



MEMORANDUM

TO: Cumberland County Regional Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: August 14, 2020

SUBJECT: August 20, 2020 Planning Commission Meeting

The Cumberland County Regional Planning Commission will hold its regularly scheduled meeting on Thursday, August 20, 2020 at 5:30 pm at the Cumberland County Courthouse. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Approval of July 16, 2020 minutes.
3. Consideration of final subdivision plat for property located near Lake Francis Road (Flip Fest Properties Division)*
4. Consideration of final subdivision plat for property located on Highland Lane (Tollett Division)*
5. Consideration of final subdivision plat for property located on Tabor Loop and Bill Barnwell Road (Gentry Division)*
6. Consideration of final subdivision plat for property located on Old Highway 28 (Patton Division)*
7. Staff Report—Reeves Division, Gibbons Division, Stout Division, Bates Division Griffith Combination, Fairfield Glade Community Club Combination, Eicholtz Combination, Dykes Adjustment and Rice Adjustment.
8. Discussion regarding proposed new lots with a private water source.
9. Other business as necessary.
10. Adjourn.

CTL

Kyle Davis ___ Martha Hale ___ Terry Lowe ___ Deborah Holbrook ___ David Gibson ___

Trey Kerley ___ Russell Smith ___ Stanley Hall ___ Linda Clark ___ Scott Blaylock-Road Superintendent ___

AGENDA REVIEW
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION
AUGUST 20, 2020

1. Flip Fest Properties Division—Final

Flip Fest Properties submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located near Lake Francis Road. The proposed new lot would consist of 1.755 acres and an existing residential structure. The proposed new lot would have access to Lake Francis Road via an existing ingress/egress easement. The proposed new lots would be served by an existing water line and would comply with all other Cumberland County Subdivision Regulations.

2. Tollett Division—Final

Thomas Tollett submitted a final subdivision plat for the purpose of creating two (2) proposed new lots from 1.87 acres located on Highland Lane. Lot 2 would consist of 0.73 acres and an existing residential structure. Lot 3 would consist of 1.14 acres and an existing residential structure. Lot 3 would require a twenty (20) foot road frontage variance. The proposed new lots would require a five (5) foot right-of-way variance, would be served by an existing four (4) inch water line and would comply with all other Cumberland County Subdivision Regulations.

3. Gentry Division—Final

James Gentry submitted a final subdivision plat for the purpose of creating two (2) proposed new lots from 5.01 acres located on Tabor Loop and Bill Barnwell Road. Lot 1 would consist of 0.76 acres and is currently vacant. Lot 2 would consist of 4.25 acres and an existing structure. Lot 2 would require a twenty (20) foot right-of-way variance from Bill Barnwell Road. The proposed new lots would be served by an existing four (4) inch water line and would comply with all other Cumberland County Subdivision Regulations.

4. Patton Division—Final

Debbie Patton submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Old Highway 28. The proposed new lot would consist of 1.25 acres, an existing residential structure and an existing accessory structure. The proposed new lot would require a five (5) foot right-of-way variance. The proposed new lots would be served by an existing four (4) inch water line and would comply with all other Cumberland County Subdivision Regulations.

5. Reeves Division—Final

Earnest Reeves submitted a final subdivision plat for the purpose of creating two (2) proposed new lots from 2.344 acres located on Highway 70N. Lot 1 would consist of 0.834 acres and an existing residential structure. Lot 2 would consist of 1.510 acres

Kyle Davis___Martha Hale___Terry Lowe___Deborah Holbrook___David Gibson___

Trey Kerley___ Russell Smith___Stanley Hall___Linda Clark___Scott Blaylock-Road Superintendent___

and is currently vacant. The proposed new lots would be served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

6. Gibbons Division—Final

Randall Gibbons submitted a final subdivision plat for the purpose of creating two (2) proposed new lots from 6.26 acres located on Chestnut Hill Road. Lot 1 would consist of 3.00 acres and is currently vacant. Lot 2 would consist of 3.26 acres, an existing residential structure and an existing accessory structure. The proposed new lots would be served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

7. 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 Potato Farm Road. The proposed new lot would consist of 3.671 acres and an existing residential structure. The proposed new lots would be served by an existing four (4) inch water line and would comply with all other Cumberland County Subdivision Regulations.

8. Bates Division—Final

Darlene Bates submitted a final subdivision plat for the purpose of creating two (2) proposed new lots from 4.75 acres located on Linder Loop. Lot 1 would consist of 3.813 acres and is currently vacant. Lot 2 would consist of 0.937 acres and an existing residential structure. The proposed new lots would be served by an existing two (2) inch water line and would comply with all Cumberland County Subdivision Regulations.

9. Griffith Combination-Final

Alan Griffith submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Mariners Drive. The proposed new lot would consist of 0.68 acres and is currently vacant. The proposed new lot would be served by an existing six (6) inch water line, an existing sewer line and would comply with all Cumberland County Subdivision Regulations.

10. Fairfield Glade Community Club Combination-Final

Fairfield Glade Community Club submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Charles Place. The proposed new lot would consist of 0.501 acres and is currently vacant. The proposed new lot would be served by an existing two (2) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Kyle Davis___Martha Hale___Terry Lowe _____Deborah Holbrook _____David Gibson_____

Trey Kerley___ Russell Smith _____Stanley Hall___Linda Clark___Scott Blaylock-Road Superintendent_____

11. Eicholtz Combination-Final

Mike Eicholtz submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Brambleton Court. The proposed new lot would consist of 0.52 acres and an existing residential structure. The proposed new lot would be served by an existing two (2) inch water line and would comply with all Cumberland County Subdivision Regulations.

12. Dykes Adjustment-Final

Christopher Dykes submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels for property located on North Victor Way. After the adjustment, Lot 1 (shown as Lot 4) would consist of 2.01 acres and an existing residential structure. Lot 2 (shown as Lot 4a) would consist of 1.63 acres and an existing residential 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.

13. Rice Adjustment-Final

Jonathan Rice submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels for property located on Price Loop Road. After the adjustment, Lot 1 would consist of 1.18 acres, an existing residential structure and two (2) existing accessory structures. Lot 2 is larger than five (5) acres and is not subject to planning commission jurisdiction. The proposed new lots would be served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Kyle Davis___Martha Hale___Terry Lowe _____Deborah Holbrook _____David Gibson_____

Trey Kerley___ Russell Smith _____Stanley Hall___Linda Clark___Scott Blaylock-Road Superintendent_____

**MINUTES
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION
JULY 16, 2020**

MEMBERS PRESENT

Stanley Hall
Russell Smith
Trey Kerley
Kyle Davis
David Gibson
Martha Hale
Deborah Holbrook
Terry Lowe

STAFF REPRESENTATIVE

Tommy Lee, UCDD

OTHERS PRESENT

None

MEMBERS ABSENT

Linda Clark

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, Chairman Russell Smith called the regular meeting of the Cumberland County Regional Planning Commission (PC) to order at 5:30 P.M. on July 16, 2020 at the Cumberland County Courthouse. **This meeting was held via teleconference under the authority of Executive Order 16 from Governor Bill Lee.**

ITEM 2: APPROVAL OF MAY 21, 2020 MINUTES

After calling the meeting to order, Chairman Smith asked for approval of the May 21, 2020 minutes. Martha Hale made a motion to dispense with the reading of the minutes and approve the minutes as presented. Deborah Holbrook seconded and the motion passed with a vote of all ayes.

ITEM 3: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON WILL WYATT LANE (GIVENS DIVISION)

Staff Planner presented a final subdivision plat on behalf of Delene Givens for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Will Wyatt Lane. The proposed new lot would consist of 0.46 acres and an existing residential structure. The proposed new lot would require a field line easement from the southern adjacent property. 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, Martha Hale made a motion to approve the presented final plat pending that all required signatures be obtained. Deborah Holbrook seconded and the motion passed with a vote of all ayes.

ITEM 4: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON HIGHLAND LANE (TOLLETT DIVISION)

Staff Planner presented a final lot line adjustment plat on behalf of Thomas Tollett for the purpose of creating four (4) proposed new lots from 3.33 acres located on Highland Lane. Lot 1 would consist of 0.47 acres and an existing residential structure. Lot 2 would consist of 0.67 acres and an existing residential structure. Lot 3 would consist of 1.19 acres and an existing residential structure. Lot 4 would consist of 0.99 acres and an existing residential structure. Lot 4 would have access to Highland Lane via an existing ingress/egress easement. The proposed new lots would require a five (5) foot right-of-way variance, would be served by an existing four (4) inch water line and would comply with all other Cumberland County Subdivision Regulations. After discussion, Terry Lowe made a motion to grant the aforementioned variance. Deborah Holbrook seconded and the motion passed with a vote of all ayes. Then, Deborah Holbrook made a motion to approve the presented final plat pending that all required signatures be obtained. Terry Lowe seconded and the motion passed with a vote of all ayes.

ITEM 5: STAFF REPORT

Staff Planner presented a report for eleven (11) subdivision plats that had been administratively approved since the last planning commission meeting. The administratively approved subdivision plats are as follows:

1. Tollett Division—Final

Thomas Tollett submitted a final subdivision plat for the purpose of creating two (2) proposed new lots from 1.32 acres located on Chestnut Hill Road. Lot 1 would consist of 0.84 acres and an existing residential structure. Lot 2 would consist of 0.48 acres and two (2) existing structures. The proposed new lots would be served by an existing four (4) inch water line and would comply with all other Cumberland County Subdivision Regulations.

2. Bisbee Division—Final

Peter Bisbee submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Winningham Road. The proposed new lot would consist of 1.818 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.

3. Emery Division—Final

Gary Emery submitted a final subdivision plat for the purpose of creating two (2) proposed new lots from property larger than five (5) acres located on Hubert Conley Road and U. S. Highway 127. Lot 1 would consist of 0.462 acres and an existing residential structure. Lot 2 would consist of 0.460 acres and is currently vacant. The proposed new lots would be served by an existing six (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

4. Davenport Division—Final

Denton Davenport submitted a final subdivision plat for the purpose of creating two (2) proposed new lots from 5.82 acres located on Chestnut Hill Road. Lot 1 would consist of 1.38 acres, an existing residential structure and two (2) existing accessory structures. Lot 2 would consist of 4.44 acres, an existing residential structure and an existing accessory structure. The proposed new lots would be served by an existing four (4) inch water line and would comply with all other Cumberland County Subdivision Regulations.

5. Wyatt Combination-Final

Ronnie Wyatt submitted a final combination plat for the purpose of creating one (1) proposed new lot from three (3) existing lots located on Cherokee Trail. The proposed new lot would consist of 1.346 acres and is currently vacant. The proposed new lot would be served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

6. Harris Combination-Final

Donnie Harris submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Berkshire Loop. The proposed new lot would consist of 0.48 acres and an existing residential structure. The proposed new lot would be 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.

7. Hotchkiss Combination-Final

Laverna Hotchkiss submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Sinclair Terrace. The proposed new lot would consist of 0.61 acres and an existing residential structure. The proposed new lot would be served by an existing two (2) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

8. Deierlein Combination-Final

Gary Deierlein submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Prescott Lane. The proposed new lot would consist of 0.532 acres and an existing residential structure. The proposed new lot would be served by an existing six (6) inch water line, an existing sewer line and would comply with all Cumberland County Subdivision Regulations.

9. Counts Combination-Final

Michael Counts submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Beechwood Drive. The proposed new lot would consist of 0.57 acres and is currently vacant. The proposed new lot would be served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

10. Andrews Combination-Final

Michael Andrews submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Thames Terrace and Stonehenge Drive. The proposed new lot would consist of 1.19 acres and an existing residential structure. The proposed new lot would be served by an existing two (2) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

11. Clark Adjustment-Final

Glenn Clark submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels for property located on U. S. Highway 70 and Estate Loop Trail. After the adjustment, Lot 1 would consist of 3.61 acres and is currently vacant. Lot 2 would consist of 4.63 acres and is currently vacant. The proposed new lots would be served by an existing ten (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

With no other business, a motion was made by Martha Hale to adjourn. Deborah Holbrook seconded and the motion passed with a vote of all ayes. The next scheduled meeting of the Cumberland County Planning Commission is scheduled for August 20, 2020.

Chairperson

Date

Secretary

Date

LEGEND

- ⊙ = 1/2" REBAR (O)
- = UTILITY POLE
- = POINT
- = PL
- - - - - = MINIMUM BUILDING SETBACK LINE

Note:
Iron rods set unless otherwise shown on plat.
Iron rods denoted as new are 1/2" inch diameter steel rebar, 18" inches in length with plastic cap stamped Sexton



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

NOTE: TAKESA DRIVE

Takesa is a private driveway serving lot 2, 3, & 4 and the property of Thomas & Robin Tollett (1539/1520) located on tax map 115 parcel 009.02.

NOTE FOR LOT # 3:

Lot # 3 is subject to an existing driveway crossing said lot in favor of Lot # 2 as shown on this plat.

Graphic Scale



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 47035C0330D, dated 11/06/2007.

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.

NOTE:
ANY EXISTING STRUCTURE TO BE REMOVED FOR A NEW STRUCTURE TO BE BUILT WILL BE SUBJECT TO THE CURRENT SUBDIVISION REGULATIONS FOR CROSSVILLE PLANNING REGION CROSSVILLE, TENNESSEE.

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

Date Signed _____ Signature of Director of Public Works or County Road Supervisor _____

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 _____

CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS
I hereby certify that the existing water lines and/or existing hydrants shown hereon are in place and maintained by the Crab Orchard Utility District.

Date Signed _____ Crab Orchard Utility District _____

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 re subdivision and requires the approval of the Planning Commission.

Date Signed _____ Thomas Tollett _____

Date Signed _____ Robin Tollett _____

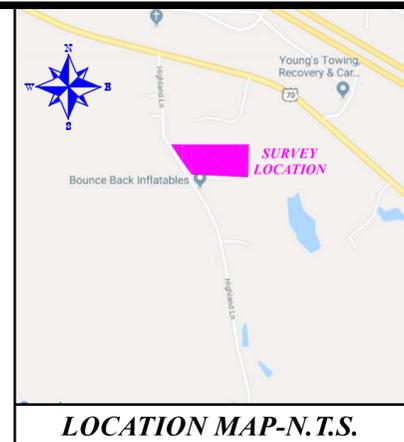
LINE	BEARING	DISTANCE
L1	N 89°54'16" E	303.42'
L2	N 89°54'16" E	177.36'
L3	N 89°54'16" E	164.27'
L4	S 01°23'33" W	222.73'
L5	S 02°35'39" W	50.26'
L6	N 87°15'11" W	90.56'
L7	N 87°10'22" W	312.77'
L10	N 32°44'16" W	28.46'
L11	N 32°44'16" W	135.35'
L12	S 57°15'44" W	110.11'
L13	N 84°13'58" W	138.41'
L14	N 35°53'40" W	30.00'
L15	S 00°05'44" E	68.72'
L16	N 00°05'44" W	264.89'
L17	N 35°53'40" W	106.86'
L19	N 00°05'44" W	163.68'

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.

NOTE: BEARINGS ARE RELATIVE TO NAD 83 (NSRS2018)

GPS CERTIFICATE

POSITIONAL ACCURACY: N/A
TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
DATES OF SURVEY: 10/25/2019
DATUM / EPOCH: NAD83 / 1 second for 250 seconds
PUBLISHED / FIXED-CONTROL USE: TDOT GPS NETWORK
GEOID MODEL: G2012BU7
COMBINED GRID FACTOR(S): 0.9998696



REVISIONS:
8/12/2020
Line table revision and note added for lot # 2 showing existing driveway from Takesa Lane.

PREPARED FOR:
OWNER/CLIENT
THOMAS & ROBIN TOLLETT
4014 HIGHLAND LANE
CROSSVILLE, TENNESSEE
38555
931-456-0241

Thomas & Robin Tollett
BOUNDRY SURVEY
LOCATED IN THE FIRST CIVIL DISTRICT OF CUMBERLAND COUNTY, TENNESSEE, IN THE OAKLAWN COMMUNITY DEED BOOK 1539 PAGE 1520
REGISTER'S OFFICE OF CUMBERLAND COUNTY
REVISED 6/18/2020

TAX MAP REF.:
Tax Map 102
Parcel 081.00

SURVEYED BY: JCS
DRAWING DATE: 10/25/2019

DRAWN BY: JCS

CHECKED BY: JCS

MAP SIZE: 18" X 24"
SCALE: 1" = 100'

PROJECT NUMBER: 2019-068
FILE NAME: C:\CARLSON\2019\2019-068\2019-068 TOLLETT.dwg

JOHN CHRIS SEXTON
RLS 1898
467 Southridge Cir.
Crossville, TN
38555
615-785-3609
931-787-6943
chris.sexton53@gmail.com
www.chrissextonsurveying.com
facebook: chris sexton surveying

Date _____ John Chris Sexton _____

SHEET
1 OF 1

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 _____

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 "1" survey and the ratio of precision of the unadjusted survey is greater than 1:10,000.

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

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

Date Signed _____ Secretary, Cumberland County Planning Commission _____

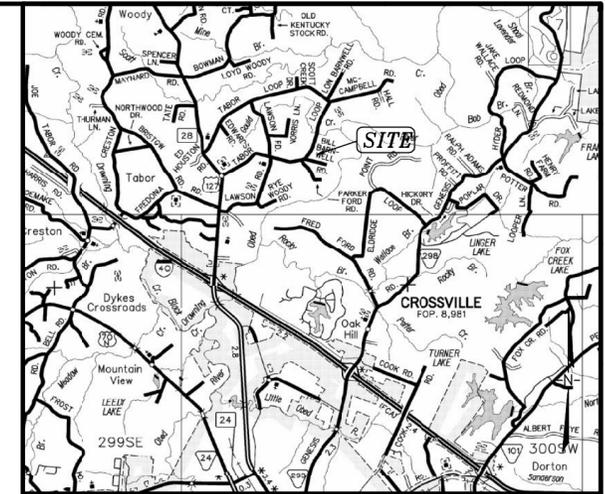
CERTIFICATE OF EXISTING WATER LINES OR OTHER UTILITIES

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

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

LEGEND

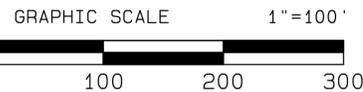
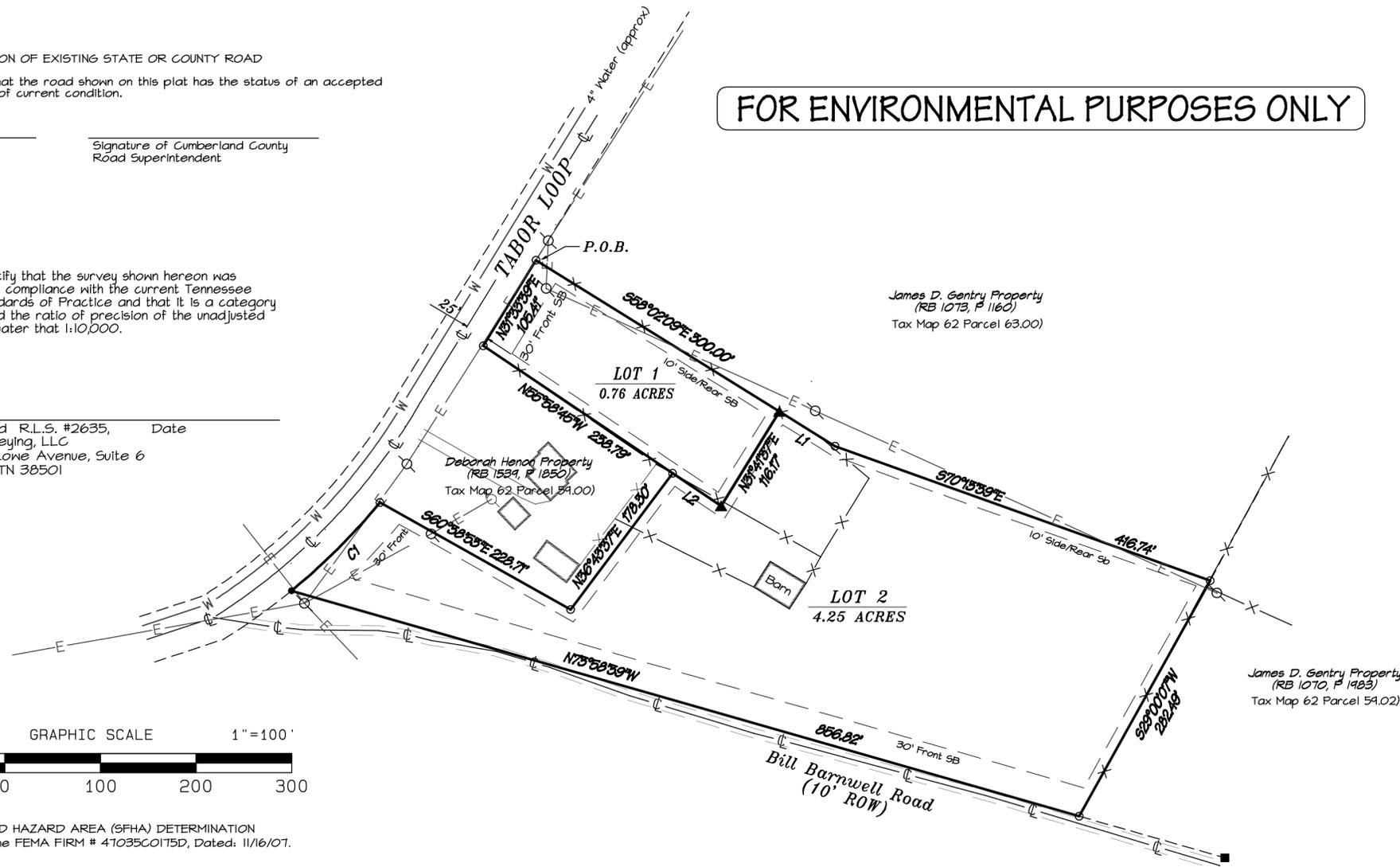
- ▲ 1/2" Rebar (New)
- 1/2" Rebar (Old)
- Metal Fence Post (Old)
- Non-Monumented Point
- ⊕ Utility Pole
- Center of Paved Road
- X— Fence Line
- E— Overhead Utility Line



Vicinity (N.T.S.)

CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

FOR ENVIRONMENTAL PURPOSES ONLY



SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION
 According to the FEMA FIRM # 47035C0175D, 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

BOUNDARY LINE/CURVE TABLE

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	130.93'	N45°00'47"E	672.52'	11°09'18"	130.73'	65.67'
L1	68.52'	S58°02'09"E				
L2	61.21'	S55°58'45"E				

- 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.
 - All corners are 1/2" rebar set unless otherwise noted.
 - Source of Title: Record Book 1526, Page 1158.
 - Tax Map 62 Parcel 54.04.

20-031

FINAL PLAT OF
James Gentry Division, PHASE II
 PRESENTED TO
 CUMBERLAND COUNTY PLANNING COMMISSION
 First Civil District, Cumberland County, Tennessee

DEVELOPER: James Gentry	SURVEYOR: Clinton Surveying LLC
ADDRESS: 106 S Main St, Suite 103 Crossville, TN	ADDRESS: 380 S Lowe Ave, Suite 6 Cookeville, TN 38501
TELEPHONE: 931-200-2417	TELEPHONE: 931-312-0427
SUBJECT PROPERTY ADDRESS: Tabor Loop Crossville, TN	ACREAGE SUBDIVIDED: 5.01 Acres NUMBER OF LOTS: 02 SCALE: AS SHOWN DATE: 03-16-20 TAX MAP REFERENCE: MAP 062 PARCEL 54.04

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

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 for recording in the Office of the Register of Deeds of Cumberland County, Tennessee, and that said plat has been approved County, Tennessee.

Date Signed _____ Secretary, Cumberland County Planning Commission _____

CERTIFICATE OF ACCURACY

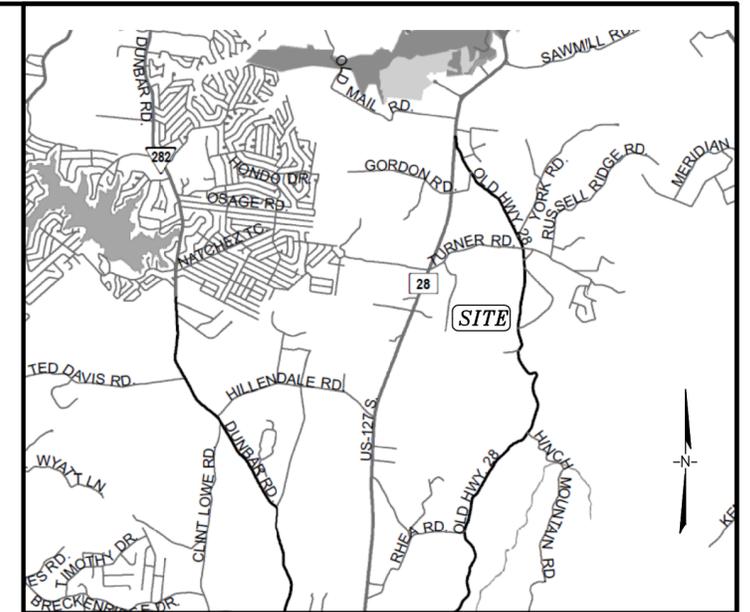
I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Cumberland County Regional Planning Commission and that the monuments have been placed as shown herein, to the specifications of the Cumberland County Regional Planning Commission.

Date Signed _____ Registered Land Surveyor Tennessee Number: 2635 _____

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 South Cumberland Water Utility District to serve the property herein subdivided.

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



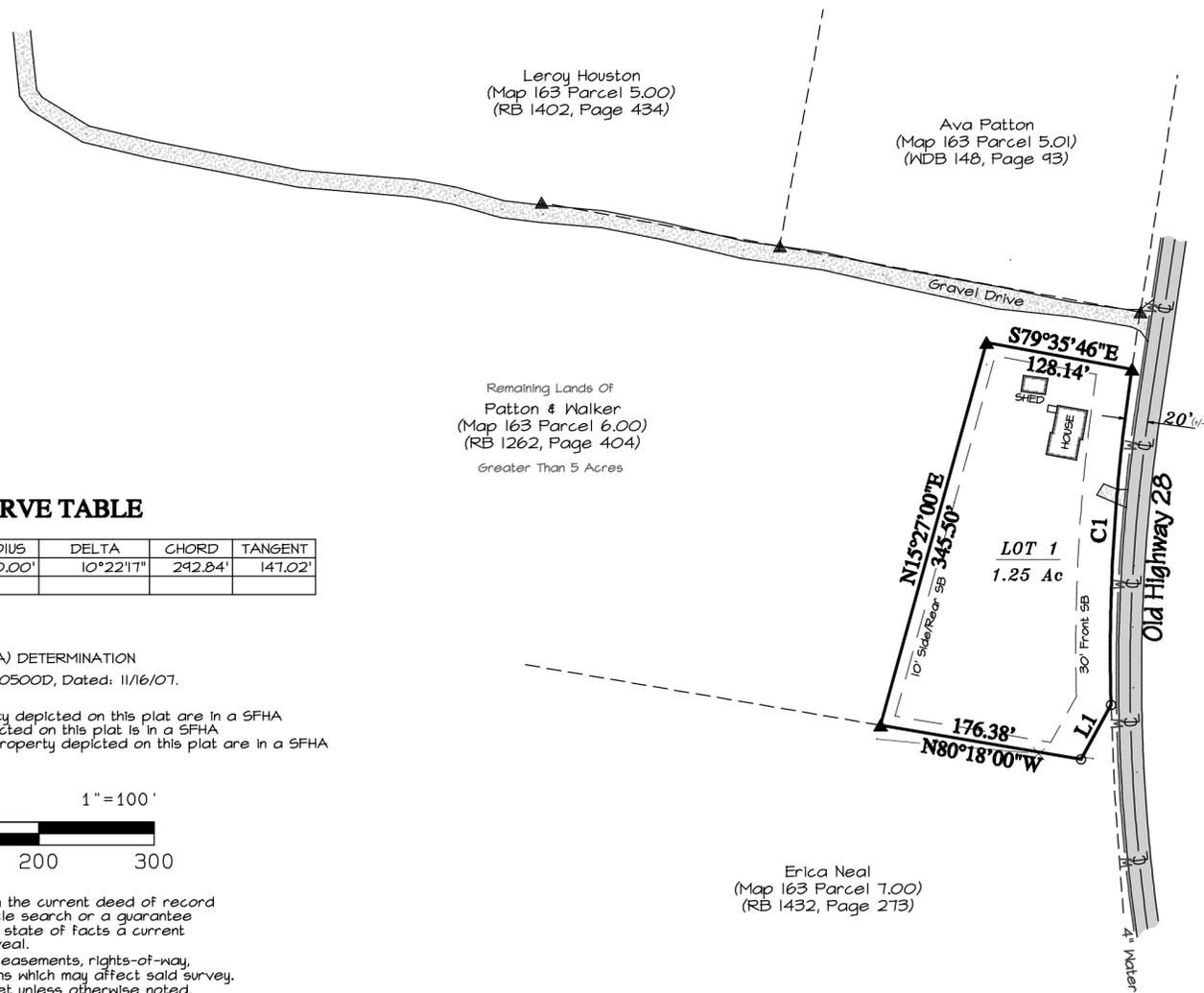
Vicinity (N.T.S.)

LEGEND

- ▲ 1/2" Rebar (New)
- 1/2" Rebar (Old)
- |— Center of Paved Road
- W— Water Line

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 "1" survey and the ratio of precision of the unadjusted survey is greater than 1:10,000.

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



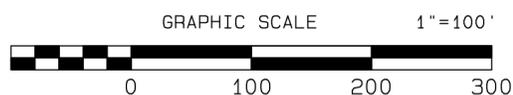
BOUNDARY LINE/CURVE TABLE

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	293.24'	S03°32'47"W	1620.00'	10°22'17"	292.84'	147.02'
L1	54.03'	S28°53'38"W				

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47141C0500D, 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.
 - All corners are 1/2" rebar set unless otherwise noted.
 - Source of Title: Portion of R.B. 1262, Page 404.

20-042

FINAL PLAT OF
Patton - Walker Division

PRESENTED TO
 CUMBERLAND COUNTY PLANNING COMMISSION
 3rd Civil District, Cumberland County, Tennessee

OWNER: Debbie Ann Patton et al	SURVEYOR: Clinton Surveying LLC
ADDRESS: 2266 Old Hwy 28 Crossville, TN 38555	ADDRESS: 380 S.Lowe Ave. Suite 6 Cookeville, TN 38501
TELEPHONE: 931.265.7480	TELEPHONE: 931-372-0146
ENGINEER: _____	ACREAGE SUBDIVIDED: 1.25 Acres
ADDRESS: _____	NUMBER OF LOTS: 01
TELEPHONE: _____	SCALE: AS SHOWN DATE: 07-21-20
	TAX MAP REFERENCE: MAP 163 P/O PARCEL 6.00



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.

TN GRID

HANEY AND JONES DIVISION
MAP 047 PARCEL 081.00
DEED REF 1464/1461
SECOND CIVIL DISTRICT
CUMBERLAND CO TN

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 (we are) the owner(s) of the property shown and described hereon as evidence in Book Number _____ of the 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 of record of irrevocable dedication for all public ways, utilities, and other facilities have been filed further acknowledge that any change to this subdivision constitutes a re-subdivision 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 undistorted survey is 1:5000 as shown hereon.

Surveyor: Dion Ault
Tenn. Reg. No. 2678

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

Approval is hereby granted for LOT 1 defined as JAN-EARNEST REEVES PROPERTY, Cumberland County as being suitable for subsurface sewage disposal with the listed or optional restrictions. Prior to any construction of a structure, rubble or pavement, the plans for the exact house/structure location must be approved and an SDS system permit issued by the Division of Ground Water Protection. Water lines, underground utilities and driveways should be located at sites properly sited unless otherwise noted.

Environmental Specialist Division Of Ground Water Protection _____ Date

Approval is based on soil conditions suitable for installation and operation of Subsurface Sewage Disposal Systems and does not constitute approval of building sites.

Lot 1 JAN-EARNEST REEVES PROPERTY IS approved for installation and operation of a conventional subsurface sewage disposal system to serve and estimated house size of three (3) bedrooms

Lot 1 JAN-EARNEST REEVES PROPERTY WILL REQUIRE A INTERCEPTOR DRAIN

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

Shading on some lots represent an area reserved to be used for the installation of the primary and duplicate subsurface sewage disposal systems, and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, existing ponds, etc., or uses which would conflict with the REGULATIONS TO SUBSURFACE SEWAGE DISPOSAL, in Tenn. Modifications of the shaded area may be considered provided sufficient shaded area is maintained.

Lot 2 JAN-EARNEST REEVES PROPERTY IS approved for use with utility water only.

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

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

NOTES

PUBLIC WATER SYSTEM PROVIDED BY NORTH CANTONDA (CITY OF CROSSVILLE) UTILITY DISTRICT

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

SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OTHERWISE

EXISTING MUNICIPAL WATER SYSTEM AND EXISTING SEPTIC SYSTEM

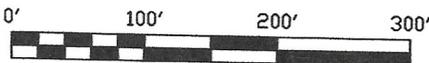
ACCORD TO FLOOD MAP 47035C175D THIS AREA IS NOT IN A FLOODABLE AREA

SURVEY REQUESTED BY EARNEST REEVES

ADDRESS: 11827 HWY 70 N

PHONE NUMBER 931-248-1198

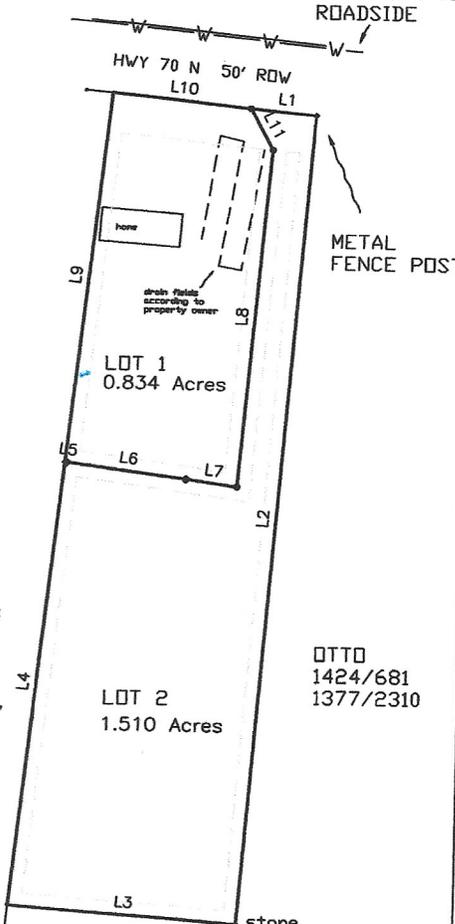
FINAL PLAT



LEGEND

- IRON ROD FOUND
- IRON ROD SET
- ◆ FENCE CORNER

LINE	BEARING	DISTANCE
L1	S 84°48'22" E	49.50'
L2	S 04°25'28" W	623.63'
L3	N 85°01'32" W	172.54'
L4	N 06°07'33" E	342.99'
L5	S 82°41'22" E	1.21'
L6	S 82°41'22" E	90.68'
L7	S 82°38'12" E	36.82'
L8	N 04°48'46" E	259.75'
L9	N 06°07'33" E	283.58'
L10	S 84°21'05" E	104.40'
L11	S 28°26'32" E	35.84'



SMITH
201/13

1/4 INCH
WATER LINE
VARIABLE TO
ROADSIDE

METAL
FENCE POST

OTTD
1424/681
1377/2310

LANIANESE
1179/2155

HANEY AND JONES

DRAWN	DATE	DION AULT
	06/16/20	116 ASHLEY ACRE WAY
APPROVED	DATE	PIKEVILLE TN
		423-618-8933
SCALE	SHEET	PROJECT NO.
1" = 100'		2 LOTS = 2.34 ACRES

SUBDIVISION SURVEY OF RANDALL GIBBONS PROPERTY

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 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.

SECRETARY, CUMBERLAND COUNTY PLANNING COMMISSION DATE

CERTIFICATE OF SURVEY AND PRECISION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT CATEGORY 1 SURVEY, & THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY 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.

Richard D. Carter 06-02-20
 RICHARD D. CARTER - TENN. REG. NO. 1981 DATE

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.

SIGNATURE OF CUMBERLAND COUNTY ROAD SUPERINTENDENT 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 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 & REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.

OWNER 1 DATE

OWNER 2 DATE

OWNER 3 DATE

OWNER 4 DATE

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 CRAB ORCHARD UTILITY DISTRICT TO SERVE THE PROPERTY HEREIN SUBDIVIDED.

SIGNATURE OF WATER OR OTHER UTILITY DISTRICT REPRESENTATIVE DATE

CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS SHOWN HEREON AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED AND/OR ATTACHED RESTRICTIONS. BEFORE THE INITIATION OF CONSTRUCTION, THE LOCATION OF THE HOUSE OR OTHER STRUCTURE & THE PLANS FOR THE SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE APPROVED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (CUMBERLAND COUNTY ENVIRONMENTALIST).

AUTHORIZED REPRESENTATIVE OF TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION DATE

SPECIAL NOTE:
 THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE & 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 & 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, AND 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.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	238.32'	162.89'	159.73'	N22°44'16"E
C2	137.92'	146.40'	139.62'	N33°34'02"E
C3	498.17'	157.00'	156.35'	N54°56'53"E
C4	911.15'	8.61'	8.61'	N46°11'25"E

PROPERTY DESCRIPTION - LOT 1

BEGINNING ON A FOUND METAL PIPE (TENNESSEE LAMBERT GRID POSITION X=2,321,883.88 - Y=559,960.41) IN THE EASTERN RIGHT-OF-WAY LINE OF FALL CREEK ROAD TO THE SOUTHWESTERN CORNER TO JEFF GIBBONS (DB 1292, PG 135), SAID PIPE LYING AN APPROXIMATE CHORD CALL OF SOUTH 03 DEG EAST 6,000 FEET FROM THE CENTERLINE INTERSECTION OF US HIGHWAY 70 & FALL CREEK ROAD, AND BEING SITUATED IN THE OZONE COMMUNITY AND IN THE SIXTH CIVIL DISTRICT OF CUMBERLAND COUNTY, TENNESSEE.

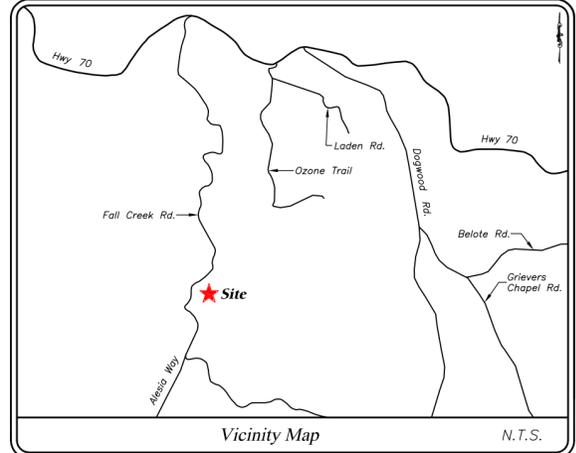
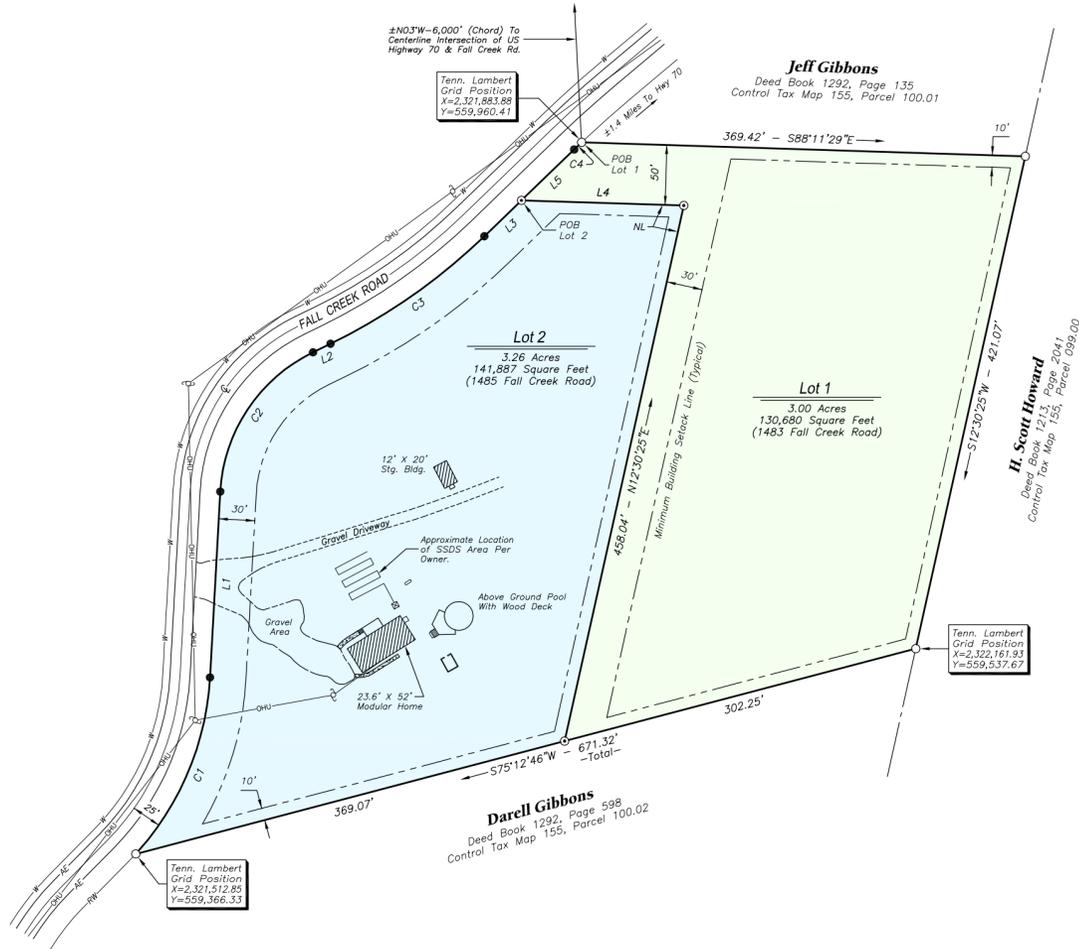
- THENCE LEAVING SAID BEGINNING POINT & THE EASTERN RIGHT-OF-WAY LINE OF FALL CREEK ROAD AND RUNNING WITH JEFF GIBBONS' SOUTHERN LINE SOUTH 88 DEG 11 MIN 29 SEC EAST 369.42 FEET TO A FOUND METAL PIPE IN THE WESTERN LINE OF H. SCOTT HOWARD (DB 1213, PG 2041).
- THENCE LEAVING GIBBONS' SOUTHERN LINE AND RUNNING WITH HOWARD'S WESTERN LINE SOUTH 12 DEG 30 MIN 25 SEC WEST 421.07 FEET TO A FOUND METAL PIPE (TENN. LAMBERT GRID POSITION X=2,322,161.93 - Y=559,537.67) AT THE NORTHWEST CORNER TO DARELL GIBBONS (DB 1292, PG 598).
- THENCE LEAVING HOWARD'S WESTERN LINE AND RUNNING WITH DARELL GIBBONS' NORTHERN LINE SOUTH 75 DEG 12 MIN 46 SEC WEST 302.25 FEET TO A SET IRON ROD.
- THENCE LEAVING DARELL GIBBONS' NORTHERN LINE & SEVERING THE LAND FROM WHICH THE PROPERTY DESCRIBED IS TAKEN TWO CALLS AND DISTANCES AS FOLLOWS, TO WIT; NORTH 12 DEG 30 MIN 25 SEC EAST 458.04 FEET TO A SET IRON ROD; NORTH 88 DEG 11 MIN 29 SEC WEST 135.15 FEET TO A SET IRON ROD IN THE EASTERN RIGHT-OF-WAY LINE OF FALL CREEK ROAD.
- THENCE LEAVING SAID SEVERANCE LINES AND RUNNING WITH THE EASTERN RIGHT-OF-WAY LINE OF FALL CREEK ROAD TWO CALLS AS FOLLOWS, TO WIT; NORTH 45 DEG 55 MIN 10 SEC EAST 61.06 FEET TO A POINT; RUNNING ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF NORTH 46 DEG 11 MIN 25 SEC EAST 8.61 FEET, A RADIUS OF 911.15 FEET AND AN ARC LENGTH OF 8.61 FEET TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES (130,680 SQUARE FEET). ALL DIRECTIONAL BEARINGS OF THIS SURVEY ARE REFERENCED TO TENNESSEE LAMBERT GRID NORTH AND POSITION COORDINATES BEING REFERENCED TO TENNESSEE LAMBERT GRID POSITION (NORTH AMERICAN DATUM 1983, ADJUSTMENT 2011) PER TENNESSEE GEODETIC REFERENCE NETWORK/TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL NETWORK. ALL ACCORDING TO THE SURVEY OF CARTER LAND SURVEYING (RICHARD CARTER - TENN. RLS NO. 1981), PO BOX 851, KINGSTON, TN. 37763-0851, AND BEING SHOWN AS LOT 1 ON SAID SURVEYOR'S DRAWING NO. 622-20.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°09'27"E	155.39'
L2	N63°58'37"E	16.22'
L3	N45°55'10"E	42.99'
L4	N88°11'29"W	135.15'
L5	N45°55'10"E	61.06'

PROPERTY DESCRIPTION - LOT 2

TO FIND THE POINT OF BEGINNING OF THIS SURVEY, COMMENCE ON A FOUND METAL PIPE (TENNESSEE LAMBERT GRID POSITION X=2,321,883.88 - Y=559,960.41) IN THE EASTERN RIGHT-OF-WAY LINE OF FALL CREEK ROAD TO THE SOUTHWESTERN CORNER TO JEFF GIBBONS (DB 1292, PG 135), SAID PIPE LYING AN APPROXIMATE CHORD CALL OF SOUTH 03 DEG EAST 6,000 FEET FROM THE CENTERLINE INTERSECTION OF US HIGHWAY 70 & FALL CREEK ROAD, THENCE RUNNING WITH EASTERN RIGHT-OF-WAY LINE OF FALL CREEK ROAD TWO CALLS AS FOLLOWS, TO WIT; RUNNING ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF SOUTH 46 DEG 11 MIN 25 SEC WEST 8.61 FEET, A RADIUS OF 911.15 FEET AND AN ARC LENGTH OF 8.61 FEET TO A POINT; SOUTH 45 DEG 55 MIN 10 SEC WEST 61.06 FEET TO A SET IRON ROD AT THE POINT OF BEGINNING OF THIS SURVEY, AND BEING SITUATED IN THE OZONE COMMUNITY AND IN THE SIXTH CIVIL DISTRICT OF CUMBERLAND COUNTY, TENNESSEE.

- THENCE LEAVING SAID BEGINNING POINT & THE EASTERN RIGHT-OF-WAY LINE OF FALL CREEK ROAD & SEVERING THE LAND FROM WHICH THE PROPERTY DESCRIBED HEREIN IS TAKEN TWO (2) CALLS AND DISTANCES AS FOLLOWS, TO WIT; SOUTH 88 DEG 11 MIN 29 SEC EAST 135.15 FEET TO A SET IRON ROD; SOUTH 12 DEG 30 MIN 25 SEC WEST 458.04 FEET TO A SET IRON ROD IN THE NORTHERN LINE OF DARELL GIBBONS (DB 1292, PG 598).
- THENCE LEAVING SAID SEVERANCE LINES AND RUNNING WITH DARELL GIBBONS' NORTHERN LINE SOUTH 75 DEG 12 MIN 46 SEC WEST 369.07 FEET TO A FOUND METAL PIPE (TENNESSEE LAMBERT GRID POSITION X=2,321,512.85 - Y=559,366.33) IN THE EASTERN RIGHT-OF-WAY LINE OF FALL CREEK ROAD.
- THENCE LEAVING DARELL GIBBONS' NORTHERN LINE AND RUNNING WITH THE EASTERN RIGHT-OF-WAY LINE OF FALL CREEK ROAD SIX (6) CALLS AS FOLLOWS, TO WIT; RUNNING ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF NORTH 22 DEG 44 MIN 16 SEC EAST 159.73 FEET, A RADIUS OF 238.32 FEET AND A CHORD LENGTH OF 162.89 FEET TO A POINT; NORTH 03 DEG 09 MIN 27 SEC EAST 155.39 FEET TO A POINT; RUNNING ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING & DISTANCE OF NORTH 33 DEG 34 MIN 02 SEC EAST 139.62 FEET, A RADIUS OF 137.92 FEET AND AN ARC LENGTH OF 146.40 FEET TO A POINT; NORTH 63 DEG 58 MIN 37 SEC EAST 16.22 FEET TO A POINT; RUNNING ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING & DISTANCE OF NORTH 54 DEG 56 MIN 53 SEC EAST 156.35 FEET, A RADIUS OF 498.17 FEET AND A CHORD LENGTH OF 157.00 FEET TO A POINT; NORTH 45 DEG 55 MIN 10 SEC EAST 42.99 FEET TO THE POINT OF BEGINNING, CONTAINING 3.26 ACRES (141,887 SQUARE FEET). ALL DIRECTIONAL BEARINGS OF THIS SURVEY ARE REFERENCED TO TENNESSEE LAMBERT GRID NORTH AND POSITION COORDINATES BEING REFERENCED TO TENNESSEE LAMBERT GRID POSITION (NORTH AMERICAN DATUM 1983, ADJUSTMENT 2011) PER TENNESSEE GEODETIC REFERENCE NETWORK/TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL NETWORK. ALL ACCORDING TO THE SURVEY OF CARTER LAND SURVEYING (RICHARD CARTER - TENN. RLS NO. 1981), PO BOX 851, KINGSTON, TN. 37763-0851, AND BEING SHOWN AS LOT 2 ON SAID SURVEYOR'S DRAWING NO. 622-20.



Map Legend

- OHU — OVERHEAD UTILITY LINE
- W — ±LOCATION OF 4" WATER LINE
- ⊙ — UTILITY POLE
- ⊖ — PROPANE TANK
- ⊙ — SET IRON ROD
- ⊗ — ±SEPTIC TANK LOCATION
- ⊖ — FOUND METAL PIPE/CONDUIT
- ⊖ — CENTERLINE OF ROAD
- NL — NEW LINE PER THIS SURVEY
- WL — ±LOCATION OF 4" WATERLINE
- AE — ASPHALT EDGE
- POB — POINT OF BEGINNING
- R/W — ROAD RIGHT-OF-WAY LINE

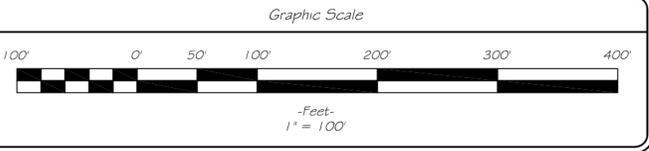


CERTIFICATION DEFINED:
 THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

SURVEYOR'S NOTES

- NOTIFY TENNESSEE ONE-CALL SYSTEM AT 1-800-351-1111 AND INDIVIDUAL UTILITY AUTHORITY BEFORE ANY EXCAVATION FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES.
- SUBJECT TO ANY AND ALL RESTRICTIONS, COVENANTS, PLANNING COMMISSION ORDINANCES, RIGHT-OF-WAYS AND ALL EASEMENTS, IF ANY, AFFECTING SAID LAND.
- IRON RODS AT ALL CORNERS UNLESS STATED OTHERWISE.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), ADJUSTMENT 2011, TENNESSEE STATE PLANE COORDINATES, ZONE 4100 (TENNESSEE LAMBERT), TENNESSEE GEODETIC REFERENCE NETWORK AND FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE NETWORK.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH. SURVEYOR MAKES NO CLAIM TO TITLE.
- BOUNDARY LINES WERE GENERATED FROM MONUMENTS FOUND IN THE FIELD, DEEDS AND MAPS OF THE PROPERTY DESCRIBED HEREIN AND THE ADJOINING PROPERTY OWNERS.
- THIS PLAT IS INTENDED SOLELY FOR THE BENEFIT OF ERIC NANCE.
- THE PURPOSE OF THIS PLAT IS TO SHOW THE SUBDIVISION SURVEY OF CUMBERLAND COUNTY, TENNESSEE CONTROL TAX MAP 155, PARCEL 100.03 - 1485 FALL CREEK ROAD - ROCKWOOD TENNESSEE, 37854.
- NO BUILDINGS/STRUCTURES WERE FOUND ON LOT 2 SHOWN AND DESCRIBED HEREIN.
- I HEREBY CERTIFY (1) THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND (2) THAT ALL BUILDINGS, EASEMENTS AND/OR IMPROVEMENTS VISIBLE AND KNOWN TO ME ARE LOCATED AS SHOWN HEREON AND (3) THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 47035C05100 (DATED: 11/16/07) AND HAVE FOUND THAT THE LOTS DESCRIBED HEREIN DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AND (4) THAT THIS IS A CATEGORY ONE SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN OR EQUAL TO 1:10,000 AS SHOWN HEREON.
- THE WIDTH OF THE OVERHEAD ELECTRIC/UTILITY LINES SHOWN ARE UNKNOWN TO THIS SURVEYOR AT THIS TIME. THE ELECTRIC/UTILITY PROVIDER(S) MUST BE CONTACTED FOR SAID WIDTHS BEFORE PLACING ANY OTHER BUILDINGS ON THE PROPERTY SHOWN HEREIN. THIS SURVEYOR GIVES NO WARRANTY OR GUARANTEE TO SAID WIDTHS.
- ALL UTILITY EASEMENTS SERVING OR RUNNING ACROSS THE PROPERTY SHOWN HEREON WERE NOT LOCATED BY THIS SURVEYOR AT THIS TIME. NO WARRANTY OR GUARANTEE IS GIVEN TO THEIR LOCATION.
- THE EQUIPMENT THAT WAS USED TO CONDUCT THIS SURVEY: TOPCON GR-5 DUAL FREQUENCY GNSS RECEIVER (±05%) - TOPCON ES-103 TOTAL STATION (#958).
- THIS SURVEY WAS REQUESTED BY ERIC NANCE (865)-323-6483.
- ACCESS TO WATER FROM CRAB ORCHARD UTILITY DISTRICT IS AVAILABLE TO BOTH LOTS SHOWN HEREIN PER THE OWNER.
- CUMBERLAND COUNTY'S MINIMUM BUILDING SETBACK DISTANCES FOR THIS PROPERTY ARE: 30' FROM FRONT PROPERTY LINE AND 10' FROM ALL SIDE AND REAR PROPERTY LINES.
- THE 4" WATER LINE SHOWN HEREON WAS PLOTTED FROM INFORMATION OBTAINED FROM CRAB ORCHARD UTILITY DISTRICT AND IS NOT FROM ACTUAL FIELD LOCATION.
- THE SEPTIC TANK AND FIELD LINES SHOWN ON LOT 2 HEREIN WAS PLOTTED FROM INFORMATION OBTAINED FROM THE CURRENT OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN.

Carter Land Surveying
 Richard D. Carter - Tenn. Reg. No. 1981
 P.O. Box 851, Kingston, TN. 37763-0851
 Phone: (865)-590-2201
 Email: carterlandsurveying@gmail.com



Subdivision Survey - 6.30 Total Acres
 Randall Gibbons Property
 Deed Book 1293, Page 1108 - Control Tax Map 155, Parcel 100.03
 Address 1: 1485 (Lot 1) Fall Creek Road, Rockwood Tn. 37854
 Address 2: 1483 (Lot 2) Fall Creek Road, Rockwood Tn. 37854
 Ozone Community - Sixth Civil District - Cumberland County, Tennessee

Drawn By: RDC	Sheet 1 of 1
Checked By: RDC	Date: June 2nd, 2020
Dwg. No: 622-20	Zone:
Scale: 1" = 100'	Census Tract:

Revisions	
No.	Description
1	
2	
3	
4	
5	
6	

Copyright © 2020

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

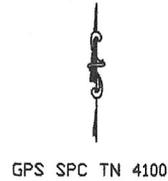
Secretary, Cumberland County Planning Commission

I (we) hereby certify that I an (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

FRED STOUT POTATO FARM DIVISION
MAP 039 PARCEL 013.00
DEED REF 1246/1760
SECOND CIVIL DISTRICT OF
CUMBERLAND COUNTY TN



4" INCH WATER LINE
VARIABLE TO ROADSIDE

POTATO FARM RD 60' R.O.W.



LINE	BEARING	DISTANCE
L1	S 75°25'14" E	242.68'
L2	S 06°39'47" W	37.38'
L3	S 75°13'23" E	147.66'
L4	S 00°55'41" E	388.45'
L5	S 82°55'05" W	303.45'
L6	N 07°57'09" W	567.14'



REMAINDER OF STOUT >
5 ACRES

TS

L3

L1

L6

3.671 Acres

L5

L4

REMAINDER OF STOUT >
5 ACRES

S 04°15'50" E 307.18'

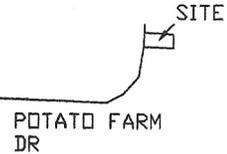
REMAINDER OF STOUT >
5 ACRES

Subject To

Set Backs: 30 front-10 sides/back

LEGEND
● IRON ROD SET

HIGHWAY 127



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

Surveyor: Dion Ault
Tenn. Reg. No. 2678

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

NOTES

PUBLIC WATER SYSTEM PROVIDED BY NORTH CATDOGA UTILITY DISTRICT

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

SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OTHERWISE

EXISTING MUNICIPAL WATER SYSTEM AND EXISTING SEPTIC SYSTEM

ACCORD TO FLOOD MAP 470125D307 THIS AREA IS NOT IN A FLOODABLE AREA

SURVEY REQUESTED BY FRED STOUT

ADDRESS: ACROSS FROM 189 POTATO FARM

PHONE NUMBER

FINAL PLAT

FRED STOUT

DRAWN	DATE	DION AULT
APPROVED	DATE	116 ASHLEY ACRE WAY PIKEVILLE TN 426-618-6988
SCALE	SHEET	PROJECT NO.
1" = 100'		1 LOT 3.67 ACRES

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 APPROVAL FOR RECORDING

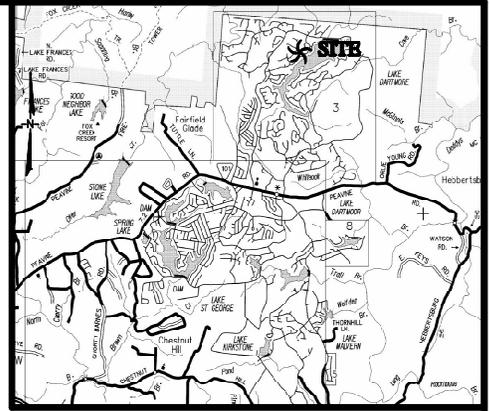
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and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

Date Signed _____ Secretary, Cumberland County Planning Commission

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.

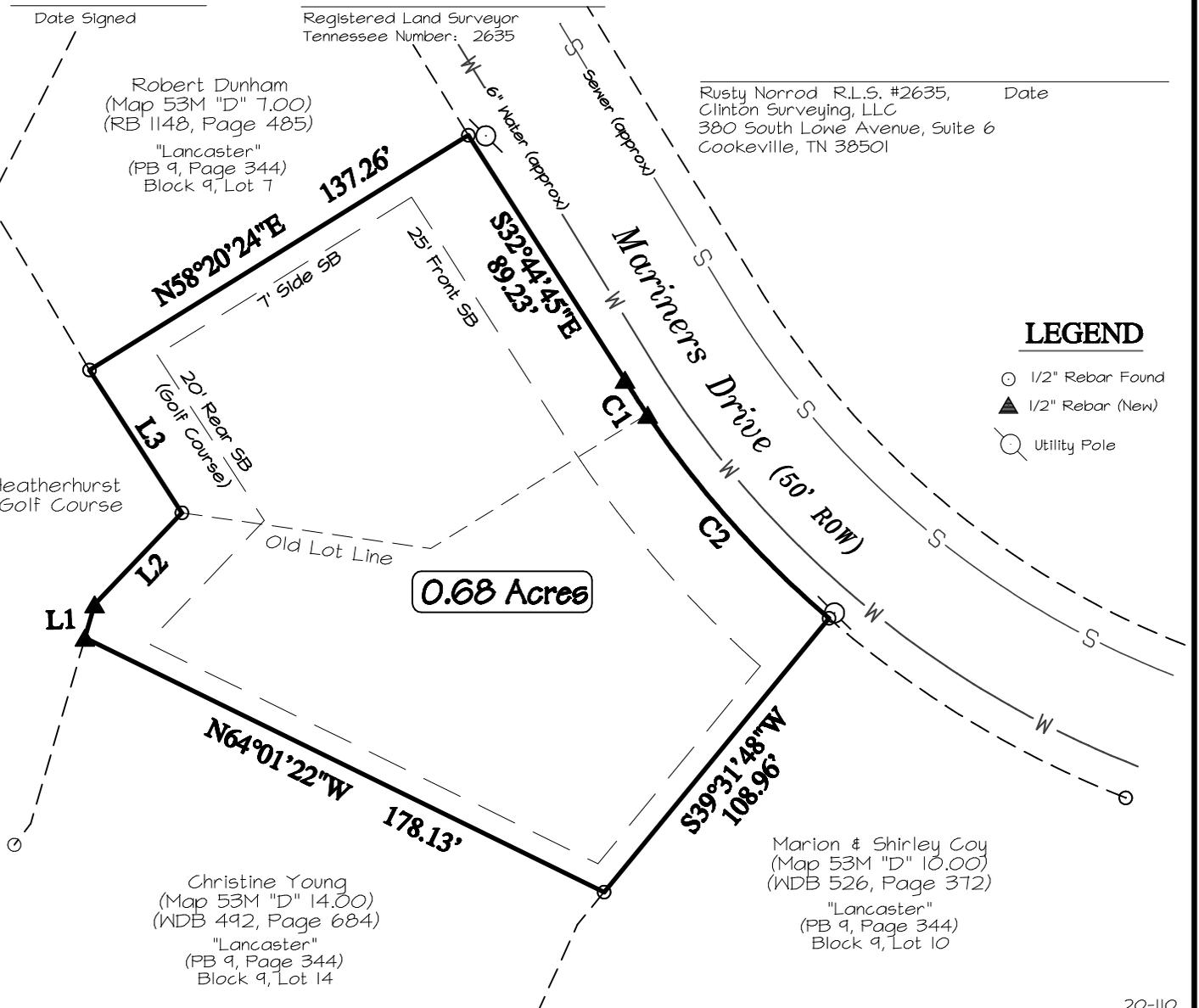
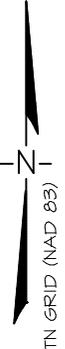
I hereby certify that the survey shown hereon was performed in compliance with the current Tennessee Minimum Standards of Practice and that it is a category "I" survey and the ratio of precision of the unadjusted survey is greater than 1:10,000.



Vicinity (N.T.S)

Boundary Line/Curve Table

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	12.86'	S33°03'29"E	315.61'	2°20'05"	12.86'	6.43'
C2	84.07'	S41°51'23"E	315.61'	15°15'43"	83.82'	42.29'
L1	10.71'	N16°25'47"E				
L2	38.92'	N43°44'42"E				
L3	52.29'	N33°02'01"W				



LEGEND

- 1/2" Rebar Found
- ▲ 1/2" Rebar (New)
- Utility Pole

- 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.
 - All corners are 1/2" rebar FOUND unless otherwise noted.
 - Source of Title: Tax Map 053M "D" Parcel 8.00 : RB 1566, Page 2429 Parcel 4.00 : RB 1566, Page 2425
 - Any future construction must fall within the current setback restrictions.
 - Location of utilities is approximate. Contact the appropriate utility for location of underground services.
 - No areas of the subject property depicted on this plat are in a Special Flood Hazard Area according to the FEMA FIRM # 47035C0211D, Dated 11/16/07.

20-110

FINAL PLAT OF
GRIFFITHS - SLOVİK COMBINATION
"Lancaster"
Block 9 Lots 8 & 9 Combination
(Plat Book 9, Page 344)
PRESENTED TO
CUMBERLAND COUNTY PLANNING COMMISSION
2nd CIVIL District, Cumberland County, Tennessee

OWNER: Alan Griffiths & Molly Slovik 2 Glenridge Rd Whitesboro, NY 13492 (Not Same As Above)	SURVEYOR: Clinton Surveying LLC
ADDRESS: 315.725.9950	ADDRESS: 380 S.Lowe Ave. Suite 6 Cookeville, TN 38501
TELEPHONE: 315.725.9950	TELEPHONE: 431-372-0146
ENGINEER: NA	ACREAGE SUBDIVIDED: 0.68 Acres
ADDRESS: NA	NUMBER OF LOTS: 01
TELEPHONE: NA	SCALE: 1" = 50' DATE: 07-22-20
	TAX MAP REFERENCE: MAP 053M "D" Parcels 8 & 9

PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Date _____	Owner _____
Date _____	Owner _____

CERTIFICATE OF ACCURACY

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

Date _____	Registered Land Surveyor _____
------------	--------------------------------

CERTIFICATE OF APPROVAL FOR RECORDING

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

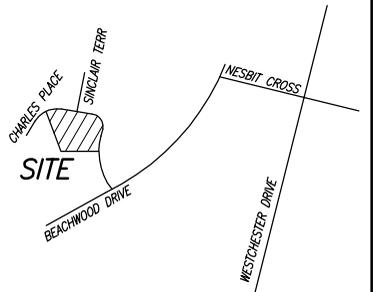
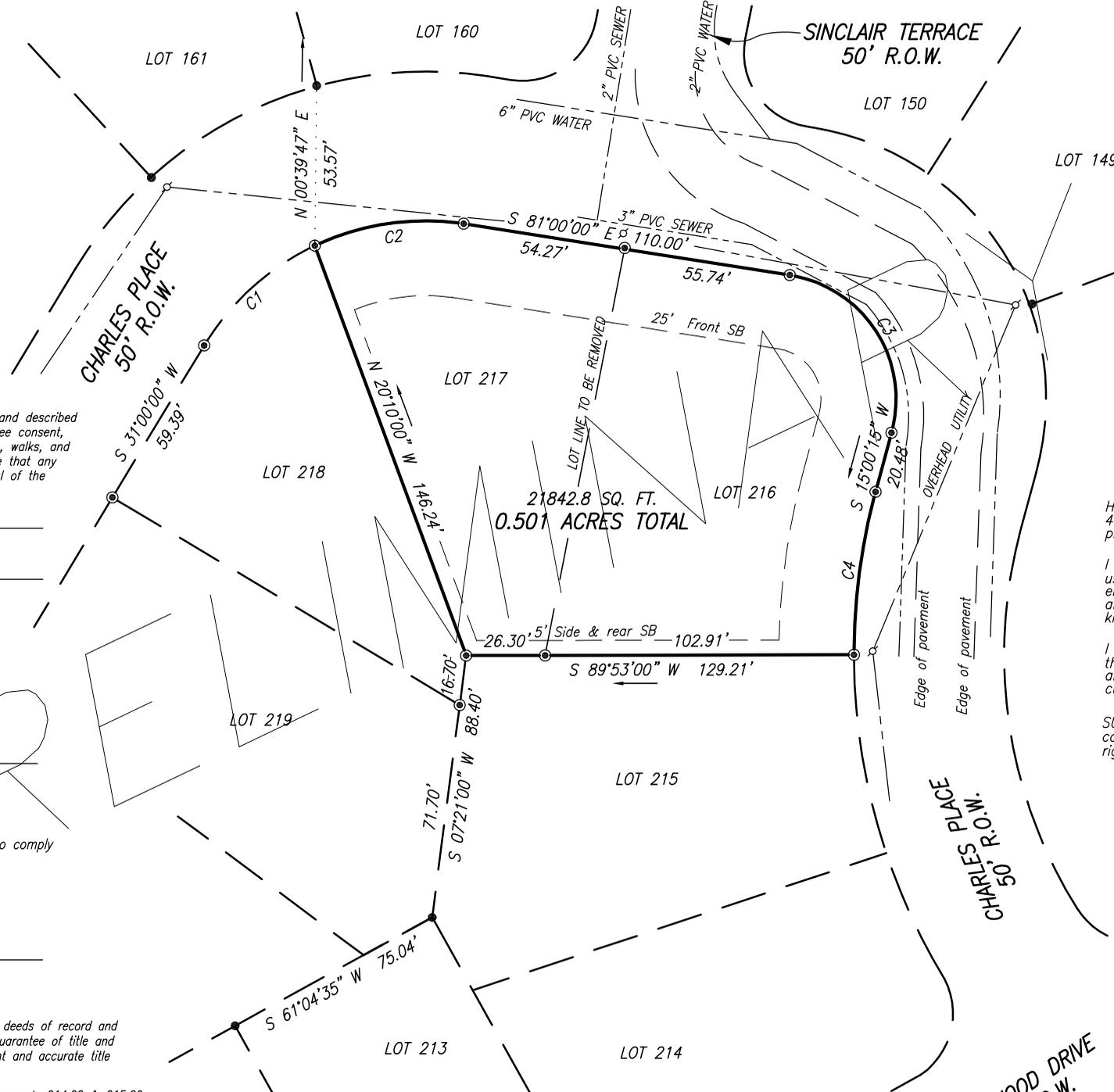
Date _____	Secretary, Cumberland County Planning Commission _____
------------	--

NOTES:

- This survey is prepared from the current deeds of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current and accurate title search will reveal.
- Source of Title: Tax Map 090E, group E, parcels 014.00 & 015.00 Warranty Deed Books 1366, p. 386 & 1387, p. 1221
- Any future construction must fall within the current setback restrictions.
- Location of utilities is approximate. Contact the appropriate utility for location of underground utilities.

LEGEND

- These standard symbols will be found in the drawing.
- 1/2" DIAMETER REBAR SET
 - 1/2" DIAMETER REBAR FOUND
 - UTILITY POLE



LOCATION MAP
Not to Scale

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

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

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

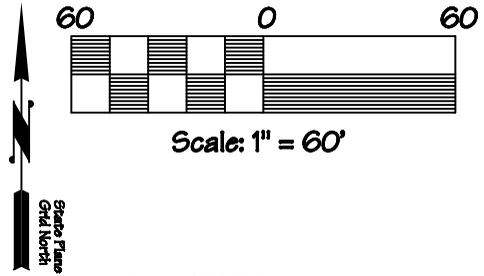
SUBJECT TO any and all restrictions, covenants, conditions, planning commission and zoning ordinances, rights of way, and easements, if any, affecting said land.

Fairfield Glade Community Club, owner
P.O. Box 2000; Fairfield Glade, TN 38558
Telephone: (931) 484-3780

**FINAL PLAT
COMBINATION OF LOTS 216 & 217
BLK 2 - LAKE GLASTOWBURY ADDITION TO
FAIRFIELD GLADE**

Second Civil District Cumberland County
Scale 1" = 50'
July 7, 2020
Freeman Engineering and Surveying
118 Exeter Drive Crossville, TN 38558
(865) 696-0327

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	86.00'	50.46'	49.74'	S 47°48'34" W	33°37'06"
C2	86.00'	50.87'	50.13'	N 81°33'47" E	33°53'20"
C3	42.00'	70.84'	62.73'	S 32°41'00" E	96°37'59"
C4	210.63'	55.21'	55.05'	S 07°29'27" W	15°01'07"



SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47035C0355D,
 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

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: 05 August 2020
 (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): 0.99999496

Note: The point of beginning is located N 22°32'35" E 86.61 feet from a water meter.

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.

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

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

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

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.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	39.17'	N 56°39'18" E	38.18'

Drawn by: CDM FILE NO: 20-241c1

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 _____ OWNER _____
 OWNER _____



CERTIFICATE OF APPROVAL FOR RECORDING

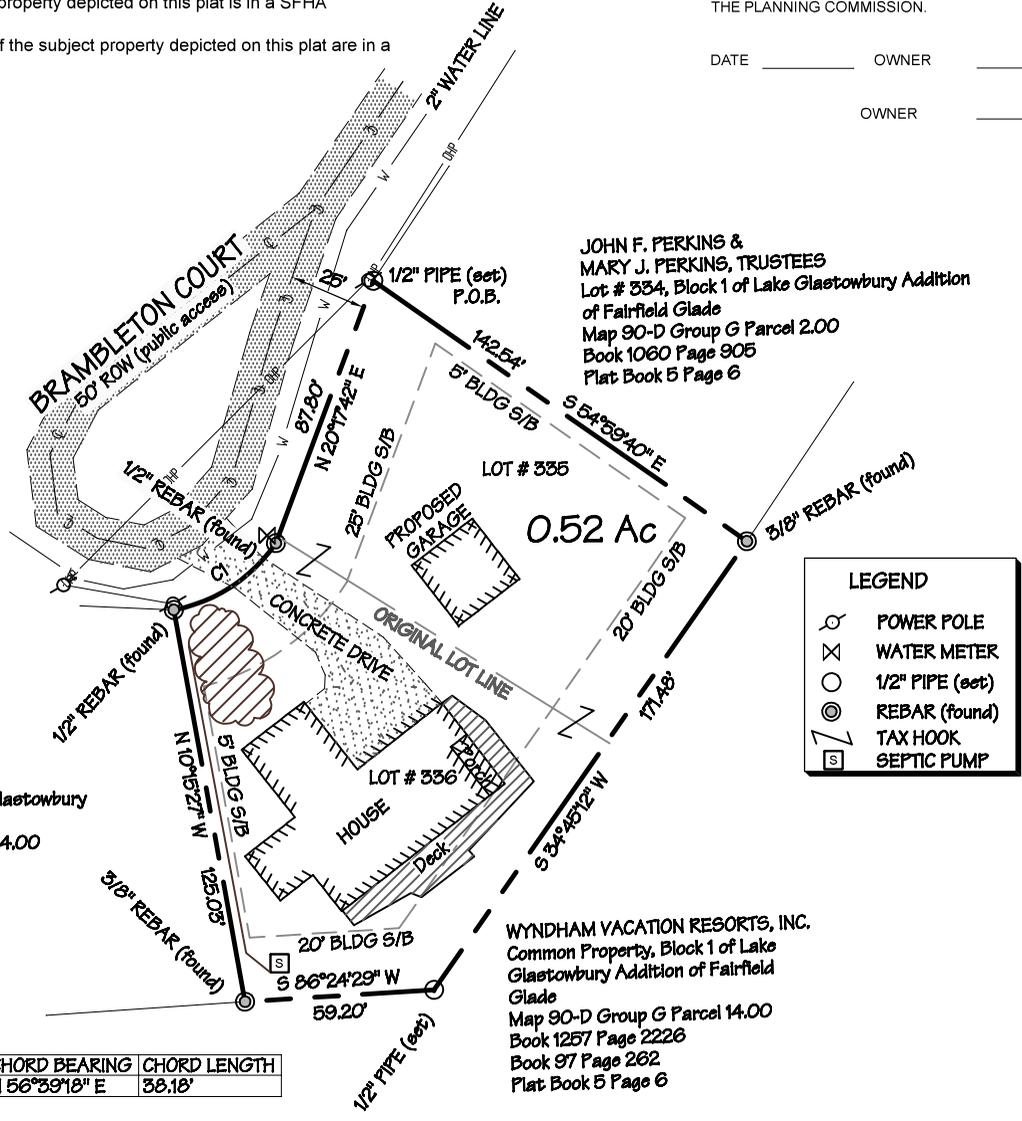
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE CUMBERLAND COUNTY PLANNING COMMISSION, AND 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 AND DESCRIBED HEREON IS A TRUE AND CORRECT CLASS SURVEY, AND THE RATIO OF PRECISION IS 1: _____, 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 SIGNED _____ SURVEYOR'S SIGNATURE _____



LEGEND

- POWER POLE
- WATER METER
- 1/2" PIPE (est)
- REBAR (found)
- TAX HOOK
- SEPTIC PUMP

DAVIS S. EPPS &
 DONNA E. EPPS
 Lot # 337, Block 1 of Lake Glastowbury
 Addition of Fairfield Glade
 Map 90-D Group H Parcel 34.00
 Book 1578 Page 1302
 Plat Book 5 Page 6

WYNDHAM VACATION RESORTS, INC.
 Common Property, Block 1 of Lake
 Glastowbury Addition of Fairfield
 Glade
 Map 90-D Group G Parcel 14.00
 Book 97 Page 2226
 Book 97 Page 262
 Plat Book 5 Page 6

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
 2772 Hidden Cove Road, Cookeville, TN 931-372-1236

2ND CIVIL DISTRICT
 COMBINATION PLAT
 FOR
**LOT # 335 & # 336 BLOCK 1 OF
 LAKE GLASTOWBURY ADDITION OF FAIRFIELD GLADE**
 PRESENTED TO
 CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

DEVELOPER: MIKE EICHOLTZ ADDRESS: 31 BRAMBLETON COURT FAIRFIELD GLADE TN 38658	SURVEYOR: CHRISTOPHER M. VICK ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38606
TELEPHONE: 931-284-9324	TELEPHONE: 931-372-1236
ENGINEER: _____ ADDRESS: _____	OWNER: ROBERT & CHERYL BRODE ADDRESS: 31 BRAMBLETON COURT FAIRFIELD GLADE TN 38658
TELEPHONE: _____	TELEPHONE: 931-284-9324

ACREAGE SUBDIVIDED: 0.52 LOTS: 2 TAX MAP: 90D GROUP: H PARCEL NO: 34.00
 TAX MAP: 90D GROUP: G PARCEL NO: 100
 DEED BOOK REFERENCE: BOOK 1554 PG 344 SCALE: 1"=50'-0" DATE: 05 August 2020

LEGEND

- ⊙ = 1/2" REBAR (O)
- = 1/2" REBAR (N) W/ SEXTON CAP
- ⊕ = UTILITY POLE
- = POINT
- = PL

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	272.91'	420.00'	37°13'48"	S 72°39'45" W	268.13'

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 47035C0305D, dated 11/16/2007.

SURVEYOR'S CERTIFICATE:
 I hereby certify to the best of my knowledge and belief, that this is a category 1 survey, with a linear error of closure of the unadjusted survey ≤ 1:10,000. 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.

NOTE: BEARINGS ARE RELATIVE TO PLAT BOOK 10 PAGE 358

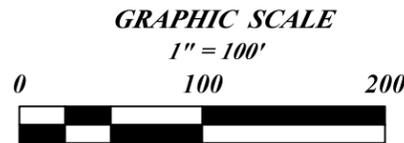
Date John Chris Sexton



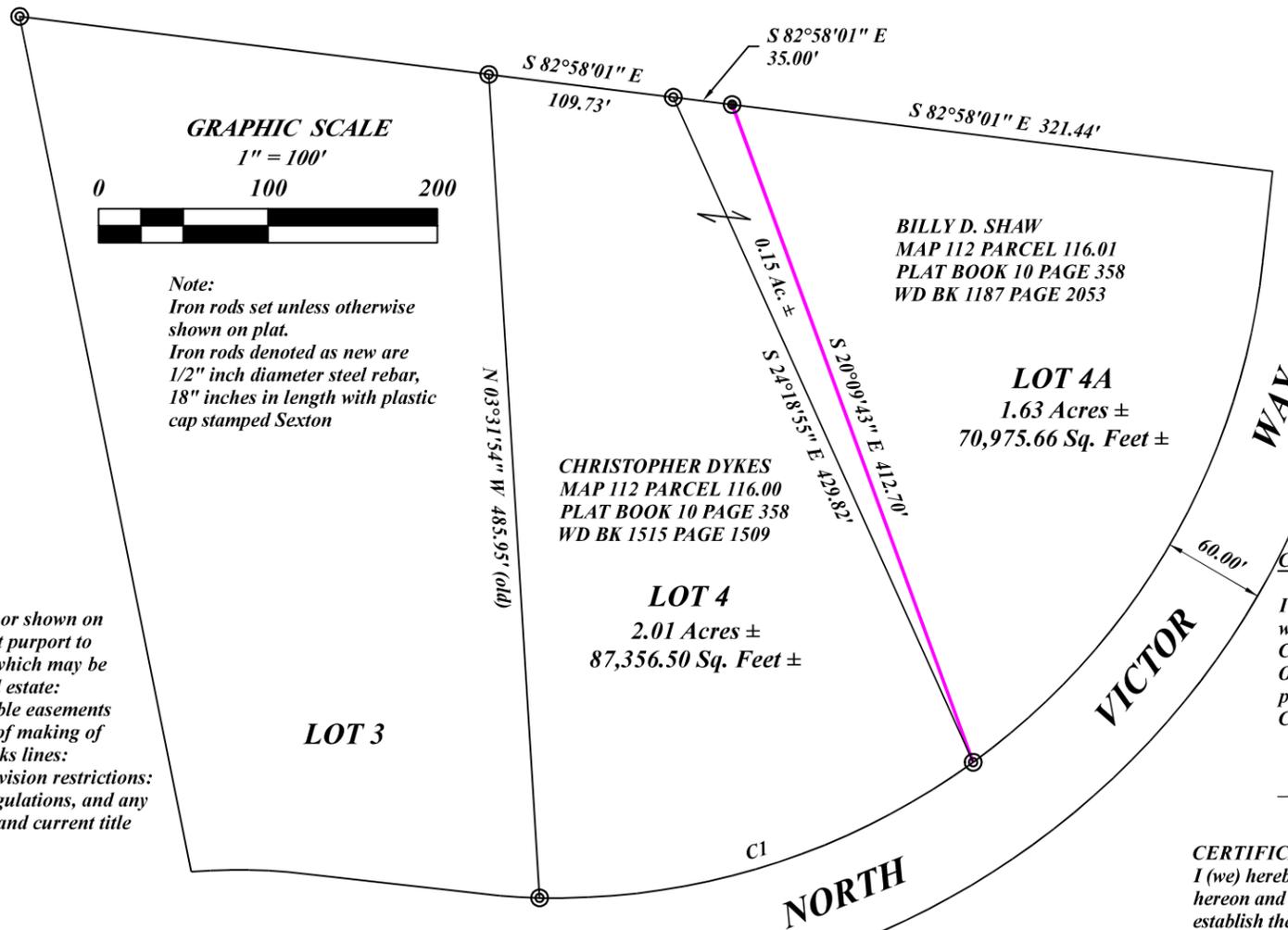
VICINITY MAP (NTS)

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.

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.



Note:
 Iron rods set unless otherwise shown on plat.
 Iron rods denoted as new are 1/2" inch diameter steel rebar, 18" inches in length with plastic cap stamped Sexton



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.

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

Date Signed _____ Signature of Director of Public Works or County Road Supervisor

CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS
 I hereby certify that the existing water lines and/or existing hydrants shown hereon are in place and maintained by the Crab Orchard Utility District.

Date Signed _____ Crab Orchard Utility District

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 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 re subdivision and requires the approval of the Planning Commission.

Date Signed _____ Thomas Tollett

Date Signed _____ Robin Tollett

BOUNDARY LINE ADJUSTMENT
CHRISTOPHER DYKES
 LOCATED IN THE FIRST CIVIL DISTRICT OF CUMBERLAND COUNTY, TENNESSEE, IN FARRINGTON ESTATES DEED BOOK 1515 PAGE 1509 - PLAT BOOK 10 PAGE 358 REGISTER'S OFFICE OF CUMBERLAND COUNTY

CHRIS SEXTON SURVEYING
 467 Southridge Cir.
 Crossville, TN. 38555
 615.785.3609
 931.787.6943
 email: chris.sexton53@gmail.com
 www.chrissextonsurveying.com

PRELIMINARY

TAX MAP REF: MAP: 112 PARCEL 116.00	CHECKED BY: JCS
SURVEYED BY: JCS	SCALE: 1"=100'
DRAWING DATE: 08/13/2020	PROJECT NUMBER: 2019-044R
DRAWN BY: JCS	FILE NAME: C:\CARLSON2019\2019-044R.dwg

SHEET NUMBER: 1 OF 1

