



MEMORANDUM

TO: Cumberland County Regional Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: May 11, 2023

SUBJECT: May 18, 2023 Planning Commission Meeting

The Cumberland County Regional Planning Commission will hold its regularly scheduled meeting on Thursday, May 18, 2023 at 5:00 pm at the Cumberland County Courthouse. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Approval of April 20, 2023 minutes.
3. Discussion regarding the Chestnut Ridge Development and Hickory Ridge Development paving schedule.
4. Consideration of final subdivision plat for property located on Highway 68 (Delk Division)*
5. Staff Report— McFadden Division, Eicholtz Combination 1, Eicholtz Combination2, Madden Combination, Peters Combination, Petrus Combination, Scoggins Combination, Smith Combination and Vowell Adjustment.
6. Public hearing and consideration regarding the removal of Tanner Road from the county road list.
7. Public hearing and consideration regarding the addition of Pear Circle to the county road list.
8. Discussion regarding surety instrument acceptance.
9. Other business as necessary.
10. Adjourn.

CTL

*See Agenda Review

Kyle Davis ___ Katie Hardt ___ Terry Lowe ___ Wendall Wilson ___ David Gibson ___

Kelli Tipton ___ Russell Smith ___ John Stubbs ___ Linda Clark ___ Stanley Hall-Road Superintendent ___

AGENDA REVIEW
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION
MAY 18, 2023

Delk Division—Final

Jennie Delk submitted a final subdivision plat for the purpose of subdividing 6.21 acres into two (2) proposed new lots located on Highway 68. Lot 1 would consist of 3.24 acres and an existing residential structure. Lot 2 would consist of 2.97 acres, an existing residential structure and three (3) existing residential structures. The proposed new lots would be served by an existing two (2) inch water line and would comply with all Cumberland County Subdivision Regulations.

McFadden Division—Final

Linda McFadden submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Vandever Road. The proposed new lot would consist of 0.80 acres, an existing residential structure and two (2) existing accessory structures. The proposed new lot would be served by an existing eight (8) inch water line and would comply with all Cumberland County Subdivision Regulations

Eicholtz Combination 1-Final

Mike Eicholtz submitted a final combination plat for the purpose of creating one (1) proposed new lot from three (3) existing lots located on Liverpool Circle. The proposed new lot would consist of 0.62 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Eicholtz Combination 2-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 Beechwood Drive and Charles Place. The proposed new lot would consist of 0.55 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Madden Combination-Final

Joey O'Steen submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Hunterwood Court. The proposed new lot would consist of 0.528 acres and is currently vacant. The proposed new lot is served by an existing well and would comply with all Cumberland County Subdivision Regulations.

Peters Combination-Final

John Peters submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Albemarle Circle. The proposed new lot would consist of 0.539 acres and an existing residential structure. The proposed new lot is served by an existing six (6) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Petru Combination-Final

Edward Petru submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Laswell Lane. The proposed new lot would consist of 1.159 acres and an

Kyle Davis ___ Katie Hardt ___ Terry Lowe ___ Wendall Wilson ___ David Gibson ___

Kelli Tipton ___ Russell Smith ___ John Stubbs ___ Linda Clark ___ Stanley Hall-Road Superintendent ___

existing residential structure. The proposed new lot is served by an existing six (6) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Scoggins Combination-Final

Billy Bob Scoggins submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Yee Haw Court. The proposed new lot would consist of 0.62 acres and is currently vacant. The proposed new lot is served by an existing two (2) inch water line and would comply with all Cumberland County Subdivision Regulations.

Smith Combination—Final

Darryl Smith submitted a final combination plat for the purpose of creating two (2) proposed new lot from three (3) existing lots located on Cherokee Trail. Lot 1 (shown as Lot 160) would consist of 0.94 acres, an existing residential structure and an existing accessory structure. Lot 2 (shown as Lot 162) would consist of 0.94 acres, an existing residential structure and an existing accessory structure. The proposed new lot is served by an existing eight (8) inch water line and would comply with all Cumberland County Subdivision Regulations.

Vowell Adjustment-Final

Jimmy Vowell submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing lots located on Carrie Drive. After the adjustment, Lot 1 would consist of 4.54 acres, an existing residential structure and an existing accessory structure. Lot 2 is larger than five (5) acres and is not subject to the jurisdiction of the PC. The proposed new lot would be served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

Kyle Davis ___ Katie Hardt ___ Terry Lowe ___ Wendall Wilson ___ David Gibson ___

Kelli Tipton ___ Russell Smith ___ John Stubbs ___ Linda Clark ___ Stanley Hall-Road Superintendent ___

**MINUTES
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION
APRIL 20, 2023**

MEMBERS PRESENT

Katie Hardt
Russell Smith
Linda Clark
Wendall Wilson
Kelli Tipton
Terry Lowe

MEMBERS ABSENT

Kyle Davis
John Stubbs
David Gibson

STAFF REPRESENTATIVE

Tommy Lee, UCDD

OTHERS PRESENT

Donna Neal
Arthur Lendo
Stanley Hall, Road Superintendent
Larry Welch
Craig Clark
Patricia Welch
Heather Mullinax, Crossville Chronicle
Peggy Arkle
David Arkle

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, Vice-Chairman Wendall Wilson called the regular meeting of the Cumberland County Regional Planning Commission (PC) to order at 5:00 P.M. on March 16, 2023 at the Cumberland County Courthouse.

ITEM 2: APPROVAL OF MARCH 16, 2023 MINUTES

After calling the meeting to order, Vice-Chairman Wilson asked for approval of the March 16, 2023 minutes. Kelli Tipton made a motion to dispense with the reading of the minutes and approve the minutes as presented. Terry Lowe seconded and the motion passed with a vote of all ayes.

ITEM 3: DISCUSSION REGARDING THE CHESTNUT RIDGE DEVELOPMENT AND HICKORY RIDGE DEVELOPMENT PAVING SCHEDULE

At the October 22, 2022 meeting, Michael Bond addressed the PC and stated that he lived on Chestnut Ridge Court. Bond stated that he lives in the Chestnut Ridge Development in Fairfield Glade off of Catoosa Boulevard. Bond stated the roads within the development have not been paved and that he would like to know the timeline as to when these roads would be paved. Staff Planner stated that he would review the timeline and report his findings to Bond. At the November 17, 2022 meeting, Staff Planner stated that the Chestnut Ridge Development was granted final approval by the PC at the April 19, 2019 meeting with a letter of credit also submitted to ensure the installation of the water, sewer and county roads. At the December 19, 2019 meeting, Fairfield Glade Homes submitted a request to release the letter of credit due to the fact that the water, sewer and county roads had all been properly installed. Staff stated that letters of verification from the presiding utility districts were presented for the installation of the water and the sewer. Staff stated that former County Road Superintendent Blaylock would release the road portion of the letter of credit pending his inspection. Staff stated that Blaylock did not inspect the proposed county roads and thus that portion of the letter of credit was not released. Staff Planner then stated that the letter of credit for the roads in the Chestnut Ridge Development had expired and that Fairfield Glade Homes must produce a new letter of credit for the aforementioned roads. Staff Planner instructed David Bell to produce a new letter of credit for the completion of the proposed county roads in the Chestnut Ridge Development and to produce a development schedule for the Chestnut Ridge Development by the next planning commission meeting. Bell agreed and stated that Fairfield Glade Homes intends to complete the road construction once eighty-five (85) percent of residential construction is complete. Bond stated that he believed that two-thirds (2/3) of residential construction had been completed. After

discussion, Chairman Smith tabled discussion. At the December 15, 2022 meeting, David Bell addressed the PC and stated that a letter of credit has been submitted for \$115,500 but has not been approved by the Road Superintendent. Bell stated that a development schedule has not been established with regards to the surfacing of the roads within the development. Staff Planner once again requested that Bell provide a development schedule at the next PC meeting. Chairman Smith tabled discussion. At the December 15, 2022 meeting, Philip Smith addressed the PC and asked for an update regarding the Hickory Ridge Development paving schedule. Staff Planner stated that the Hickory Ridge Development was established in approximately 2007. Staff Planner stated that shortly after the development was established, the base and the binder for the roads within the development were installed. Staff Planner stated that sometime shortly after that, the roads were added to the county road list even though they were not completed. David Bell stated that Wyndham Properties was the original developer of Hickory Ridge but they sold the development to Fairfield Glade Homes (FGH). Bell stated that FGH are committed to installing the final surfacing to the roads within the development. Smith stated that the road has fell into disrepair and that several areas would need to be brought up to current county standards. Staff Planner asked that Bell provide a development schedule at the next PC meeting. Member Wendall Wilson asked County Attorney Philip Burnett if the county had any liability for the aforementioned roads. Attorney Burnett stated that he needed to do some research on the topic. Burnett stated that while the recording of a plat establishes county right-of-way, it does not constitute adoption as a county road. Chairman Smith tabled discussion. At the January 19, 2023 meeting, Staff stated that no one representing FGH was in attendance to present an updated paving schedule for the aforementioned developments. After discussion, Wendall Wilson made a motion that County Attorney Burnett send an official letter to FGH from the PC requesting an updated paving schedule for both of the aforementioned developments. Linda Clark seconded and the motion passed with a vote of all ayes. At the March 16, 2023 meeting, Staff Planner read an email from Barry Field (engineer for Fairfield Glade Homes). The email stated that the Hickory Ridge Development is scheduled to be paved in the upcoming months. Several residents from the Hickory Ridge development stated that subgrade should be improved before paving starts and that the improvements should be monitored by the county road superintendent. Residents also mentioned that there are drainage issues that should addressed by the developer. Staff Planner also stated that in the aforementioned email that there was no development scheduled for Chestnut Ridge but that he would inquire to Field about that schedule. At the April 20, 2023 meeting, Road Superintendent Stanley Hall addressed the PC and provided an update with regards to the Hickory Ridge development. Hall stated that he met with Rogers Group, who is contracted to pave the roads and Bill Heigel, who is the Fairfield Glade Community Club Road Superintendent. Hall stated that after inspecting the roads, that it was his opinion and the opinion of Heigel that the curb and gutter of all roads were substandard. He stated that it was also his and Heigel's opinion that the base was substandard. Hall stated that he recommends that a minimum of 1 ½ inches of asphalt at minimum be used for surfacing and more in areas that have a need for it. Hall stated that paving could begin in May of 2023. Hall stated that he would provide updates throughout the paving process. Arthur Lendo, property owner in the Hickory Ridge Development, addressed the PC and stated that several property owners in the Hickory Ridge Development sent Hall and Staff Planner a letter with photos voicing their concerns regarding the aforementioned paving project. Lendo also stated that if needed, there were several residents with backgrounds that could assist Hall with paving inspections. Chairman Smith tabled discussion.

ITEM 4: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON HIGHWAY 68 (DELK DIVISION)

No one was present to represent the plat. Linda Clark made a motion to table. Terry Lowe seconded and the motion passed with a vote of all ayes.

ITEM 5: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON FULLER LANE (FULLER DIVISION)

At the January 19, 2023 meeting, David and Peggy Arkel presented a final subdivision plat on behalf of Wendy Fuller for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Fuller Lane. The proposed new lot would consist of 2.01 acres and is currently vacant. The proposed new lot has frontage on Fuller Lane which is not a county-maintained road. The proposed new lot would be served by an existing two (2) inch water line and would comply with all other Cumberland County Subdivision Regulations. David Arkel stated that he had reached an agreement in principle with Fuller to purchase the proposed new lot. Staff Planner stated that if approved, Fuller Lane would cross three (3) properties and serve three (3) other residences before providing access for the proposed new lot to Claysville Road. Staff Planner asked David Arkel if there was a maintenance agreement for Fuller Lane. David Arkel stated that he did not know. It was the consensus of the PC and the staff planner that there was not enough information to either approve or deny the plat. After discussion, Kyle Davis made a motion to table the plat. David Gibson seconded and the motion passed with a vote of all ayes. At the March 16, 2023 meeting, David and Peggy Arkel addressed the PC regarding the proposed subdivision. They stated that the maintenance for the easement was shared with Jerry Rice, Grace Fuller and Wendy Fuller. After discussion, it was determined that an easement dedication from Rice, Grace Fuller and Wendy Fuller would need to be shown on the plat along with a statement that the proposed lot is not served by public water and the designated easement access point for the proposed new lot. David Arkel withdrew the plat from consideration. At the April 20, 2023 meeting, David Arkel presented the plat with all of the aforementioned requested changes. After discussion, Wendall Wilson made a motion to grant the easement variance. Terry Lowe seconded and the motion passed with a vote of all ayes. Then, Linda Clark made a motion to approve the submitted final subdivision plat pending that all required signatures be obtained. Kelli Tipton seconded and the motion passed with a vote of all ayes.

ITEM 6: STAFF REPORT

Staff Planner presented a report for eight (8) subdivision plats that had been administratively approved since the last planning commission meeting. The administratively approved subdivision plats are as follows:

Davis Division—Final

Patrick Davis submitted a final subdivision plat for the purpose of subdividing 3.221 acres into two (2) proposed new lots located on Pigeon Ridge Road. Lot 1 would consist of 0.46 acres and an existing residential structure. Lot 2 would consist of 2.762 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.

Kamin Division—Final

Adam Kamin submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Olinger Lane. The proposed new lot would consist of 1.85 acres and an existing residential structure. The proposed new lot would be served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Thompson Division—Final

Myrtle Thompson submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Red Williams Road. The proposed new lot would

consist of 0.69 acres, an existing residential structure and two (2) existing accessory structures. The proposed new lot would be served by an existing two (2) inch water line and would comply with all Cumberland County Subdivision Regulations

Simmons Division—Final

Bruce Simmons submitted a final subdivision plat for the purpose of creating two (2) proposed new lot from property larger than five (5) acres located on Olinger Lane. Lot 1 (shown as Lot 2) would consist of 1.02 acres and is currently vacant. Lot 2 (shown as Lot 4) would consist of 1.05 acres and is currently vacant. The proposed new lot would be served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Barta Combination-Final

Michael Barta submitted a final combination plat for the purpose of creating one (1) proposed new lot from three (3) existing lots located on Leisure Lane. The proposed new lot would consist of 0.996 acres and an existing residential structure. The proposed new lot is served by an existing six (6) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Bonnis Combination-Final

Allen Bonnis submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Fairview Drive and Britton Lane. The proposed new lot would consist of 0.545 acres, an existing residential structure and an accessory structure. The proposed new lot is served by an existing two (2) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

O'Steen Combination-Final

Joey O'Steen submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Heiskell Court. The proposed new lot would consist of 0.643 acres and is currently vacant. The proposed new lot is served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Reese Combination-Final

John Reese submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Westchester Drive and St George Drive. The proposed new lot would consist of 0.58 acres and an existing residential structure. The proposed new lot is served by an existing six (6) inch water line, an existing twelve (12) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

ITEM 7: DISCUSSION REGARDING THE REMOVAL OF TANNER ROAD FROM THE COUNTY ROAD LIST

Staff Planner presented a request to the PC on behalf of George Hamilton and Paulette Hamilton to remove Tanner Road from the county road list. It was determined during discussion that Paulette Hamilton owned all of the property on both sides of the requested removal. Staff Planner stated Tanner Road is a through road that connects Highway 70N and Bud Tanner Road which could present an issue. Staff Planner stated that the PC should seek the recommendation of Road Superintendent Stanley Hall. After discussion, Chairman Russell Smith requested that Staff Planner schedule a public hearing for May 18, 2023 at the 5:30 P. M.

ITEM 8: DISCUSSION REGARDING A REQUEST TO ADD PEAR CIRCLE TO THE COUNTY ROAD LIST

Staff Planner presented a request to the PC on behalf of Larry Welch to add Pear Circle to the county road list. Staff Planner stated that all of the affected property owners had signed the request. Staff Planner stated that the PC should seek the recommendation of Road Superintendent Stanley Hall. After discussion, Chairman Russell Smith requested that Staff Planner schedule a public hearing for May 18, 2023 at the 5:30 P. M. At the March 16, 2023 meeting, Chairman Smith closed the PC meeting and opened a public hearing to receive comments on the aforementioned request. Staff Planner stated that since one (1) property owner, Teresa Goodsey, did not sign the request, he would mail her a notice of the scheduled public hearing.

ITEM 9: DISCUSSION REGARDING THE SURETY INSTRUMENT ACCEPTANCE

At the December 15, 2022 meeting Staff Planner provided training on Surety Instruments. During the training, there was discussion about the strength of letters of credit. Staff Planner stated that the process for accepting surety instruments should be reviewed. Attorney Burnett stated that he would research the reliability of a letter of credit. At the January 19, 2023 meeting, Attorney Burnett stated that outside of the expiration date, a letter of credit should be an acceptable surety instrument. Member John Stubbs stated the PC should research the effectiveness of a performance bond as an alternative to a letter of credit. After discussion, Chairman Smith requested that the staff planner schedule a public hearing for the March 16, 2023 PC meeting to discuss amending the subdivision regulations for alternative acceptable surety instruments. At the March 16, 2023 meeting, Chairman Smith closed the PC meeting and opened a public hearing to receive comments regarding acceptable surety instruments. There was no public comment and thus Chairman Smith closed the public hearing and reopened the PC meeting. Chairman Smith then reopened the floor for discussion regarding acceptable surety instruments. Secretary Kyle Davis stated that he had concerns on performance bonds being cost prohibitive to developers while Member Wendall Wilson had no issues with performance bonds. After discussion, it was determined that staff planner should present a draft amendment to include performance bonds. Also Chairman Smith asked Stubbs to present bond rates at the April 20, 2023 meeting. Due to the fact that Stubbs was absent, Chairman Smith tabled the meeting.

ITEM 10: ELECTION OF SECRETARY

Staff Planner stated that Kyle Davis had taken a new job and due to fact, Davis submitted his resignation as Secretary. Chairman Smith opened the floor for nominations for the office of Secretary. Wendall Wilson nominated Linda Clark. Kelli Tipton seconded and the motion passed with a vote of all ayes.

With no other business, Terry Lowe made a motion was made by to adjourn. Wendall Wilson seconded and the motion passed with a vote of all ayes. The next scheduled meeting of the Cumberland County Planning Commission is scheduled for May 18, 2023.

Chairperson

Date

Secretary

Date



Tommy Lee <tlee@ucdd.org>

Delk plat

Robin Powers <rmpowers1966@yahoo.com>
To: tommy lee <tlee@ucdd.org>

Tue, May 9, 2023 at 2:55 PM

Tommy,
Please withdraw the Delk plat from consideration.

Thank you,

Robin Powers
(931) 200-8165

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, AND PARKS AS SHOWN TO THE PUBLIC OR PRIVATE USE NOTED. I (WE) FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CONSTITUTES A RESUBDIVISION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.

DATE _____ OWNER _____

CERTIFICATE OF EXISTING STATE OR COUNTY ROAD

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

DATE _____ SIGNATURE OF CUMBERLAND COUNTY ROAD SUPERINTENDENT _____

CERTIFICATE OF APPROVAL OF RECORDING

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

DATE _____ SECRETARY, CUMBERLAND COUNTY PLANNING COMMISSION _____

CERTIFICATE OF ACCURACY AND PRECISION

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

DATE _____ SURVEYOR _____

CERTIFICATE OF EXISTING WATER LINES OR OTHER UTILITIES

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

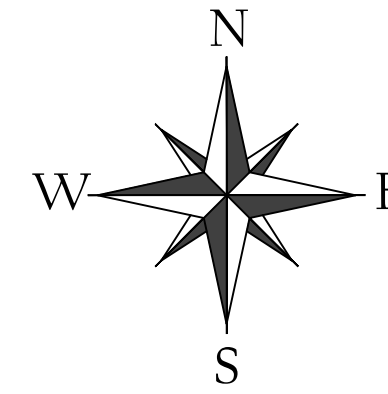
DATE _____ SIGNATURE OF WATER OR OTHER UTILITY DISTRICT REPRESENTATIVE _____

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) RESIDENTIAL LOT.
2. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
3. FOR BOUNDARY AND/OR TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON MAY 2, 2023 UTILIZING A TOPCON HYPER V² DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION SHOWN WERE DERIVED USING THE CLOSEST RTCM 3.0 CORS STATION REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 12A. *POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.005, V 0.008'
4. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
5. THIS SURVEY WAS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT TITLE SEARCH WILL REVEAL.
6. THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
7. LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
8. ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 47035C0475D, PANEL NOT PRINTED, THEREFORE NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.

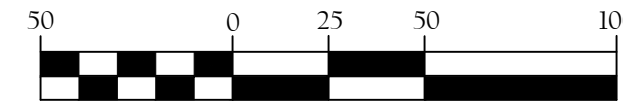
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1268.81'	209.88'	209.64'	S 08°49'02" E	9°28'39"

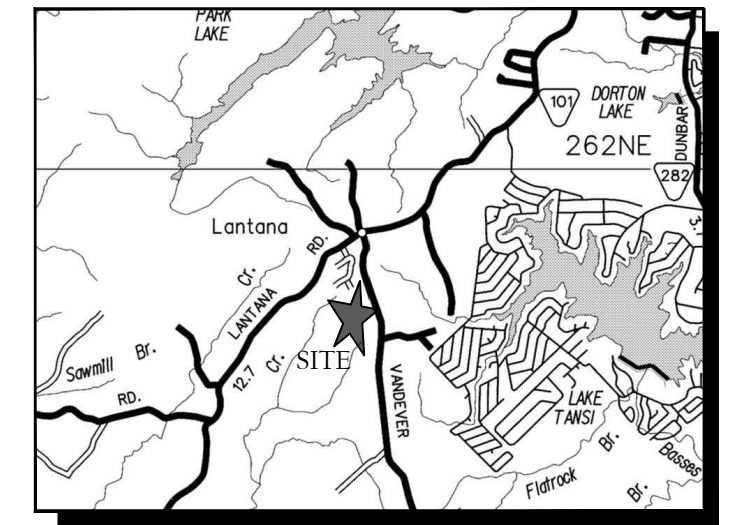


TNSPC: TN-4100

GRAPHIC SCALE



(IN FEET) 1 inch = 50' ft.



VICINITY MAP (NOT TO SCALE)

PARCEL REFERENCE

BEING A PORTION OF PARCEL 35.00, AS SHOWN ON CUMBERLAND COUNTY TAX MAP 149.

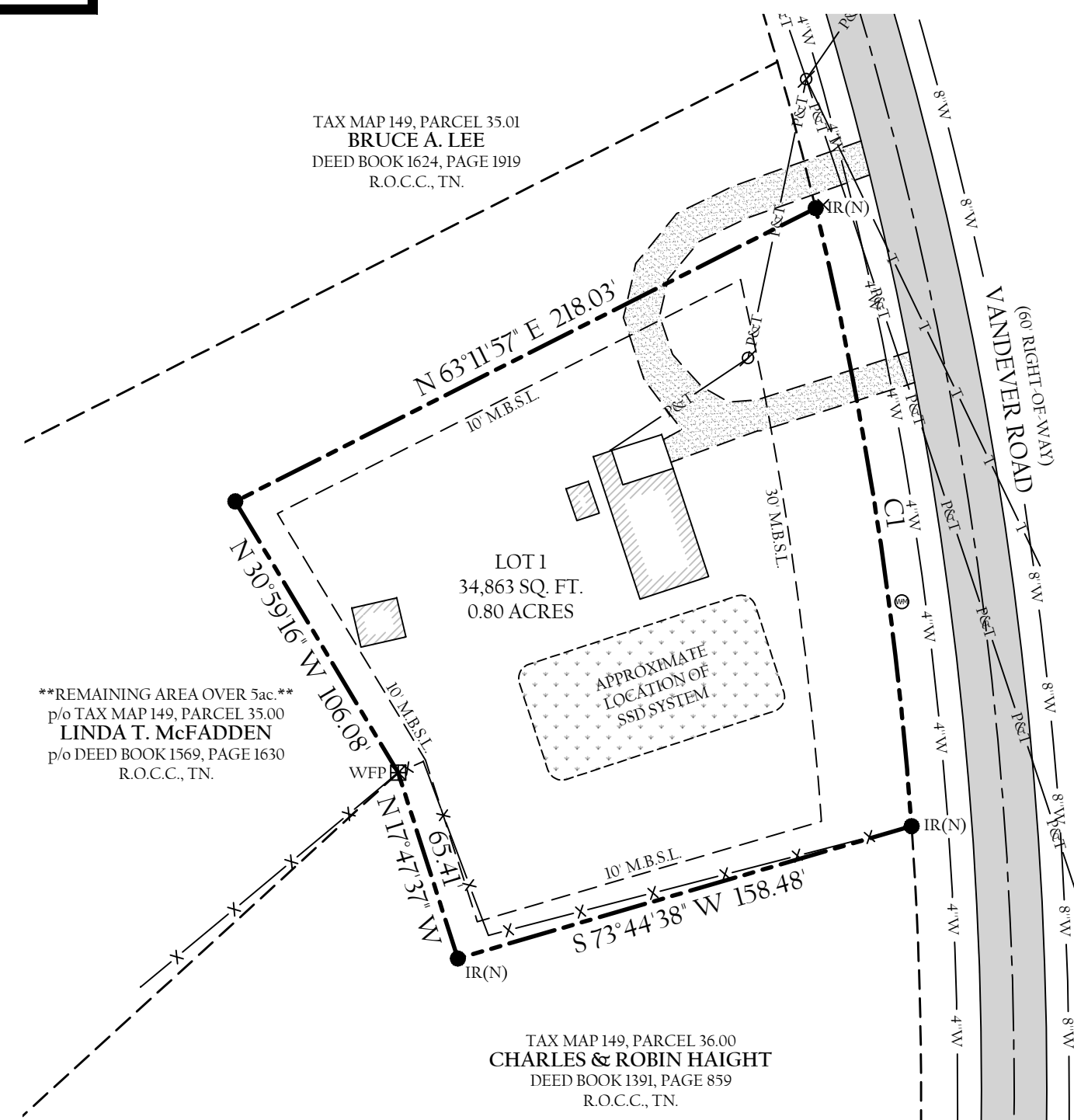
DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO LINDA T. McFADDEN, OF RECORD IN DEED BOOK 1569 PAGE 1630, R.O.C.C., TN.



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

WHITTENBURG
LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN 38501
931-526-9000



LEGEND

- IR(N) 1/2" IRON REBAR (NEW)
- ⊠ WFP WOOD FENCE POST
- ⊙ WATER METER
- ⊘ UTILITY POLE
- P— POWER LINE
- X— FENCE LINE
- T— TELEPHONE LINE
- W— WATER LINE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.C.C., TN. REGISTER'S OFFICE CUMBERLAND COUNTY, TN.
- ▨ GRAVEL AREA
- ASPHALT SURFACE

TOTAL AREA = 34,863 SQ.FT. OR 0.80 ACRES±

FINAL SUBDIVISION PLAT

LINDA T. McFADDEN DIVISION

5th CIVIL DISTRICT,
CUMBERLAND COUNTY, TENNESSEE

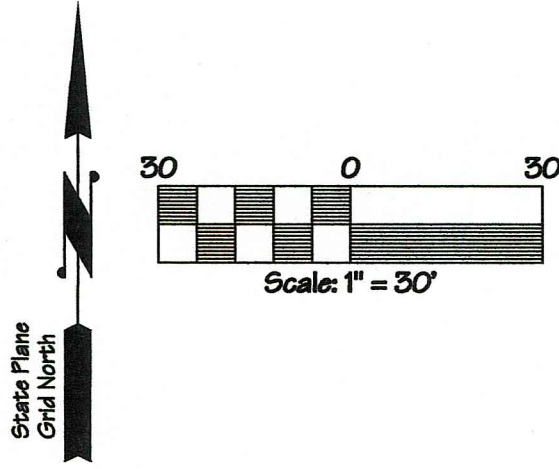
DRAWN BY:	TLD	ACRES:	0.80
NUMBER OF LOTS:	1	JOB NUMBER:	23-078
PARCEL #:	p/o MAP 149, PARCEL 35.00	DATE:	05-04-2023
ADDRESS:	642 VANDEVER TRACE	SCALE:	1"=50'

OWNERS

LINDA T. McFADDEN
342 VANDEVER TRACE
CROSSVILLE, TN. 38572
931-788-2141

SURVEYOR

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



Setbacks
 Fairfield Glade
 Lake Glastowbury
 Blocks 1-4
 Street - 25'
 Side - 5'
 Rear - 5'

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47035C0355D,
 Dated: 11/16/2007
 Check One:
 No areas of the subject property depicted on this plat are in a SFHA
 All of the subject property depicted on this plat is in a SFHA
 Shaded area(s) of the subject property depicted on this plat are in a SFHA

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 OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL ROADS, UTILITY LINES AND EASEMENTS AS SHOWN TO THE PUBLIC OR PRIVATE USE NOTED. I FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CONSTITUTES A RESUBDIVISION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.

DATE _____ OWNER _____
 _____ OWNER _____

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 1:7500 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 2 May 2023 SURVEYOR'S SIGNATURE _____



2ND CIVIL DISTRICT Plat Book 5 Page 21

FINAL PLAT FOR
Combination of Lots #214 & 215 Block 2 of the
Lake Glastowbury Addition of Fairfield Glade

PRESENTED TO
 CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

DEVELOPER: <u>Mike Eicholtz</u>	SURVEYOR: <u>CHRISTOPHER M. VICK</u>
ADDRESS: <u>101 Charles Place</u> <u>Crossville, TN 38558</u>	ADDRESS: <u>2772 Hidden Cove Road</u> <u>COOKEVILLE, TN. 38506</u>
TELEPHONE: <u>931-284-9324</u>	TELEPHONE: <u>931-372-1286</u>
OWNER: <u>Concept & Design Builders Corp.</u>	OWNER: <u>Concept & Design Builders Corp.</u>
ADDRESS: <u>101 Charles Place</u> <u>Crossville, TN 38558</u>	ADDRESS: <u>103 Charles Place</u> <u>Crossville, TN 38558</u>
TELEPHONE: <u>931-284-9324</u>	TELEPHONE: <u>931-284-9324</u>

ACREAGE COMBINED: 0.55 LOTS: 1 TAX MAP: 90E Grp. E PARCEL NO: 16.00/17.00
 DEED BOOK REFERENCE: 1642/935 & 1642/965 SCALE: 1"=40'-0" DATE: 4/13/2023

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: 13 April 2023
 (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

Note: The point of beginning is a 1/2" rebar (found) being the northeastern corner of this parcel located in the western right-of-way of Charles Place as well as being located S 82°28'52" W 4.85 feet from a 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. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made know of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

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

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

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

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

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

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

Drawn by: SLH File: 22-551c1

JAMES D. PHILLIPS & LINDA A. PHILLIPS, TRUSTEES
 Lot # 218, Block 2 of Lake Glastowbury
 Addition of Fairfield Glade
 Map 90-E Group E Parcel 13.00
 Book 1646 Page 731
 Plat Book 5 Page 21

JAMES D. PHILLIPS & LINDA A. PHILLIPS, TRUSTEES
 0.501 Acre Lot on the Combination of Lots 216 & 217, BLK 2 - Lake Glastowbury Addition to Fairfield Glade
 Map 90-E Group E Parcel 14.00
 Book 1646 Page 731
 Book 1582 Page 652
 Plat Book DB 1582 Page 652-656

JAMES R. MONTGOMERY & BENNIE S. MONTGOMERY
 Lot # 219, Block 2 of Lake Glastowbury
 Addition of Fairfield Glade
 Map 90-E Group E Parcel 12.00
 Book 407 Page 91
 Plat Book 5 Page 21

MISTY KEYES
 Lot # 213, Block 2 of Lake Glastowbury
 Addition of Fairfield Glade
 Map 90-E Group E Parcel 18.00
 Book 1522 Page 466
 Plat Book 5 Page 21

Lot #214
 0.55 Ac

Lot #214
 0.26 Ac ±

LEGEND

- POWER POLE
- SEWER TAP BOX
- ⊗ WATER METER
- 1/2" PIPE (set)
- ⊗ FIRE HYDRANT
- ROAD
- ⊗ SEWER VALVE
- ⊙ REBAR (found)
- ⊗ TAX HOOK
- SS — SEWER LINE
- W — WATER LINE
- OHP — OVERHEAD POWER
- C — CENTERLINE
- P.O.B. - POINT OF BEGINNING
- CMP - CORRUGATED METAL PIPE

LINE	BEARING	DISTANCE
L1	S 22°50'40" E	14.09'
L3	N 28°58'12" W	27.91'
L4	N 07°13'12" E	16.49'
L5	N 89°43'03" E	26.35'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	256.31'	69.07'	68.86'	S 05°37'03" E
C2	256.31'	44.95'	44.89'	S 18°21'40" E
C3	15.00'	22.08'	20.14'	S 19°19'55" W

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

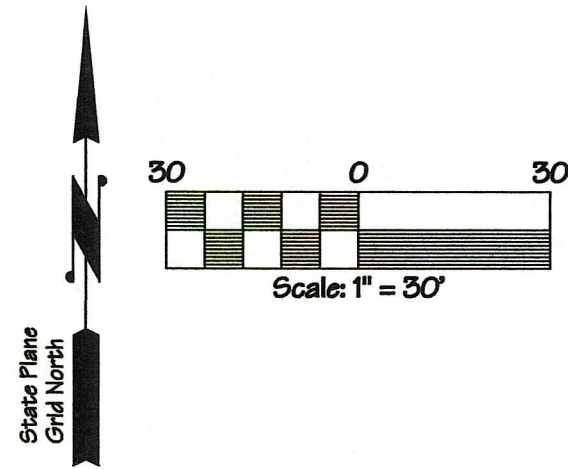
SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47035C0335D,

Dated: 11/16/2007

Check One:

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



GPS CERTIFICATION:

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

- (a) Type of Survey: Real Time Kinematic
- (b) Positional Accuracy: 0.05 feet
- (c) Date of survey: 31 March 2023
- (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

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

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

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

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

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

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

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

Drawn by: SLH File: 23-113c1

WYNDHAM VACATION RESORTS, INC.
Common Property, Block 5, Replat of Druid Hills
Addition of Fairfield Glade
Map 90-F Group G Parcel 55.00
Book 1257 Page 2226
Book 97 Page 262
Plat Book 6 Page 32

LEGEND	
⊙	REBAR (found)
∟	TAX HOOK

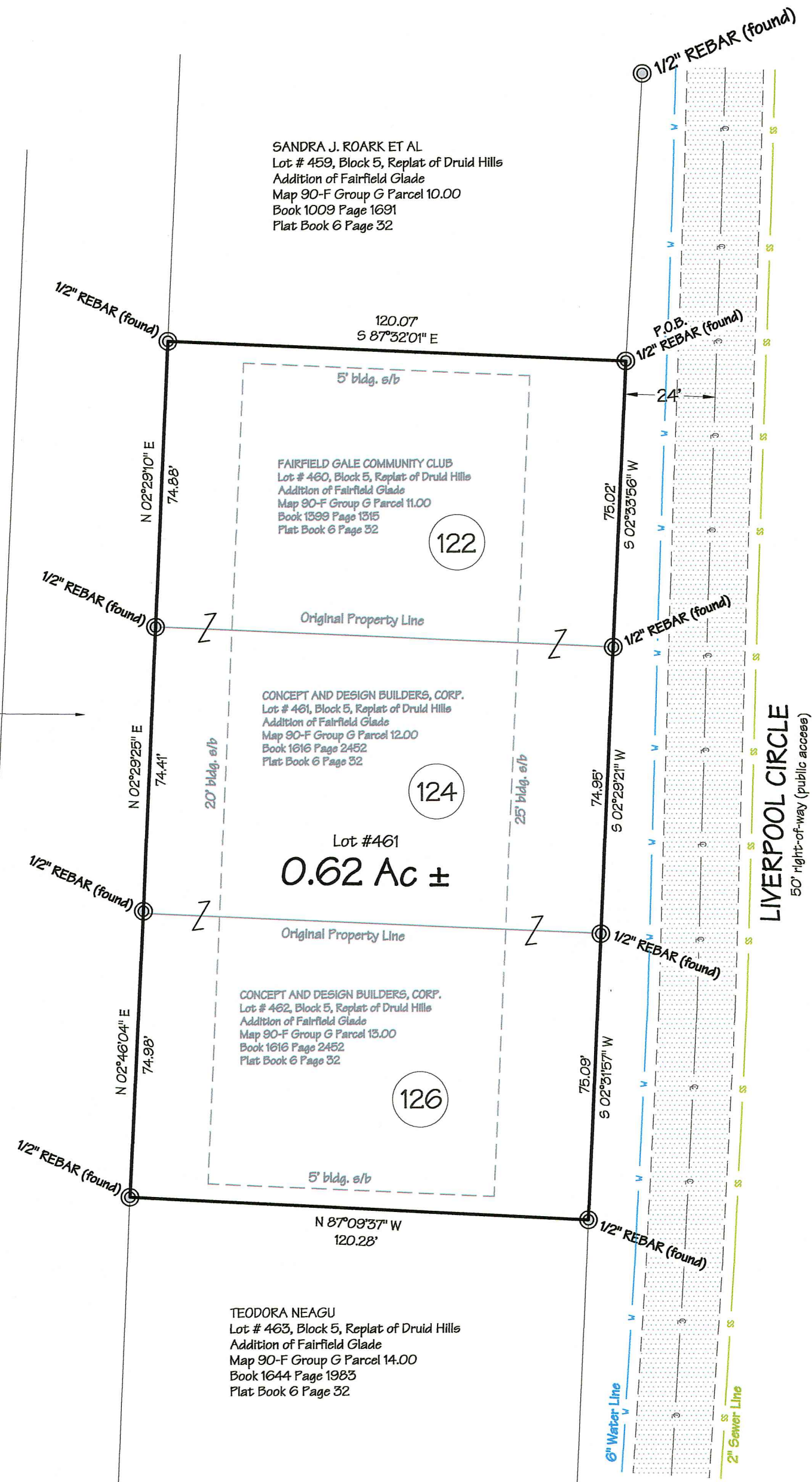
SANDRA J. ROARK ET AL
Lot # 459, Block 5, Replat of Druid Hills
Addition of Fairfield Glade
Map 90-F Group G Parcel 10.00
Book 1009 Page 1691
Plat Book 6 Page 32

FAIRFIELD GALE COMMUNITY CLUB
Lot # 460, Block 5, Replat of Druid Hills
Addition of Fairfield Glade
Map 90-F Group G Parcel 11.00
Book 1399 Page 1315
Plat Book 6 Page 32

CONCEPT AND DESIGN BUILDERS, CORP.
Lot # 461, Block 5, Replat of Druid Hills
Addition of Fairfield Glade
Map 90-F Group G Parcel 12.00
Book 1616 Page 2452
Plat Book 6 Page 32

CONCEPT AND DESIGN BUILDERS, CORP.
Lot # 462, Block 5, Replat of Druid Hills
Addition of Fairfield Glade
Map 90-F Group G Parcel 13.00
Book 1616 Page 2452
Plat Book 6 Page 32

TEODORA NEAGU
Lot # 463, Block 5, Replat of Druid Hills
Addition of Fairfield Glade
Map 90-F Group G Parcel 14.00
Book 1644 Page 1983
Plat Book 6 Page 32



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 _____

CERTIFICATE OF APPROVAL FOR RECORDING

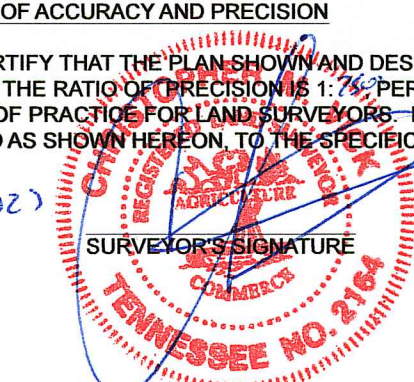
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE CUMBERLAND COUNTY PLANNING COMMISSION, AND 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 1:7500 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 18 April 2023 SURVEYOR'S SIGNATURE



2ND CIVIL DISTRICT PLAT BOOK 6 PAGE 32

FINAL PLAT FOR Combination of Lots # 460-462, Block E of the Replat of Druid Hills Addition of Fairfield Glade PRESENTED TO CUMBERLAND REGIONAL PLANNING COMMISSION			
DEVELOPER: Mike Eicholtz	ADDRESS: 1511 Donna Place Cookeville, TN 38506	SURVEYOR: CHRISTOPHER M. VICK	ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38506
TELEPHONE: 931-284-9324		TELEPHONE: 931-372-1286	
OWNER: Fairfield Glade Community Club	ADDRESS: P.O. Box 2000 Fairfield Glade, TN 38558	OWNER: Concept & Design Builders, Corp.	ADDRESS: 1511 Donna Place Cookeville, TN 38506
TELEPHONE:		TELEPHONE: 931-284-9324	
ACREAGE COMBINED: 0.62 LOTS: 1		TAX MAP: 90F Grp G PARCELS: 11.00, 12.00, 13.00	
DEED BOOK REFERENCE: 1399/1315 & 1616/2452 SCALE: 1"=40'-0" DATE: 31 March 2023			

NORTH MERIDIAN is oriented to the bearing of record for the southeastern line of this survey - S 29°28' W

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.

Secretary, Cumberland County
Planning Commission

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	323.79'	92.60'	92.28'	S 30°47'20" W	16°23'08"



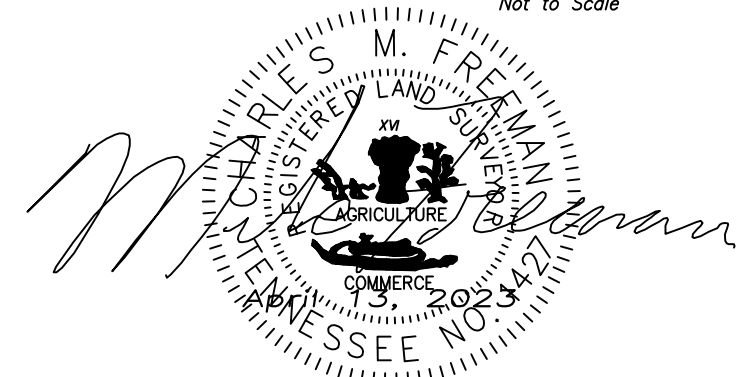
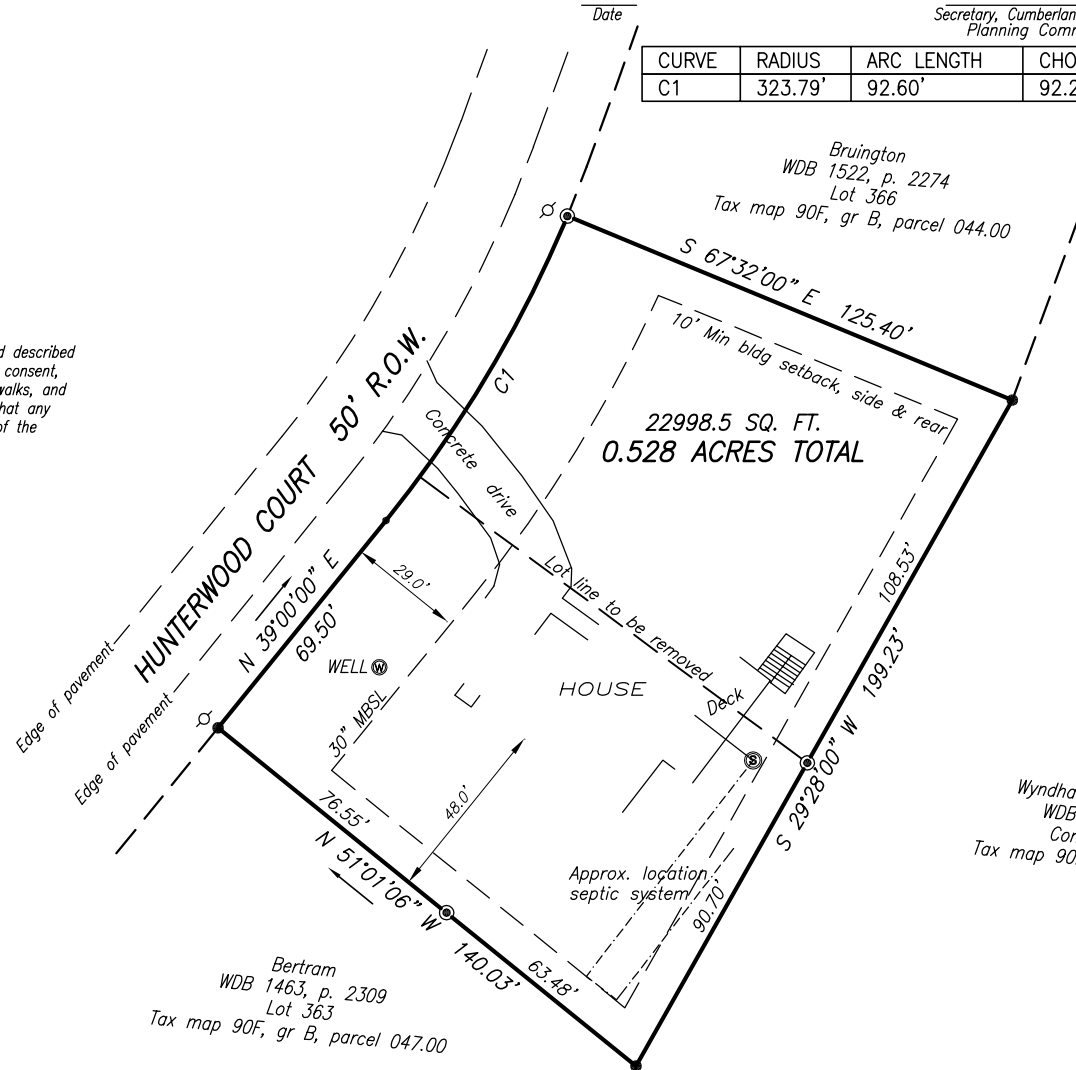
LOCATION MAP
Not to Scale

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), 47035C0335D, dated November 16, 2007, I found that this property does NOT lie in a Special Flood Zone.

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

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

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

Russell Patrick Madden & Osvaldo Leon, owners

FINAL PLAT
COMBINATION OF LOTS 364 & 365
BLK 2 - LAKE GLASTOWBURY ADDITION TO
FAIRFIELD GLADE
Second Civil District Cumberland County
Scale 1" = 50'
April 13, 2023
Freeman Engineering and Surveying
118 Exeter Drive Crossville, TN 38558
(865) 696-0327

LEGEND

These standard symbols will be found in the drawing.

- 1/2" DIAMETER REBAR SET
- 1/2" DIAMETER REBAR FOUND
- UNMONUMENTED POINT
- UTILITY POLE

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 090K, group B, parcels 045.00 & 046.00 Warranty Deed Books 482, p. 571 and 1645, p. 1441
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.
5. Offset dimensions shown are to the face of the structure, not overhangs

NORTH MERIDIAN is oriented to the bearing of record for the southeastern line of this survey S 35°06' W

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	279.40'	69.13'	68.96'	S 61°58'59" E	14°10'37"
C2	279.40'	67.65'	67.49'	S 76°00'30" E	13°52'25"



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.

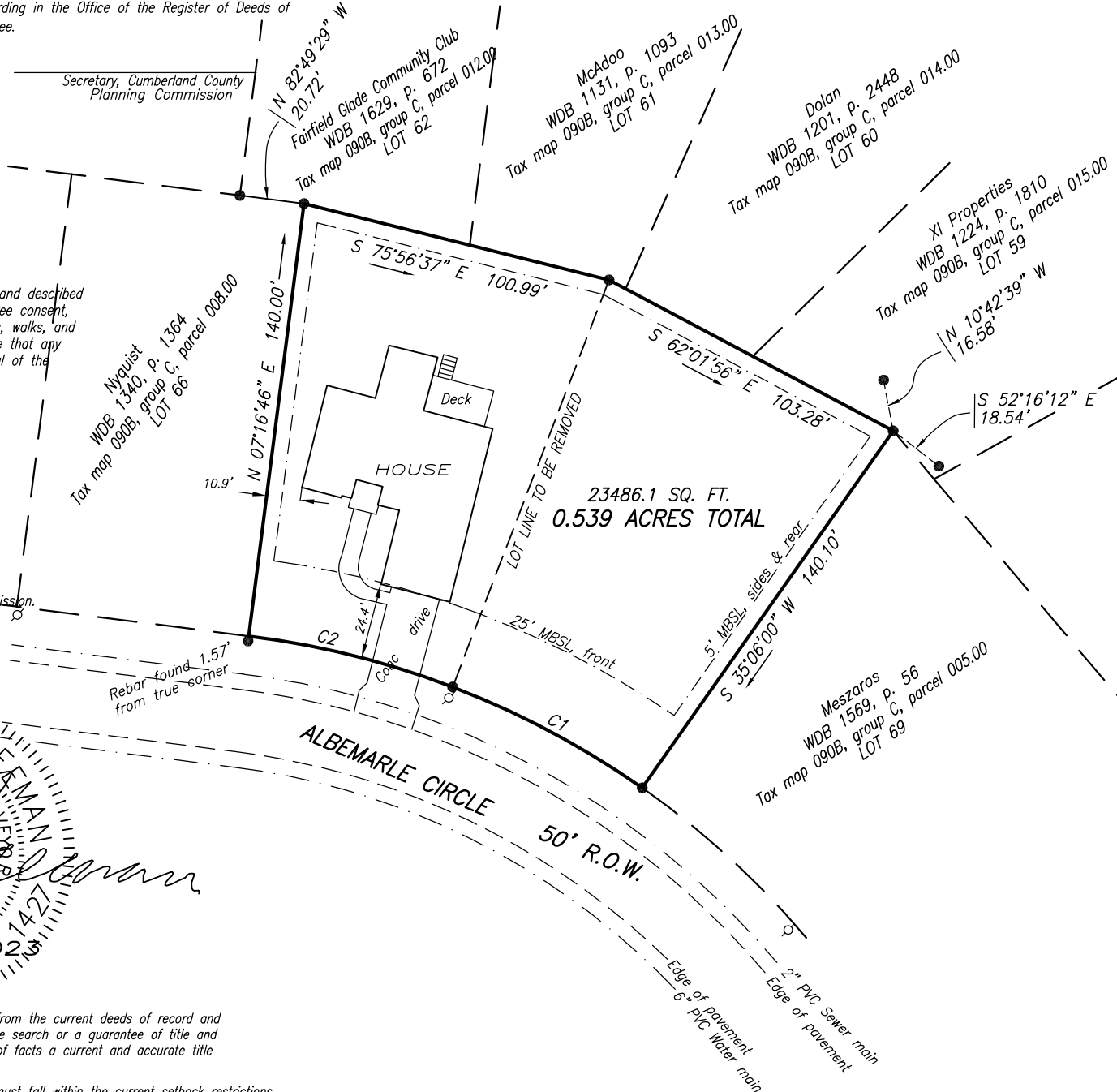
Date _____ Owner _____

Date _____ Owner _____

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 _____



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.

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.

John Edward Peters, Jr, owner
Reference: WDB 1605, p. 1563 & 1607, p. 1640
Tax map 090B, group C, parcels 006.00 & 007.00

FINAL PLAT
COMBINATION OF LOTS 67 & 68
BLOCK 1-DRUID HILLS ADDITION TO
FAIRFIELD GLADE

Second Civil District Cumberland County

Scale 1" = 50'
April 14, 2023

Freeman Engineering and Surveying
118 Exeter Drive Crossville, TN 38558
(865) 696-0327

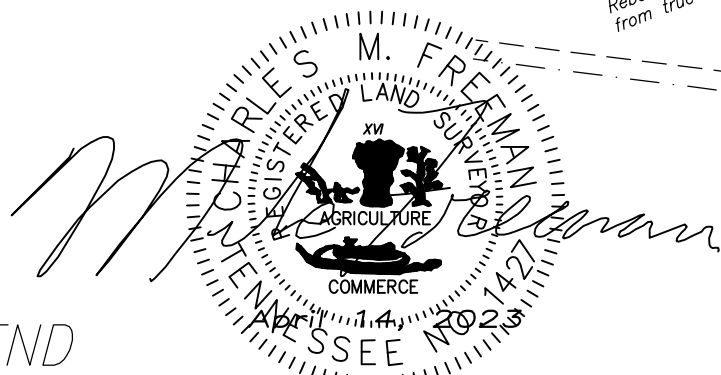
LEGEND

These standard symbols will be found in the drawing.

- 1/2" DIAMETER REBAR FOUND
- UTILITY POLE

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. Any future construction must fall within the current setback restrictions.
3. Building offsets shown are to the face of the wall, not overhangs.



NORTH MERIDIAN is oriented to the bearing of record for the common line of Lots 2 & 3 N 04°06'18" W

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 _____

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 _____

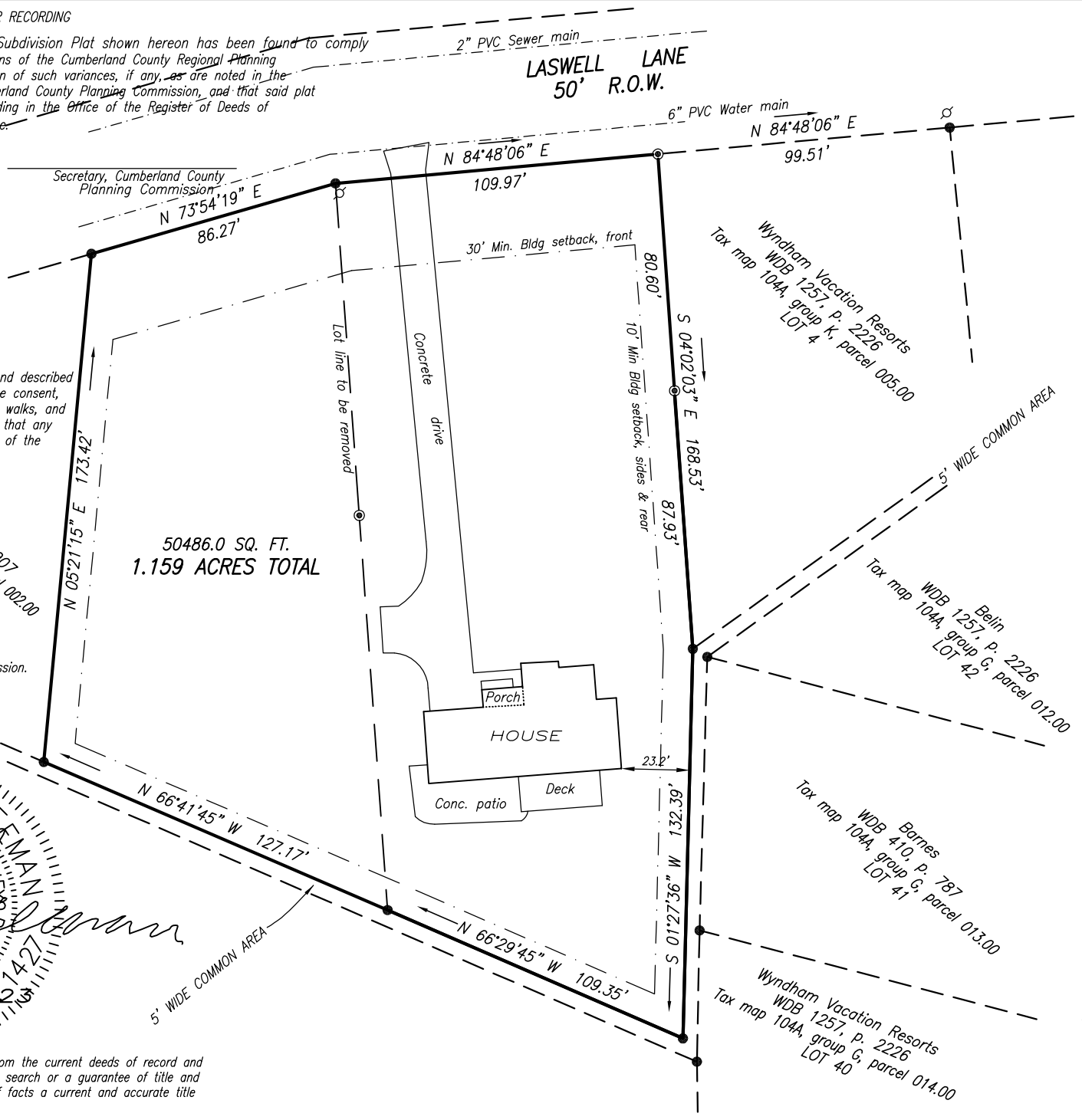
LEGEND

These standard symbols will be found in the drawing.

- ⊙ 1/2" DIAMETER REBAR SET
- 1/2" DIAMETER REBAR FOUND
- ⊕ UTILITY POLE

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. Any future construction must fall within the current setback restrictions.
3. Building offsets shown are to the face of the wall, not overhangs.



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.

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.

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.

Edward J. & Janis A. Petru, owners
Reference: WDB 1616, p. 592 & 1661, p. 2384
Tax map 104A, group K, parcels 003.00 & 004.00

**FINAL PLAT
COMBINATION OF LOTS 2 & 3
BLOCK 2-OVERLOOK PLACE ADDITION TO
FAIRFIELD GLADE**

Second Civil District Cumberland County

Scale 1" = 50'
April 14, 2023
Freeman Engineering and Surveying
118 Exeter Drive Crossville, TN 38558
(865) 696-0327

COMBINATION OF LOT #'S 517 & 518 BLOCK 3, GERONIMO ADDITION TO LAKE TANSI RESORT RECORDED IN PLAT BOOK: 7, PAGE: 25

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 the 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

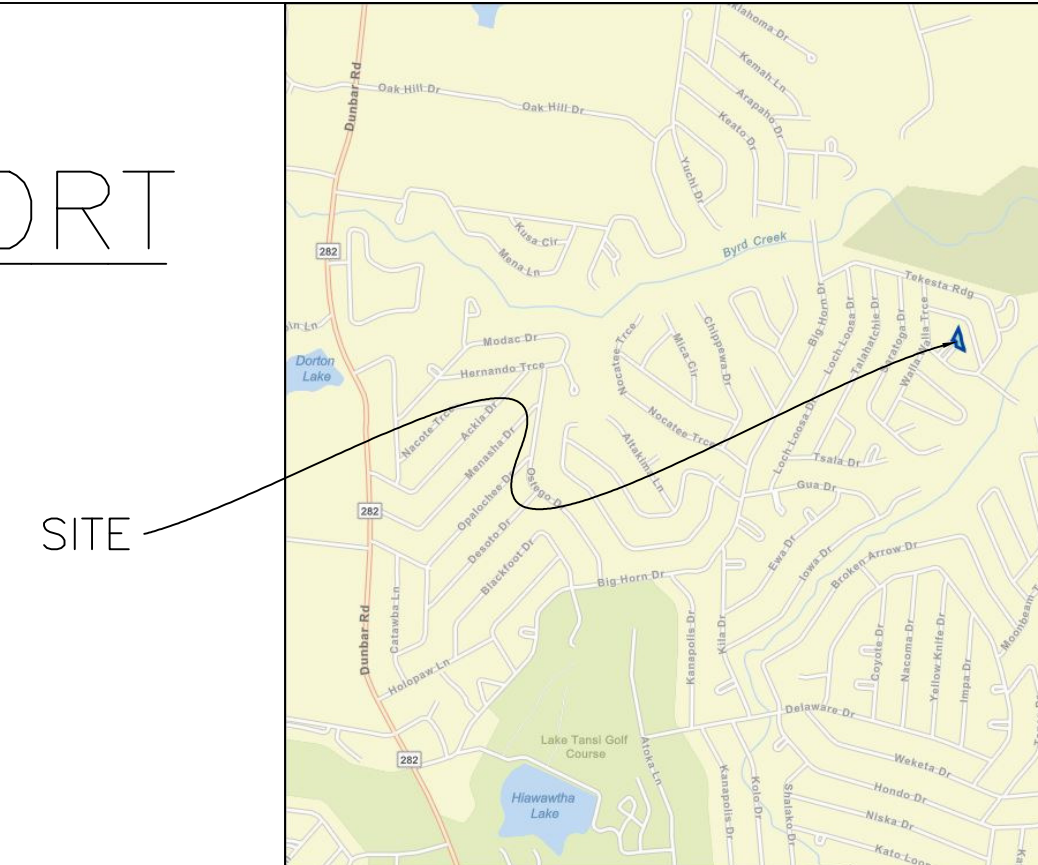
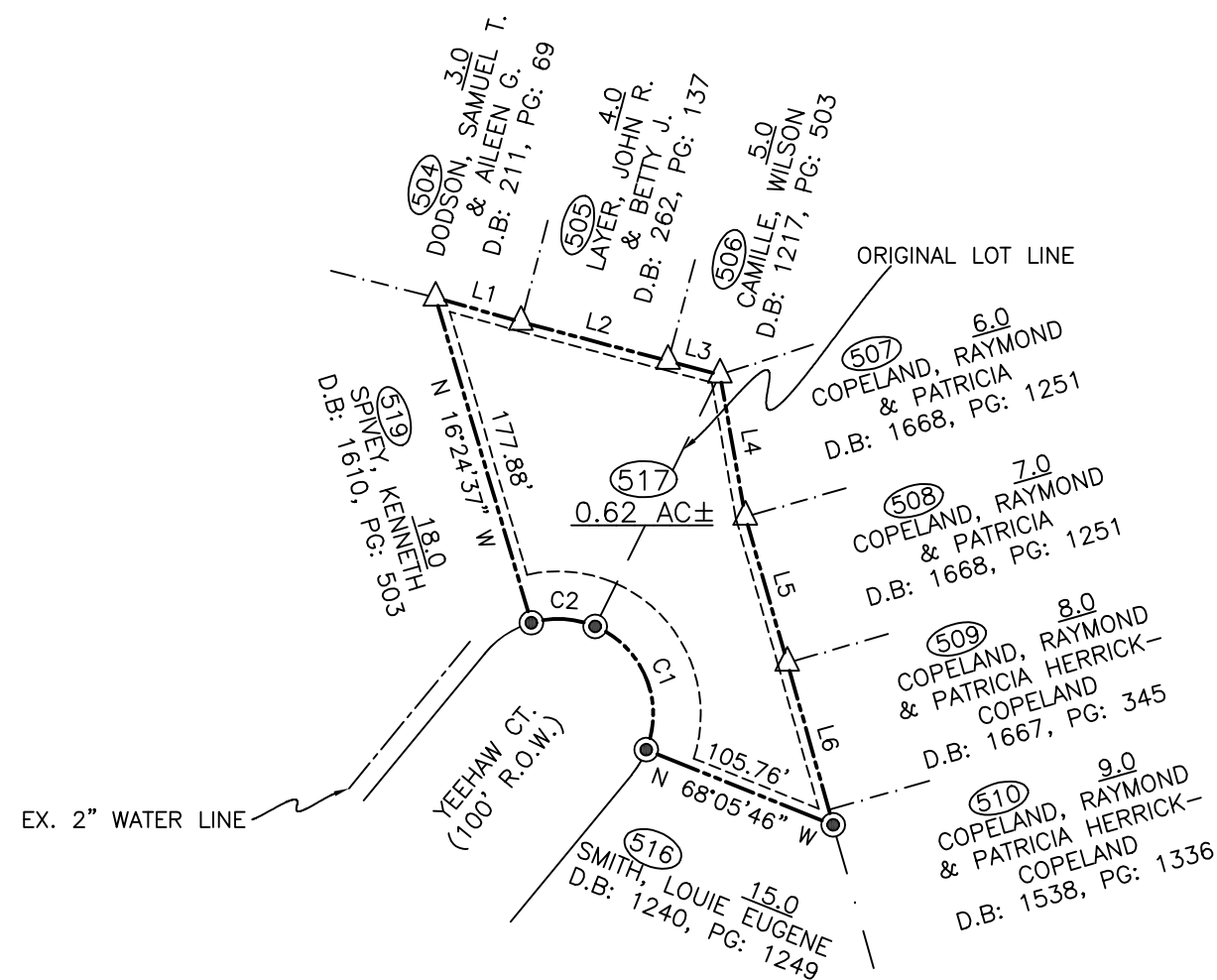
I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under the authority of TCA 61-18-112, and my supervision. This is a category 1:10,000 survey, and the ratio and precision of the unadjusted closure is 1: as per the State of Tennessee standards of practice, Chapter 0820-3. This survey was made according to information of public record and/or observed ground evidence.

Date _____ D.D. Pugh, Jr., R.L.S. #699
Tennessee Registration
107 Livingston Rd.
Crossville, TN 38555
(931)484-7702

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 Regional 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 the Cumberland County Regional Planning Commission _____



VICINITY MAP
CUMBERLAND COUNTY, TN

LINE	BEARING	DISTANCE
L1	S 74°16'20\"	46.59'
L2	S 75°05'45\"	79.95'
L3	S 75°11'40\"	28.18'
L4	S 10°05'47\"	75.79'
L5	S 16°03'27\"	79.71'
L6	S 15°46'43\"	88.45'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	77.66'	70.08'	N 22°30'20\" W	88°59'16\"
C2	50.00'	34.24'	33.58'	N 86°46'36\" W	39°14'20\"

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

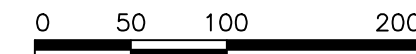
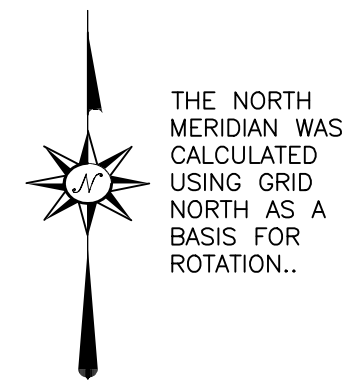
THERE IS A 5' BUILDING SETBACK FROM ALL NON-STREET LOT LINES. TYPICAL ALL LOTS.

THIS PROPERTY LIES IN FLOOD ZONE "A" BASED ON FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL #47035C0318D.

LEGEND

These standard symbols will be found in the drawing.

- △ EX. 1/2" IRON ROD
- ⊙ EX. IRON PIPE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ORIGINAL LOT LINE
- ROAD RIGHT OF WAY



MID-STATE SURVEYING
P.O. BOX 212 107 LIVINGSTON ROAD
CROSSVILLE, TENNESSEE

FINAL PLAT
FOR
COMBINATION OF LOT #'S 517 & 518, BLOCK 3, GERONIMO ADDITION TO LAKE TANSI RESORT
RECORDED IN PLAT BOOK: 7, PAGE: 25
PRESENTED TO
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER: SCOGGINS, BILLY BOB & CHRISTY FOWLER ADDRESS: 6 YEEHAW CT. CROSSVILLE, TN 38572 TELEPHONE: (931) 239-8789	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
PARCEL: _____ OWNER: _____ ADDRESS: _____	DEED BOOK-16.0-1670 PAGE-1381 DEED BOOK-17.0-1669 PAGE-2224 THIRD CIVIL DISTRICT OF CUMBERLAND COUNTY, TN ACREAGE SUBDIVIDED: 0.62 ACRES± NUMBER OF LOTS: 1
TAX MAP: 138-I PARCEL: 16.0 & 17.0 GROUP: HI	SCALE: 1"=100' DATE: MAY 3, 2023 DRAWN BY: ROBIN POWERS JOB NO.: 23067

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Date _____ Owner's Signature _____

Date _____ Owner's Signature _____

SURVEYOR'S CERTIFICATION

I hereby certify that the plan shown and described hereon is a true and correct (Category I & IV) survey, with a ratio of precision of (1:10,000), performed on March 17, 2023 in accordance to current Tennessee Standards of Practice for Land Surveyors, Chapter 0820-3. I further certify that iron pins and/or monuments have been placed as shown hereon, to the specifications of the Cumberland County Planning Commission.

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

CERTIFICATION OF EXISTING ROAD(S)

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

Date _____ County Road Superintendent _____

CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS

I hereby certify that the existing water lines and/or fire hydrants shown hereon are in place and maintained by the South Cumberland Utility District.

Date _____ Utility District Representative _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

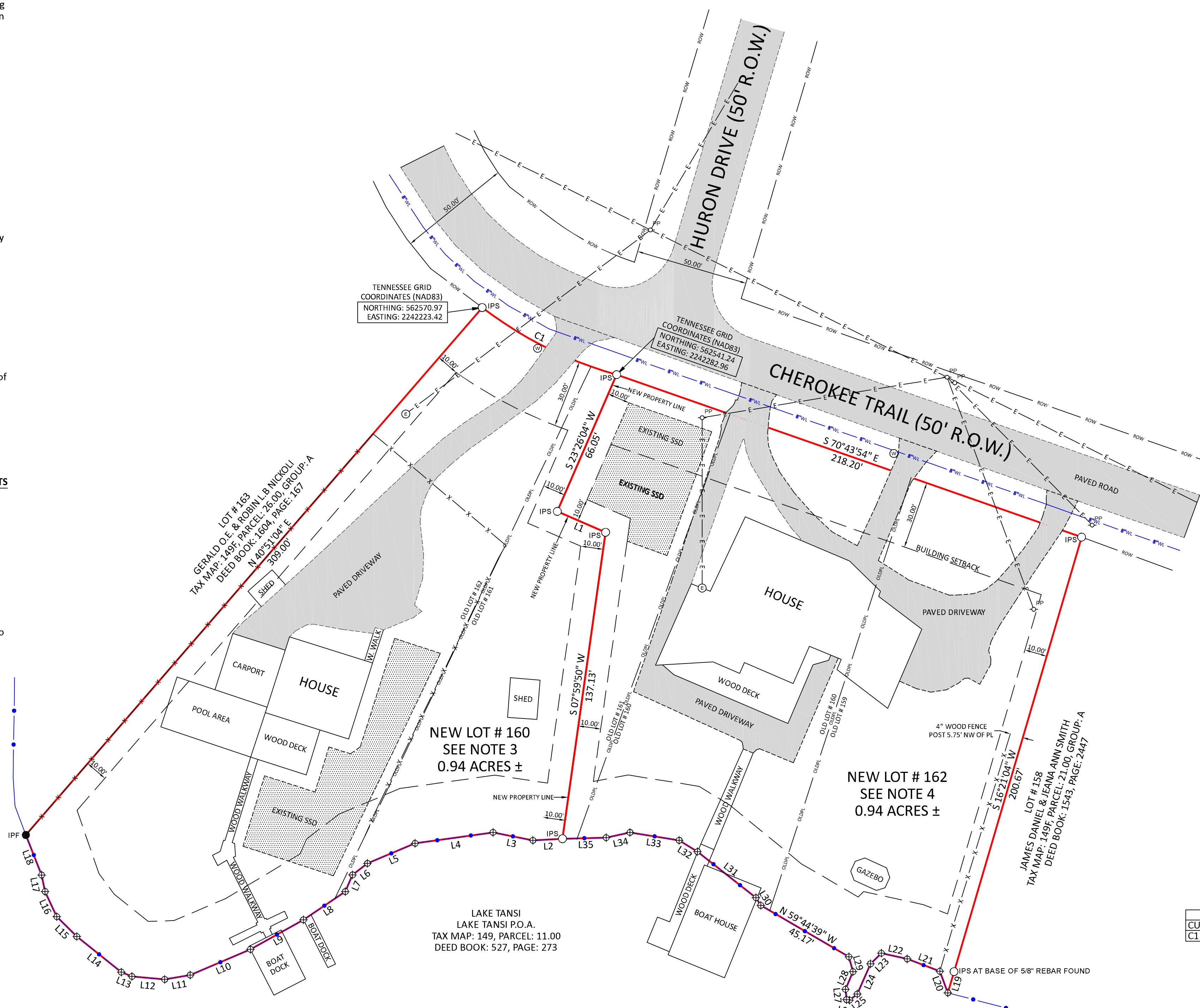
Date _____ Secretary of the Cumberland County
Planning Commission

GPS INFORMATION

1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
3. Relative Positional Accuracy: $H = 0.05'$, $V = 0.05'$
4. Date(s) of Survey: March 17, 2023
5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
6. Fixed Control Station: TDOT CORS Network
7. Fixed Control Station Position: Not Applicable
8. Geoid Model Used: GEOID18
9. Combined Grid Factor (Grid to Ground): 1.000132001750

SURVEYOR'S NOTES:

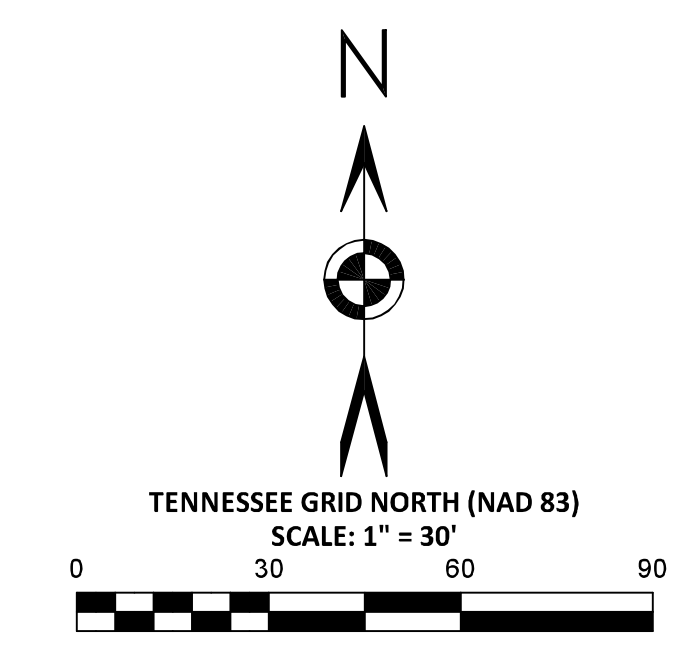
1. BEING A REVISION OF LOT'S 159, 160, 161 AND 162, EASTLAKE PLAT 5 OF LAKE TANSI VILLAGE AS RECORDED IN PLAT BOOK: 2, PAGE: 34, REGISTER'S OFFICE, CUMBERLAND COUNTY, TENNESSEE.
2. THE PURPOSE OF THIS PLAT IS TO REMOVE THE EXISTING PROPERTY LINES BETWEEN LOT'S 159-160, LOT'S 160-161 AND LOT'S 161-162 AND CREATE TWO (2) NEW LOTS AS SHOWN AND DESCRIBED HEREON.
3. THE NEW LOT # 160 SHALL CONSIST OF LOT # 159, LOT # 160 AND A PORTION OF LOT # 161.
4. THE NEW LOT # 162 SHALL CONSIST OF LOT # 162 AND A PORTION OF LOT # 161.
5. THERE SHALL BE A BUILDING SETBACK OF THIRTY (30) FEET PARALLEL TO ALL LOCAL STREETS.
6. THERE SHALL BE A BUILDING SETBACK OF TEN (10) FEET PARALLEL TO ALL SIDE AND REAR LOT LINES AND ALONG THE PERIMETER OF THE SUBDIVISION.
7. THERE SHALL BE A UTILITY-DRAINAGE EASEMENT OF TWELVE (12) FEET PARALLEL TO ALL LOCAL STREETS.
8. THERE SHALL BE A UTILITY-DRAINAGE EASEMENT OF SIX (6) FEET PARALLEL TO ALL SIDE AND REAR LOT LINES OF ABUTTING LOTS WITHIN THE SUBDIVISION.
9. THERE SHALL BE A UTILITY-DRAINAGE EASEMENT OF TWELVE (12) FEET PARALLEL TO ALL SIDE AND/OR REAR LOT LINES THAT ARE ALONG THE PERIMETER OF THE SUBDIVISION.
10. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DEFINED BY FEMA FLOOD INSURANCE MAP # 47035C0315D AND MAP # 47035C0475D FOR CUMBERLAND COUNTY, TENNESSEE.
11. THIS PROPERTY IS SUBJECT TO AND/OR AFFECTED BY ALL ZONING, BUILDING SETBACKS, RIGHT OF WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS THAT MAY NOT BE SHOWN ON THIS SURVEY.
12. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET.
13. PLEASE REFER TO LEGEND FOR SYMBOL AND LINE TYPE DESCRIPTIONS.



VICINITY MAP (Not To Scale)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 66°33'56" E	23.29'
L2	S 86°50'50" W	13.12'
L3	N 78°40'35" W	18.02'
L4	S 81°58'02" W	34.85'
L5	S 67°11'01" W	22.90'
L6	S 52°30'07" W	8.31'
L7	S 23°22'21" W	8.07'
L8	S 55°59'23" W	22.42'
L9	S 60°50'01" W	26.85'
L10	S 66°52'18" W	29.00'
L11	S 80°11'27" W	11.47'
L12	N 84°44'28" W	14.59'
L13	N 67°47'47" W	5.10'
L14	N 51°19'56" W	25.24'
L15	N 45°08'05" W	12.48'
L16	N 24°57'02" W	12.28'
L17	N 11°50'14" W	7.46'
L18	N 21°25'40" W	19.07'
L19	S 16°21'04" W	9.78'
L20	N 20°25'00" W	10.19'
L21	N 69°17'41" W	15.42'
L22	N 77°29'35" W	11.75'
L23	S 45°30'30" W	6.75'
L24	S 23°36'40" W	14.56'
L25	S 51°46'57" W	4.39'
L26	N 79°09'40" W	1.32'
L27	N 06°14'17" W	4.56'
L28	N 23°10'40" E	8.48'
L29	N 15°31'19" W	6.87'
L30	N 31°56'34" W	4.04'
L31	N 51°42'02" W	32.99'
L32	N 58°20'52" W	9.53'
L33	N 80°53'00" W	22.07'
L34	S 77°31'42" W	10.81'
L35	S 88°36'50" W	19.36'

CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	CHORD BEARING
C1	66.96'	175.00'	S 63°27'49" E



LEGEND	
IPS ○	NEW 1/2" REBAR AND CAP, R.L.S. # 2341 SET
IPF ●	1/2" REBAR AND CAP, R.L.S. WLS
⊕	POINT AT SHORELINE OF LAKE TANSI
⊙	WATER METER
⊚	ELECTRIC METER
○	UTILITY POLE
—	SURVEYED PROPERTY LINE
— PL —	ADJOINING PROPERTY LINE
— OLD PL —	OLD PROPERTY LINE REMOVED
—	BUILDING SETBACK LINE
— ROW —	ROAD RIGHT-OF-WAY
—	SHORELINE OF LAKE TANSI
— X — X —	EXISTING FENCE
—	EDGE OF ROAD, DRIVEWAY OR EASEMENT
— E — E —	ELECTRIC LINE
— W — W —	EXISTING 8" WATER LINE
⊠	EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM
▨	EXISTING PAVED ROAD OR DRIVEWAY

SEAN PUGH SURVEYING
 8334 CHEROKEE TRAIL, CROSSVILLE, TN, 38572
 PHONE: (931) 200-5227
 EMAIL: surveytenn@gmail.com
 SHEET: 1 OF 1 | DRAWN BY: SEAN PUGH | DRAWING #: SP522031

FINAL PLAT FOR
REVISION OF LOT'S 159, 160, 161 & 162
EASTLAKE PLAT 5 OF LAKE TANSI VILLAGE
(PLAT BOOK: 2, PAGE: 34)
 Located in the Third Civil District of Cumberland County, Tennessee
 PRESENTED TO
CUMBERLAND COUNTY PLANNING COMMISSION

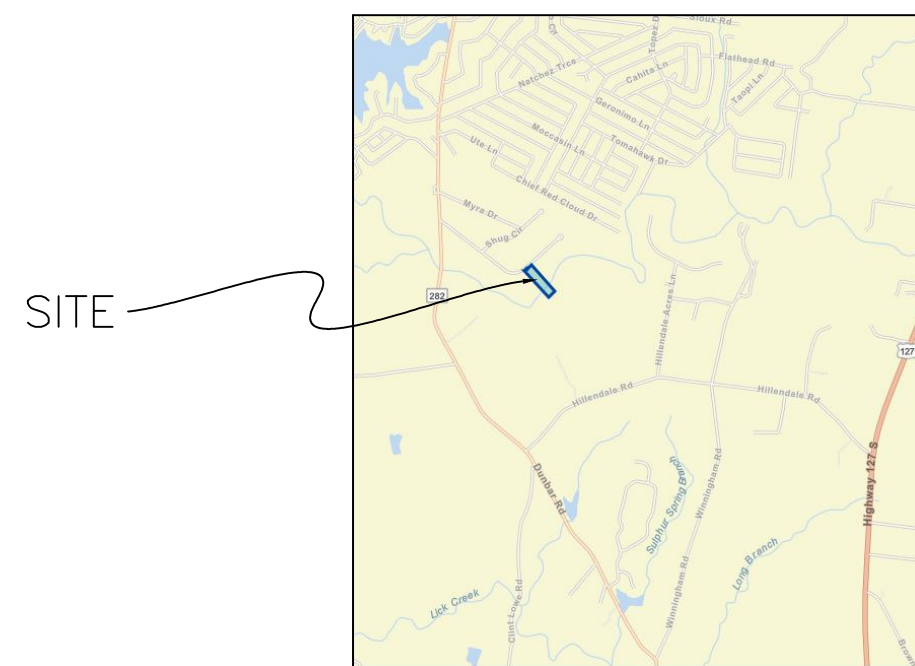
DEVELOPER: DARRYL SMITH ADDRESS: P.O. BOX 178 CROSSVILLE, TN 38557	SURVEYOR: SEAN PUGH, R.L.S. # 2341 ADDRESS: 8334 CHEROKEE TRAIL CROSSVILLE, TN, 38572
TELEPHONE: (931) 248-4348	TELEPHONE: (931) 200-5227
ENGINEER: NA ADDRESS: NA	ACREAGE SUBDIVIDED: 1.87 ACRES NUMBER OF LOTS: 2 SCALE: 1" = 30' TAX MAP: 149-F, GROUP: A PARCEL'S: 22.00, 23.00, 24.00, 25.00 DEED REFERENCES: DEED BOOK: 1273, PAGE: 12 & DEED BOOK: 1657, PAGE: 2373 DATE: APRIL 26, 2023

REPLAT OF LOT #24, O'HENRY PLACE, PHASE 1

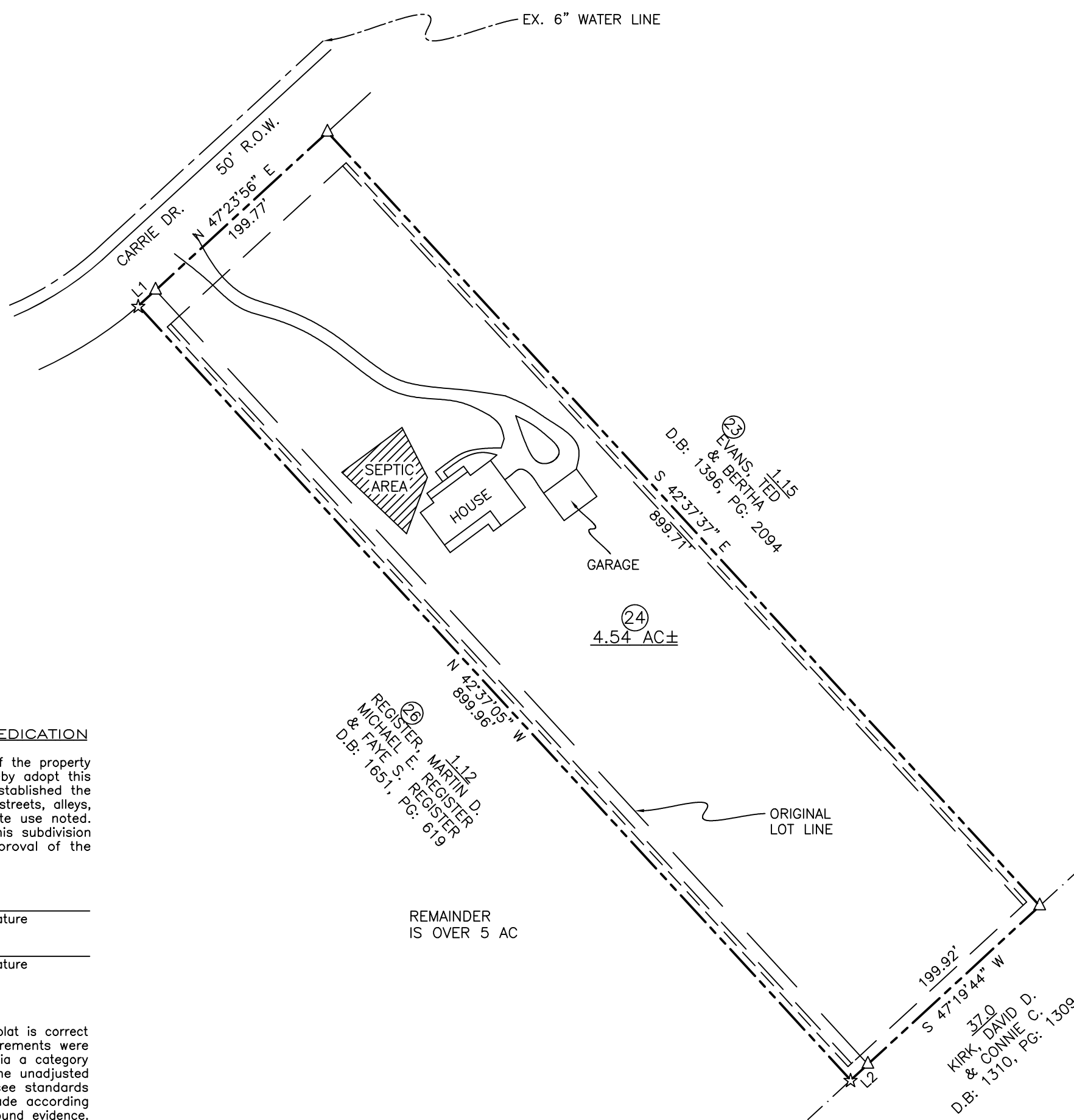
RECORDED IN PLAT BOOK: 10, PAGE: 140

NOTES:

- THERE IS A 30' BUILDING SETBACK PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.
 - THERE IS A 12' UTILITIES EASEMENT PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.
 - THERE IS A 12' UTILITIES EASEMENT, 6' LEFT, RIGHT, & PARALLEL TO ALL SIDE LOT LINES, EXCEPT PERIMETER LOT LINES. TYPICAL ALL LOTS.
 - THERE IS A 10' BUILDING SETBACK PARALLEL TO ALL INTERIOR LOT LINES. TYPICAL ALL LOTS.
 - THERE IS A 12' BUILDING SETBACK AND UTILITIES EASEMENT PARALLEL TO ALL PERIMETER LOT LINES. TYPICAL ALL LOTS.
- THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL #47035C0475D.



VICINITY MAP
CUMBERLAND COUNTY, TENNESSEE



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

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

SURVEYOR'S CERTIFICATION

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

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

CERTIFICATION OF EXISTING WATER LINES

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

Date _____ Signature of Public Works Director
or Water Superintendent _____

CERTIFICATION OF EXISTING ROAD

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

Date _____ Signature of Public Works Director
or County Road Superintendent _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

LINE	BEARING	DISTANCE
L1	N 47°23'37" E	19.98'
L2	S 47°21'43" W	19.97'

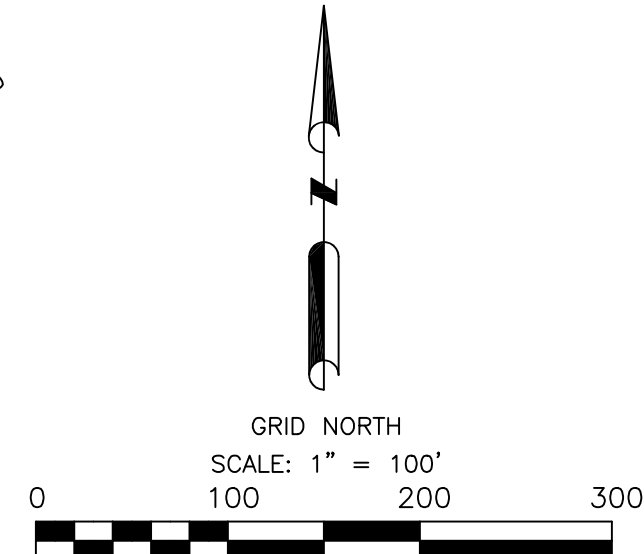
LEGEND

These standard symbols will be found in the drawing.

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

- THERE IS A 30' BUILDING SETBACK PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.
- THERE IS A 10' BUILDING SETBACK PARALLEL TO ALL SIDE AND REAR 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.

THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FEMA FLOOD MAP, COMMUNITY PANEL #47035C0475D.



MID-STATE SURVEYING P.O. BOX 212 80 WEST AVE. CROSSVILLE, TENNESSEE	
FINAL PLAT REPLAT OF LOT #24, O'HENRY PLACE, PHASE 1, RECORDED IN PLAT BOOK: 10, PAGE: 140 PRESENTED TO CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION	
OWNER: VOWELL, JIMMIE D. & JANICE ADDRESS: 512 CARRIE DR. CROSSVILLE, TN 38572 TELEPHONE: (931) 200-3076	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
OWNER: _____ ADDRESS: _____ TELEPHONE: _____	ACREAGE SUBDIVIDED: 4.54 AC± NUMBER OF LOTS: 1 SCALE: 1"=100' DATE: 4/22/23 DEED BOOK: 1033 PAGE: 887
TAX MAP: 162 PARCEL: 1.14 GROUP: _____	JOB NUMBER: 23065 DRAWING NUMBER: 23046-ROBIN DRAWN BY: ROBIN POWERS



**Letter of Notice of public hearing regarding adding Pear Circle to the
Cumberland County Road List**

Ms. Goodsey:

You are receiving this correspondence due to the fact that there has been a petition submitted by six (6) property owners to add Pear Circle to the Cumberland County Road List. Before the Cumberland County Regional Planning Commission (PC) can act on this petition, the protocol is to hold a hearing to receive public comment. The public hearing will take place at 5 P.M. on Thursday May 18, 2023 in the small courtroom on the 3rd floor of the Cumberland County courthouse. On behalf of the PC, I would encourage you, as an affected property owner, to attend this hearing and voice your opinion regarding this petition. If you have any questions or would like to voice your objection or support, please contact me at 931-979-2170 or by email at tlee@ucdd.org.

Tommy Lee
Cumberland County Community Planner