



MEMORANDUM

TO: Cumberland County Regional Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: October 9, 2020

SUBJECT: October 15, 2020 Planning Commission Meeting

The Cumberland County Regional Planning Commission will hold its regularly scheduled meeting on Thursday, October 15, 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 August 20, 2020 minutes.
3. Consideration of final subdivision plat for property located on Highway 127N (Emery Division)*
4. Staff Report—Dixon Division, Miller Division, Turner Division, Smith Division, Williams Combination, Champagne Combination, Mills Combination, Listner Combination, Leadingham Combination, Holmes Combination, Roark Adjustment, Adkins Adjustment and Kuezner Adjustment.
5. Discussion regarding the 2021 Cumberland County Road List.
6. Discussion regarding proposed new lots with a private water source.
7. Other business as necessary.
8. 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
OCTOBER 15, 2020

1. Emery Division—Final

Gary Emery submitted a final subdivision plat for the purpose of creating eight (8) proposed new lots from 7.809 acres located on Highway 127N. The proposed new lots would vary in size from 0.500 acres to 3.320 acres and all of the proposed new lots are currently vacant. The proposed new lots would be served by an existing six (6) inch water line, a proposed fire hydrant and would comply with all Cumberland County Subdivision Regulations.

2. Dixon Division—Final

Charles Dixon submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Wilson Road. The proposed new lot would consist of 0.73 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.

3. Miller Division—Final

Gus Miller 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 127S. The proposed new lot would consist of 2.581 acres, an existing residential structure and two (2) existing accessory structures. The proposed new lots would be served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

4. Turner Division—Final

Brenda Turner submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Flynn's Cove. The proposed new lot would consist of 0.732 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.

4. Smith Division—Final

Russell Smith submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Tabor Loop. The proposed new lot would consist of 1.984 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.

5. Williams Combination-Final

Donald Williams submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Exeter Drive and Darwin

Kyle Davis___Martha Hale___Terry Lowe___Deborah Holbrook___David Gibson___

Trey Kerley___ Russell Smith___Stanley Hall___Linda Clark___Scott Blaylock-Road Superintendent___

Lane. The proposed new lot would consist of 0.483 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.

6. Champagne Combination-Final

David Champagne submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Havenridge Circle. The proposed new lot would consist of 2.27 acres and is currently vacant. 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. Mills Combination-Final

Don Mills submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Pomo Circle and Souix Drive. The proposed new lot would consist of 0.527 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 Cumberland County Subdivision Regulations.

8. Listner Combination-Final

Robert Listner submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Adler Lane. The proposed new lot would consist of 0.47 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.

9. Leadingham Combination-Final

Mickey Leadingham submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Benwick Court. The proposed new lot would consist of 1.14 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. Holmes Combination-Final

Robert Holmes submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Rotherham Drive. The proposed new lot would consist of 0.712 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.

11. Roark Adjustment-Final

Jackson Roark 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 Westel

Kyle Davis___Martha Hale___Terry Lowe ___Deborah Holbrook ___David Gibson___

Trey Kerley___ Russell Smith ___Stanley Hall___Linda Clark___Scott Blaylock-Road Superintendent___

Road. After the adjustment, Lot 1 would consist of 1.215 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 six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

12. Adkins Adjustment-Final

Aaron Adkins 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 Russell Ridge Road. After the adjustment, Lot 1 would consist of 1.454 acres and an existing residential structure. Lot 2 would consist of 2.915 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. Kuenzer Adjustment-Final

Dietra Kuezner 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 Highway 70 West and Glade Creek Road. After the adjustment, Lot 1 would consist of 2.33 acres, an existing residential structure and an existing accessory structure. Lot 2 would consist of 4.69 acres and is currently vacant. The proposed new lots would be served by an existing twelve (12) 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
AUGUST 20, 2020

MEMBERS PRESENT

Stanley Hall
Russell Smith
Trey Kerley
Kyle Davis
Linda Clark
Martha Hale
Deborah Holbrook
Terry Lowe

MEMBERS ABSENT

David Gibson

STAFF REPRESENTATIVE

Tommy Lee, UCDD
Marcie Ackerman, UCDD

OTHERS PRESENT

Roger Baker
Mike Freeman, Surveyor
John Sexton, Surveyor
Janet Sexton
Robin Tollett
Tom Tollett

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 August 20, 2020 at the Cumberland County Courthouse.

ITEM 2: APPROVAL OF JULY 16, 2020 MINUTES

After calling the meeting to order, Chairman Smith asked for approval of the July 16, 2020 minutes. Martha Hale made a motion to dispense with the reading of the minutes and approve the minutes as presented. Kyle Davis seconded and the motion passed with a vote of seven (7) ayes (Davis, Smith, Hale, Holbrook, Kerley, Lowe and Hall) to zero (0) nays with one (1) abstention (Clark).

ITEM 3: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED NEAR LAKE FRANCIS ROAD (FLIP FEST PROPERTIES DIVISION)

Surveyor Mike Freeman presented a final subdivision plat on behalf of Flip Fest Properties 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. After discussion, Martha Hale made a motion to approve the presented final plat. Kyle Davis 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)

At the July 16, 2020 meeting, Staff Planner presented a subdivision 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. At the August 20, 2020 meeting, Surveyor John Sexton presented an

adjustment from the aforementioned approved final subdivision plat. Sexton stated that the purpose of the submitted plat is to change the composition of Lots 2 and 3 from the Tollett plat that was approved at the July 16, 2020 meeting. After the adjustment, 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. Staff Planner recommended that the submitted final plat be denied due to the fact that the plat did not meet the requirements of the subdivision regulations. Staff then stated that the previously approved plat complied with the subdivision regulations. After discussion, Terry Lowe made a motion to grant the aforementioned variance. Stanley Hall seconded and the motion passed with a vote of six (6) ayes (Smith, Hall, Hale, Davis, Lowe and Kerley) to two (2) nays (Holbrook and Clark) with zero (0) abstentions. Then, Kyle Davis made a motion to approve the presented final plat pending that all required signatures be obtained. Trey Kerley seconded and the motion passed with a vote of six (6) ayes (Smith, Hall, Hale, Davis, Lowe and Kerley) to two (2) nays (Holbrook and Clark) with zero (0) abstentions.

ITEM 5: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON TABOR LOOP AND BILL BARNWELL ROAD (GENTRY DIVISION)

Staff Planner presented a final subdivision plat on behalf of James Gentry 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. After discussion, Stanley Hall made a motion to approve the aforementioned variance. Martha Hale seconded and the motion passed with a vote of all ayes. Then, Kyle Davis made a motion to approve the presented final plat pending that all required signatures be obtained. Stanley Hall seconded and the motion passed with a vote of all ayes.

ITEM 6: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON OLD HIGHWAY 28 (PATTON DIVISION)

Staff Planner presented a final subdivision plat on behalf of Debbie Patton 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. After discussion, Terry Lowe made a motion to approve the aforementioned variance. Martha Hale seconded and the motion passed with a vote of all ayes. Then, Martha Hale made a motion to approve the presented final plat pending that all required signatures be obtained. Stanley Hall seconded and the motion passed with a vote of all ayes.

ITEM 7: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON DYKES ROAD AND FROST ROAD (CLARK DIVISION)

Staff Planner presented a final subdivision plat on behalf of Glenn Clark for the purpose of subdividing 4.22 acres into three (3) proposed new lots for property located on Dykes Road and Frost Road. Lot 1 would consist of 1.37 acres, Lot 2 would consist of 1.52 acres, Lot 3 would consist of 1.33 acres and all proposed new lots are currently vacant. The proposed new lots are served by an existing two (2) inch water line and would comply with all Cumberland County Subdivision Regulations. After discussion, Kyle Davis 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 8: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON CHESTNUT HILL ROAD (CLARK DIVISION)

Staff Planner presented a final subdivision plat on behalf of Roger Baker for the purpose of creating two (2) proposed new lots from 3.151 acres located on Chestnut Hill Road. Lot 1 would consist of 1.342 acres and is currently vacant. Lot 2 would consist of 1.809 acres, an existing residential structure and an existing accessory structure. Lot 2 would have access to Chestnut Hill Road via a thirty (30) foot ingress/egress easement. The proposed new lots would be served by an existing six (6) inch water line and would comply with all other Cumberland County Subdivision Regulations. After discussion, Stanley Hall made a motion to approve the presented final plat. Trey Kerley seconded and the motion passed with a vote of all ayes.

ITEM 9: STAFF REPORT

Staff Planner presented a report for nine (9) subdivision plats that had been administratively approved since the last planning commission meeting. The administratively approved subdivision plats are as follows:

1. 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 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

ITEM 10: OTHER BUSINESS AS NECESSARY

Chairman Russell Smith opened the floor for discussion regarding possibly changing the subdivision regulations regarding proposed new lots without public water. Staff Planner stated that currently the subdivision regulations require that all proposed new lots without public water must be at least two (2) acres in size. Staff Planner then stated that the PC has granted multiple lot size variances if a proposed lot has an existing private water source. Staff Planner stated that if the PC were going to keep granting lot size variances, then the regulations should be changed to match the consistent will of the PC. After discussion it was determined that further discussion would need to take place regarding this issue. Martha Hale made a motion to continue discussion of the aforementioned issue at the next available PC meeting. Deborah Holbrook seconded and the motion passed with a vote of all ayes.

With no other business, a motion was made by Martha Hale to adjourn. Terry Lowe seconded and the motion passed with a vote of all ayes. The next scheduled meeting of the Cumberland County Planning Commission is scheduled for September 17, 2020.

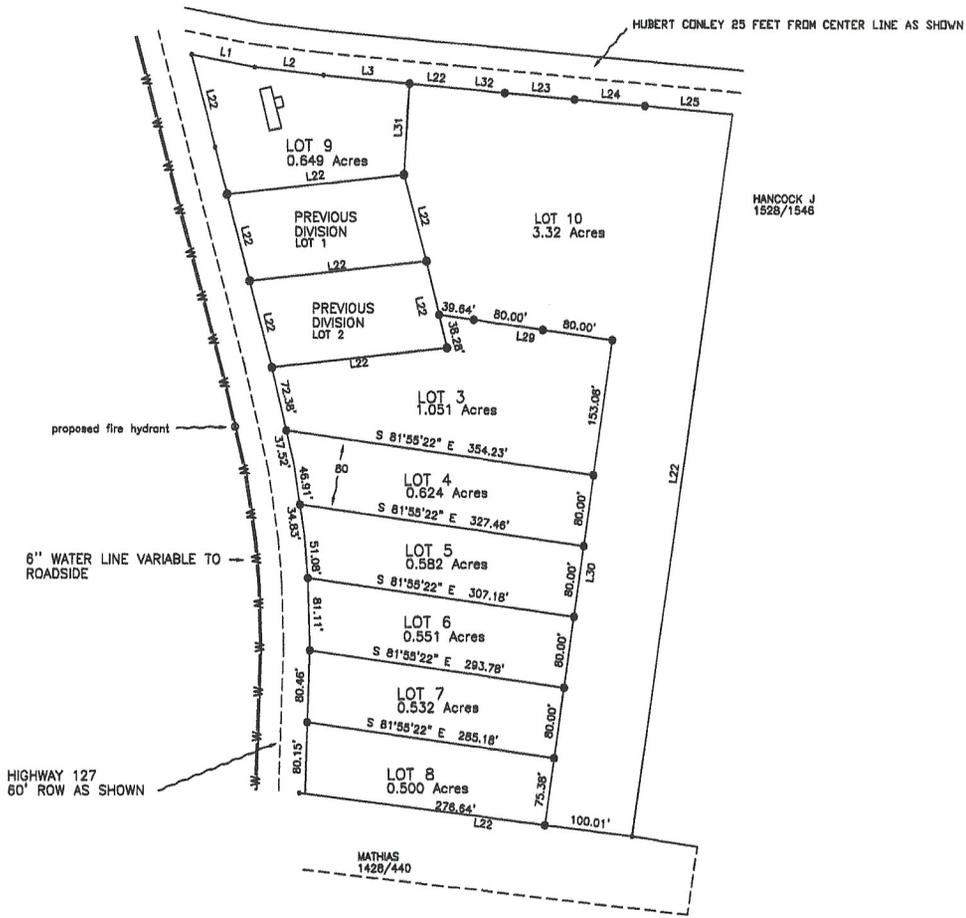
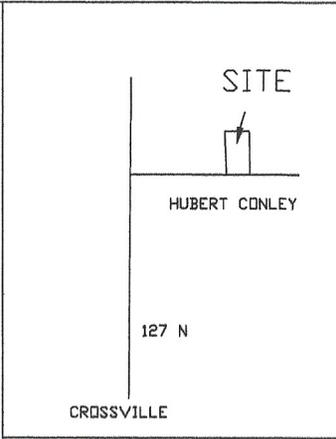
Chairperson

Date

Secretary

Date

GARY EMERY DIVISION
 MAP 038 PARCEL 044.00 PORTION
 SECOND CIVIL DISTRICT OF CUMBERLAND CO TN



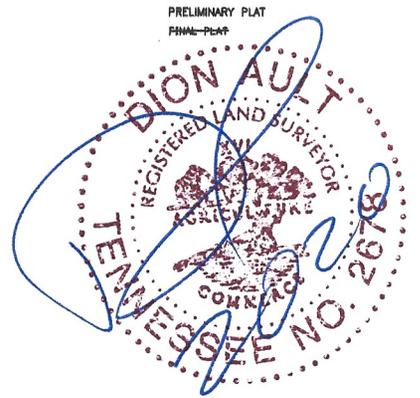
HANCOCK J
1528/1548

LINE	BEARING	DISTANCE
L1	S 78°54'11" E	72.90'
L2	S 83°22'09" E	75.77'
L3	S 82°53'54" E	98.99'
L4	N 85°21'25" E	200.00'
L5	N 85°21'25" E	203.03'
L6	N 89°01'46" W	111.12'
L7	N 72°51'51" W	69.31'
L8	S 77°21'09" W	124.85'
L9	N 74°12'38" W	105.93'
L10	S 09°22'38" W	113.43'
L11	N 89°28'57" W	376.89'
L12	N 01°56'22" E	165.08'
L13	N 01°59'30" W	72.09'
L14	N 02°59'30" W	21.93'
L15	N 08°20'42" W	91.75'
L16	N 15°03'31" W	118.05'
L17	N 14°30'12" W	157.59'
L18	N 14°14'36" W	86.91'
L19	S 84°34'48" E	88.21'
L20	S 84°48'12" E	310.70'
L21	S 83°41'25" W	291.00'
L22	N 83°41'25" E	203.00'
L23	S 84°48'12" E	80.10'
L24	S 84°48'12" E	80.10'
L25	S 84°48'12" E	100.15'
L26	S 84°48'12" E	100.15'
L27	S 84°48'12" E	139.64'
L28	N 08°02'38" E	500.00'
L29	N 08°02'38" E	500.00'
L30	N 08°02'38" E	500.00'
L31	N 03°44'54" E	102.00'
L32	S 84°48'12" E	50.37'
L33	N 08°04'38" E	255.04'
L34	N 08°04'38" E	255.76'
L35	N 08°04'38" E	256.49'



LEGEND
 ● IRON ROD SET
 Subject To
 Set Backs: 30 front-10 sides/back

NOTES
 PUBLIC WATER SYSTEM PROVIDED BY NORTH CATAWBA 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 4703SC175D THIS AREA IS NOT IN A FLOODABLE AREA
 SURVEY REQUESTED BY GARY EMERY
 ADDRESS: INTERSECTION OF HUBERT CONLEY AND HWY 127
 PHONE NUMBER 931-210-1025



EMERY		
DRAWN	DATE	DION AULT
	05/05/20	116 ASHLEY ACRE WAY
APPROVED	DATE	PIKEVILLE TN
		423-818-8933
SCALE	SHEET	PROJECT NO.
1" = 100'		TOTAL ACRES 7.809 Acres 8 LOTS

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. We further acknowledge that any change to this subdivision constitutes a re-subdivision and requires the approval of the Planning Commission.

Date Signed _____ Owner's Signature _____

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct Class 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 Crossville Regional Planning Commission.

Date Signed _____ Surveyor's Signature _____

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 City of Crossville or Catoosa Utility District.

Date Signed _____ Public Works Director/
City Engineer or Utility District Manager _____

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 Signed _____ Public Works Director/
City Engineer or County Road Supervisor _____

CERTIFICATE OF APPROVAL FOR RECORDING

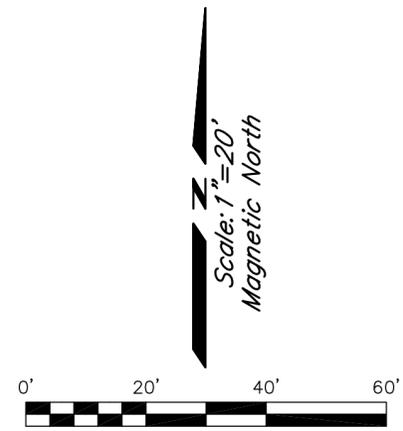
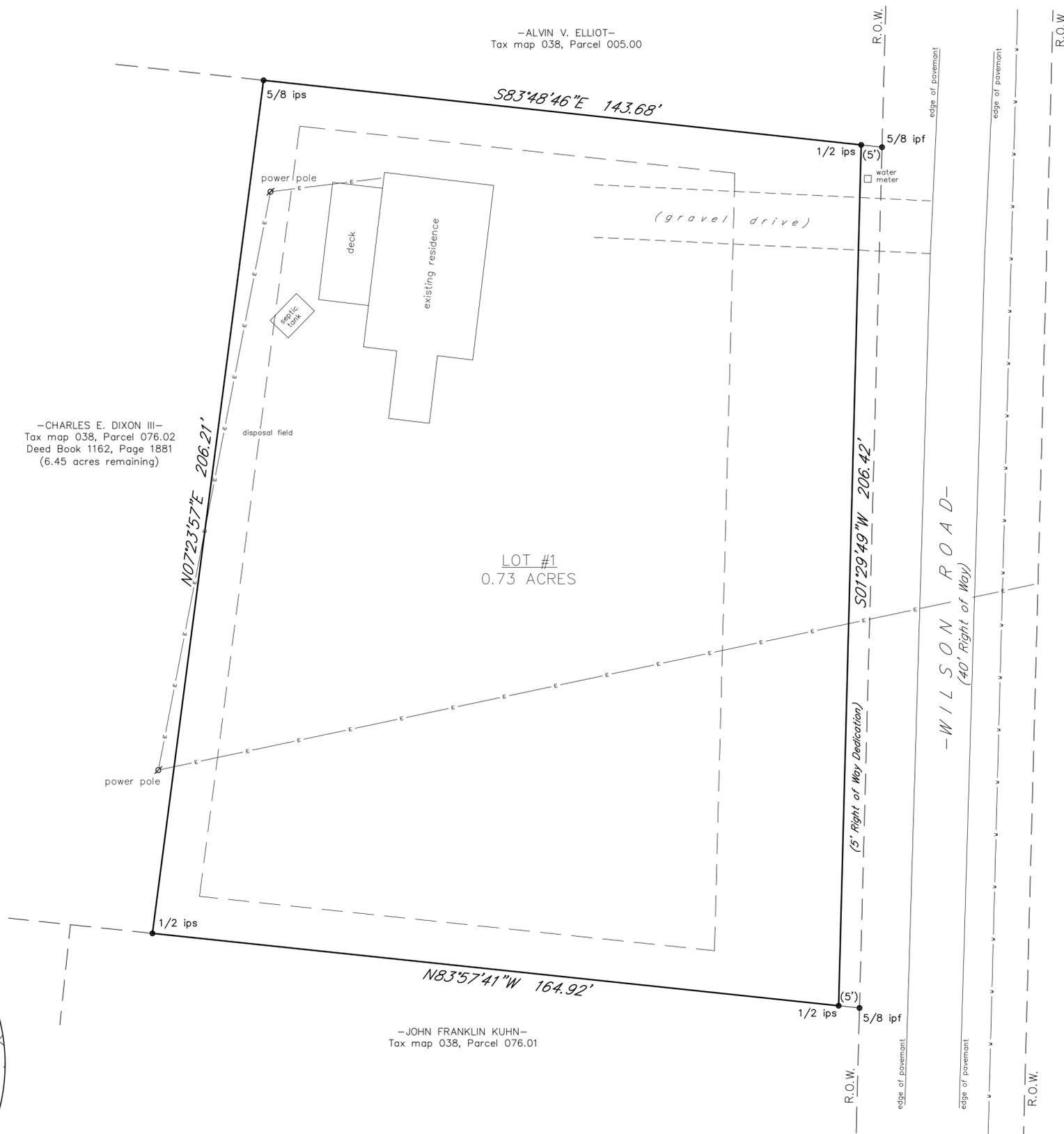
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Minutes of the Crossville Regional Planning Commission,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

-ALVIN V. ELLIOT-
Tax map 038, Parcel 005.00

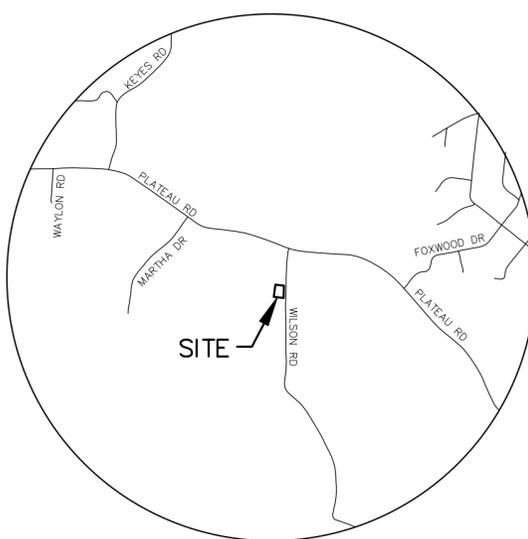
-CHARLES E. DIXON III-
Tax map 038, Parcel 076.02
Deed Book 1162, Page 1881
(6.45 acres remaining)

-JOHN FRANKLIN KUHN-
Tax map 038, Parcel 076.01



NOTES:

1. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP 47035C0150D.
2. BUILDING SETBACKS SHALL BE AS FOLLOWS:
..THIRTY (30) FEET ALONG ALL LOT LINES ABUTTING WILSON ROAD.
..TEN (10) FEET ALONG ALL SIDE AND REAR LOT LINES
3. PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE AS FOLLOWS:
..TWELVE (12) FEET ALONG ALL FRONT PROPERTY LINES
..SIX (6) FEET ALONG ALL SIDE AND REAR LOT LINES
..TWELVE (12) FEET ALONG SIDE AND REAR LOT LINES ALONG THE PERIMETER OF THE SUBDIVISION
..TWENTY (20) FEET AS MEASURED FROM THE CENTER OF ALL MAJOR DRAINS AND STREAMS.
4. LOT NO.1 HAS AN EXISTING SUBSURFACE DISPOSAL SYSTEM AND WILL NOT BE EVALUATED.
5. A FIVE (5) FOOT WIDE RIGHT OF WAY ADDITION HAS BEEN ASSIGNED TO THE WESTERN RIGHT OF WAY MARGIN OF WILSON ROAD.



SITE LOCATION MAP
Not to Scale

LEGEND:

- ips IRON PIN SET
- ipf IRON PIN FOUND
- v — 4" WATER LINE
- — R.O.W. RIGHT OF WAY
- — BUILDING SETBACKS
- e — 4" WATER LINE

REFERENCES:

Deed Book 1162, Page 1881
Tax Map 038, Parcel 076.02

FINAL PLAT FOR DIXON DIVISION	
Located in the Second Civil District, Cumberland County, Tennessee PRESENTED TO CUMBERLAND COUNTY PLANNING COMMISSION	
DEVELOPER: CHARLES E. DIXON III ADDRESS: 1239 SAWMILL ROAD CROSSVILLE, TENNESSEE 38555 TELEPHONE: (931) 510-4416	SURVEYOR: MICHAEL V. STUMP ADDRESS: 45 GUINEVERE LANE CROSSVILLE, TENNESSEE 38555 TELEPHONE: (931) 484-8107
ENGINEER: ADDRESS: TELEPHONE:	ACREAGE SUBDIVIDED: 0.73 NUMBER OF LOTS: 1 SCALE: 1"=20' DATE: September, 2020 TAX MAP REFERENCE: Map 038, Pcl. 076.02

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

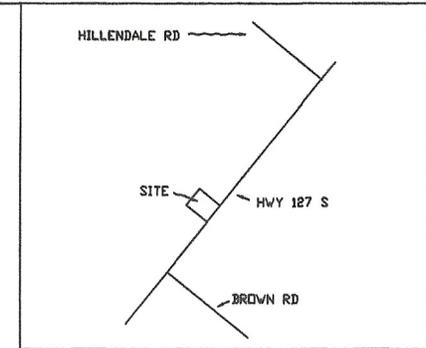
I hereby certify that the water lines and or other utilities shown hereon are in place and are operated and maintained by the _____

Water Utility District to serve the property herein subdivided.

Date Signed _____
Signature of Utility Rep.



A J MILLER DIVISION
MAP 173 PARCEL 005.37 PORTION
DEED REF 1103 PG 1251
THIRD CIVIL DISTRICT OF
CUMBERLAND COUNTY TN



DALE HOUSTN
1244/840

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.

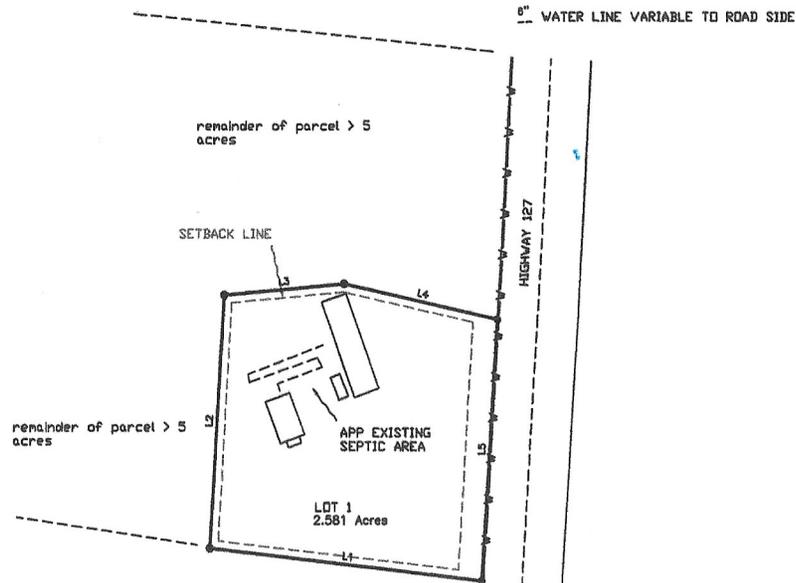
Date Signed _____

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 _____



KATHY HALE
484/498

I hereby certify that this is a category III survey and the ratio of precision of the unadjusted survey is 15000 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.

LINE	BEARING	DISTANCE
L1	N 85°41'58" W	342.05'
L2	N 03°20'59" E	310.23'
L3	N 85°42'28" E	150.92'
L4	S 77°18'58" E	188.12'
L5	S 03°20'59" W	300.52'



LEGEND

- IRON ROD SET
- IRON ROD FOUND

Subject To
Set Backs 30 Front-10 sides/back

NOTES

PUBLIC WATER SYSTEM PROVIDED BY SOUTH CUMBERLAND 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 47035C0317D THIS AREA IS NOT IN A FLOODABLE AREA

SURVEY REQUESTED BY GUS MILLER

ADDRESS: 9382 HWY 127 SOUTH

PHONE NUMBER 931-314-7278

FINAL PLAT

MILLER TRACT

DRAWN	DATE	DION AULT
APPROVED	DATE	116 ASHLEY ACRE WAY PIKEVILLE TN 423-618-8933
SCALE	SHEET	PROJECT NO.
1" = 100'		1 LOT 2.58 ACRES

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 (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 _____

Subject To

Set Backs: 30 front-10 sides/back

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.

Approval is hereby granted for LOT 1 defined as Campbell tract--Flynn's Cove Rd 0.732 acres, Cumberland County as being suitable for subsurface sewage disposal with the listed or attached restrictions. Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at sides property side lines unless otherwise noted.

Environmental Specialist Division of Ground Water Protection _____ Date _____

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

Lot 1, Campbell Tract --Flynn's Cove Rd 0.732 acres, IS approved for installation and duplication of a conventional subsurface sewage disposal system to serve an estimated house size of three (3) bedrooms

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, swimming pools, etc., or use which would conflict with the REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL in Tenn. Modifications of the shaded area may be considered, provided sufficient shaded area is maintained.

Lot 1 Campbell Tract 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 dwelling may further restrict the max. number of bedrooms for which a permit may be issued.

CAMPBELL TRACT
 DEED REF 1470 PG 2067
 PORTION OF MAP 170 PARCEL 006.00
 FIFTH CIVIL DISTRICT OF CUMBERLAND
 CO TN

NOTES

PUBLIC WATER SYSTEM PROVIDED BY SCUD
 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 47035C0450D THIS
 AREA IS NOT IN A FLOODABLE AREA

SURVEY REQUESTED BY BRENDA TURNER

ADDRESS: 4093 FYLNNS COVE
 CROSSVILLE TN

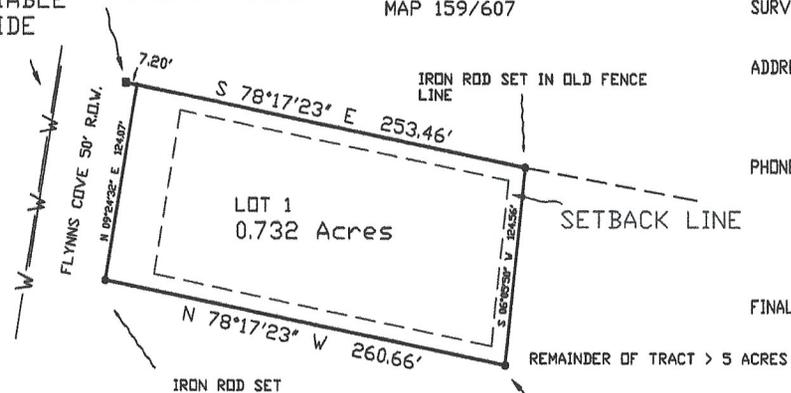
PHONE NUMBER 931-260-2655

FINAL PLAT

4" WATER
 LINE VARIABLE
 TO ROADSIDE

LARGE 10" POST

HANCOCK
 MAP 159/607



0' 100' 200' 300'



CAMPBELL TRACT

DRAWN	DATE	DION AULT
APPROVED	DATE	116 ASHLEY ACRE WAY PIKEVILLE TN 423-618-8933
SCALE	SHEET	PROJECT NO.
1" = 50'		1 LOT 0.73 ACRES TOTAL

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 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.

**JAMES SMITH DIVISION
MAP 050 PARCEL 099.00 PORTION
DEED REF 456 PG 20
FIRST CIVIL DISTRICT OF CUMBERLAND CO TN**

NOTES

PUBLIC WATER SYSTEM PROVIDED BY NORTH CATDOOSA 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 4703SC0175D THIS AREA IS NOT IN A FLOODABLE AREA

SURVEY REQUESTED BY RUSSELL SMITH

ADDRESS: TABOR LOOP NO ADDRESS ON PROPERTY ACROSS ROAD FROM 2709 TABOR LOOP

PHONE NUMBER 931-260-2695

FINAL PLAT

Approval is hereby granted for LOT 1, defined as SMITH TRACT-1.984 ACRES-2709 TABOR LOOP, Cumberland County as being suitable for subsurface sewage disposal with the listed or attached restrictions. Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSB system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at sides property side lines unless otherwise noted.

Environmental Specialist Division Of Ground Water Protection _____ Date

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

Lot 1, LOT 1 SMITH TRACT -1.984 ACRES--2709 TABOR LOOP IS approved for installation and duplication of a modified conventional subsurface sewage disposal system to serve an estimated house size of three (3) bedrooms.

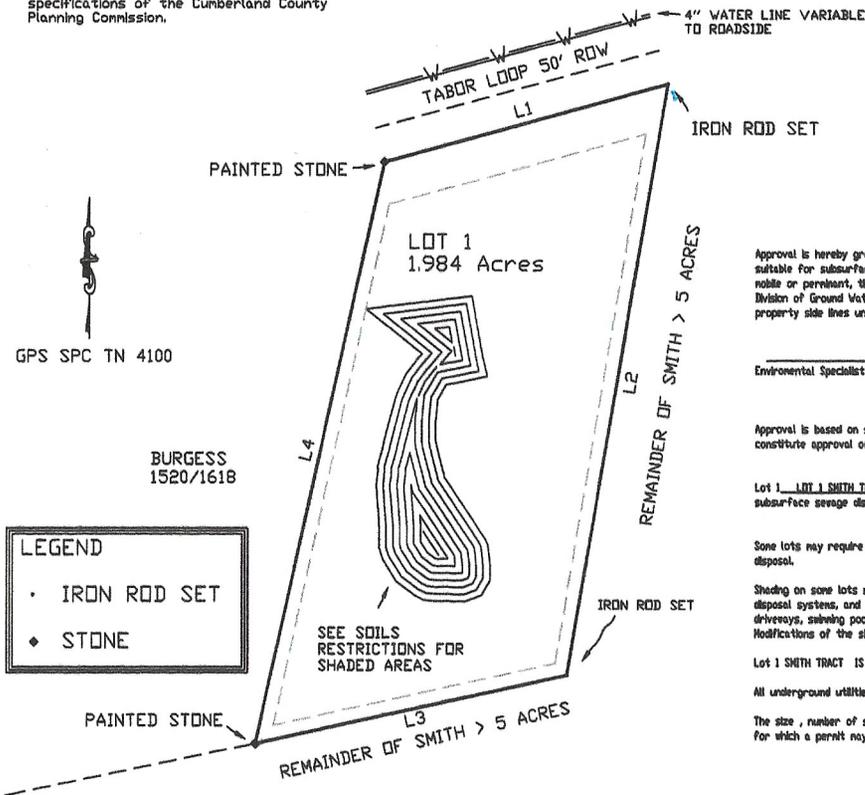
Some lots may require pump systems to transfer septic tank effluent to areas of the lot with suitable soil conditions for disposal.

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, swimming pools, etc. or use which would conflict with the REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL in Tenn. Modifications of the shaded area may be considered, provided sufficient shaded area is maintained.

Lot 1 SMITH TRACT 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 dwelling may further restrict the max. number of bedrooms for which a permit may be issued.



LEGEND

- IRON ROD SET
- ◆ STONE

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



LINE	BEARING	DISTANCE
L1	N 74°55'27" E	213.42'
L2	S 09°44'55" W	427.98'
L3	S 77°51'19" W	233.00'
L4	N 12°46'35" E	425.85'

SMITH TRACT		
DRAWN	DATE	DION AULT
	07/29/20	116 ASHLEY ACRE WAY
APPROVED	DATE	PIKEVILLE TN
		423-818-8933
SCALE	SHEET	PROJECT NO.
1" = 100'		1 LOT 1.98 ACRES



PLAT

CERTIFICATE OF ACCURACY

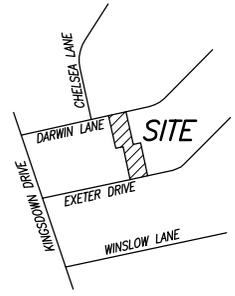
I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Cumberland County Regional Planning Commission and that the monuments have been placed as shown herein to the specifications of the Cumberland County Planning Commission.

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 _____



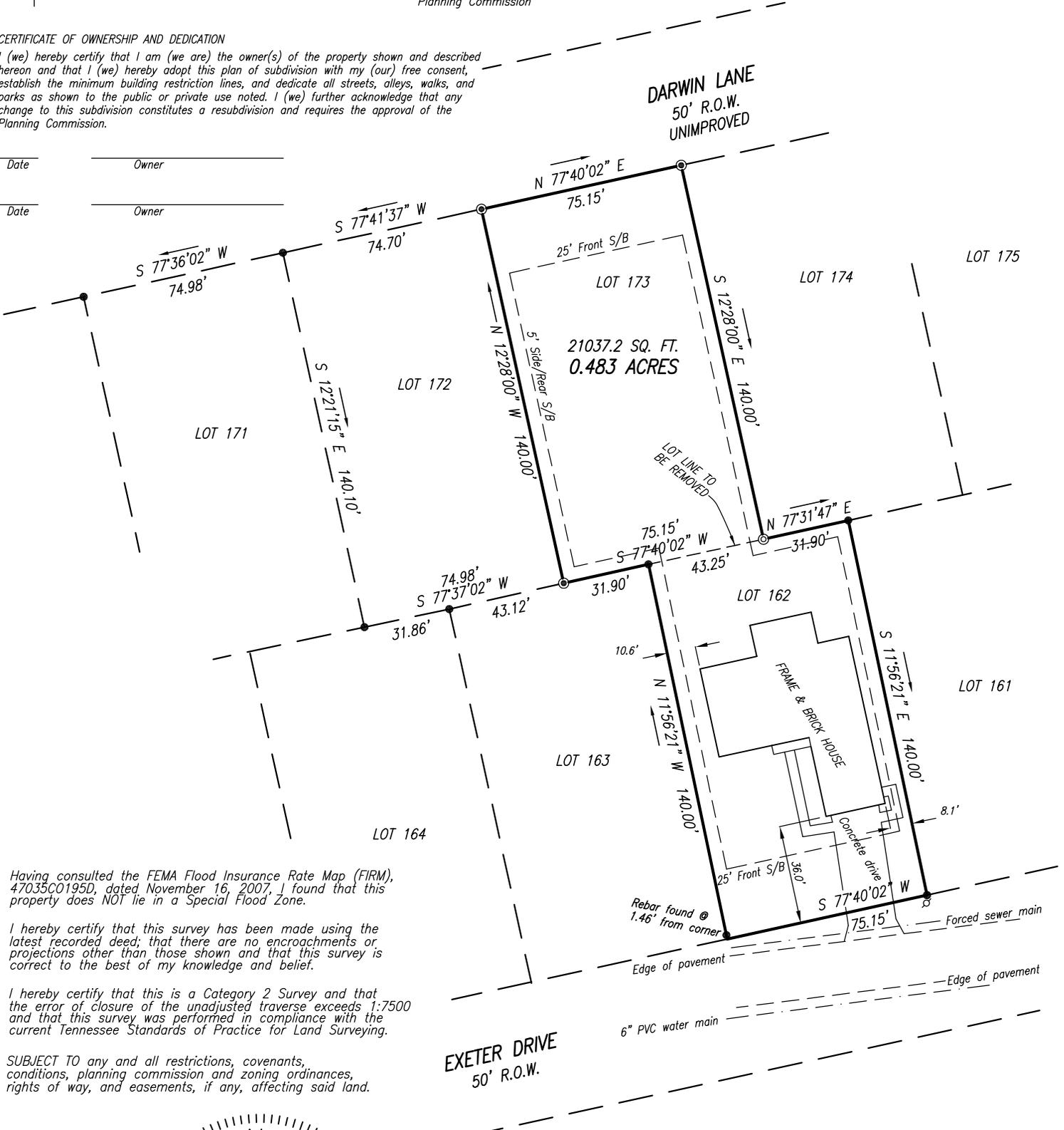
LOCATION MAP
Not to Scale

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 _____

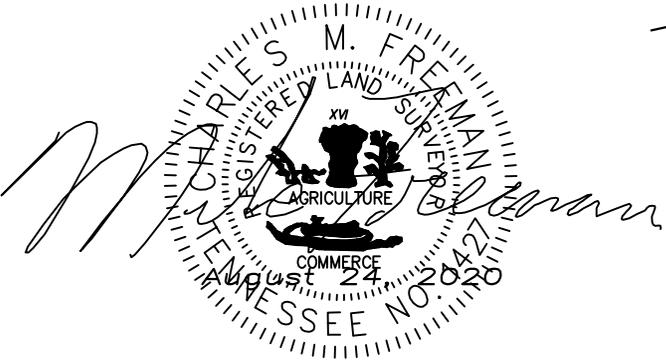


Having consulted the FEMA Flood Insurance Rate Map (FIRM), 47035C0195D, dated November 16, 2007, I found that this property does NOT lie in a Special Flood Zone.

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.



Donald D. & Lori A. Williams, owners
Property address: 152 Exeter Drive
Fairfield Glade, TN 38558

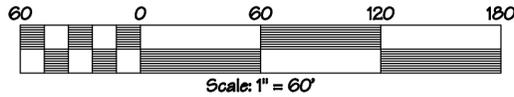
FINAL PLAT
COMBINATION OF LOTS 162 & 173
BLK 2 - LAKE CATHERINE ADDITION TO
FAIRFIELD GLADE
Second Civil District Cumberland County
Scale 1" = 50'
August 24, 2020
Freeman Engineering and Surveying
118 Exeter Drive Crossville, TN 38558
(865) 696-0327

- NOTES:
1. 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.
2. Source of Title: Tax Map 077J, group B, parcels 017.00 & 028.00 Warranty Deed Books 1529, p. 1847 & 1582, p. 831
3. Any future construction must fall within the current setback restrictions.
4. 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
MAG NAIL SET IN STUMP
UTILITY POLE



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: 19 August 2020
(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

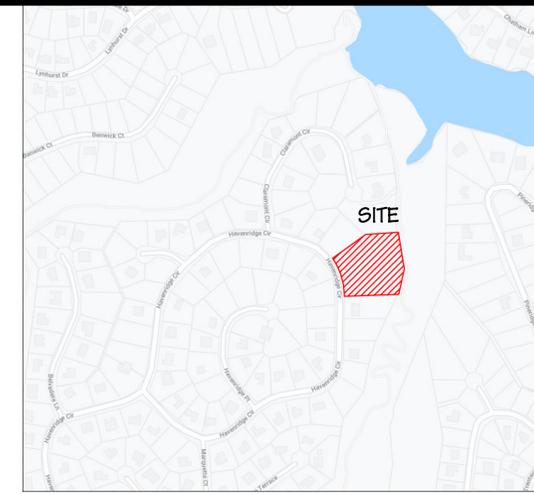
DONALD D. CALVERT & PATRICIA A. CALVERT
Lot # 56, Block 3 of Trent Addition of Fairfield Glade
Map 65-K Group D Parcel 9.00
Book 409 Page 589
Plat Book 8 Page 267

JAMES A. COLYN & JUDITH H. COLYN
Lot # 48, Block 3 of
Trent Addition of Fairfield Glade
Map 65-K Group D Parcel 1.00
Book 1206 Page 732
Plat Book 8 Page 267

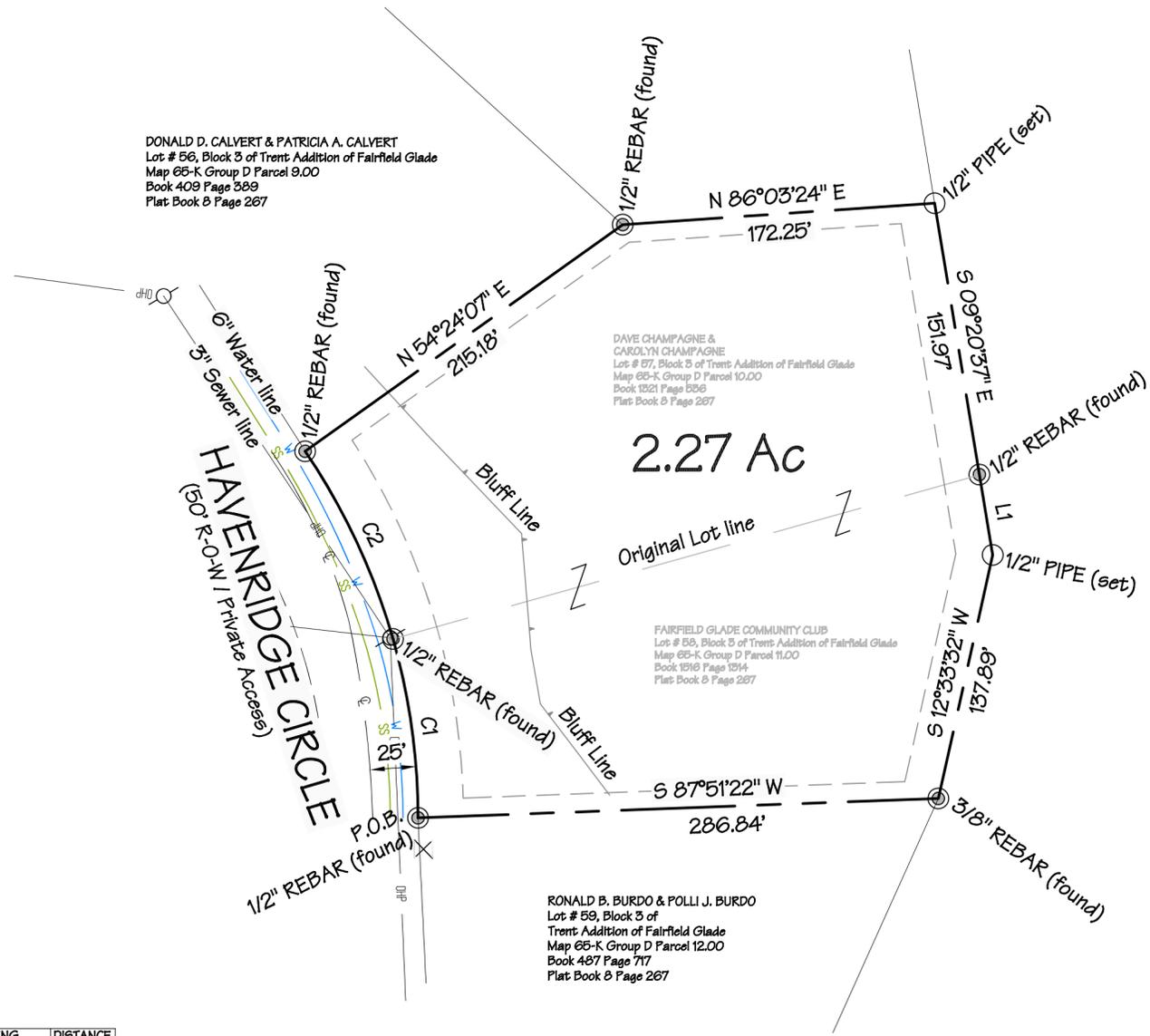
DAVE CHAMPAGNE & CAROLYN CHAMPAGNE
Lot # 57, Block 3 of Trent Addition of Fairfield Glade
Map 65-K Group D Parcel 10.00
Book 1321 Page 536
Plat Book 8 Page 267

FAIRFIELD GLADE COMMUNITY CLUB
Lot # 58, Block 3 of Trent Addition of Fairfield Glade
Map 65-K Group D Parcel 11.00
Book 1516 Page 1314
Plat Book 8 Page 267

RONALD B. BURDO & POLLI J. BURDO
Lot # 59, Block 3 of
Trent Addition of Fairfield Glade
Map 65-K Group D Parcel 12.00
Book 487 Page 717
Plat Book 8 Page 267



SITE MAP NTS



FAIRFIELD GLADE COMMUNITY CLUB
Map 65-K Group D Parcel 10.00

LEGEND

- ⊗ WATER METER
- 1/2" PIPE (set)
- ⊙ REBAR (found)
- ⌵ TAX HOOK
- ⊕ POWER POLE

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.

LINE	BEARING	DISTANCE
L1	S 09°24'07" E	45.02'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	360.81'	100.17'	N 07°56'45" W	99.85'
C2	360.81'	114.93'	N 25°01'27" W	114.45'

Subject Property Owner(s) List	Subdivision & Lot #	Tax Map and Parcel #	Deed Ref.	Plat Ref.
DAVE CHAMPAGNE & CAROLYN CHAMPAGNE	Lot # 57, Block 3 of Trent Addition of Fairfield Glade	Map 65-K Group D Parcel 10.00	Book 1321 Page 536	Plat Book 8 Page 267
FAIRFIELD GLADE COMMUNITY CLUB	Lot # 58, Block 3 of Trent Addition of Fairfield Glade	Map 65-K Group D Parcel 11.00	Book 1516 Page 1314	Plat Book 8 Page 267

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 1:7500, 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.

DATE SIGNED _____ SURVEYOR'S SIGNATURE _____

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 38512-1286

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 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 CO ROAD SUPERINTENDENT _____

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 BY THE CRAB ORCHARD WATER UTILITY DISTRICT TO SERVE THE PROPERTY HEREIN SUBDIVIDED.

DATE _____ 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 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 _____

2ND CIVIL DISTRICT
COMBINATION PLAT FOR
Lot # 57 & 58, Block 3 of Trent Addition of Fairfield Glade
PRESENTED TO
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

DEVELOPER: DAVID & CAROLYN CHAMPAGNE ADDRESS: P.O. BOX 1742 FAIRFIELD GLADE, TN 38558 TELEPHONE: 985-870-9112	SURVEYOR: CHRISTOPHER M. VICK ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38506 TELEPHONE: 931-372-1286
OWNER: DAVID & CAROLYN CHAMPAGNE ADDRESS: P.O. BOX 1742 FAIRFIELD GLADE, TN 38558 TELEPHONE: 985-870-9112	OWNER: FAIRFIELD GLADE COMMUNITY CLUB ADDRESS: 7827 PEAVINE ROAD CROSSVILLE, TN 38558 TELEPHONE: 931-484-3780

ACREAGE SUBDIVIDED: 2.27 **LOTS:** 1 **TAX MAP:** See List **PARCEL NO:** See List
DEED BOOK REFERENCE: See List **SCALE:** 1"=60'-0" **DATE:** 19 AUG 2020

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
RLS#2171

CERTIFICATE OF EXISTING WATER LINES OR OTHER UTILITIES

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

DATE _____ SIGNATURE OF WATER OR OTHER UTILITY
DISTRICT REPRESENTATIVE

CERTIFICATE OF EXISTING STATE OR COUNTY ROAD

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

DATE _____ SIGNATURE OF CUMBERLAND COUNTY
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

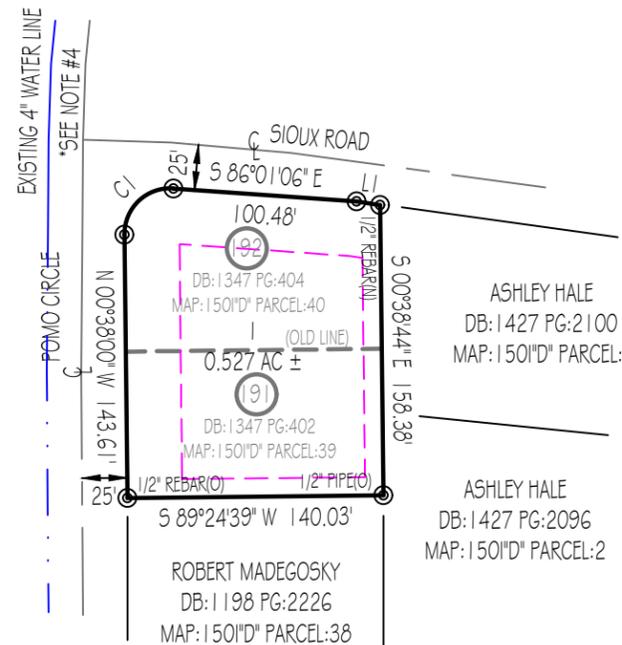
I HEREBY CERTIFY THAT THIS IS A
CATEGORY 1 SURVEY AND THE RATIO
OF PRECISION OF THE UNADJUSTED
SURVEY IS AT LEAST 1:10,000.

ALLEN MAPLES, JR.
RLS#2171

AREA RESERVED FOR
SOILS RESTRICTIONS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	41.28'	36.75'	N 46°40'27" E	94°36'54"

LINE	BEARING	DISTANCE
L1	S 81°01'21" E	13.01'



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 #47035C0475D, 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'

LEGEND

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

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

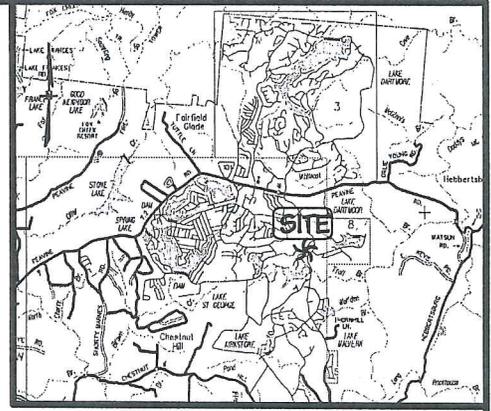


COMBINATION PLAT FOR LOTS 191 & 192 OF SECTION CREE ONE OF LAKE TANSI VILLAGE, INC.	
PRESENTED TO CUMBERLAND COUNTY PLANNING COMMISSION	
DEVELOPER: DON MILLS	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 1232 BEATY CREEK ROAD ALBANY, KY 42602	ADDRESS: 38 MAYBERRY STREET SPARTA, TN 38583
TELEPHONE: (270) 406-6399	TELEPHONE: (931) 837-5446
P/L DB: 1347 PG: 402 & P/L DB: 1347 PG: 404	TAX MAP: 1501D" PARCEL: 39 & 40
DATE: 9/30/2020	3RD C.D. - CUMBERLAND COUNTY, TN
SCALE: 1" = 100'	ACREAGE SUBDIVIDED: 0.527 ±
DRAWING # 20-342 C	NUMBER OF LOTS: 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 _____



Vicinity (N.T.S.)

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.

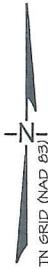
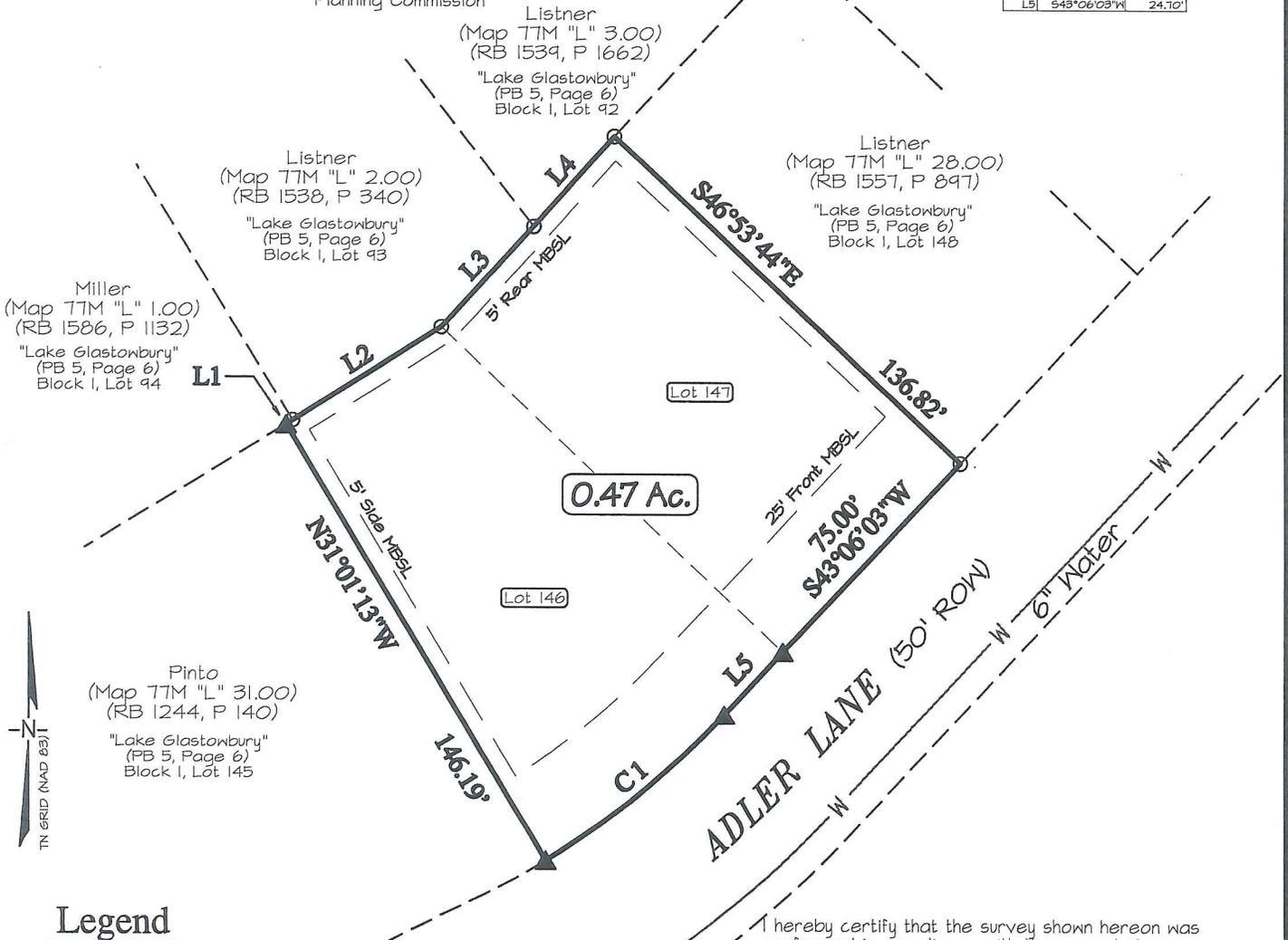
Boundary Curve Table

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	66.80'	S50°55'08"W	244.78'	15°38'04"	66.54'	39.61'

Boundary Line Table

LINE	BEARING	DISTANCE
L1	N57°43'14"E	2.20'
L2	N58°04'16"E	50.86'
L3	N42°58'49"E	34.35'
L4	N41°52'19"E	35.08'
L5	S43°06'03"W	24.70'

Date Signed _____ Secretary, Cumberland County Planning Commission



Legend

- 1/2" Rebar (O)
- ▲ 1/2" Rebar (N)

MBSL = Minimum Building Setback Line

CERTIFICATE OF ACCURACY

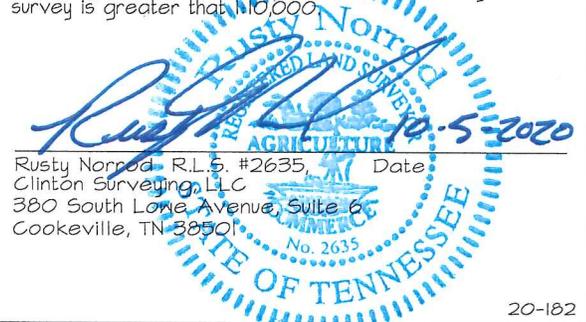
I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Cumberland County Regional Planning Commission and that the monuments have been placed as shown herein, to the specifications of the Cumberland County Regional Planning Commission.

10-5-2020

Date Signed

Rusty Norrod
 Registered Land Surveyor
 Tennessee Number: 2635

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 10,000.



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: Tax Map 077M "L" Parcel 29.00 : RB 1557, Page 895 Parcel 30.00 : RB 1588, Page 263
4. Any future construction must fall within the current setback restrictions.
5. Location of utilities is approximate. Contact the appropriate utility for location of underground services.
6. No areas of the subject property depicted on this plat are in a Special Flood Hazard Area according to the FEMA FIRM # 47035C0355D, Dated 11/16/07.

FINAL PLAT OF
LISTNER COMBINATION
 "Lake Glastonbury"
 Block 1 Lots 146 & 147 Combination"
 (Plat Book 5, Page 6)
 PRESENTED TO
CUMBERLAND COUNTY PLANNING COMMISSION
 2nd Civil District, Cumberland County, Tennessee

OWNER: Robert & Paulette Listner	SURVEYOR: Clinton Surveying LLC
ADDRESS: 610 St George Dr Fairfield Glade, TN 38558	ADDRESS: 380 S. Lowe Ave. Suite 6 Cookeville, TN 38501
TELEPHONE: 815.531.4191	TELEPHONE: 931-372-0146
ENGINEER: NA	ACREAGE SUBDIVIDED: 0.47 Acres
ADDRESS: NA	NUMBER OF LOTS: 01
TELEPHONE: NA	SCALE: 1" = 50' DATE: 10-05-20
	TAX MAP REFERENCE: MAP 077M "L" Parcels 29 & 30

CERTIFICATE OF ACCURACY

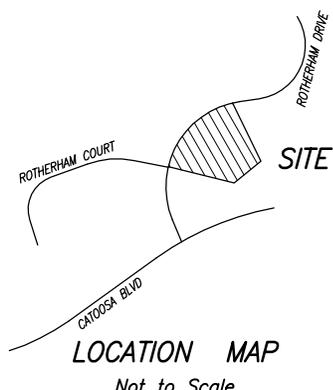
I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Cumberland County Regional Planning Commission and that the monuments have been placed as shown herein to the specifications of the Cumberland County Planning Commission.

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 _____

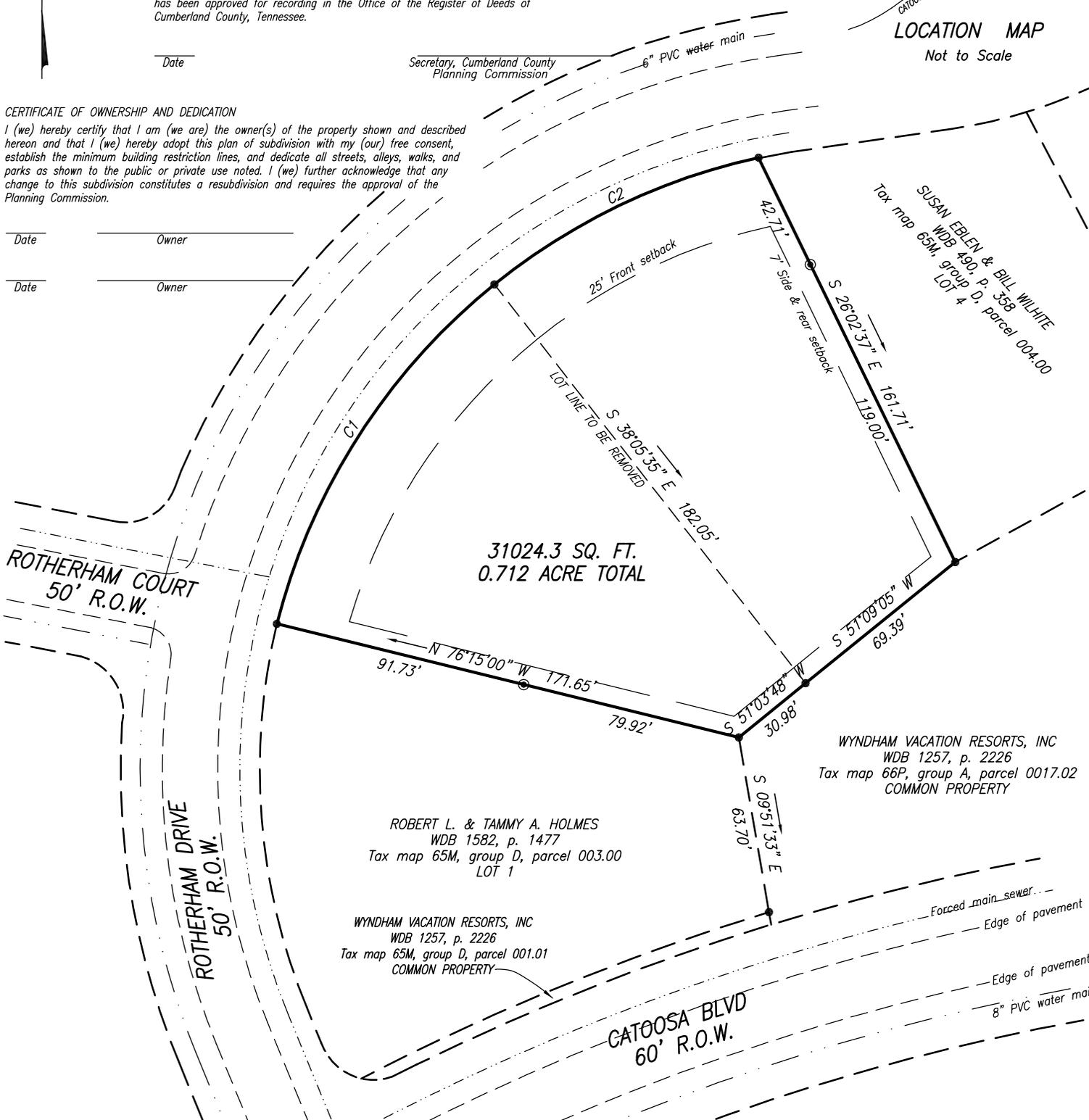


CERTIFICATE OF OWNERSHIP AND DEDICATION

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 _____



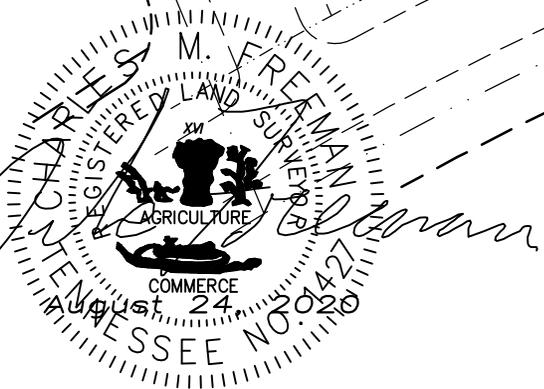
Having consulted the FEMA Flood Insurance Rate Map (FIRM), 47035C0213D, dated November 16, 2007, I found that this property does NOT lie in a Special Flood Zone.

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.

Robert L. & Tammy A. Holmes, owners



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	229.73'	147.57'	145.04'	N 32°46'34" E	36°48'15"
C2	229.73'	106.62'	105.67'	N 64°28'28" E	26°35'35"

- 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 065M, group D, parcels 02.00 & 03.00 Warranty Deed Book 1582, p. 1515
 - 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

FINAL PLAT
COMBINATION OF LOTS 2 & 3
BLK 1 – NORTH HAMPTON ADDITION TO
FAIRFIELD GLADE
Second Civil District Cumberland County
Scale 1" = 50'
August 24, 2020
Freeman Engineering and Surveying
118 Exeter Drive Crossville, TN 38558
(865) 696-0327



NORTH MERIDIAN is oriented to the bearing of record for the southern line of Tract 2 on plat recorded in WDB 1054, p. 84 (N 81°00'09" W)

CERTIFICATION OF ACCURACY AND PRECISION

I certify that the plan shown and described hereon is a true and correct Category 2 Survey, and the ratio of precision is 1:10,000, performed in accordance to the 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: _____ SURVEYOR

OWNERS CERTIFICATION AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this Plan of Subdivision with my (our) free consent, establish the minimum building restrictions, and dedicate all roads, alleys and walks to public or private use as noted. I (We) further acknowledge that any change to this subdivision constitutes a resub-division and requires the approval of the Planning Commission.

DATE: _____ OWNER

DATE: _____ OWNER

CERTIFICATE OF APPROVAL FOR RECORDING

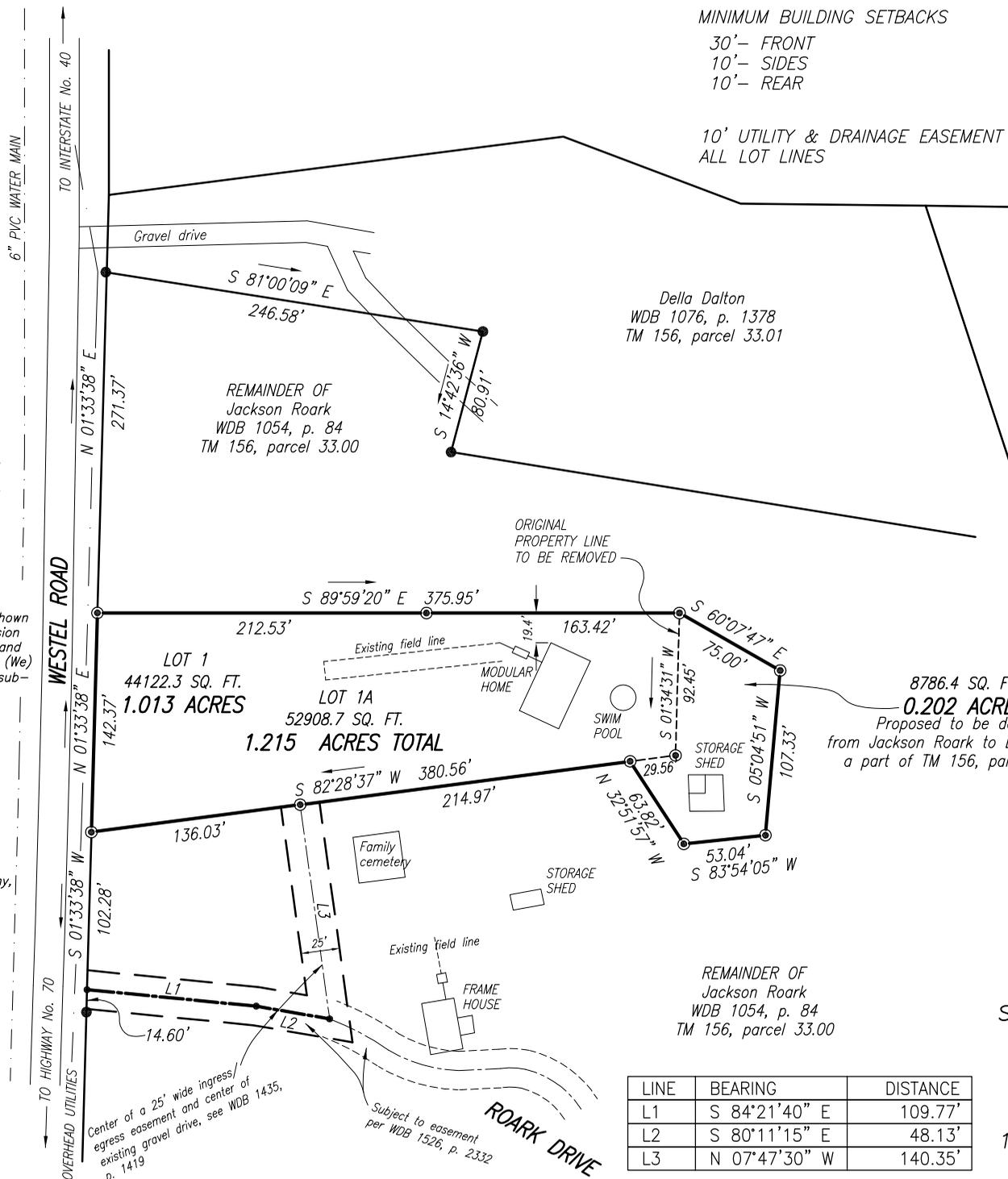
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of any variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that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

DATE: _____ SECRETARY, CUMBERLAND COUNTY PLANNING COMMISSION

LEGEND

These standard symbols will be found in the drawing.

- 5/8" DIAMETER REBAR FOUND
- ⊙ 1/2" DIAMETER REBAR SET
- UNMONUMENTED POINT
- ▲ MAG NAIL AND WASHER SET



LOCATION MAP
Not to Scale

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.

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

Having reviewed the Flood Insurance Rate Map (47035C0400 D) dated November 16, 2007, I find that this property is NOT located in a special flood hazard area.

REMAINDER OF Jackson Roark
WDB 1054, p. 84
TM 156, parcel 33.00

**FINAL PLAT
REVISED ROARK SUBDIVISION
WESTEL ROAD**

Sixth Civil District Cumberland County

Scale 1" = 100'
June 11, 2019

Freeman Engineering and Surveying
199 Cabot Lane Rockwood, TN 37854
(865) 354-2960

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

DATE _____ OWNER _____

DATE _____ OWNER _____

CERTIFICATE OF ACCURACY AND PRECISION

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

DATE _____ REGISTERED ENGINEER OR SURVEYOR
RL5#2171

CERTIFICATE OF EXISTING WATER LINES OR OTHER UTILITIES

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

DATE _____ SIGNATURE OF WATER OR OTHER UTILITY DISTRICT REPRESENTATIVE _____

CERTIFICATE OF EXISTING STATE OR COUNTY ROAD

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

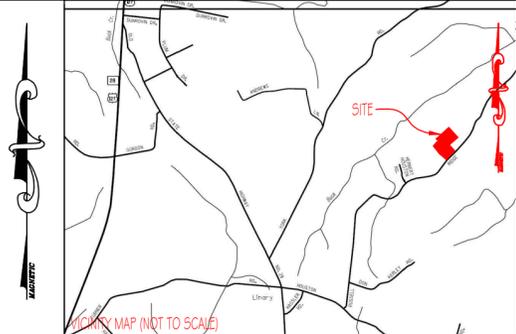
DATE _____ SIGNATURE OF CUMBERLAND COUNTY ROAD SUPERINTENDENT _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

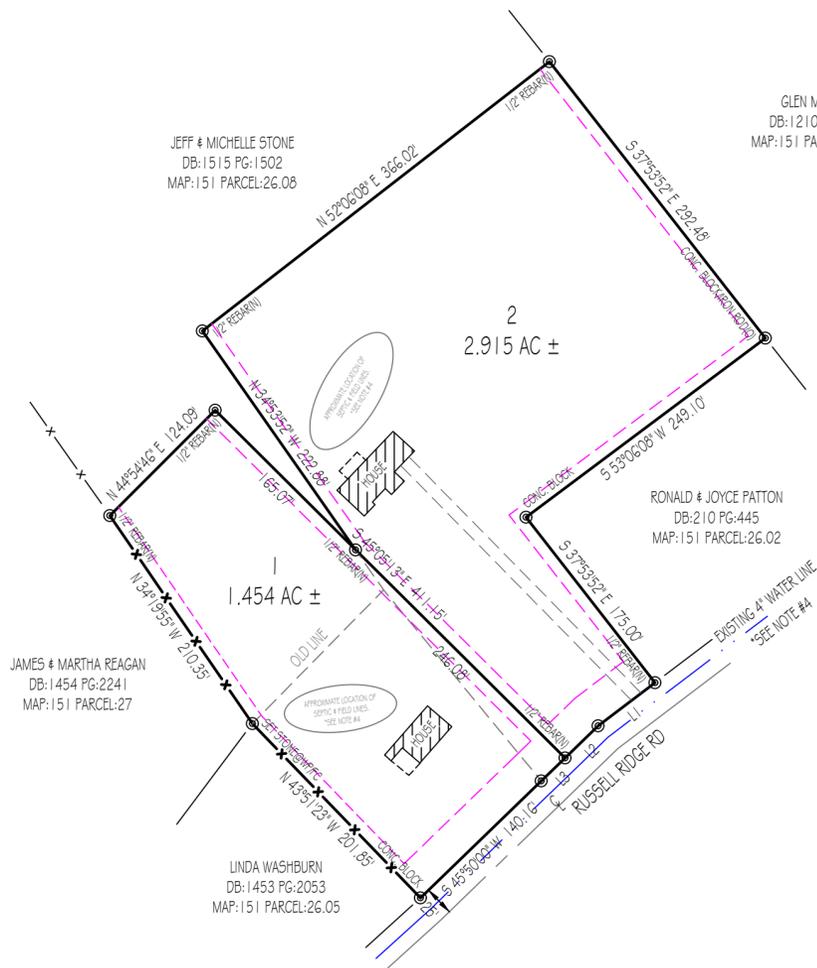
DATE _____ SECRETARY, CUMBERLAND COUNTY PLANNING COMMISSION _____

LINE	BEARING	DISTANCE
L1	S 52°41'31" W	59.60'
L2	S 45°50'00" W	38.46'
L3	S 45°50'00" W	27.54'

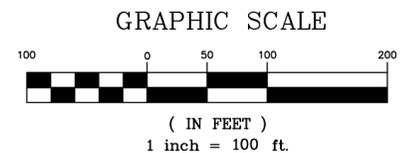


NOTES:

1. THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
3. THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47035C0500D, EFFECTIVE NOVEMBER 16, 2007.
4. INFORMATION FROM UTILITY COMPANY WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY OR DIAL 811.
5. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: LOCAL: 30'
COLLECTOR: 40'
ARTERIAL: 50'
SIDE: 10'



GLEN MCCOY
DB:1210 PG:233
MAP:151 PARCEL:23.04



LEGEND

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

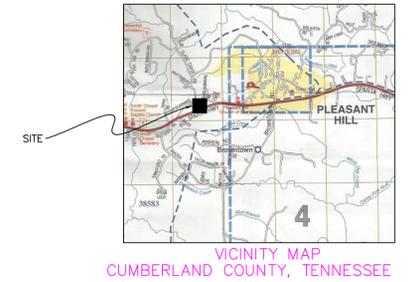
FINAL PLAT FOR STONE & BARNES RE-DIVISION PRESENTED TO CUMBERLAND COUNTY PLANNING COMMISSION	
DEVELOPER: AARON ADKINS	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 983 RUSSELL RIDGE ROAD CROSSVILLE, TN 38555	ADDRESS: 38 MAYBERRY STREET SPARTA, TN 38583
TELEPHONE: (330) 888-8823	TELEPHONE: (931) 837-5446
P/O DB: 1580 PG: 347	TAX MAP: 151 PARCEL: 26
P/O DB: 1234 PG: 2018	TAX MAP: 151 PARCEL: 26.07
DATE: 08/19/2020	3RD C.D. - CUMBERLAND COUNTY, TN
SCALE: 1"=100'	ACREAGE SUBDIVIDED: 4.369 AC ±
DRAWING # 20-290 C	NUMBER OF LOTS: 2



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000.

ALLEN MAPLES, JR.
RL5#2171

REVISION OF KUENZER PROPERTY RECORDED IN PLAT BOOK: 11, PAGE: 593



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

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

SURVEYOR'S CERTIFICATION

I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category survey, and the ratio and precision of the unadjusted closure is 1:_____ as per the State of Tennessee standards of practice, Chapter 082.0-3. This survey was made according to information of public record and/or observed ground evidence.

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

CERTIFICATION OF EXISTING WATER LINES

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

Date _____ Signature of Public Works Director
of 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

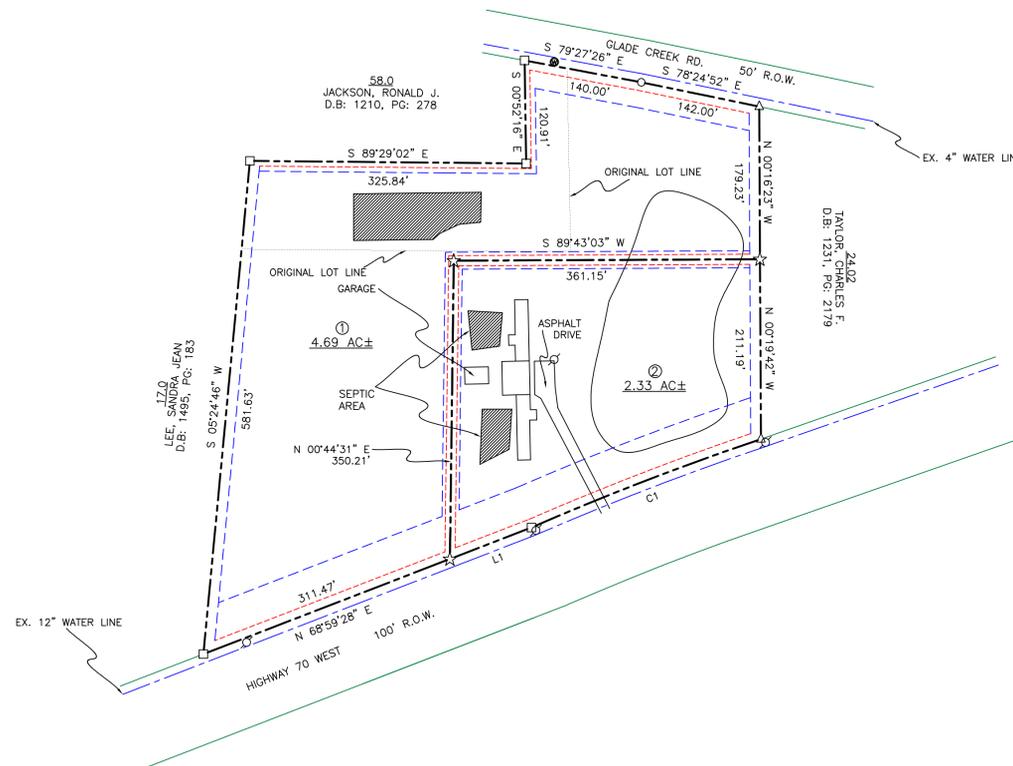
LEGEND

These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- △ EX. 1/2" REBAR
- EX. 5/8" REBAR
- CALCULATED POINT
- ⊕ POWER POLE
- ⊙ WATER METER
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ROAD RIGHT OF WAY

NOTES:

- THERE IS A 30' BUILDING SETBACK PARALLEL TO GLADE CREEK ROAD RIGHT OF WAY. TYPICAL ALL LOTS.
- THERE IS A 50' BUILDING SETBACK PARALLEL TO HIGHWAY 70 WEST ROAD RIGHT OF WAY. TYPICAL ALL LOTS.
- THERE IS A 10' UTILITIES EASEMENT PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.
- THERE IS A 10' BUILDING SETBACK PARALLEL TO ALL SIDE AND REAR LOT LINES, EXCEPT PERIMETER LOT LINES. TYPICAL ALL LOTS.
- THERE IS A 12' UTILITIES EASEMENT, 6' LEFT, RIGHT, AND PARALLEL TO ALL SIDE AND REAR LOT LINES. TYPICAL ALL LOTS.
- THERE IS A 12' BUILDING SETBACK AND UTILITIES EASEMENT PARALLEL TO ALL PERIMETER LOT LINES. TYPICAL ALL LOTS.



CERTIFICATE OF APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS

Approval is granted for Lot # 1, defined as Kuenzer Property, Cumberland County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed attached restrictions.

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

Date _____ Environmental Specialist
Division of Groundwater Protection

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

Lot # 1, Kuenzer Property is approved for installation and duplication of conventional Subsurface Sewage Disposal Systems to serve a maximum house size of (2) bedrooms.

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

Shading on some lots represents an area to be used for the installation of the primary and duplicate subsurface sewage 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 in Tennessee. Modification of the shaded area may be considered, provided sufficient area is maintained.

Lot # 1 is approved for use with utility water only.

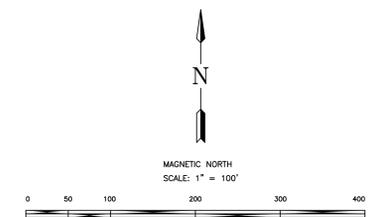
All underground utilities and driveways must enter along the property lines.

The size, number of square feet, design, and location of the proposed dwelling may further restrict the maximum number of bedrooms for which a permit may be issue

NOTES:

1. ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND SHALL NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION.
2. ALL UTILITIES SHOWN MAY NOT REPRESENT ALL OF THE EXISTING UTILITIES.
3. THIS PROPERTY IS SUBJECT TO AND/OR AFFECTED BY ANY RIGHT OF WAYS, EASEMENTS, AND/OR RESTRICTIONS THAT MAY NOT BE SHOWN ON THIS SURVEY.
4. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA BASED ON FEMA FLOOD HAZARD BOUNDARY MAP #47035C0280D FOR CUMBERLAND COUNTY, TENNESSEE.

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
LT	S 68°59'28" W	103.07						
C1	S 69°00'55" W	289.91						



MID-STATE SURVEYING P.O. BOX 212 107 LIVINGSTON ROAD CROSSVILLE, TENNESSEE	
FINAL PLAT FOR REVISION OF KUENZER PROPERTY, RECORDED IN PLAT BOOK: 11, PAGE: 593 PRESENTED TO CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION	
OWNER: DIETRA LYNN KUENZER ADDRESS: 11440 HIGHWAY 70 W SPARTA, TN 38583 TELEPHONE: (931) 200-4915	OWNER: MID-STATE SURVEYING ADDRESS: 107 LIVINGSTON RD CROSSVILLE, TN 38555 TELEPHONE: (931) 454-7762
OWNER: _____ ADDRESS: _____ TELEPHONE: _____	ACREAGE SUBDIVIDED: 7.02 ACRES± NUMBER OF LOTS: 2 SCALE: 1"=100' DATE: 6/05/20 DEED BOOK-24.03-1456 PAGE-1832 DEED BOOK-24.0-1425 PAGE-34
TAX MAP: 98 MAP: 24.0 & 24.03 GROUP: _____	JOB NUMBER: 20064 DRAWING NUMBER: 20064 DRAWN BY: ROBIN POWERS