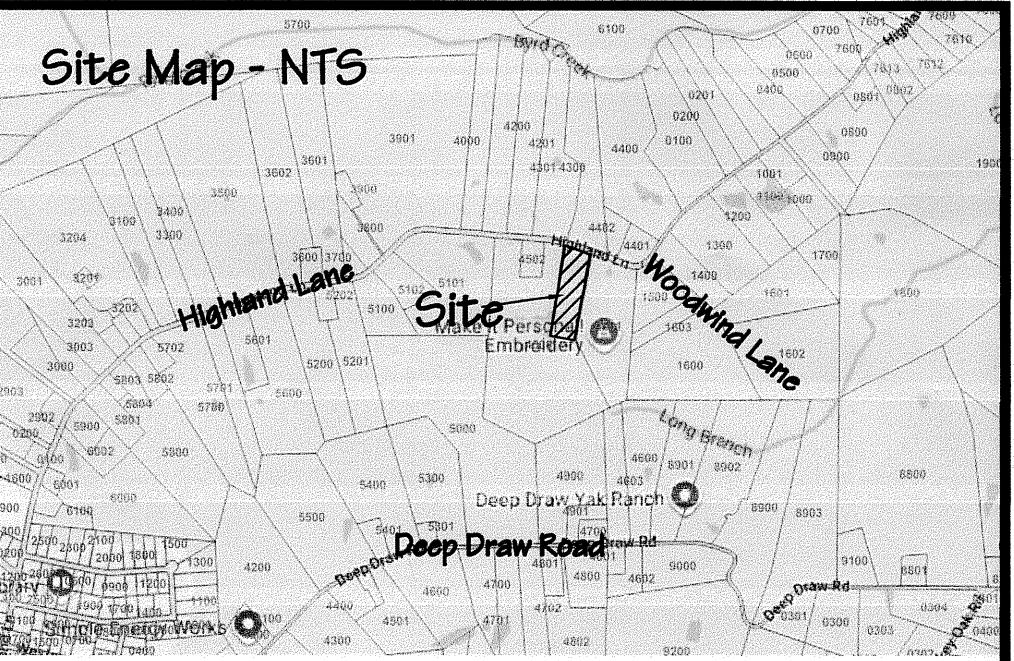
GPS CERTIFICATION:
I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
(a) Type of Survey: Real Time Kinematic
(b) Positional Accuracy: 0.05 feet
(c) Date of survey: 24 February 2026
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed-control used: TDOT CORS Network
(f) Geoid Model: Geoid18
(g) Combined grid factor(s): 0.99989496

State Plane Coordinates	Northing	Easting
GPS Base Point	579589.98	2276038.76

RODNEY A. DYER &
STEPHANIE A. DYER
P/O Tract #114,
Cumberland Homestead Project
Map 127 Parcel 45.01
Book 1552 Page 355
Plat Book 1 Page 2

Setback:
(Per Cumberland County Subdivision Regulations)
Front (Local Roads) - 30'
Side - 10'
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.



CERTIFICATE OF OWNERSHIP AND DEDICATION
I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my 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. I further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

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 City of Crossville 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 Highland Lane, as shown on this plat, has the status of an accepted road regardless of current condition.

Date Signed _____ Signature of Cumberland County Road Superintendent _____

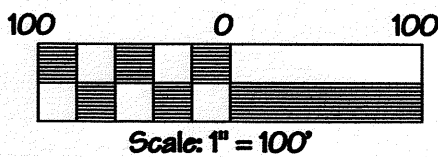
CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland 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 on this plat was prepared in accordance with the current Tennessee Standards of Practice and that the monuments have been placed as shown on this plat in accordance with the Cumberland County Planning Commission.

Date Signed _____

1st Civil District	
Preliminary Plat	
For Lot #2 of the	
Debbie Barnett Nelson Property	
Presented to	
Cumberland County Regional Planning Commission	
DEVELOPER: Debbie Barnett Nelson	SURVEYOR: Christopher M. Vick
ADDRESS: 1572 Highland Lane Crossville, TN 38555	ADDRESS: 2772 Hidden Cove Road Cookeville, TN. 38506
TELEPHONE: 931-200-0622	TELEPHONE: 931-372-1286
ENGINEER: _____	OWNER: Debbie Barnett Nelson
ADDRESS: _____	ADDRESS: 1572 Highland Lane Crossville, TN 38555
TELEPHONE: _____	TELEPHONE: 931-200-0622
ACREAGE SUBDIVIDED: 1.39 LOTS: 1	TAX MAP: 127 P/O PARCEL NO: 45.00
DEED BOOK REFERENCE: Book 1624 Page 98	SCALE: 1"=40'-0" DATE: 22 May 2026



SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47035C0475D,

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

LINE	BEARING	DISTANCE
L1	N 81°29'02" E	97.60'
L2	S 88°37'37" E	86.08'
L3	N 86°25'12" W	89.05'
L4	N 81°48'29" W	74.77'
L5	N 81°29'02" E	56.52'

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: 09 September 2024
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed-control used: TDOT CORS Network
(f) Geoid Model: Geoid18
(g) Combined grid factor(s): 0.99989496

State Plane Coordinates		
	Northing	Easting
GPS Base Point	523298.20	2247956.88

Note: The point of beginning is a ½" pipe (set) being located in the southern right-of-way of Blaylock Road as well as being located S 86°36'23" W 1715.77 feet from a ½" rebar (found) and furthermore being located S 89°22'07" W 1404.02 feet from a GPS Base Point.

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: 24-192c1 Phase 3 Lots 4-5

Setbacks:
(Per Cumberland County Subdivision Regulations)

Front (Collector Roads) - 40'
Side - 10'
Rear - 10'

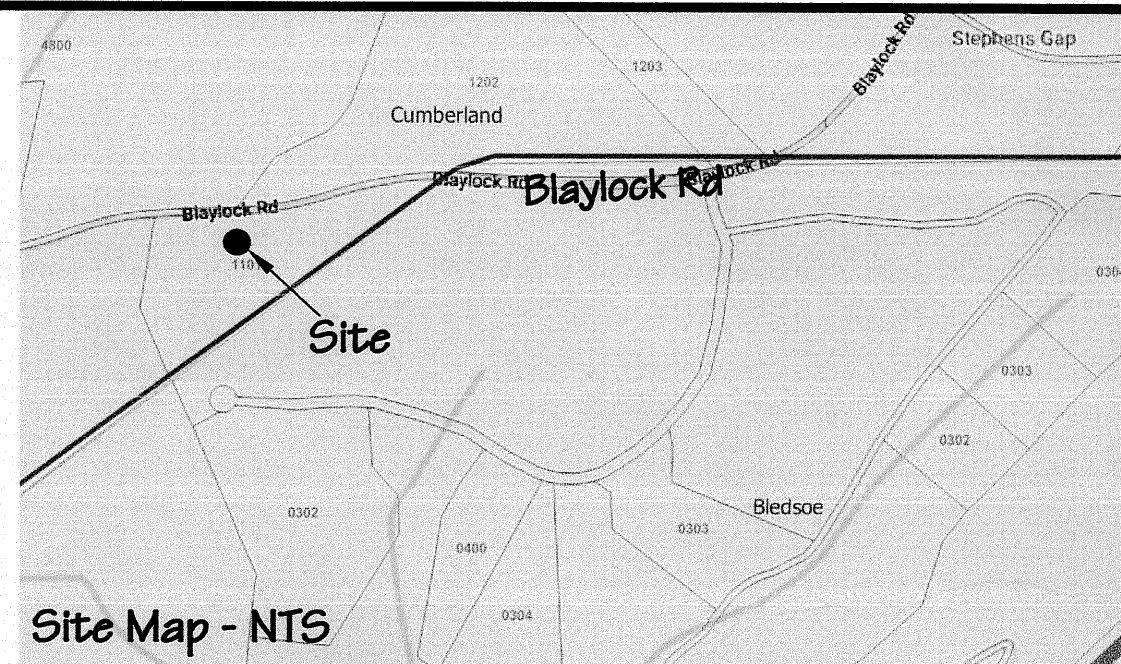
Any new construction or additions to any current structures or any replacement of a depicted structure encroaching on setback requirements must abide by current setbacks.

LEGEND

- Power Pole
○ ½" Pipe (set)
● Road
● Rebar (found)
— X — Fenceline
— W — Water Line
— OHP — Overhead Power
— — Setback Line
— e — Centerline

Parcel Information		
Cumberland County	Tax Map 205 Parcel 11.01	Bk. 1698 Pg. 618
Bledsoe County	Tax Map 6 Parcels 3.09 & 3.10	RB 389 Pg. 255

Christopher M. Vick, RL5 #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 _____ Owner _____
Owner _____

Certification of Existing Water Lines or Other Utilities

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

Date _____ Signature of Water or Other Utility District Representative _____

Certification of Existing State or County Road

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

Date _____ Signature of Cumberland Co. Road Superintendent _____

Certificate of Approval for Recording

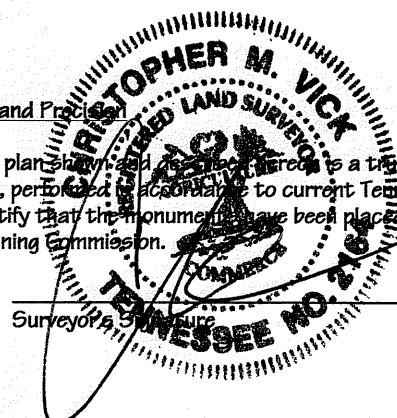
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the official minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the office of the Register of Cumberland County, Tennessee.

Date _____ Secretary, 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 1:7500, 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.

8/26/2024
Date Signed _____



5TH CIVIL DISTRICT - CUMBERLAND COUNTY
9TH CIVIL DISTRICT - BLEDSOE COUNTY

PRELIMINARY PLAT For Lots #4 & 5 of The Overlook at Stephen's Gap Phase 3

PRESENTED TO
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

DEVELOPER: Ronnie Phillips & Fred Stout
ADDRESS: Blaylock Road
Crossville, TN 38572
TELEPHONE: 931-979-6256

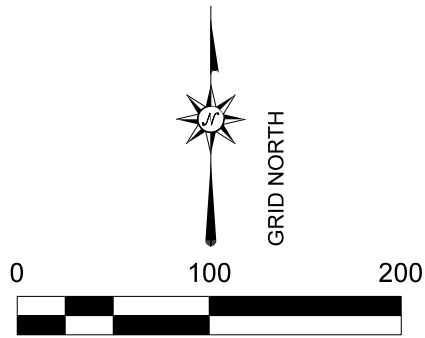
ENGINEER: _____
ADDRESS: _____
TELEPHONE: _____

SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: 2772 Hidden Cove Road
COOKEVILLE, TN. 38506
TELEPHONE: 931-372-1286

OWNER: Ronnie Phillips & Fred Stout
ADDRESS: Blaylock Road
Crossville, TN 38572
TELEPHONE: 931-979-6256

ACREAGE SUBDIVIDED: 7.23 LOTS: 2
DEED BOOK REFERENCE: See Chart

TAX MAP: See Chart PARCEL NO: See Chart
DATE: 9 September 2024
REVISD: 31 May 2026



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

Date

Owner's Signature

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

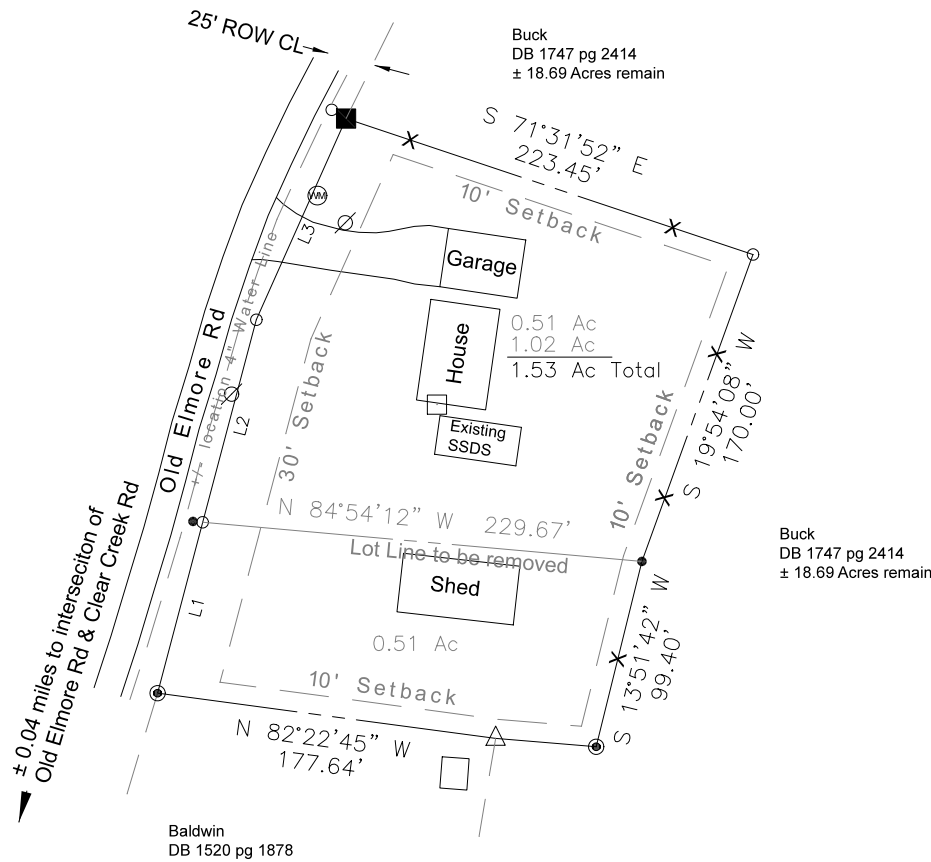
Date

Signature of Cumberland County Road Representative

Certificate of 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 vairances, 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

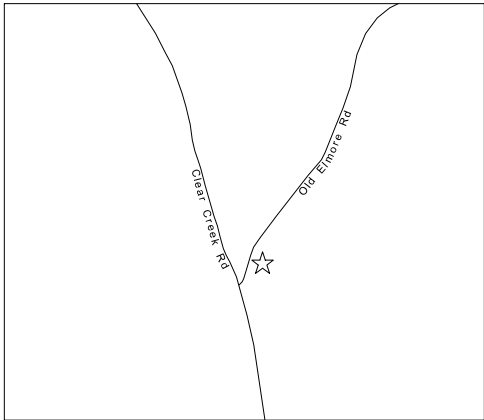
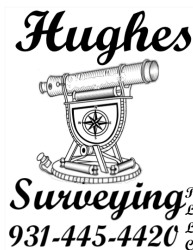
Signature of Cumberland County Planning Commission



1. Tax Map 018 Parcel 065.04 partial
2. Deed book 1747 page 2414
3. Tax Map 018 Parcel 065.02
4. Deed book 1748 page 725
5. Total Acreage - 1.53
6. Catoosa Water Utility District: 4" Water Line
7. Setbacks: 30' Front; 10' Sides & Rear
8. Rights of Way, Easements, & Restrictions as applicable
9. FIRM: 47035C0175D; Zone X
10. Grid: Tennessee State Plane NAD 83 (2011)

- Existing Iron Pin/Pipe
- ⊙ Iron Pin Set
- △ Spike
- Wood Fence Post

LINE	BEARING	DISTANCE
L1	N 14°47'22" E	92.06'
L2	N 14°51'05" E	109.12'
L3	N 24°02'27" E	114.70'



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 monumnets have been placed as shown hereon, to the specifications fo the Cumberland County Planning Commission

Date

Surveyor's Signature

Preliminary Draft
For Information Only
Not for Recording

1 Lot Subdivide TM 018 Par 065.04
Consolidate
TM 018 Par 065.02 & 065.04 partial

Buck, Lori

DRAWN	DATE 06/29/2026	Second Cvil District Cumberland County, Tennessee 2073 Old Elmorre Rd Crossville, TN 38571
APPROVED	DATE	
SCALE 1" = 100'	SHEET	PROJECT NO.

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 I 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
RLS#2171

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

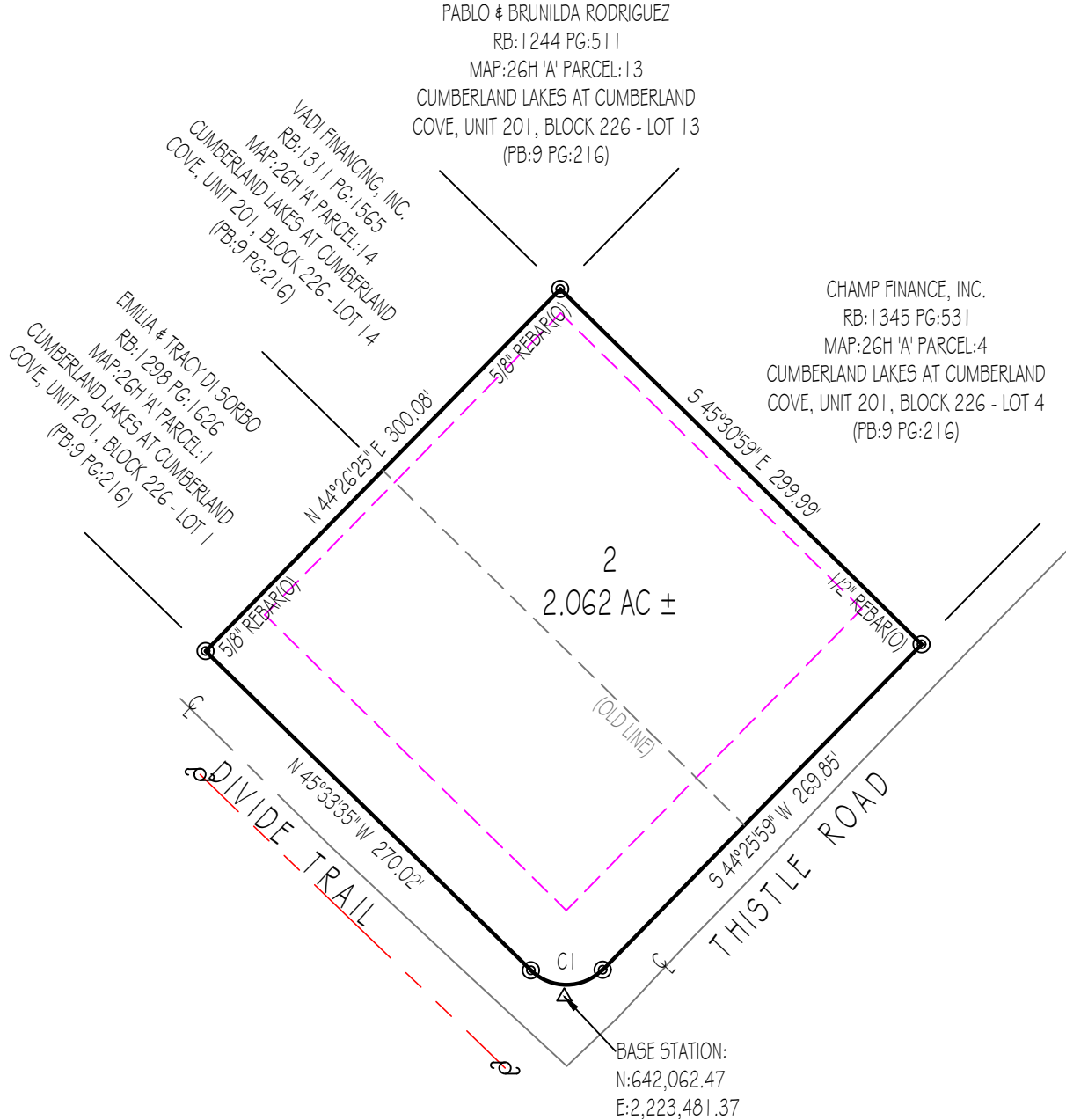
GNSS CERTIFICATION:

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

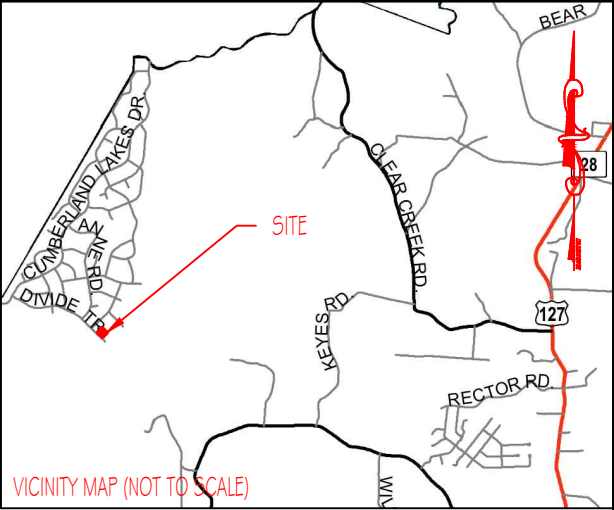
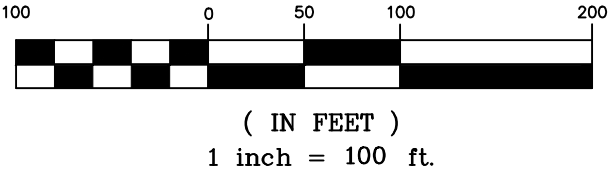
- A: POSITIONAL ACCURACY - 0.05 FEET
B: TYPE OF GNSS FIELD PROCEDURE - REAL TIME KINEMATIC
C: DATES OF SURVEY - 06/11/2026
D: DATUM/EPOCH - NAD83 (2011) / EPOCH: 2010.0000
E: PUBLISHED/FIXED-CONTROL USE - TDOT NETWORK
F: GEOID MODEL - GEOID 2018
G: EQUIPMENT USED - TOPCON XR BASE & ROVER



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.13'	42.43'	S 89°26'12" W	90°00'26"



GRAPHIC SCALE



NOTES:

- THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
- THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47035C0150D, EFFECTIVE NOVEMBER 16, 2007.
- 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.
- BEING LOTS 2 & 3 OF CUMBERLAND LAKES AT CUMBERLAND COVE, UNIT 201, BLOCK 226, RECORDED IN PLAT BOOK: 9, PAGE: 216.
- THIS PROPERTY IS SUBJECT TO RESTRICTIONS OF CUMBERLAND LAKES AT CUMBERLAND COVE.
- THERE IS A NOTICE OF ENCROACHMENT RECORDED IN RECORD BOOK: 1744, PAGE: 2603.
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 40' (SUBDIVISION PLAT)
SIDE: 10'
REAR: 10'

LEGEND

- (N) (NEW)
(O) (OLD)
CL CENTERLINE
Power Pole

COMBINATION PLAT FOR LOTS 2 & 3 OF CUMBERLAND LAKES AT CUMBERLAND COVE (PB:9 PG:216) PRESENTED TO CUMBERLAND COUNTY PLANNING COMMISSION	
OWNER: KENNETH LOVE	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 75 E VETERANS DR. APT 0-103	ADDRESS: 38 MAYBERRY STREET
COOKEVILLE, TN 38501	SPARTA, TN 38583
TELEPHONE: (931) 349-1858	TELEPHONE: (931) 837-5446
P/L RB: 1744 PG: 1647	TAX MAP: 26H 'A' PARCEL: 2 & 3
DATE: 06/11/2026	2ND C.D. - CUMBERLAND COUNTY, TN
SCALE: 1"=100'	ACREAGE SUBDIVIDED: 2.062 AC ±
DRAWING # 26-197 A3	NUMBER OF LOTS: 1

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

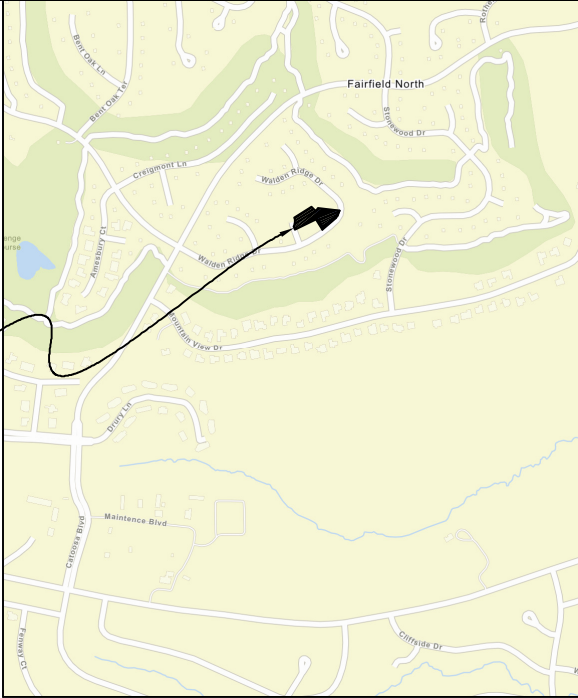
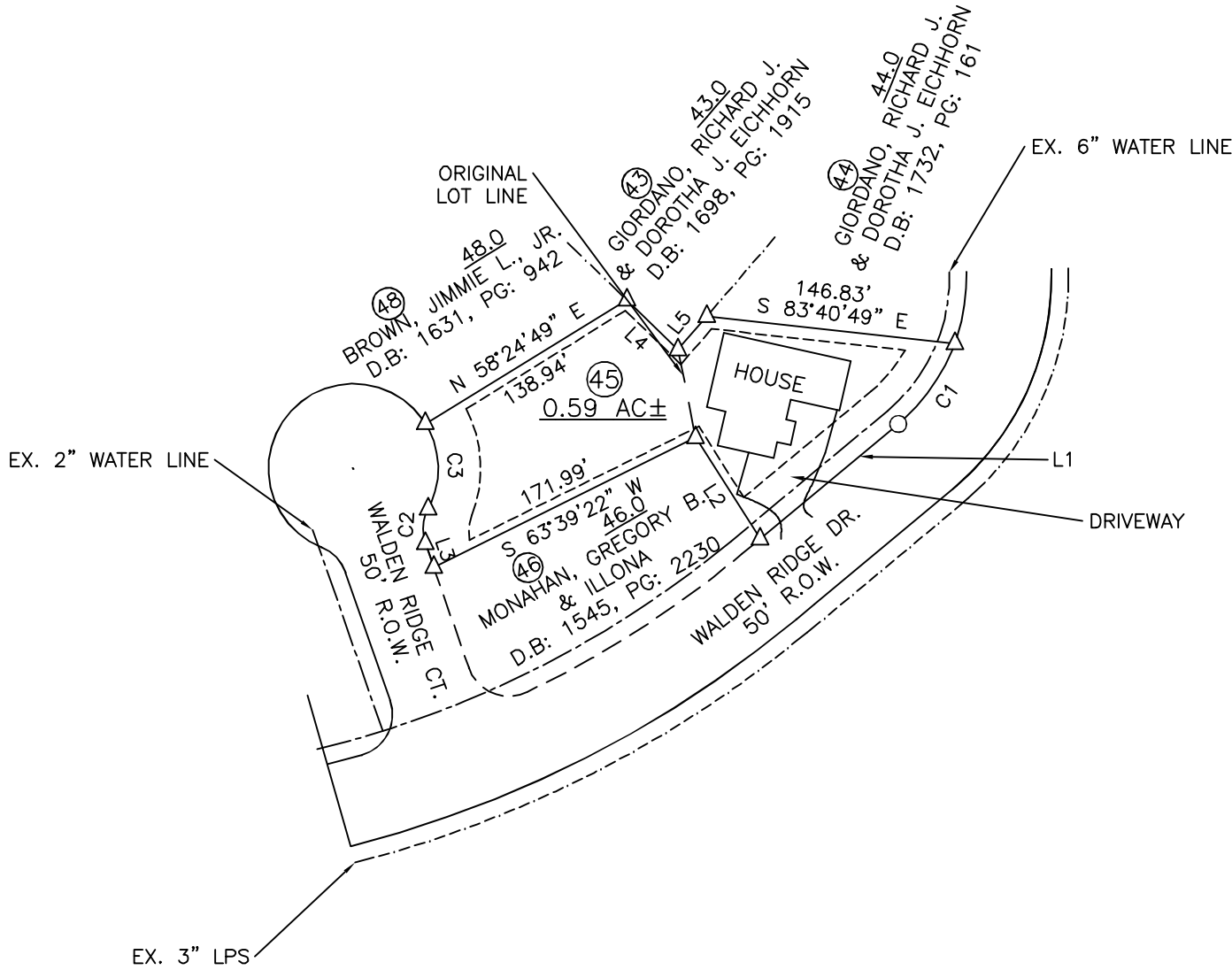
I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category 1 survey, and the ratio and precision of the unadjusted closure is 1:10,000 as per the State of Tennessee standards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

4/15/26 _____
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



VICINITY MAP
CUMBERLAND COUNTY, TENNESSEE

SITE



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

SCALE: 1" = 100'



LEGEND

These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
Δ EX. 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 7' 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 #47035C0213D.

LINE	BEARING	DISTANCE
L1	S 50°14'49" W	105.63'
L2	N 32°32'07" W	70.66'
L3	N 19°11'03" W	14.94'
L4	S 45°57'41" E	41.98'
L5	N 40°48'59" E	25.86'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	112.10'	58.37'	57.72'	S 35°08'14" W	29°50'08"
C2	25.00'	20.89'	20.29'	N 04°12'12" E	47°52'35"
C3	50.00'	52.55'	50.17'	N 01°35'36" W	60°13'13"

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: April 15, 2026
- Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
- Fixed Control Station: TDOT CORS NETWORK (TN 32)
- Fixed Control Station Position: Northing: 578,937.15'
Easting: 2,264,792.00'
- Geoid Model Used: GEOID18
- Combined Grid Factor: Not Applicable

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

FINAL PLAT
FOR
COMBINATION OF LOT #'S 45 & 47, BLOCK: 8, TRENT ADDITION TO FAIRFIELD GLADE RESORT
RECORDED IN PLAT BOOK: 9, PAGE: 164

PRESENTED TO
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER-BOTH: MONAHAN, GREGORY B. & ILLONA
ADDRESS: 123 WALDEN RIDGE DR.
FAIRFIELD GLADE, TN 38558
TELEPHONE: (508) 737-8778

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

OWNER: _____
ADDRESS: _____
TELEPHONE: _____

DEED BOOK-45.0: 1545 PAGE: 2230
DEED BOOK-47.0: 1748 PAGE: 2892
SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN
ACREAGE SUBDIVIDED: 0.59 ±
NUMBER OF LOTS: 1

TAX MAP: 77-D
PARCEL: 45.0 & 46.0
GROUP: "A"

SCALE: 1"=100' DATE: 4/15/26
DRAWN BY: ROBIN POWERS
JOB NO.: 25264

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 ia 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.

3/23/26
Date
O.D. Pugh, Jr., R.L.S. #699
Tennessee Registration
80 West Avenue
Crossville, TN 38555

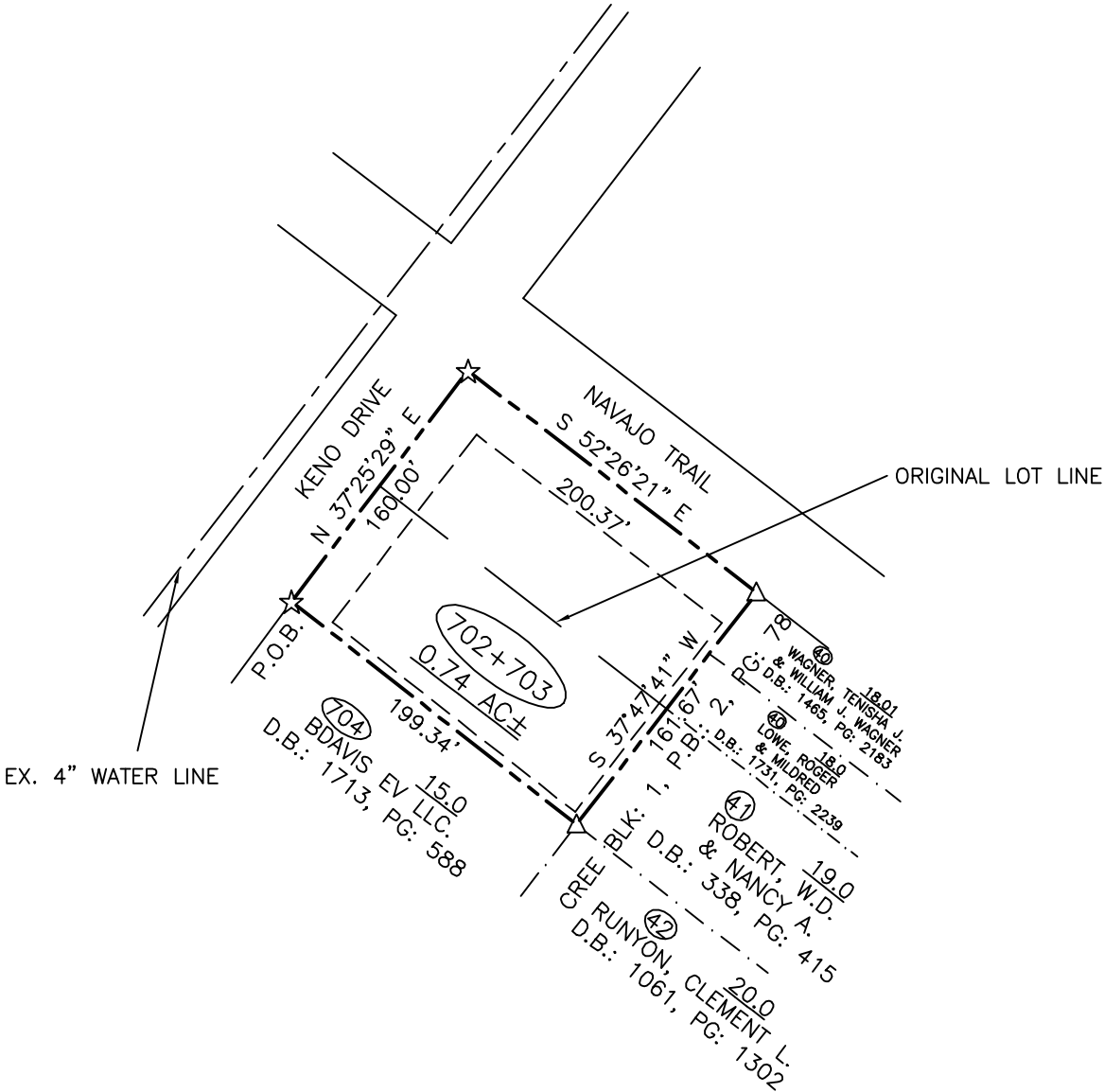
CERTIFICATE OF APPROVAL FOR RECORDING

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 Commision

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: March 23, 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



LEGEND

These standard symbols will be found in the drawing.

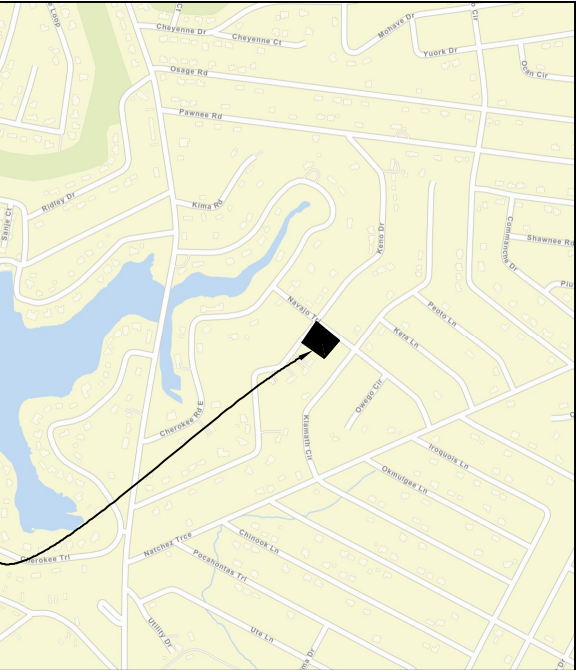
- ☆ N.P. 1/2" REBAR
- △ EX. 1/2" REBAR
- — — — — PROPERTY LINE
- - - - - ADJOINING PROPERTY LINE
- — — — — ROAD RIGHT OF WAY

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 #47035C0475D.

SITE



VICINITY MAP
CUMBERLAND COUNTY, TENNESSEE



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

SCALE: 1" = 100'



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

FINAL PLAT
FOR
COMBINATION OF LOTS 702 & 703, VEGAS, PLAT: 4, ADDITION TO LAKE TANSI RESORT
RECORDED IN PLAT BOOK: 2, PAGE: 35
PRESENTED TO
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER-BOTH: RUGGIERO, MICK	SURVEYOR: MID-STATE SURVEYING
ADDRESS: 317 LAKEVIEW DRIVE	ADDRESS: 80 WEST AVE.
TELEPHONE: (931) 248 - 1333	CROSSVILLE, TN 38555
	TELEPHONE: (931) 484-7702
OWNER: _____	DEED BOOK: 1713 PAGE: 2412
ADDRESS: _____	THIRD CIVIL DISTRICT OF CUMBERLAND COUNTY, TN
TELEPHONE: _____	ACREAGE SUBDIVIDED: 0.74 AC±
	NUMBER OF LOTS: 1
TAX MAP: 150-P	SCALE: 1"=100' DATE: 3/23/2026
PARCEL: 16.0 & 17.0	DRAWN BY: ROBIN POWERS
GROUP: "B"	JOB NO.: 26077-COMBO

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

TN GRID

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 _____, 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. Further acknowledge that any change to this subdivision constitutes a resubdivision and requires approval of the planning commission.

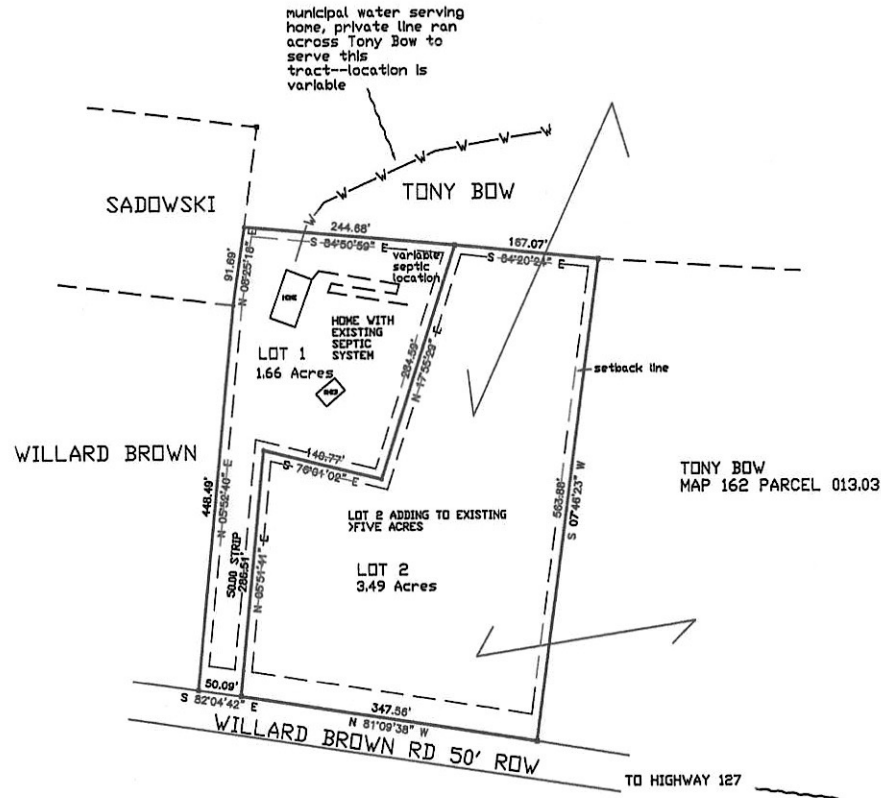
DATE SIGNED

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: Don 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.



PROPERTY INFORMATION:

PORTION OF MAP 162 PARCEL
013.00

CUMBERLAND COUNTY TN

NOTES

WATER PROVIDED BY PLATEAU WATER ALLIANCE

HOME IS SERVED BY MANICUPAL WATER SYSTEM AND HAS
AND EXISTING SEPTIC SYSTEM

SURVEY MADE USING THE LATEST RECORDED DEEDS AS IS
NOT A CERTIFICATION OF TITLE

SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR
OTHERWISE

EXISTING SEPTIC SYSTEM

ACCORD TO FLOOD MAP 47095C0475D dated 11-16-2007 THIS
AREA IS NOT IN A FLOODABLE AREA

SURVEY REQUESTED BY TONY BOW

ADDRESS: 362 WILLARD BROWN RD

PHONE NUMBER 931-335-6087

FINAL PLAT

BOW T

DRAWN CAN	DATE 04/28/26	MID VALLEY SURVEYING 116 ASHLEY ACRES
APPROVED	DATE	PIKEVILLE TN
SCALE 1" = 200'	SHEET	PROJECT NO.

Subject To
Set Backs 30 Front-10 sides/back

- Iron rod set
- point
- fence post

LEGEND

- ⊙ = 1/2" Rebar Old Not Capped
● = 1/2" Rebar New Capped Sexton
○ = Point

Note:
Iron rods denoted as new are
1/2" rebar, 18' in length with caps
stamped "Sexton RLS 1898".



Know what's below.
Call before you dig.

This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call: 1-800-351-1111

GPS NOTES:

- 1) Class of survey: IV
- 2) Type of GPS field procedure: RTK
- 3) Dates of survey: 04/09/2026
- 4) Datum/Epoch: NAD83 (2011) Epoch 2010
- 5) Published/Fixed-control use: TDOT CORS Station TN23
N: 578,937.13
E: 2,264,792.02
Z: 1,825.33
- 6) Geoid model: Geoid 18
- 7) Combined grid factor(s): 0.99986673
- 8) Units: US Survey Feet
- 9) Sokkia GRX3-H: 10mm + 0.8 ppm, V: 15 mm + 1.0 ppm

Notes:

This survey has been made using the latest recorded deeds and other information, and there are no encroachments or projections other than those shown hereon. This survey is subject to the findings of a title report. This parcel is subject to all restrictions, covenants, and easements applicable.

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate:
Easements, other than possible easements that were visible at the time of making of this survey: Building set backs lines;
Restrictive covenants: Subdivision restrictions:
Zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.

Flood Note:

This property is not located within a special flood hazard area as determined by FEMA. Subject property lies within Zone X. Zone X is defined as areas outside the 100 year flood. Reference FEMA Firm Map 47035C0340D, effective on 11/16/2007.

CERTIFICATE OF OWNERSHIP AND DEDICATION

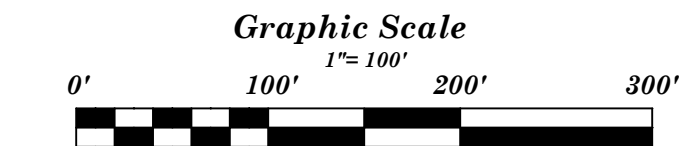
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all roads, utility lines and easements as shown to the public or private use noted. I (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 _____ Water Utility District to serve the property herein subdivided.

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

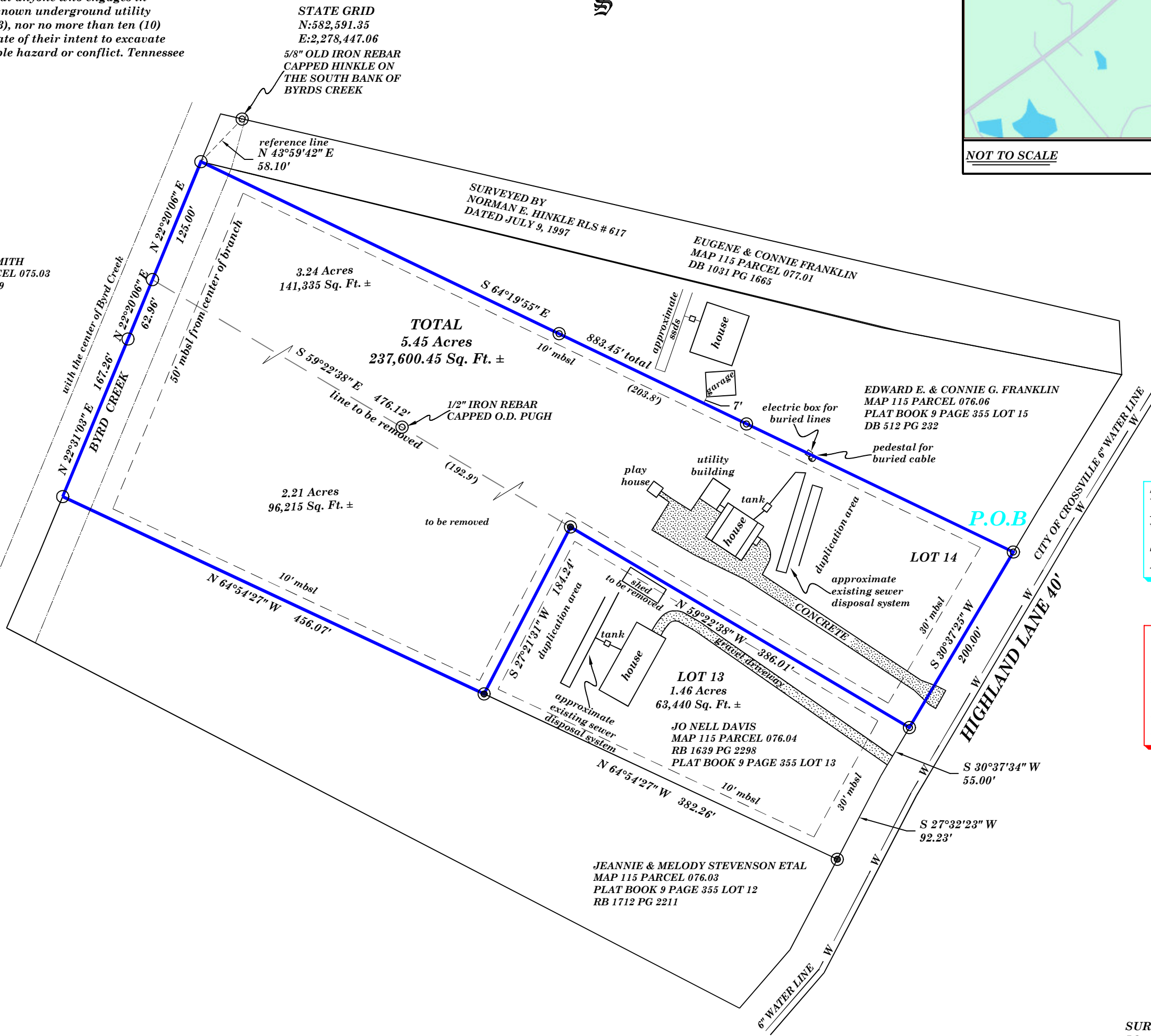
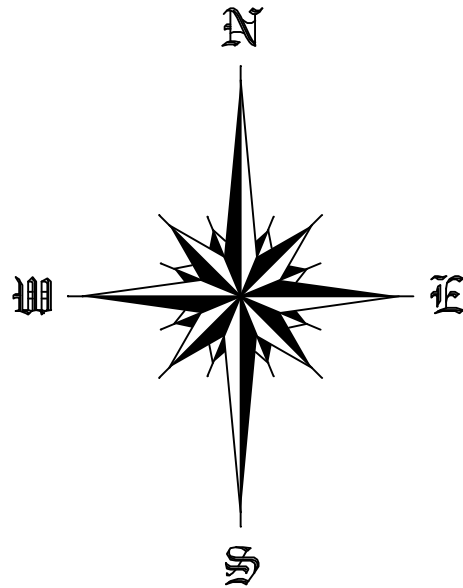


CERTIFICATION OF EXISTING STATE OR COUNTY ROAD

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

Date Signed _____ Signature of Cumberland County Road Superintendent _____

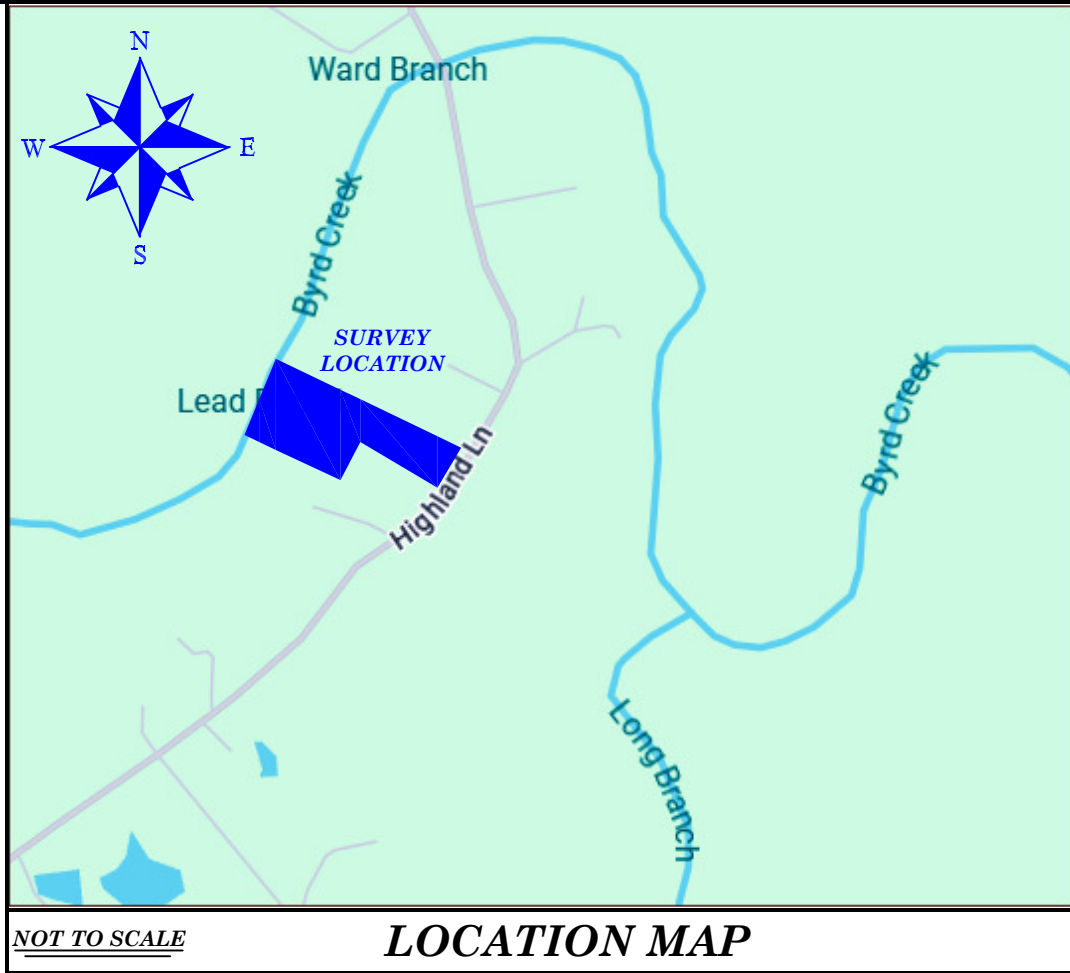
NOTE: BEARINGS ARE RELATIVE TO
NAD 83 (NSRS2011)



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 _____



THE POINT OF BEGINNING IS AN OLD 1/2" IRON REBAR IN THE NORTH RIGHT OF WAY OF HIGHLAND LANE IDENTIFIED BY STATE PLANE COORDINATES N:582,166.88, E:2,279,202.97

PURPOSE STATEMENT
JO NELL & EDWARD M. DAVIS HAVE AGREED TO SELL A PORTION OF THEIR PROPERTY CONTAINING 2.14 ACRES TO JOHN ALTON & MELISSA MCINTOSH.

SURVEYOR'S CERTIFICATE:

I hereby certify that this is a category IV RTK GPS survey which meets all the technical requirements set forth by the Tennessee State Board of Examiners for land surveyors. The survey shown hereon was performed by me or under my direct supervision, and in compliance with the current Tennessee Minimum Standards of Practice, as defined under rule 0820-03-07, effective March 17, 2011.

Date Of Signature _____ John Chris Sexton TN # 1898 _____

This survey was prepared without the benefit of a current title report and does not necessarily reflect all rights and encumbrances which may affect the subject property.

REVISIONS:

PREPARED FOR:

OWNER/CLIENT
JOHN & MELISSA MCINTOSH
2531 HIGHLAND LANE
CROSSVILLE, TN 38555

LOT LINE ADJUSTMENT - LOTS 13 & 14

JOHN & MELISSA
MCINTOSH

LOCATED IN THE FIRST CIVIL DISTRICT OF CUMBERLAND COUNTY, TENNESSEE, AND IS THE JOHN & MELISSA MCINTOSH PROPERTY. RECORD BOOK 1603 PAGE 2192 - PLAT BOOK 9 PAGE 335 - LOT 14 & PO 13

TAX MAP REF.:

Tax Map 115
Parcel 076.05

SURVEYED BY: JCS

DRAWING DATE: 06/01/2026

DRAWN BY: JCS

CHECKED BY: JCS

MAP SIZE: 18" X 24"

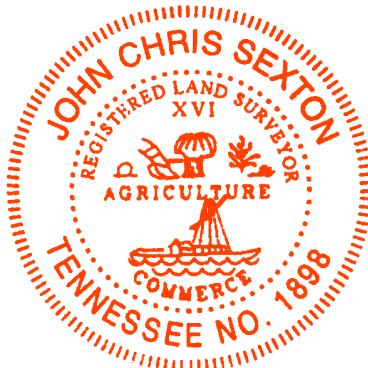
SCALE: 1" = 100'

PROJECT NUMBER: 2026-032

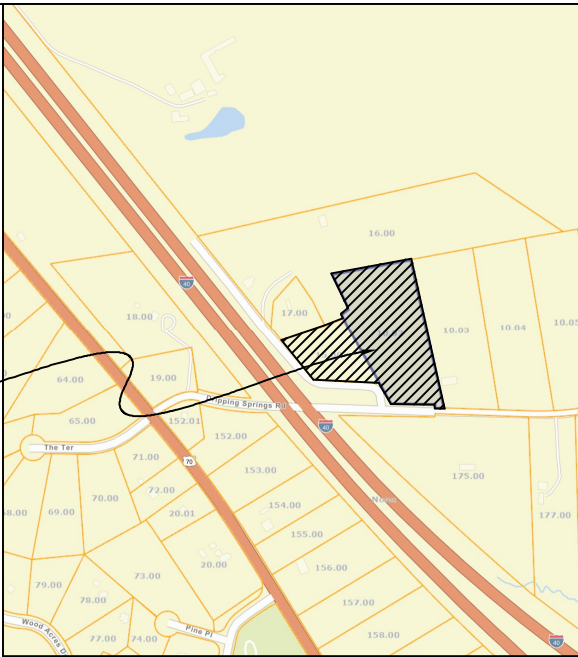
FILE NAME: C:\CARLSON\2026\2026-032\2026-032 JOHN MACINTOSH.dwg

JOHN CHRIS SEXTON
RLS 1898

467 Southridge Cir.
Crossville, TN 38555
615-785-3609
931-787-6943
chris.sexton53@gmail.com



SHEET
1 OF 1



VICINITY MAP
CUMBERLAND COUNTY, TENNESSEE

LEGEND

These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- △ EX. 1/2" REBAR
- ◆ EX. WOOD FENCE POST
- ⊕ EX. 5/8" REBAR, R.L.S. #617
- ⬢ EX. METAL FENCE POST
- EX. CONCRETE R.O.W. MONUMENT
- ⊙ 24" GUM TREE
- CALCULATED POINT
- ⊗ WATER METER
- ⊘ POWER POLE
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- ___ ROAD RIGHT OF WAY



GRID NORTH

SCALE: 1" = 100'



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

FINAL PLAT

DRIPPING SPRINGS COURT PROPERTY

PRESENTED TO

CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER: NYMAN, DONNA M. ADDRESS: 130 DRIPPING SPRINGS CT CROSSVILLE, TN 38571 TELEPHONE: (931) 239-5564	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
OWNER: _____ ADDRESS: _____ TELEPHONE: _____ SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN	ACREAGE SUBDIVIDED: 7.88 AC± NUMBER OF LOTS: 2 SCALE: 1"=100' DATE: 7/2/26 DEED BOOK: 1608 PAGE: 2397
TAX MAP: 24 PARCEL: 15.0 & 10.02 GROUP: _____	JOB NUMBER: 26192 DRAWING NUMBER: 26192-REC DRAWN BY: ROBIN POWERS

LINE	BEARING	DISTANCE
L1	N 65°36'03" E	110.23'
L2	N 64°52'17" E	56.18'
L3	N 27°31'40" W	36.83'
L4	S 15°50'21" W	48.64'
L5	S 59°26'06" W	114.44'
L6	S 51°55'48" W	40.01'
L7	S 87°00'49" W	58.24'
L8	N 05°18'06" E	15.96'
L9	N 30°12'52" W	102.51'
L10	N 41°42'39" W	51.85'

NOTES:

THERE IS A 50' BUILDING SETBACK PARALLEL TO DRIPPING SPRINGS COURT AND INTERSTATE 40 ROAD RIGHT OF WAY. TYPICAL ALL LOTS.

THERE IS A 30' BUILDING SETBACK PARALLEL TO DRIPPING SPRINGS RD. ROAD RIGHT OF WAY. 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 #47035C0150D.

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: July 2, 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

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.

7/2/26 Date	O.D. Pugh, Jr., R.L.S. #699 Tennessee Registration 80 West Avenue Crossville, TN 38555
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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
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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
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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
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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

Water 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 Autt
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.

1/2 INCH WATER LINE,
VARIABLE TO ROADSIDE

MITCHELL REMAINDER
> 5.0 ACRES

PORTION OF
MAP 083/040.4
DEED REF 521/391

ORIGINAL
PROPERTY LINE
TO GO AWAY

LOT 1
0.14 Acres
area being conveyed

SETBACK
LINE

MAP 083
PARCEL 040.05

1.00 Acres

EXISTING SEPTIC
SYSTEM LOCATION
VARIABLE

- Iron rod set
- point
- fence post

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

PROPERTY INFORMATION:

PORTION OF MAP 083 PARCEL
040.04
BEING ADDED TO PARCEL 040.09

SPENCER MITCHELL CONVEYING TO
THOMASON--PORTION OF DEED
521/391

CUMBERLAND COUNTY TN

NOTES

WATER PROVIDED BY PLATEAU WATER ALLIANCE

HOME IS SERVED BY MANICUPAL WATER SYSTEM AND HAS
AND EXISTING SEPTIC SYSTEM

SURVEY MADE USING THE LATEST RECORDED DEEDS AS IS
NOT A CERTIFICATION OF TITLE

SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR
OTHERWISE

ACCORD TO FLOOD MAP 47035C0475D dated 11-16-2007 THIS
AREA IS NOT IN A FLOODABLE AREA

SURVEY REQUESTED BY Debra Thomason

ADDRESS: 1945 WEST LAKE RD
362 VILLARD BROWN RD

PHONE NUMBER 931-787-5108

FINAL PLAT

REMAINDER OF
TRACT

MAP 083
PARCEL 040.05

1945 WEST LAKE RD

DRAWN CAN	DATE 05/19/26	MID VALLEY SURVEYING 116 ASHLEY ACRES
APPROVED	DATE	PIKEVILLE TN
SCALE 1" = 100'	SHEET	PROJECT NO.