



MEMORANDUM

TO: Cumberland County Regional Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: November 12, 2023

SUBJECT: November 16, 2023 Planning Commission Meeting

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The Cumberland County Regional Planning Commission will hold its regularly scheduled meeting on Thursday, November 16, 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 October 19, 2023 minutes.
3. Consideration of preliminary subdivision plat for property located on Dogwood Road (Woods Division).\*
4. Public Hearing regarding adding 286 feet of Byrd's Creek Drive to the county road list.
5. Staff Report—Delk Division, Fuselier Division, Griner Division, Sherrill Division, Burk Combination, Coda Combination, Hyder Combination, Lane Combination, Monk Combination, Weisgerber Combination, Campbell Adjustment, Rosser Adjustment and Wiseman Adjustment.\*
6. Consideration regarding the adoption of the 2024 Cumberland County Road List.
7. Discussion regarding application fee for changes to the county road list.
8. Training—Subdivision Regulations.
9. Other business as necessary.
10. Adjourn.

CTL

\*See Agenda Review

Shane Flowers \_\_\_ Katie Hardt \_\_\_ Terry Lowe \_\_\_ Wendall Wilson \_\_\_ David Gibson \_\_\_

Kelli Tipton \_\_\_ John Wedgeworth \_\_\_ John Stubbs \_\_\_ Linda Clark \_\_\_ Stanley Hall-Road Superintendent \_\_\_

**AGENDA REVIEW**  
**CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION**  
**NOVEMBER 16, 2023**

**Woods Division—Preliminary**

Jim Woods submitted a final subdivision plat for the purpose of subdividing 19.77 acres into seventeen (17) proposed new lots located on Dogwood Road. The proposed new lots would range in size from 0.53 acres to 2.49 acres and all of the proposed new lots are currently vacant. The proposed new lots would be served by an existing four (4) inch water line, two (2) proposed two (2) inch water lines, two (2) proposed blow off valves, two (2) proposed county roads (Dogwood Lane and Hickory Lane) and would comply with all Cumberland County Subdivision Regulations.

**Delk Division—Final**

Ronnie Delk submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Crabtree Road. The proposed new lot would consist of 4.19 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.

**Fuselier Division—Final**

Glenn Fuselier submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located near Divide Trail. The proposed new lot would consist of 2.00 acres and is currently vacant. The proposed new lot would have access to Divide Trail via a twenty-five (25) foot ingress/egress easement. The proposed new lot is not served by public water and would comply with all Cumberland County Subdivision Regulations.

**Griner Division—Final**

Carleena Griner submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Smith Road. The proposed new lot would consist of 4.00 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.

**Sherrill Division—Final**

Dexter Sherrill submitted a final subdivision plat for the purpose of subdividing 3.02 acres into two (2) proposed new lots located on Hillendale Acres Lane. Lot 1 would consist of 1.03 acres, an existing residential structure and an existing accessory structure. Lot 2 would consist of 2.00 acres, an existing residential structure and an existing accessory 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.

Shane Flowers \_\_\_ Katie Hardt \_\_\_ Terry Lowe \_\_\_ Wendall Wilson \_\_\_ David Gibson \_\_\_

Kelli Tipton \_\_\_ John Wedgeworth \_\_\_ John Stubbs \_\_\_ Linda Clark \_\_\_ Stanley Hall-Road Superintendent \_\_\_

### **Burk Combination-Final**

Kris Burk submitted a final combination plat for the purpose of creating two (2) proposed new lot from four (4) existing lots located on Lone Wolf Circle. Lot 1 (shown as Lot 11) would consist of 0.87 acres and an existing residential structure. Lot 2 (shown as Lot 13) would consist of 0.56 acres and an existing residential structure. The proposed new lot is served by an existing two (2) inch water line and would comply with all Cumberland County Subdivision Regulations.

### **Coda Combination-Final**

Lisa Coda submitted a final combination plat for the purpose of creating three (3) proposed new lot from six (6) existing lots located on Lancashire Place and Lancashire Circle. Lot 1 would consist of 0.87 acres and an existing residential structure. Lot 2 would consist of 0.900 acres and is currently vacant. Lots 1 and 2 would front Lancashire Place. Lot 3 would consist of 0.679 acres and is currently vacant. Lot 3 would front Lancashire Circle. The proposed new lots would comply with all Cumberland County Subdivision Regulations.

### **Hyder Combination--Final**

Mark Hyder submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on England Terrace. The proposed new lot would consist of 0.494 acres and is currently vacant. The proposed new lot is served by an existing four (4) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

### **Lane Combination--Final**

Gary Lane submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Springdale Drive and Lynhurst Drive. The proposed new lot would consist of 0.795 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.

### **Monk Combination--Final**

Pamela Monk 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 0.48 acres and an existing residential structure. The proposed new lot is served by an existing five (5) inch water line and would comply with all Cumberland County Subdivision Regulations.

### **Weisgerber Combination--Final**

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

### **Campbell Adjustment-Final**

Aaron Campbell submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing lots located on Flynn's Cove Road. After the adjustment, Lot 1 would consist of 2.74 acres and an existing residential 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 four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Shane Flowers \_\_\_ Katie Hardt \_\_\_ Terry Lowe \_\_\_ Wendall Wilson \_\_\_ David Gibson \_\_\_

Kelli Tipton \_\_\_ John Wedgeworth \_\_\_ John Stubbs \_\_\_ Linda Clark \_\_\_ Stanley Hall-Road Superintendent \_\_\_

**Rosser Adjustment-Final**

Mark Rosser submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing lots located on Pineridge Loop. After the adjustment, Lot 1 (shown as Lot 27) would consist of 1.269 acres and an existing residential structure. Lot 2 (shown as Lot 28) would consist of 0.859 acres and an existing residential structure. The proposed new lot would be served by an existing six (6) inch water line, an existing three (3) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

**Wiseman Adjustment-Final**

Danny Wiseman submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing lots located near Plateau Road. After the adjustment, Lot 1 would consist of 0.99 acres and is currently vacant. Lot 2 is larger than five (5) acres and is not subject to the jurisdiction of the PC. Lot 1 would have access to Plateau Road via a twenty-five (25) foot ingress/egress easement. The proposed new lot would be served by an existing eight (8) inch water line and would comply with all Cumberland County Subdivision Regulations.

Shane Flowers \_\_\_ Katie Hardt \_\_\_ Terry Lowe \_\_\_ Wendall Wilson \_\_\_ David Gibson \_\_\_

Kelli Tipton \_\_\_ John Wedgeworth \_\_\_ John Stubbs \_\_\_ Linda Clark \_\_\_ Stanley Hall-Road Superintendent \_\_\_

**MINUTES  
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION  
OCTOBER 19, 2023**

**MEMBERS PRESENT**

David Gibson  
Terry Lowe  
Linda Clark  
Shane Flowers  
John Stubbs  
Katie Hardt  
Kelli Tipton  
John Wedgeworth

**MEMBERS ABSENT**

Wendall Wilson

**STAFF REPRESENTATIVE**

Tommy Lee, UCDD

**OTHERS PRESENT**

Philip Burnett, County Attorney  
Serina Seiber  
Trey Kerley  
Craig Clark  
Larry Seiber  
Roy Meadows  
Heather Mullinax, Crossville Chronicle

**ITEM 1: CALL TO ORDER**

Upon determining a quorum was present, Vice-Chairman John Stubbs called the regular meeting of the Cumberland County Regional Planning Commission (PC) to order at 5:00 P.M. on October 19, 2023 at the Cumberland County Courthouse.

**ITEM 2: APPROVAL OF SEPTEMBER 21, 2023 MINUTES**

After calling the meeting to order, Vice-Chairman Stubbs asked for approval of the September 21, 2023 minutes. John Wedgeworth 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: PUBLIC HEARING AND CONSIDERATION OF EXTENDING SWAN ROAD FROM 0.37 MILES TO 0.93 MILES ON THE COUNTY ROAD LIST**

At the September 21, 2023 meeting, Staff Planner presented a request on behalf of five (5) property owners that live on Swan Road (a county road). Trey Kerley and Jonathan Presley addressed the PC and stated that they would request the Swan Road be extended from 0.45 miles to 0.93 miles on the county road list. After discussion, it was determined that not all of the affected property owners have signed the petition. Staff Planner stated that all affected property owners should sign the petition before the public hearing. After further discussion, Linda Clark made a motion to request that Staff Planner schedule a public hearing for the aforementioned request at the October 19, 2023 meeting. John Wedgeworth seconded and the motion passed with a vote of all ayes. . At the October 19, 2023 meeting, Vice-Chairman Stubbs closed the PC meeting and opened a public hearing to receive comments regarding the aforementioned request. With no public comment, Vice-Chairman Stubbs closed the public hearing and reopened the PC meeting. Kerley presented a letter with the remaining property owners signatures stating that they agreed with the aforementioned request. Kerley also stated that Presley would construct the turnaround to the county road standards. After discussion, David Gibson made a motion to recommend to the environmental committee to extend Swan Road from 0.37 miles to 0.93 miles on the county road list. Terry Lowe seconded and the motion passed with a vote of all ayes.

**ITEM 4: STAFF REPORT**

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

**Camp Nakanawa Division—Final**

Camp Nakanawa submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located near Jr. Camp Road. The proposed new lot would

consist of 0.77 acres and an existing residential structure. The proposed new lot will have access to Jr. Camp Road via a twenty-five (25) foot ingress/egress easement. The proposed new lot would be served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

#### **Otto Division—Final**

Josh Otto submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Plateau Road. The proposed new lot would consist of 3.84 acres, an existing residential structure and an existing accessory structure. The proposed new lot would be served by an existing eight (8) inch water line and would comply with all Cumberland County Subdivision Regulations.

#### **Cook Combination—Final**

Wendell Cook submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Havenridge Place and Havenridge Circle. The proposed new lot would consist of 1.02 acres and an existing residential structure. The proposed new lot would be served by an existing six (4) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

#### **Rick Thompson Home Builder, LLC Combination—Final**

Rick Thompson Home Builder, LLC 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 0.52 acres and is currently vacant. The proposed new lot would be 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.

### **ITEM 5: DISCUSSION REGARDING THE ADOPTION OF THE 2024 CUMBERLAND COUNTY ROAD LIST**

Staff Planner presented the 2024 Cumberland County Road List to the PC for review. Staff Planner stated that there were nine (9) changes to the 2024 road list and they are listed on the cover page. Member John Wedgeworth stated that he noticed several errors that should be amended. Staff Planner requested that Wedgeworth send Staff a list of the errors. Staff Planner stated that the PC should review the road list and be prepared to make a recommendation to the environmental committee at the November 16, 2022 PC meeting. Vice-Chairman Stubbs tabled discussion.

### **ITEM 6: ELECTION OF PLANNING COMMISSION OFFICERS**

Vice-Chairman John Stubbs opened the floor for nominations for the office of Chairman. Terry Lowe nominated Wendall Wilson for Chairman, John Stubbs for Vice-Chairman and Linda Clark for Secretary. Kelli Tipton seconded and the motion passed with a vote of all ayes.

### **ITEM 7: DISCUSSION REGARDING BYRD'S CREEK DRIVE**

At the September 21, 2023 meeting, PC member Terry Lowe presented a request on behalf of several citizens to add Byrd's Creek Drive to the county road list. Lowe stated that request would include the entirety of Byrd's Creek Drive which would begin at the Highland Lane intersection and conclude on the other side of an existing bridge at the Larry Seiber property. Seiber and Roy Meadows both stated that they own property on Byrd's Creek Drive and that the road and bridge are nearly impassable. Meadows claimed that the county has maintained the road for years and that the county built the bridge located at the end of the road. Meadows stated that the bridge would need immediate repair. Staff Planner, Attorney Philip Burnett and Secretary Linda

Clark all had concerns regarding the immediate maintenance requirements of the bridge. Burnett stated that the volume of water flow should be tested by an engineer. Lowe requested that Stanley Hall seek a feasibility study to determine the cost of the bridge maintenance. During discussion, the PC requested that Hall attempt to obtain a cost estimate to repair the bridge and to bring the road up to county standards. PC member David Gibson stated that the residents of Byrd's Creek Drive should submit a petition to the County Highway Department to be added to the road list. At the October 19, 2023 meeting, Staff Planner stated that he received an official request from the property owners that lived on Byrd's Creek Drive to add 286 feet of the aforementioned road to the county road list. Meadows stated that the 286 feet would begin at Highland Lane and end just passed the Ward's Branch bridge. Member Terry Lowe recalled an initial discussion with Stanley Hall regarding debris under Highland Lane bridge. Mr. Hall mentioned in the earlier discussion that the county needed to rent equipment to clear debris. Preliminary discussion mentioned possible culverts for the Byrd's Creek Drive, but no study has been made or can be made without the road being on the county roads list. Secretary Clark clarified that the county does not need right-of-way or an easement along Byrd's Creek drive for the work on Highland Lane. The Staff Planner also advised residents that even if the road were added to the county roads list, no guarantees can be made regarding the necessary work on the bridge. After discussion, Terry Lowe made a motion to schedule a public hearing at the November 16, 2023 PC meeting. Shane Fowler seconded and the motion passed with a vote of all ayes.

With no other business, David Gibson made a motion 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 November 16, 2023.

CTL

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Chairperson

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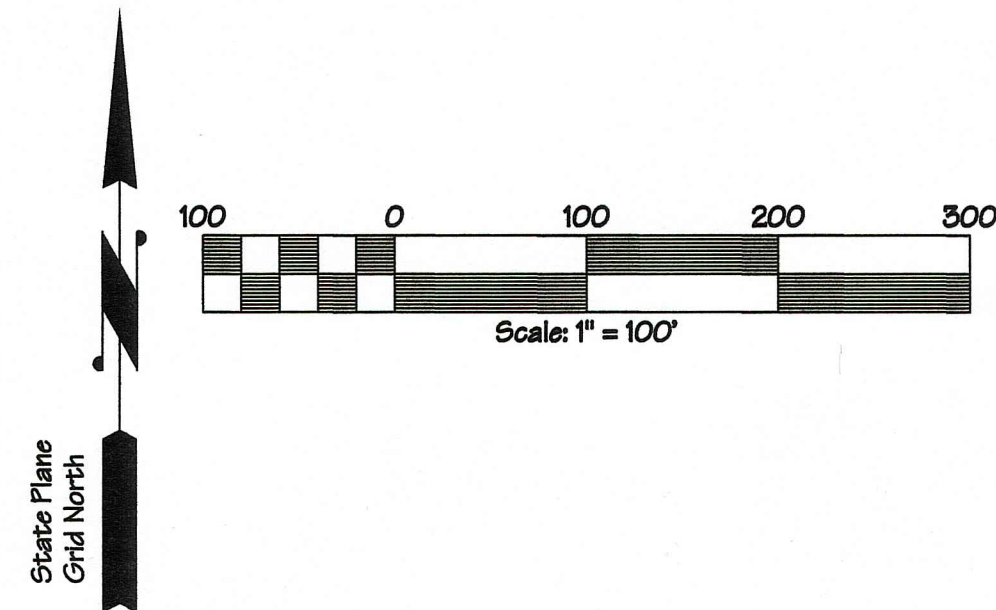
Date

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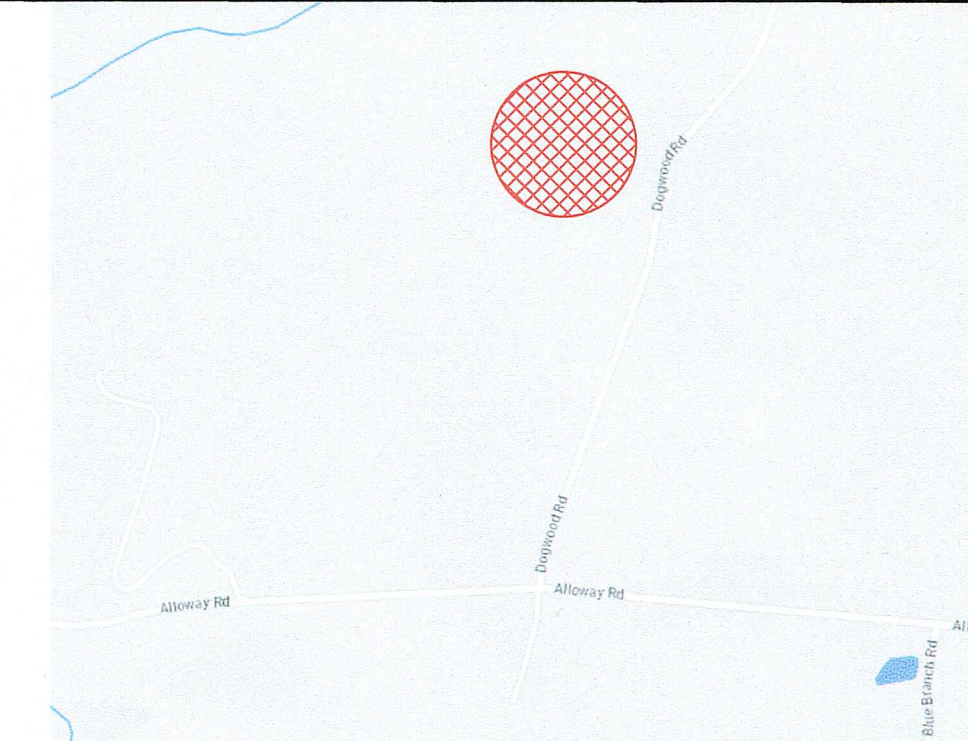
Secretary

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Date



| State Plane Coordinates |           |            |
|-------------------------|-----------|------------|
| Point #1                | Northing  | Easting    |
| Point #1                | 540464.07 | 2310476.91 |
| Point #2                | 540755.75 | 2310205.40 |



**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**

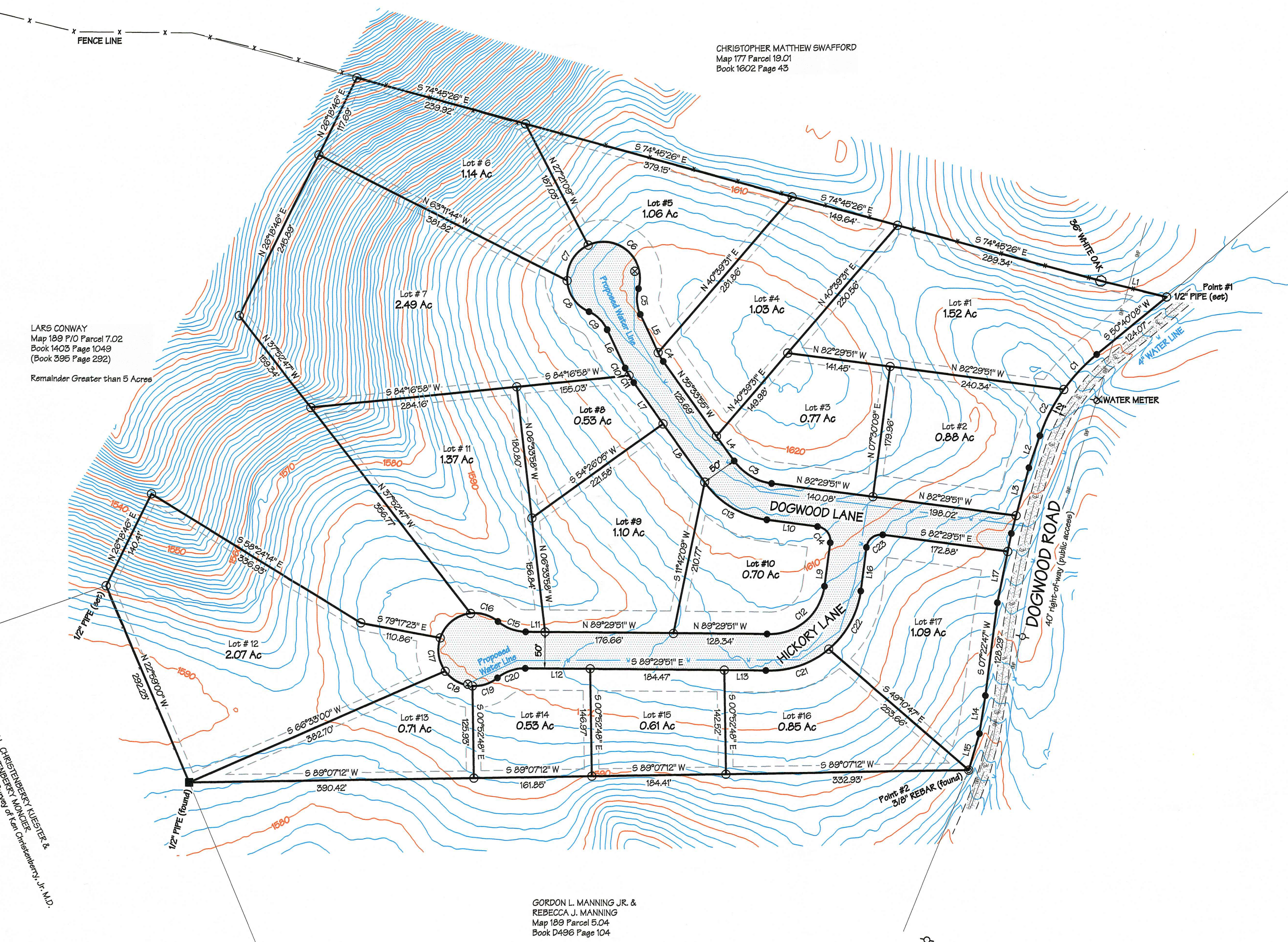
According to the FEMA FIRMS # 47035C0525D,  
 Dated: 11/16/2007  
 Check One:  
 X : No areas of the subject property depicted on this plat are in a SFHA  
 : All of the subject property depicted on this plat is in a SFHA  
 : Shaded area(s) of the subject property depicted on this plat are in a SFHA

**GPS CERTIFICATION:**  
 I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:  
 (a) Type of Survey: Real Time Kinematic  
 (b) Positional Accuracy: 0.02 feet  
 (c) Date of survey: 16 May 2023  
 (d) Datum/Epoch: NAD83(2011) Epoch 2010.00  
 (e) Published/Field-control used: TDOT CORS Network  
 (f) Control Model: Geoid(s)  
 (g) Combined grid factor(s): 0.99999496

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.  
 This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; 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 sub-surface 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: CDM File No.: 23-169c2 preliminary plat



| CURVE | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|------------|---------------|--------------|
| C1    | 250.48' | 66.21'     | S 43°06'59" W | 66.02'       |
| C2    | 250.48' | 71.36'     | S 27°22'07" W | 71.11'       |
| C3    | 75.00'  | 61.43'     | N 59°01'59" W | 59.73'       |
| C4    | 75.00'  | 13.84'     | N 30°46'15" W | 13.84'       |
| C5    | 50.00'  | 36.14'     | N 04°46'17" W | 35.36'       |
| C6    | 50.00'  | 114.68'    | N 49°47'17" W | 91.14'       |
| C7    | 50.00'  | 59.91'     | S 30°42'00" W | 56.39'       |
| C8    | 50.00'  | 54.77'     | S 59°01'17" E | 52.07'       |
| C9    | 50.00'  | 36.14'     | S 49°47'52" E | 35.36'       |
| C10   | 125.00' | 11.95'     | S 27°37'29" E | 11.95'       |
| C11   | 125.00' | 11.95'     | S 52°59'05" E | 11.95'       |
| C12   | 75.00'  | 112.44'    | S 50°27'05" W | 102.80'      |
| C13   | 125.00' | 102.33'    | S 59°01'59" E | 99.56'       |
| C14   | 20.00'  | 31.42'     | S 27°29'51" E | 29.29'       |
| C15   | 60.00'  | 41.26'     | N 69°47'50" W | 40.46'       |
| C16   | 50.00'  | 40.61'     | N 79°14'49" W | 39.64'       |
| C17   | 50.00'  | 47.82'     | S 08°48'10" E | 46.02'       |
| C18   | 50.00'  | 43.98'     | S 61°29'02" E | 42.55'       |
| C19   | 50.00'  | 36.94'     | N 72°50'04" E | 35.11'       |
| C20   | 60.00'  | 41.26'     | N 70°48'08" E | 40.46'       |
| C21   | 125.00' | 92.39'     | N 72°00'09" E | 90.86'       |
| C22   | 125.00' | 92.39'     | N 28°48'49" E | 90.86'       |
| C23   | 20.00'  | 31.42'     | N 52°30'09" E | 29.29'       |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 78°22'07" E | 92.84'   |
| L2   | S 19°12'50" W | 46.46'   |
| L3   | S 14°51'20" W | 68.15'   |
| L4   | N 59°33'59" W | 41.90'   |
| L5   | N 24°49'54" W | 59.09'   |
| L6   | S 24°58'35" E | 58.09'   |
| L7   | S 59°33'59" E | 69.44'   |
| L8   | S 39°33'59" E | 58.16'   |
| L9   | S 07°30'09" W | 60.11'   |
| L10  | S 82°29'51" E | 70.26'   |
| L11  | N 89°29'51" W | 26.49'   |
| L12  | S 89°29'51" E | 69.52'   |
| L13  | S 82°29'51" E | 57.00'   |
| L14  | S 08°48'10" E | 52.79'   |
| L15  | S 16°19'54" W | 52.26'   |
| L16  | N 07°30'09" E | 60.11'   |
| L17  | S 11°28'07" W | 71.54'   |

- LEGEND**
- ⊗ BLOW OFF VALVE
  - △ POINT ON CREEK BANK
  - CENTER LINE OF CREEK
  - TREE
  - ⊙ STONE
  - ⊕ POWER POLE
  - PIPE (found)
  - 1/2" PIPE (est)
  - ROAD
  - ⊗ REBAR (found)
  - ⊗ WATER METER
  - x — FENCELINE
  - o — OVERHEAD POWER
  - P.O.B. - POINT OF BEGINNING

GORDON L. MANNING JR. &  
 REBECCA J. MANNING  
 Map 189 Parcel 5.04  
 Book D496 Page 104

**CERTIFICATE OF ACCURACY AND PRECISION**  
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT CLASS I SURVEY AND THE RATIO OF PRECISION IS 1:7500 PERFORMED IN ACCORDANCE TO CURRENT TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THE MONUMENTS SHOWN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE CUMBERLAND COUNTY PLANNING COMMISSION.  
 14 Oct 2023  
 DATE SIGNED SURVEYOR'S SIGNATURE  
 CHRISTOPHER M. VICK  
 TENNESSEE NO. 2194

4TH CIVIL DISTRICT  
 PRELIMINARY PLAT FOR  
**DOGWOOD ESTATES**

PRESENTED TO  
 CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

|                              |                                |
|------------------------------|--------------------------------|
| DEVELOPER: JIM WOODS         | SURVEYOR: CHRISTOPHER M. VICK  |
| ADDRESS: 232 NORTHSIDE DRIVE | ADDRESS: 2772 Hidden Cove Road |
| CROSSVILLE, TN 38571         | CROSSVILLE, TN 38506           |
| TELEPHONE: 931-248-8200      | TELEPHONE: 931-372-1286        |
| ENGINEER: _____              | OWNER: LARS CONWAY             |
| ADDRESS: _____               | ADDRESS: P O BOX 10592         |
| TELEPHONE: _____             | JACKSON WY 83002               |
|                              | TELEPHONE: 931-248-8200        |

ACREAGE SUBDIVIDED: 19.77 LOTS: 17 TAX MAP: 189 PARCEL NO: P/O 7.02  
 DEED BOOK REFERENCE: 1408/1049 (395/282) SCALE: 1"=100'-0" DATE: 13 Sept 2023

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



**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 the plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public. I further acknowledge that any change to the subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date Signed Ronnie Delk

**CERTIFICATE OF ACCURACY AND PRECISION**

I do hereby certify that the plan shown and described hereon is a true and correct class "1" survey, with the ratio of precision of 1:10,000. Performed on the June 06, 2019 in accordance to current Tennessee Standards of Practice for Land Surveyors. I further certify that iron pins and/or monuments have been placed as shown hereon, to the specifications of the Cumberland County Regional Planning Commission.

Date Signed Timothy L. Goad R.L.S. #1748

**CERTIFICATE OF EXISTING WATER LINES**

I hereby certify that the existing water lines shown hereon are in place and maintained by the Catoosa Utility District.

Date Signed Manager of Utility District

**CERTIFICATION OF EXISTING ROAD**

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

Date Signed Director of Public Works or County Road Supervisor

**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 Planning Commission with the exception of such variances, if any, as 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 of Cumberland County Regional Planning Commission

**CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS**

Approval is hereby granted for lot 1 and 2 defined as Crabtree Road S/D, Cumberland County Tennessee as being suitable for subsurface sewage disposal (SSD) with the listed restrictions.

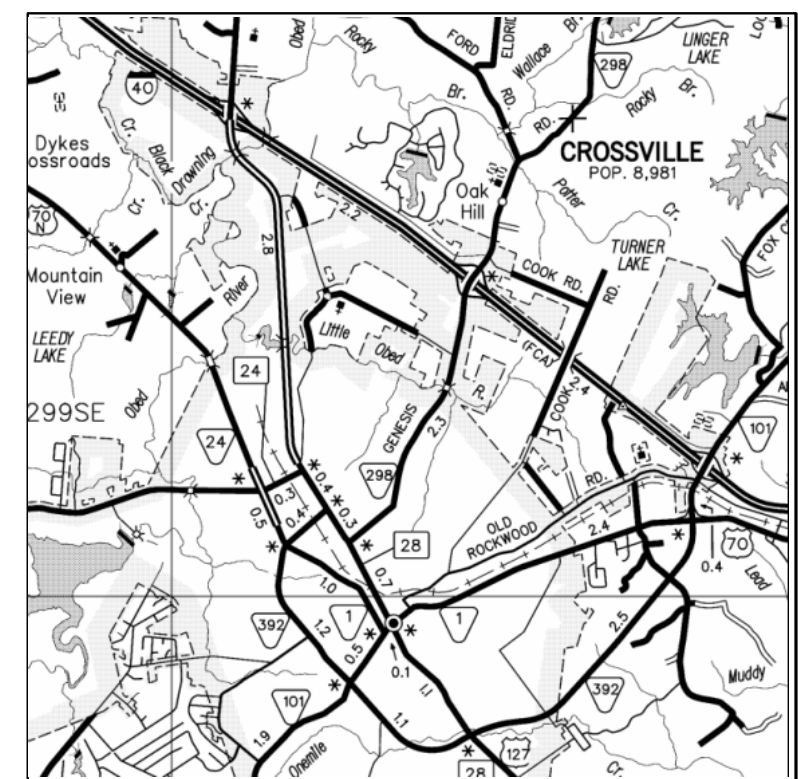
Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at the side property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

Date Environmental Specialist  
Division of Ground Water Protection

DAVID M. GRABTREE  
TAX MAP 074, PARCEL 081.02  
DEED BOOK 160, PAGE 2104 (MILL)  
DEED BOOK 172, PAGE 110

BOBBY BILYEU  
TAX MAP 074, PARCEL 081.04  
DEED BOOK 528, PAGE 451

MOJO DEER CREEK PROPERTIES LLC  
TAX MAP 074, PARCEL 091.00  
DEED BOOK 1663, PAGE 370



TN GRID NORTH  
(4100-TN)

VICINITY MAP  
N.T.S.

Plat approval is hereby granted for this property, owned by Ronnie Delk in Cumberland County, Tennessee, as being suitable for subsurface sewage disposal (SSD) 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 side property lines unless otherwise noted.

Environmental Specialist Date  
Division of Ground Water Protection

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

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

Lot 1 is approved for use with utility water only.

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

Lot 1 is approved for installation and duplication of conventional subsurface sewage disposal systems to serve an estimated house size of 3 (three) bedrooms.

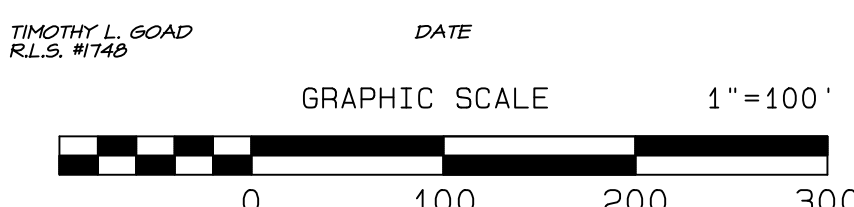
Lot 2 This lot has not been evaluated, pursuant to this plat review, for an SSD system and does not constitute approval of this lot or the existing system.

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N57°36'00"W | 70.91'   |
| L2   | N22°46'25"E | 49.53'   |
| L3   | N22°48'13"E | 184.11'  |
| L4   | S40°52'43"E | 134.25'  |
| L5   | S40°31'40"E | 138.76'  |
| L6   | S54°46'00"E | 99.08'   |
| L7   | S63°09'09"E | 93.83'   |

Tennessee Standard of Practice  
0820-03-.06 Maps and Mapping:  
(5) Electronic survey documents such as CAD files, PDF copies and word processor documents or other email or digitally copied and/or other electronically forwarded information and documents are considered "Preliminary" or "Draft" documents.

I DO HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY OF 1:10,000 OR GREATER AS SHOWN HEREON. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

**Preliminary**  
10/28/2023 12:55:11 PM



SURVEY FOR:  
**RONNIE DELK**  
FIRST CIVIL DISTRICT  
CUMBERLAND COUNTY, TENNESSEE  
**G1 & ASSOCIATES**  
SURVEYING  
3824 MT HELEN ROAD  
ALLARDT, TN 38504  
(931) 879 6393  
DRAWING # 4423-01  
COPYRIGHT TIM GOAD, G1 SURVEY 2023

FINAL PLAT  
**DELK - CRABTREE ROAD**  
PRESENTED TO  
CUMBERLAND COUNTY, PLANNING COMMISSION

|                                   |   |
|-----------------------------------|---|
| DEVELOPER: <u>RONNIE DELK</u>     | SURVEYOR: <u>TIMOTHY L. GOAD</u>            |
| ADDRESS: <u>919 OLD HWY 127 S</u> | ADDRESS: <u>3824 MOUNT HELEN ROAD</u>       |
| <u>JAMESTOWN, TN 38556</u>        | <u>ALLARDT, TENNESSEE 38504</u>             |
| TELEPHONE: <u>931-341-1017</u>    | TELEPHONE: <u>931-879-6393</u>              |
| ENGINEER: _____                   | ACREAGE SUBDIVIDED <u>9.695 ACRES +/-</u>   |
| ADDRESS: _____                    | NUMBER OF LOTS <u>2 LOTS</u>                |
| TELEPHONE: _____                  | SCALE <u>1" = 100'</u>                      |
|                                   | TAX MAP REFERENCE <u>074, PARCEL 081.03</u> |

**NOTE:**  
THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP 41035C0301D DATED AUG. 24, 2006.

LOCATION OF UTILITIES ARE APPROXIMATE AND THOSE SHOWN MAY NOT REPRESENT ALL OF THE EXISTING UTILITIES THE FOLLOWING UTILITIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION.

- TENNESSEE ONE CALL: 1 800 351 1111
- VOLUNTEER ELECTRIC 484 3527
- UPPER CUMBERLAND GAS UTILITY DISTRICT 484 9380
- CATOOSA UTILITY DISTRICT (WATER) 484 6437

- LEGEND:**
- CONCRETE RIGHT OF WAY MARKER (FOUND)
  - ▲ IRON PIN (FOUND)
  - WOOD FENCE POST (FOUND)
  - 1/2" IRON PIN AND CAP (SET)
  - UTILITY POLE
  - WATER METER
  - FENCE
  - WATER LINE
  - SEWER LINE

**NOTE:**  
LOTS SHOWN HEREON DO NOT LIE IN A FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP 41035C0175D EFFECTIVE DATE 11/16/2007

- NOTE:**
- ALL CORNERS ARE MONUMENTED BY 1/2" IRON PINS WITH PLASTIC CAPS STAMPED G1 SURVEY #1748, UNLESS OTHERWISE NOTED.
  - THIS PARCEL IS SUBJECT TO ANY RIGHT OF WAYS, EASEMENTS, AND/OR RESTRICTIONS THAT MAY AFFECT THIS SURVEY.
  - BUILDING SET BACK LINES: 30 FEET ALONG CRABTREE ROAD AND 10 FEET ALONG SIDE AND REAR LOT LINES.
  - 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 PERIMETER TO THE PROPERTY; TWENTY (20) FEET AS MEASURED FROM THE CENTER OF ALL MAJOR DRAINS OR STREAMS.
  - THIS SURVEY WAS DONE USING THE LATEST RECORDED DEED. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE.
  - THIS SURVEY AND ITS REPRESENTATIONS ARE INTENDED SOLELY FOR THE BENEFIT OF THE SURVEYOR'S CLIENT.

**CERTIFICATION OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL**

APPROVAL IS HEREBY GRANTED FOR LOT 1 DEFINED AS 'GLENN & JOAN FUSELIER DIVISION', CUMBERLAND COUNTY, TENNESSEE AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS.

PRIOR TO ANY CONSTRUCTION, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE / STRUCTURE LOCATION MUST BE APPROVED AND AN SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF GROUND WATER PROTECTION. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT SIDE PROPERTY LINES UNLESS OTHERWISE NOTED.

DATE \_\_\_\_\_ ENVIRONMENTAL SPECIALIST  
DIVISION OF GROUND WATER PROTECTION

APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.

SOME LOTS MAY REQUIRE PUMP SYSTEMS TO TRANSFER SEPTIC TANK EFFLUENT TO AREAS OF THE LOT WITH SUITABLE SOIL CONDITIONS FOR DISPOSAL.

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 AFFECT THE NUMBER OF BEDROOMS FOR WHICH A PERMIT MAY BE ISSUED.

LOT 1 IS APPROVED FOR INSTALLATION AND DUPLICATION OF CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS TO SERVE AN ESTIMATED HOUSE SIZE OF THREE (3) BEDROOMS.

**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 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 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 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

DATE \_\_\_\_\_ OWNER

**GENERAL NOTES**

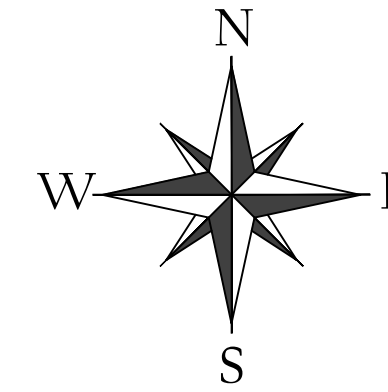
1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) RESIDENTIAL LOT.
2. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
3. FOR BOUNDARY AND/OR TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON JUNE 19, 2023 UTILIZING A 'TOPCON HIPER V' DUAL 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 0.01, V 0.02'
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 47035C0150D DATED 11-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.

**CURVE TABLE**

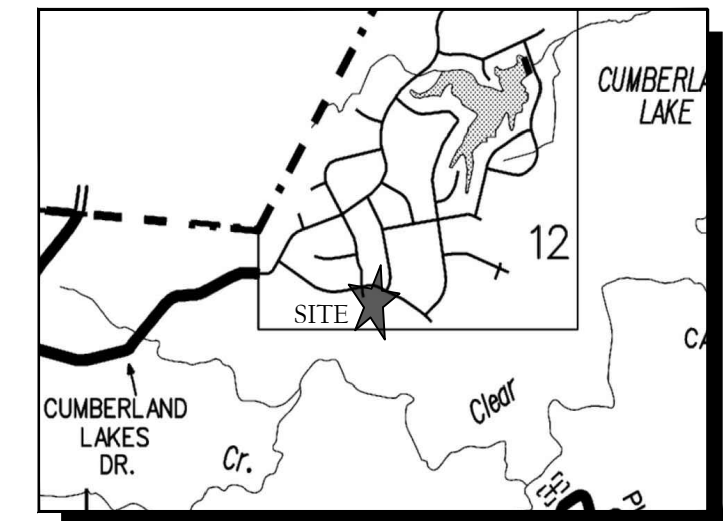
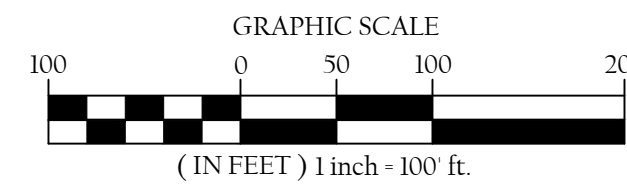
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1    | 30.00' | 47.15'     | 42.45'       | N 70°34'55" E | 90°03'27"   |

**LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 64°19'21" E | 47.70'   |
| L2   | S 45°52'57" E | 61.75'   |
| L3   | N 34°15'13" W | 65.00'   |
| L4   | N 38°50'26" W | 41.92'   |
| L5   | N 49°50'00" W | 54.76'   |
| L6   | N 69°03'26" W | 73.91'   |
| L7   | N 64°26'49" W | 30.00'   |
| L8   | S 64°26'49" E | 30.00'   |



TNSPC: TN-4100



VICINITY MAP (NOT TO SCALE)

**PARCEL REFERENCE**

BEING PORTION OF PARCEL 1.00, AS SHOWN ON CUMBERLAND COUNTY TAX MAP 026H-D.

BEING PORTION OF PARCEL 3.01, AS SHOWN ON CUMBERLAND COUNTY TAX MAP 025.

**DEED REFERENCE**

**PARCEL 1.00**  
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO KATHERINE CREAMER, OF RECORD IN DEED BOOK 1669 PAGE 904, R.O.C.C., TN.

**PARCEL 3.01**  
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO GLENN & JOAN FUSELIER, OF RECORD IN DEED BOOK 1553 PAGE 1691, R.O.C.C., TN.

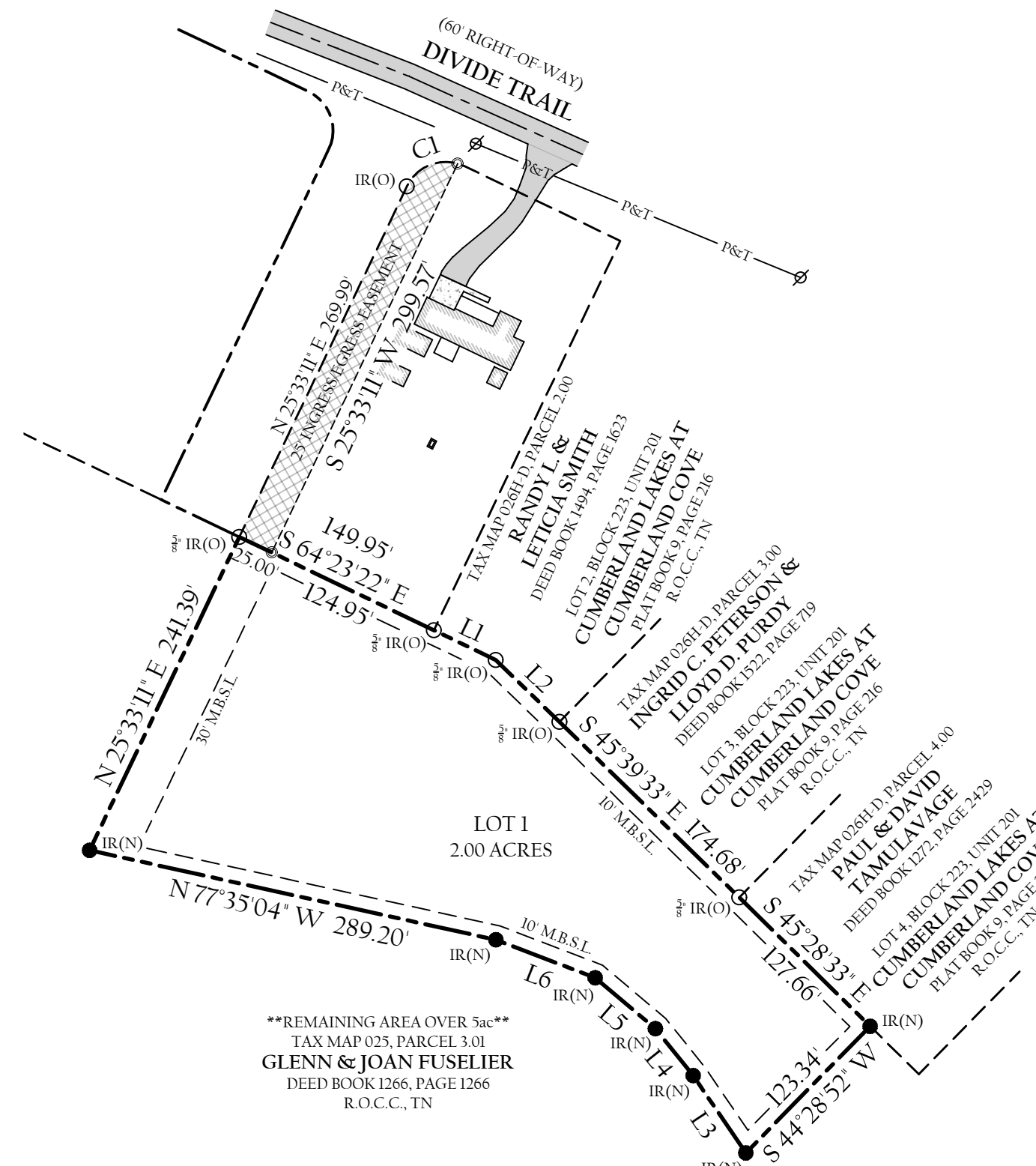
**PLAT REFERENCE**

**PARCEL 1.00**  
BEING A PORTION OF LOT 1, OF A PLAT ENTITLED 'CUMBERLAND LAKES AT CUMBERLAND COVE', ON RECORD IN PLAT CABINET 9, SLIDE 216, R.O.C.C., TN.

**SURVEYOR'S CERTIFICATE**

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

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



\*\*REMAINING AREA OVER 5ac\*\*  
TAX MAP 025, PARCEL 3.01  
**GLENN & JOAN FUSELIER**  
DEED BOOK 1266, PAGE 1266  
R.O.C.C., TN

**LEGEND**

- IR(O)
- IR(N)
- NON-MONUMENTED POINT
- ∅ UTILITY POLE
- P— POWER LINE
- T— TELEPHONE LINE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.C.C., TN. REGISTER'S OFFICE CUMBERLAND COUNTY, TN.
- CONCRETE AREA

**TOTAL AREA = 2.0 ACRES**

**FINAL SUBDIVISION PLAT**  
**GLENN & JOAN FUSELIER DIVISION**

2nd CIVIL DISTRICT,  
CUMBERLAND COUNTY, TENNESSEE

|                       |                            |                   |            |
|-----------------------|----------------------------|-------------------|------------|
| DRAWN BY: _____       | JSL                        | ACRES: _____      | 2.00       |
| NUMBER OF LOTS: _____ | 1                          | JOB NUMBER: _____ | 23-162     |
| PARCEL #: _____       | po TAX MAP 025 PARCEL 3.01 | DATE: _____       | 10-30-2023 |
| ADDRESS: _____        | DIVIDE TRAIL               | SCALE: _____      | 1"=100'    |

**OWNERS**

**GLENN & JOAN FUSELIER**  
5138 LUKE POWERS ROAD  
LAKE CHARLES, LA. 70615  
209-673-0764

**SURVEYOR**

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

# BRADY PLANTATION

**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 61-18-12; and my supervision. This is a category 1 survey, and the ratio and precision of the unadjusted closure is 1: 10,000 as per the State of Tennessee standards of practice, Chapter 8020-3. This survey was made according to information of public record and/or observed ground evidence.

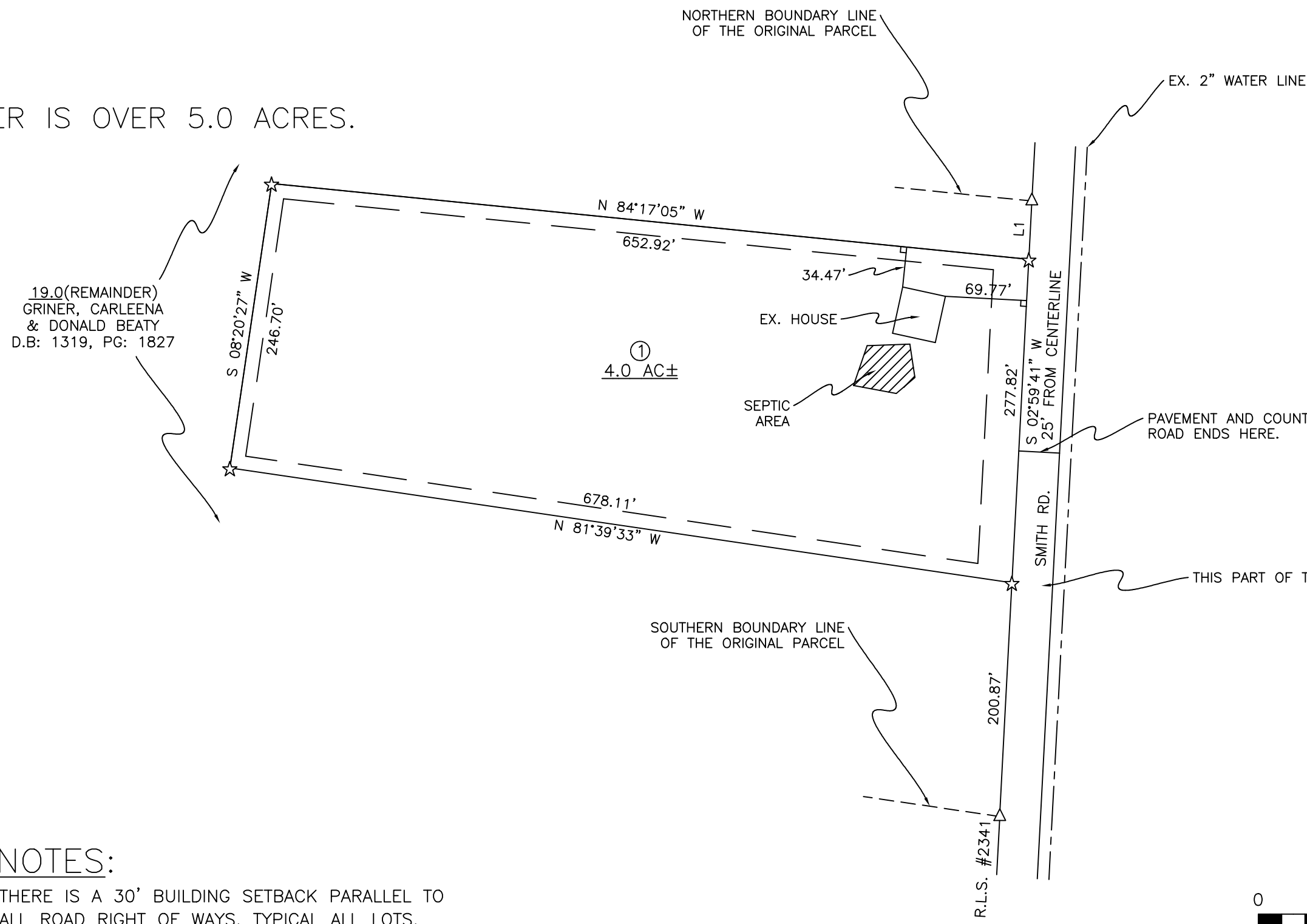
Date \_\_\_\_\_ O.D. Pugh, Jr., R.L.S. #699  
 Tennessee Registration  
 80 West Ave.  
 Crossville, TN 38555  
 (931) 484-7702



SITE

VICINITY MAP  
 CUMBERLAND COUNTY, TENNESSEE

THE REMAINDER IS OVER 5.0 ACRES.



## LEGEND

- ☆ N.P. 1/2" REBAR
- △ EX. 1/2" REBAR
- ⊕ EX. METAL FENCE POST
- \_\_\_\_\_ PROPERTY LINE
- - - - - ADJOINING PROPERTY LINE
- ===== ROAD RIGHT OF WAY

### CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Date \_\_\_\_\_ Owner's Signature \_\_\_\_\_  
 Date \_\_\_\_\_ Owner's Signature \_\_\_\_\_

### SURVEYOR'S CERTIFICATION

I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category 1 survey, and the ratio and precision of the unadjusted closure is 1: \_\_\_\_\_ as per the State of Tennessee standards of practice, Chapter 8020-3. 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 ? Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the ? Regional Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

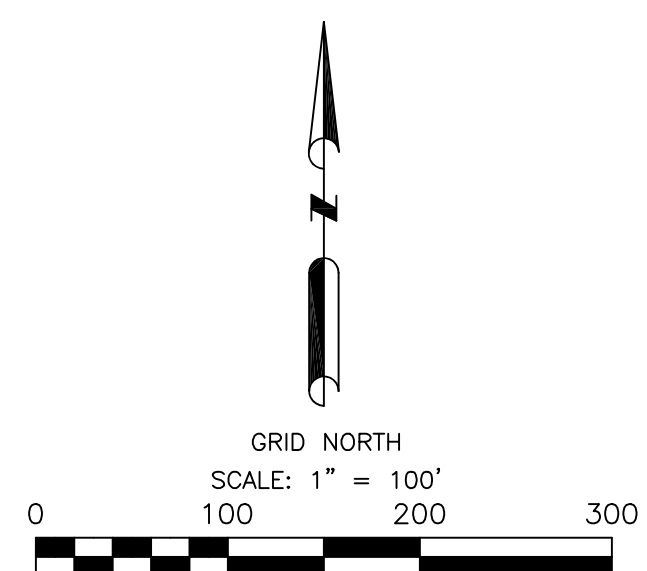
Date \_\_\_\_\_ Signature of the Secretary of ? Regional Planning Commission \_\_\_\_\_

### NOTES:

- THERE IS A 30' BUILDING SETBACK PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.
- THERE IS A 12' UTILITIES EASEMENT PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.
- THERE IS A 12' UTILITIES EASEMENT, 6' LEFT, RIGHT, & PARALLEL TO ALL SIDE LOT LINES, EXCEPT PERIMETER LOT LINES. TYPICAL ALL LOTS.
- THERE IS A 10' BUILDING SETBACK PARALLEL TO ALL INTERIOR LOT LINES. TYPICAL ALL LOTS.
- THERE IS A 12' BUILDING SETBACK AND UTILITIES EASEMENT PARALLEL TO ALL PERIMETER LOT LINES. TYPICAL ALL LOTS.
- THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL #47035C0050D.

### GPS INFORMATION

1. Type of GPS 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: September 26, 2023
5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
6. Fixed Control Station: AUTONOMUS
7. Fixed Control Station Position: Not Applicable
8. Geoid Model Used: GEOID18
9. Combined Grid Factor: Not Applicable

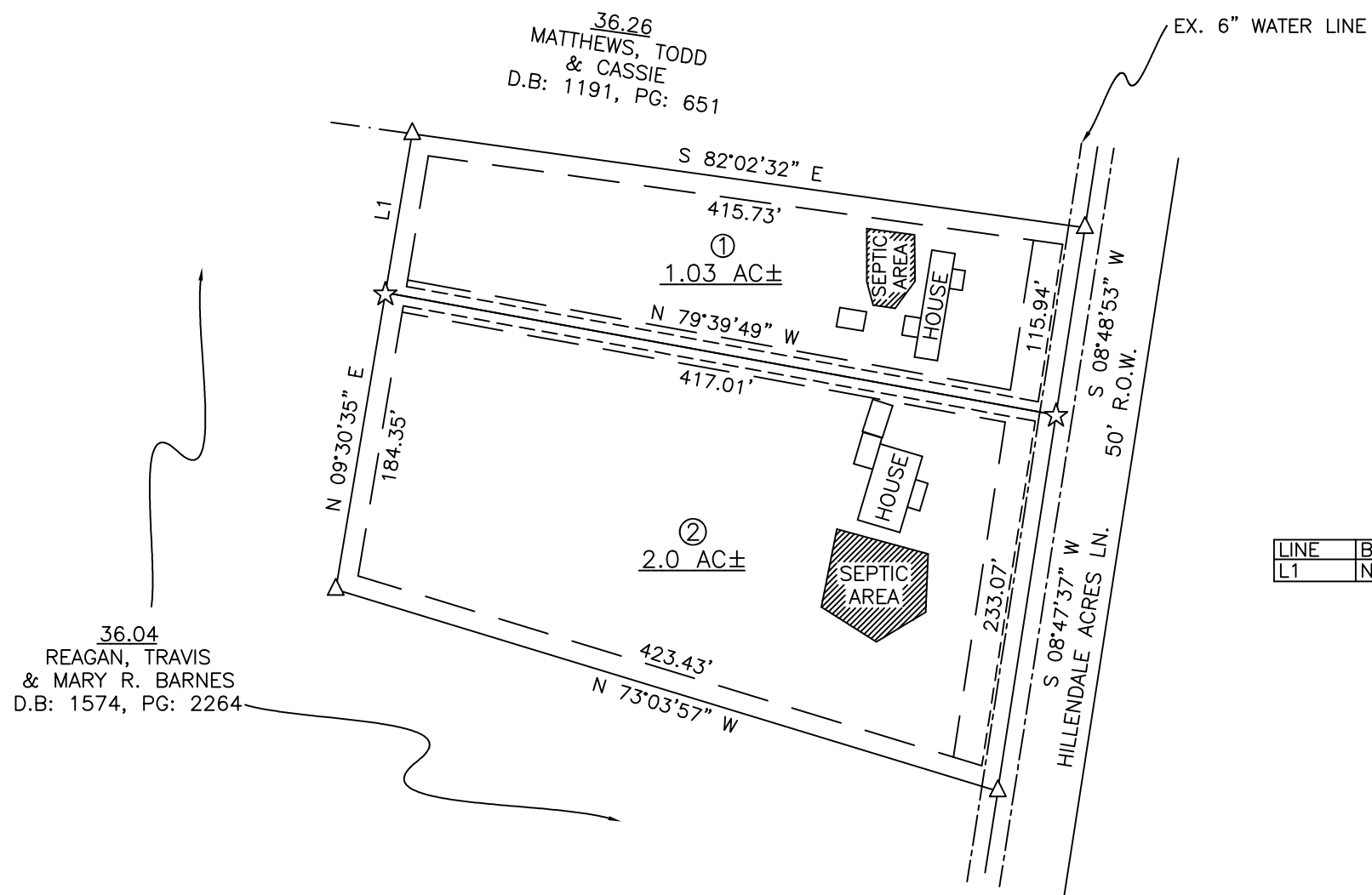
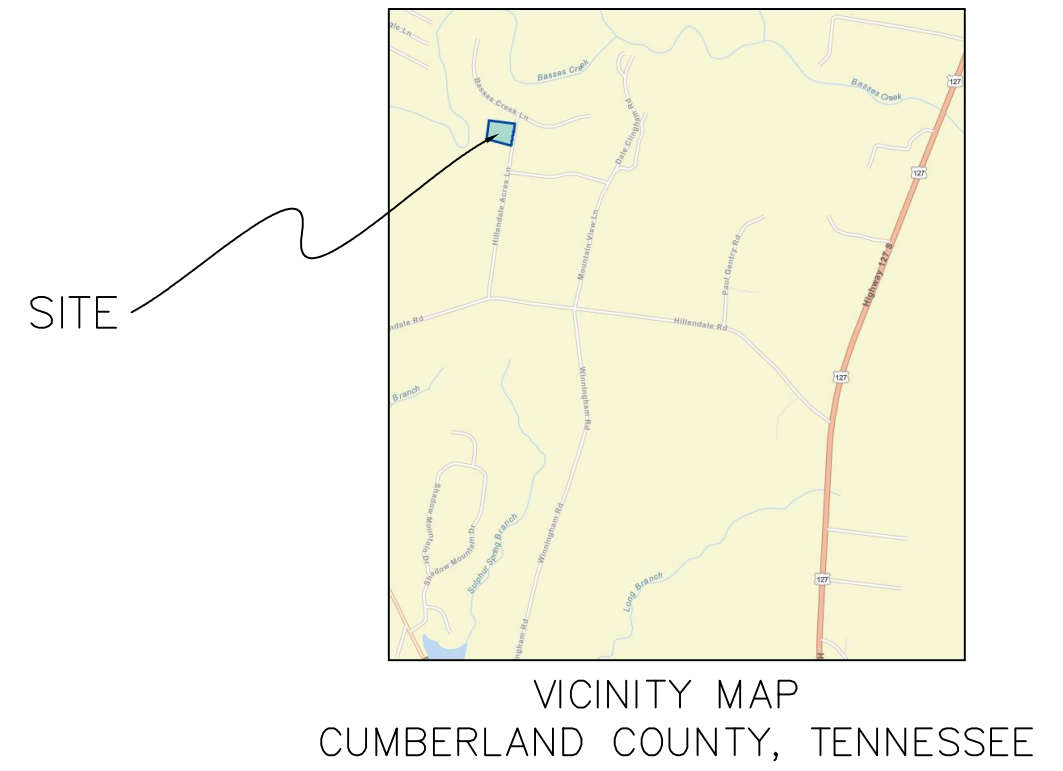


|  |  |
|--|--|
| <b>MID-STATE SURVEYING</b><br>P.O. BOX 212 80 WEST AVE.<br>CROSSVILLE, TENNESSEE                                       |  |
| FINAL PLAT<br><b>BRADY PLANTATION</b><br>PRESENTED TO<br>CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION                |  |
| OWNER: GRINER, CARLEENA & CARL BEATY<br>ADDRESS: 130 WAUKESHA DR.<br>CROSSVILLE, TN 38555<br>TELEPHONE: (931) 261-8097 | SURVEYOR: MID-STATE SURVEYING<br>ADDRESS: 80 WEST AVE.<br>CROSSVILLE, TN 38555<br>TELEPHONE: (931) 484-7702    |
| OWNER: _____<br>ADDRESS: _____<br>TELEPHONE: _____<br>SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN                   | ACREAGE SUBDIVIDED: 4.0 AC±<br>NUMBER OF LOTS: 1<br>SCALE: 1"=100' DATE: 9/25/23<br>DEED BOOK: 1319 PAGE: 1827 |
| TAX MAP: 10<br>PARCEL: 19.0 (PORTION)<br>GROUP: _____  | JOB NUMBER: 23150<br>DRAWING NUMBER: 23150-ROBIN<br>DRAWN BY: ROBIN POWERS                                     |

# SHERRILL ACRES

## NOTES:

- THERE IS A 30' BUILDING SETBACK PARALLEL TO ALL ROAD RIGHT OF WAYS AT THE SETBACK LINE. 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 LIES IN FLOOD ZONE "A"  
BASED ON FEMA FLOOD MAPS, COMMUNITY PANEL  
#47035C0475D.



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 09°30'18" E | 98.65'   |

### 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

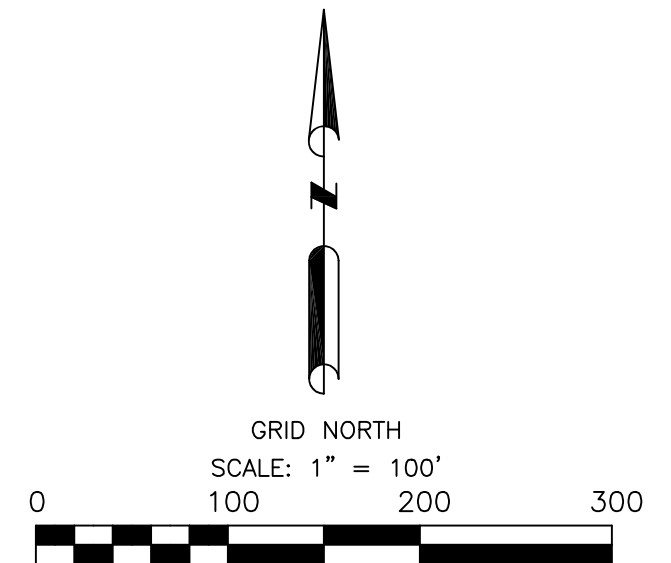
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Crossville Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Crossville Regional Planning Commission, and that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

Date \_\_\_\_\_ Signature of the Secretary of  
Crossville Regional Planning Commission

## LEGEND

These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- △ EX. IRON ROD, R.L.S. 1575
- POWER POLE
- WATER METER
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ===== ROAD RIGHT OF WAY



|   |  |
|---|--|
| <b>MID-STATE SURVEYING</b><br>P.O. BOX 212 107 LIVINGSTON ROAD<br>CROSSVILLE, TENNESSEE   |  |
| FINAL PLAT<br><b>SHERRILL ACRES</b><br>PRESENTED TO<br>CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION   |  |
| OWNER: <u>SHERRILL, DEXTER V. &amp; BRENDA F.</u><br>ADDRESS: <u>497 HILLENDALE ACRES LN.</u><br>CROSSVILLE, TN 38572<br>TELEPHONE: <u>(931) 248-1444</u> | SURVEYOR: <u>MID-STATE SURVEYING</u><br>ADDRESS: <u>107 LIVINGSTON RD</u><br>CROSSVILLE, TN 38555<br>TELEPHONE: <u>(931)484-7702</u>   |
| OWNER: _____<br>ADDRESS: _____<br>TELEPHONE: _____  | ACREAGE SUBDIVIDED: <u>3.02 AC±</u><br>NUMBER OF LOTS: <u>2</u><br>SCALE: <u>1"=100'</u> DATE: <u>10/26/2022</u><br>DEED BOOK: <u>1189</u> PAGE: <u>1191</u><br>DEED BOOK: <u>291</u> PAGE: <u>628</u> |
| TAX MAP: <u>162</u><br>PARCEL: <u>36.05</u><br>GROUP: _____   | JOB NUMBER: 22212<br>DRAWING NUMBER: 22212-ROBIN<br>DRAWN BY: ROBIN POWERS   |

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

Date \_\_\_\_\_ Owner's Signature \_\_\_\_\_  
 Date \_\_\_\_\_ Owner's Signature \_\_\_\_\_  
 Date \_\_\_\_\_ Owner's Signature \_\_\_\_\_  
 Date \_\_\_\_\_ Owner's Signature \_\_\_\_\_  
 Date \_\_\_\_\_ Owner's Signature \_\_\_\_\_  
 Date \_\_\_\_\_ Owner's Signature \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I hereby certify that the plan shown and described hereon is a true and correct (Category I & IV) survey, with a ratio of precision of (1:10,000), performed on October 30, 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**

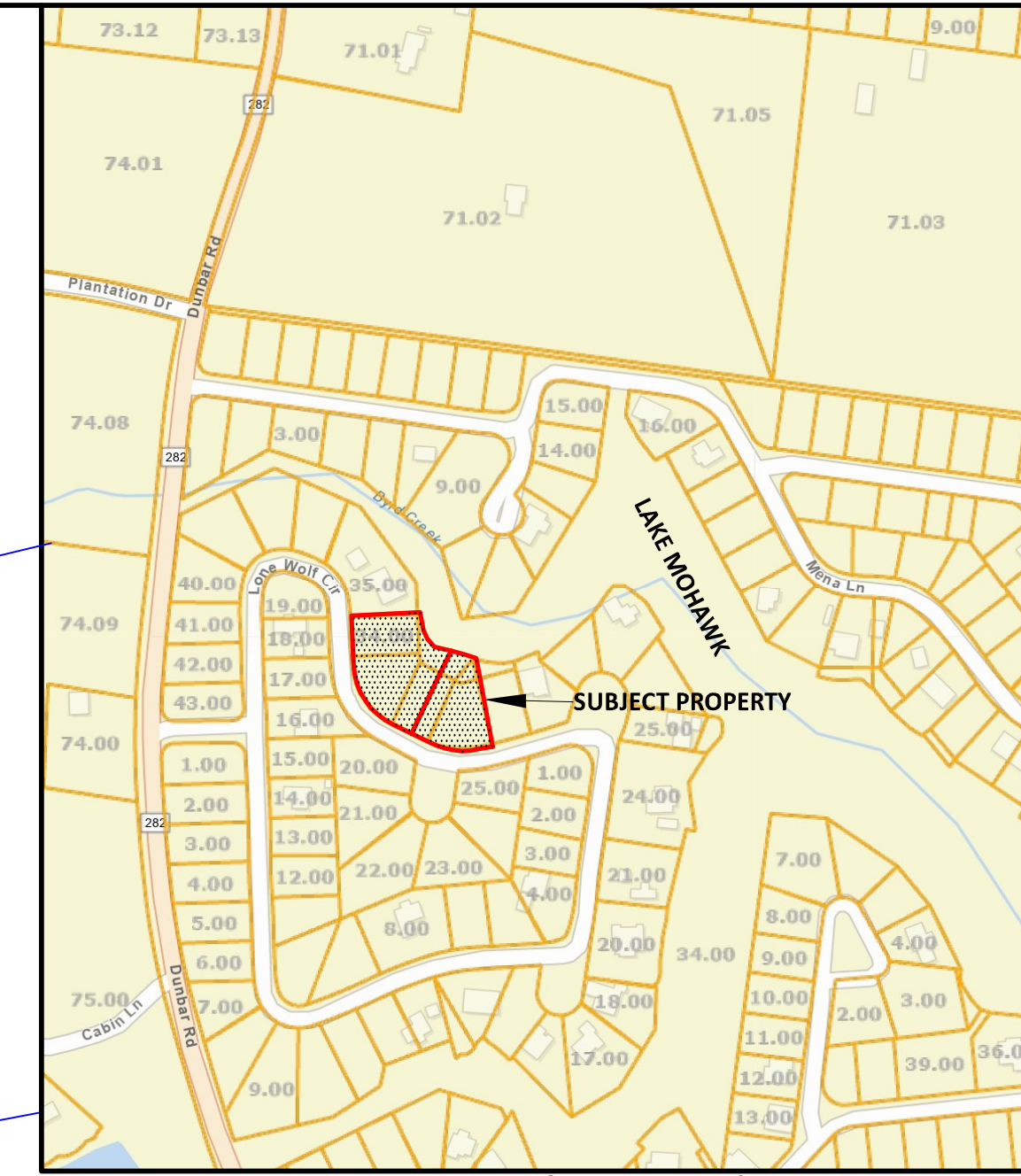
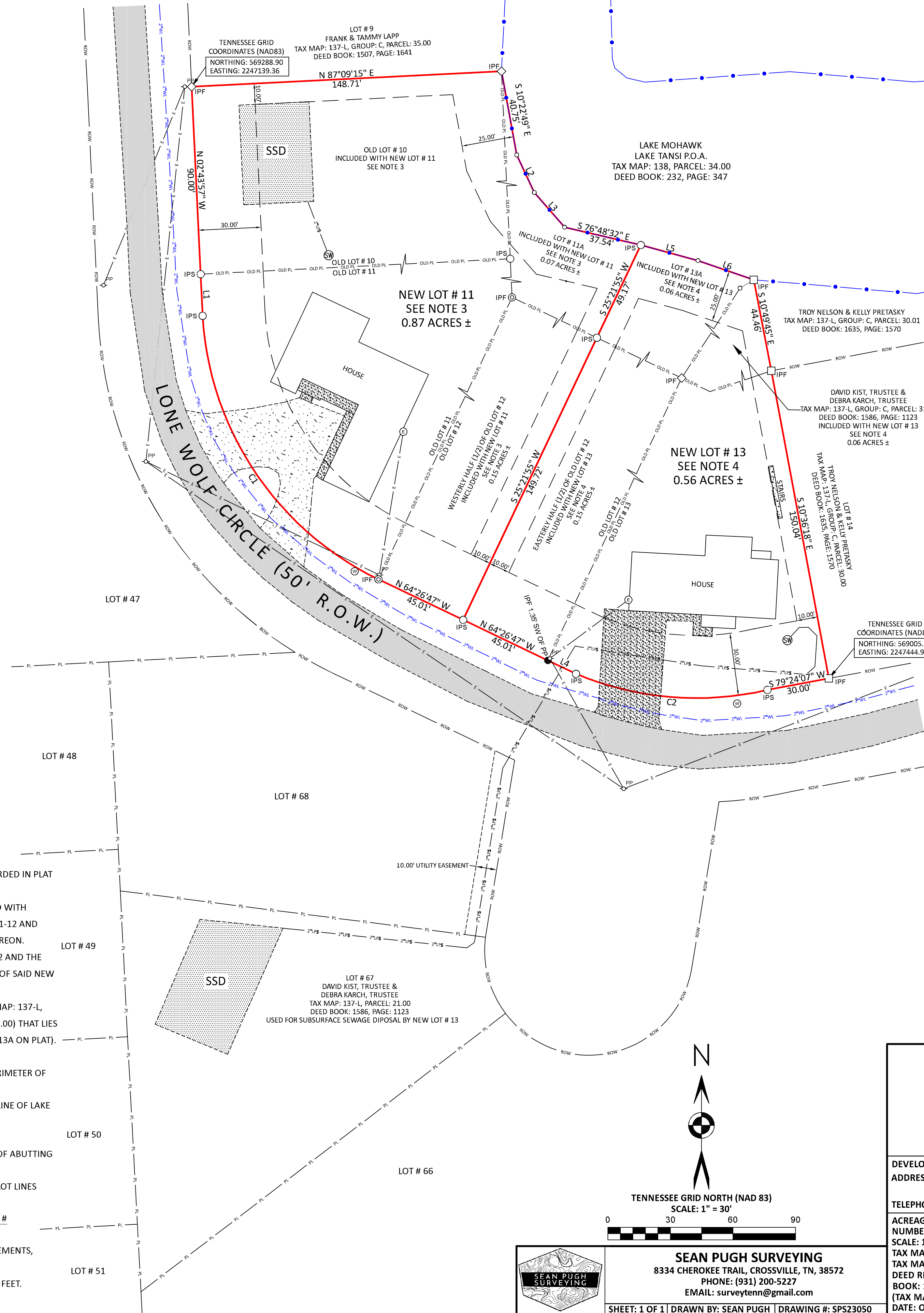
1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: Topcon HiPer VR Dual Frequency Receiver
3. Relative Positional Accuracy: H = 0.05', V = 0.05'
4. Date(s) of Survey: October 30, 2023
5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
6. Fixed Control Station: TDOT CORS Network
7. Fixed Control Station Position: Not Applicable
8. Geoid Model Used: GEOID18
9. Combined Grid Factor (Grid to Ground): 1.000130409413

**SURVEYOR'S NOTES:**

1. BEING A REVISION OF LOT'S 10, 11, 12 AND 13, COMANCHE 4 SECTION OF LAKE TANSI VILLAGE, INC., AS RECORDED IN PLAT BOOK: 7, PAGE: 43, REGISTER'S OFFICE, CUMBERLAND COUNTY, TENNESSEE.
2. THE PURPOSE OF THIS PLAT IS TO DIVIDE OLD LOT # 12 IN HALF (1/2) WITH EACH HALF (1/2) BEING COMBINED WITH ADJOINING LOT # 11 AND ADJOINING LOT # 13. THE EXISTING PROPERTY LINES BETWEEN LOT'S 10-11, LOT'S 11-12 AND LOT'S 12-13 SHALL ALSO BE REMOVED TO CREATE TWO (2) NEW LARGER LOTS AS SHOWN AND DESCRIBED HEREON.
3. THE NEW LOT # 11 SHALL CONSIST OF OLD LOT # 10, OLD LOT # 11, THE WESTERLY HALF (1/2) OF OLD LOT # 12 AND THE PORTION OF THE LAKE TANSI P.O.A. PROPERTY (TAX MAP: 138, PARCEL: 34.00) THAT LIES BETWEEN THE BACK OF SAID NEW LOT # 11 AND THE SHORELINE OF LAKE MOHAWK (DEPICTED AS LOT # 11A ON PLAT).
4. THE NEW LOT # 13 SHALL CONSIST OF OLD LOT # 13, THE EASTERLY HALF (1/2) OF OLD LOT # 12, ALL OF TAX MAP: 137-L, GROUP: C, PARCEL: 31.01 AND THE PORTION OF THE LAKE TANSI P.O.A. PROPERTY (TAX MAP: 138, PARCEL: 34.00) THAT LIES BETWEEN THE BACK OF SAID OLD LOT # 12 AND THE SHORELINE OF SAID LAKE MOHAWK (DEPICTED AS LOT # 13A ON PLAT).
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 LOT LINES AND ALONG THE PERIMETER OF THE SUBDIVISION.
7. THERE SHALL BE A BUILDING SETBACK OF TEN (25) FEET PARALLEL TO ALL REAR LOT LINES ALONG THE SHORELINE OF LAKE MOHAWK.
8. THERE SHALL BE A UTILITY-DRAINAGE EASEMENT OF TWELVE (12) FEET PARALLEL TO ALL LOCAL STREETS.
9. 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.
10. 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.
11. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DEFINED BY FEMA FLOOD INSURANCE MAP # 47035C0318D FOR CUMBERLAND COUNTY, TENNESSEE.
12. THIS PROPERTY IS SUBJECT TO AND/OR AFFECTED BY ALL ZONING, BUILDING SETBACKS, RIGHT OF WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS THAT MAY NOT BE SHOWN ON THIS SURVEY.
13. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET.
14. PLEASE REFER TO LEGEND FOR SYMBOL AND LINE TYPE DESCRIPTIONS.

| CURVE TABLE |            |         |               |              |
|-------------|------------|---------|---------------|--------------|
| CURVE       | ARC LENGTH | RADIUS  | CHORD BEARING | CHORD LENGTH |
| C1          | 159.30'    | 150.00' | N 33°43'07" W | 151.92'      |
| C2          | 93.61'     | 150.00' | N 85°11'57" W | 92.10'       |

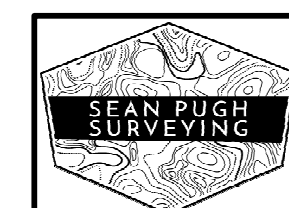
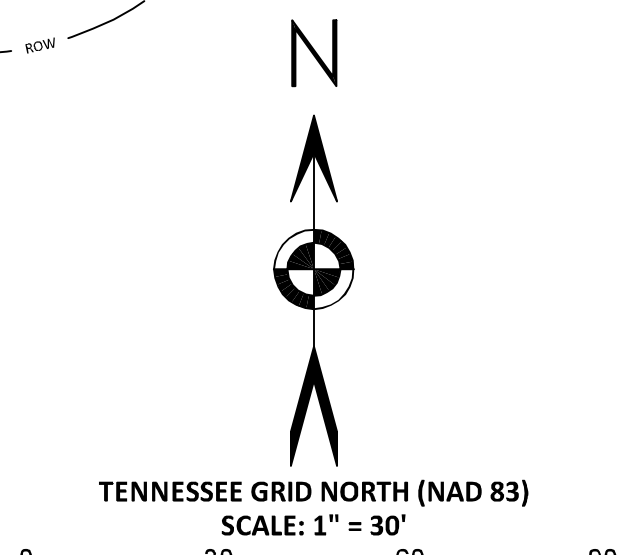
| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 02°43'57" W | 20.00'   |
| L2         | S 25°04'26" E | 19.94'   |
| L3         | S 41°07'39" E | 22.06'   |
| L4         | N 64°26'46" W | 15.00'   |
| L5         | S 74°48'08" E | 28.39'   |
| L6         | S 71°04'16" E | 28.37'   |



VICINITY MAP (Not To Scale)

**LEGEND**

|           |   |
|-----------|---|
| IPS ○     | NEW 1/2" REBAR AND CAP, R.L.S. # 2341 SET             |
| IPF ◇     | 1/2" CONDUIT FOUND                                    |
| IPF ⊙     | 1/2" REBAR FOUND                                      |
| IPF ●     | 1/2" REBAR AND CAP, R.L.S. # 2341 FOUND               |
| IPF □     | 5/8" REBAR AND CAP, R.L.S. # 617 FOUND                |
| ○         | CALCULATED POINT OR POINT ON SHORELINE                |
| ⊙         | SEWER PUMP  |
| ⊙         | WATER METER   |
| ⊙         | ELECTRIC METER  |
| ○-P       | UTILITY POLE  |
| —         | SURVEYED PROPERTY LINE                                |
| - - -     | ADJOINING PROPERTY LINE                               |
| - - -     | BUILDING SETBACK LINE                                 |
| - - -     | ROAD RIGHT-OF-WAY                                     |
| - - -     | EXISTING 2" LOW PRESSURE SEWER LINE (SCHEDULE 40 PVC) |
| - - -     | EDGE OF ROAD, DRIVEWAY, SIDEWALK OR EASEMENT          |
| - - -     | OLD LOT LINE TO BE REMOVED                            |
| - - -     | ELECTRIC LINE   |
| - - -     | EXISTING 2" WATER LINE                                |
| - - -     | SHORELINE OF LAKE MOHAWK                              |
| [Pattern] | EXISTING GRAVEL DRIVEWAY                              |
| [Pattern] | EXISTING PAVED ROAD OR DRIVEWAY                       |
| [Pattern] | EXISTING CONCRETE SIDEWALK OR PAD                     |
| [Pattern] | EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM            |



**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 #: SP523050

**FINAL PLAT FOR REVISION OF LOT'S 10, 11, 12 & 13 COMANCHE 4 SECTION OF LAKE TANSI VILLAGE, INC. (PLAT BOOK: 7, PAGE: 43)**  
 Located in the First Civil District of Cumberland County, Tennessee

PRESENTED TO  
**CUMBERLAND COUNTY PLANNING COMMISSION**

|   |  |
|---|--|
| DEVELOPER: KRIS BURK<br>ADDRESS: 145 RESERVATION PLACE<br>CROSSVILLE, TN 38572<br>TELEPHONE: (931) 248-1344 | SURVEYOR: SEAN PUGH, R.L.S. # 2341<br>ADDRESS: 8334 CHEROKEE TRAIL<br>CROSSVILLE, TN, 38572<br>TELEPHONE: (931) 200-5227 |
|---|--|

ACREAGE SUBDIVIDED: 1.43 ACRES  
 NUMBER OF LOTS: 2  
 SCALE: 1" = 30"  
 TAX MAP: 137-L, GROUP: C, ALL OF PARCEL'S: 31.00, 31.01, 32.00, 33.00 & 34.00  
 TAX MAP: 138, PORTION OF PARCEL: 34.00 (LAKE TANSI P.O.A.-LAKE MOHAWK)  
 DEED REFERENCES: (PARCEL'S: 30.00 & 31.01)--DEED BOOK: 1586, PAGE: 1123, (PARCEL: 32.00)--DEED BOOK: 1642, PAGE: 1830, (PARCEL'S: 33.00 & 34.00)--DEED BOOK: 1568, PAGE: 2073 & (TAX MAP: 138, PARCEL: 34.00)--DEED BOOK: 232, PAGE: 347  
 DATE: OCTOBER 30, 2023

NORTH MERIDIAN is oriented to the bearing of record for the northwestern line of Lot 165 - N 24°11'24" E

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 50.00'  | 51.00'     | 48.82'       | S 54°04'13" W | 58°26'22"   |
| C2    | 50.00'  | 26.27'     | 25.97'       | S 09°48'04" W | 30°05'57"   |
| C3    | 50.00'  | 49.92'     | 47.87'       | S 32°06'01" E | 57°12'02"   |
| C4    | 50.00'  | 75.05'     | 68.20'       | N 10°49'05" W | 86°00'24"   |
| C5    | 202.49' | 53.77'     | 53.61'       | N 45°46'06" W | 15°12'49"   |



LOCATION MAP  
Not to Scale

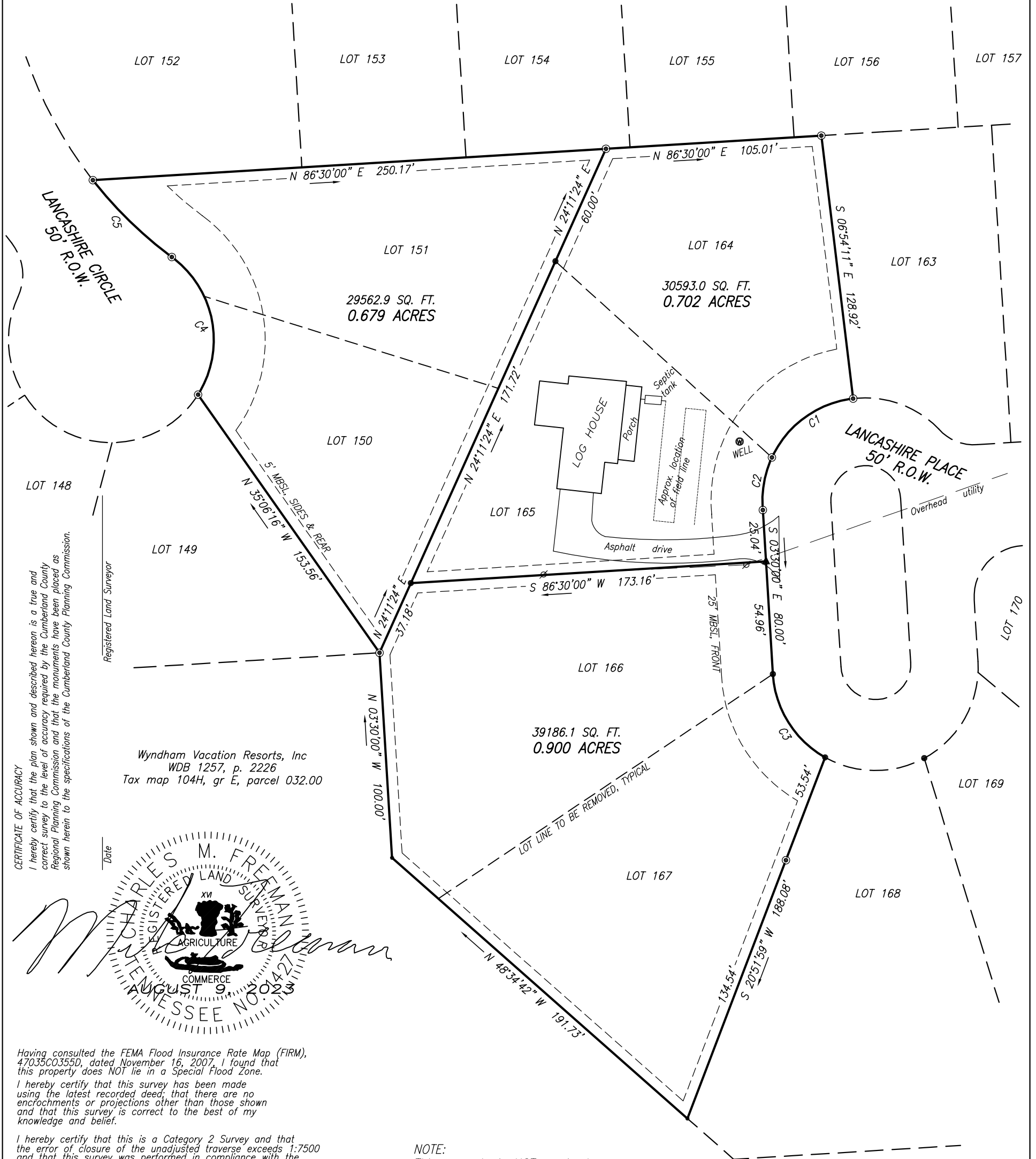
CERTIFICATE OF APPROVAL FOR RECORDING

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

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.

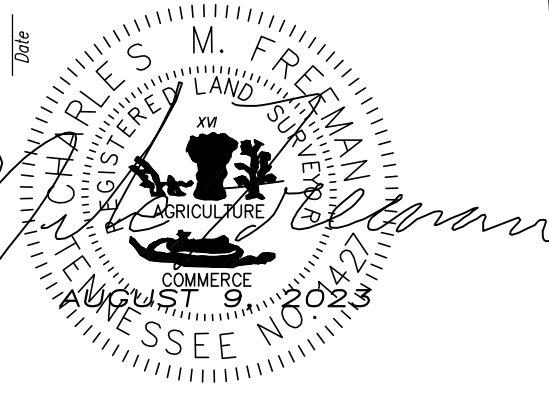
Date \_\_\_\_\_ Secretary, Cumberland County Planning Commission Date \_\_\_\_\_ Owner \_\_\_\_\_



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.

Registered Land Surveyor

Wyndham Vacation Resorts, Inc  
WDB 1257, p. 2226  
Tax map 104H, gr E, parcel 032.00



Having consulted the FEMA Flood Insurance Rate Map (FIRM), 47035C0355D, dated November 16, 2007, I found that this property does NOT lie in a Special Flood Zone.  
I hereby certify that this survey has been made using the latest recorded deed; that there are no encroachments or projections other than those shown and that this survey is correct to the best of my knowledge and belief.

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

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

NOTE:  
This property is NOT serviced by neither public water nor sewer. Private well and septic system will be required.

Wyndham Vacation Resorts, Inc  
WDB 1257, p. 2226  
Tax map 104H, gr E, parcel 032.00

**FINAL PLAT**  
**COMBINATION OF LOTS 150, 151, 164 THRU 167**  
**WINDSOR BLUFF - BLOCK 6 ADDITION TO**  
**FAIRFIELD GLADE**  
**Second Civil District Cumberland County**  
 Scale 1" = 50'  
 August 9, 2023  
 Freeman Engineering and Surveying  
 118 Exeter Drive Crossville, TN 38558  
 (865) 696-0327

- 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 104H, group E, parcels 038.00, 039.00, 052.00 thru 055.00 Warranty Deed Books 1527, p. 533; 1676, pp. 127 & 636 Lisa & Douglas Coda, owners
  - Any future construction must fall within the current setback restrictions.

- LEGEND**
- These standard symbols will be found in the drawing.
- 1/2" DIAMETER REBAR FOUND
  - ⊙ 1/2" DIAMETER REBAR SET
  - 1/2" DIAMETER PIPE FOUND
  - ▲ MAG NAIL & WASHER SET
  - UNMONUMENTED POINT
  - MBSL MINIMUM BUILDING SETBACK LINE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE \_\_\_\_\_ OWNER \_\_\_\_\_

DATE \_\_\_\_\_ OWNER \_\_\_\_\_

CERTIFICATE OF ACCURACY AND PRECISION

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

DATE \_\_\_\_\_ REGISTERED ENGINEER OR SURVEYOR  
RL5#2171

CERTIFICATE OF EXISTING WATER LINES OR OTHER UTILITIES

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

DATE \_\_\_\_\_ SIGNATURE OF WATER OR OTHER UTILITY  
DISTRICT REPRESENTATIVE

CERTIFICATE OF EXISTING STATE OR COUNTY ROAD

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

DATE \_\_\_\_\_ SIGNATURE OF CUMBERLAND COUNTY ROAD  
SUPERINTENDENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE \_\_\_\_\_ SECRETARY, CUMBERLAND COUNTY  
PLANNING COMMISSION

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1    | 75.00' | 124.17'    | 110.47'      | N 30°47'04" W | 94°51'40"   |
| C2    | 25.00' | 26.12'     | 24.95'       | N 48°17'12" W | 59°51'22"   |

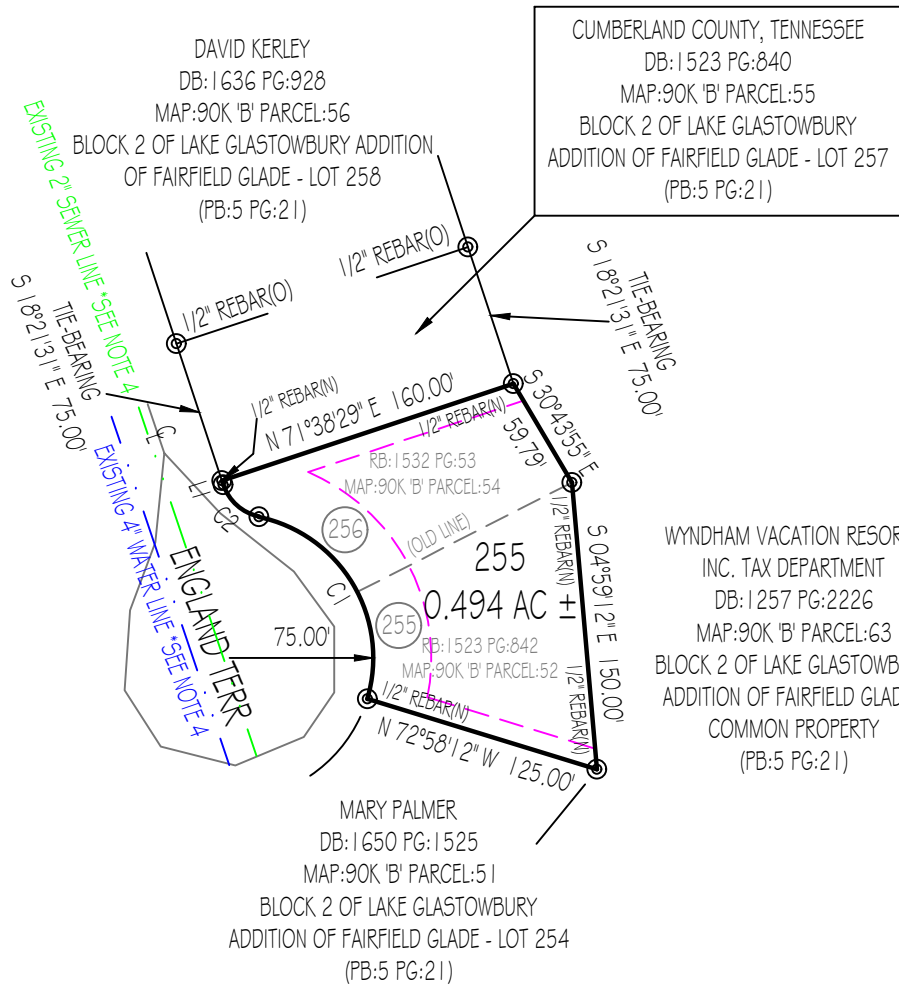
| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 18°21'31" W | 2.44'    |



GPS CERTIFICATION:

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

- A: POSITIONAL ACCURACY - 0.05 FEET
- B: TYPE OF GPS FIELD PROCEDURE - REAL TIME KINEMATIC
- C: DATES OF SURVEY - 09/25/2023
- D: DATUM/EPOCH - NAD83 (2011) / EPOCH:2010.0000
- E: PUBLISHED/FIXED-CONTROL USE - ASSUMED (AS SHOWN ON PLAT)
- F: GEOID MODEL - GEOID 2018
- G: COMBINED GRID FACTOR(S) - 0.99987120
- H: CONVERGENCE ANGLE - 0°39'19"

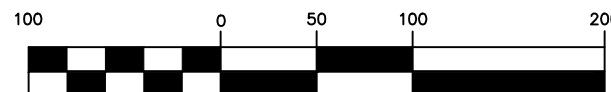


WYNDHAM VACATION RESORTS  
INC. TAX DEPARTMENT  
DB:1257 PG:2226  
MAP:90K 'B' PARCEL:63  
BLOCK 2 OF LAKE GLASTOWBURY  
ADDITION OF FAIRFIELD GLADE -  
COMMON PROPERTY  
(PB:5 PG:21)

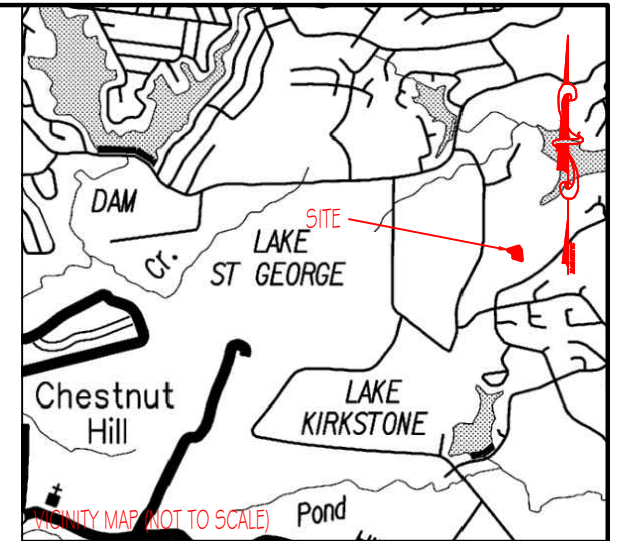
LEGEND

- (N) (NEW)
- (O) (OLD)
- ⊥ CENTERLINE

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



NOTES:

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

COMBINATION PLAT FOR  
LOTS 255 & 256 OF BLOCK 2 OF LAKE GLASTOWBURY  
ADDITION OF FAIRFIELD GLADE (PB:5 PG:21)

PRESENTED TO  
CUMBERLAND COUNTY PLANNING COMMISSION

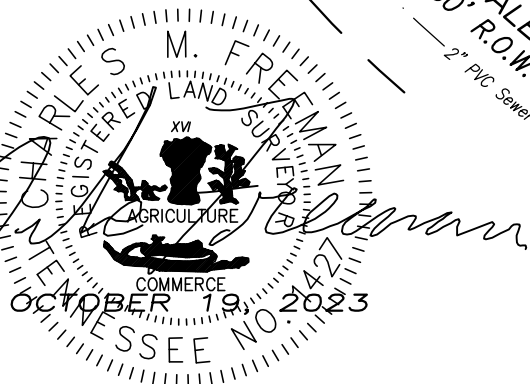
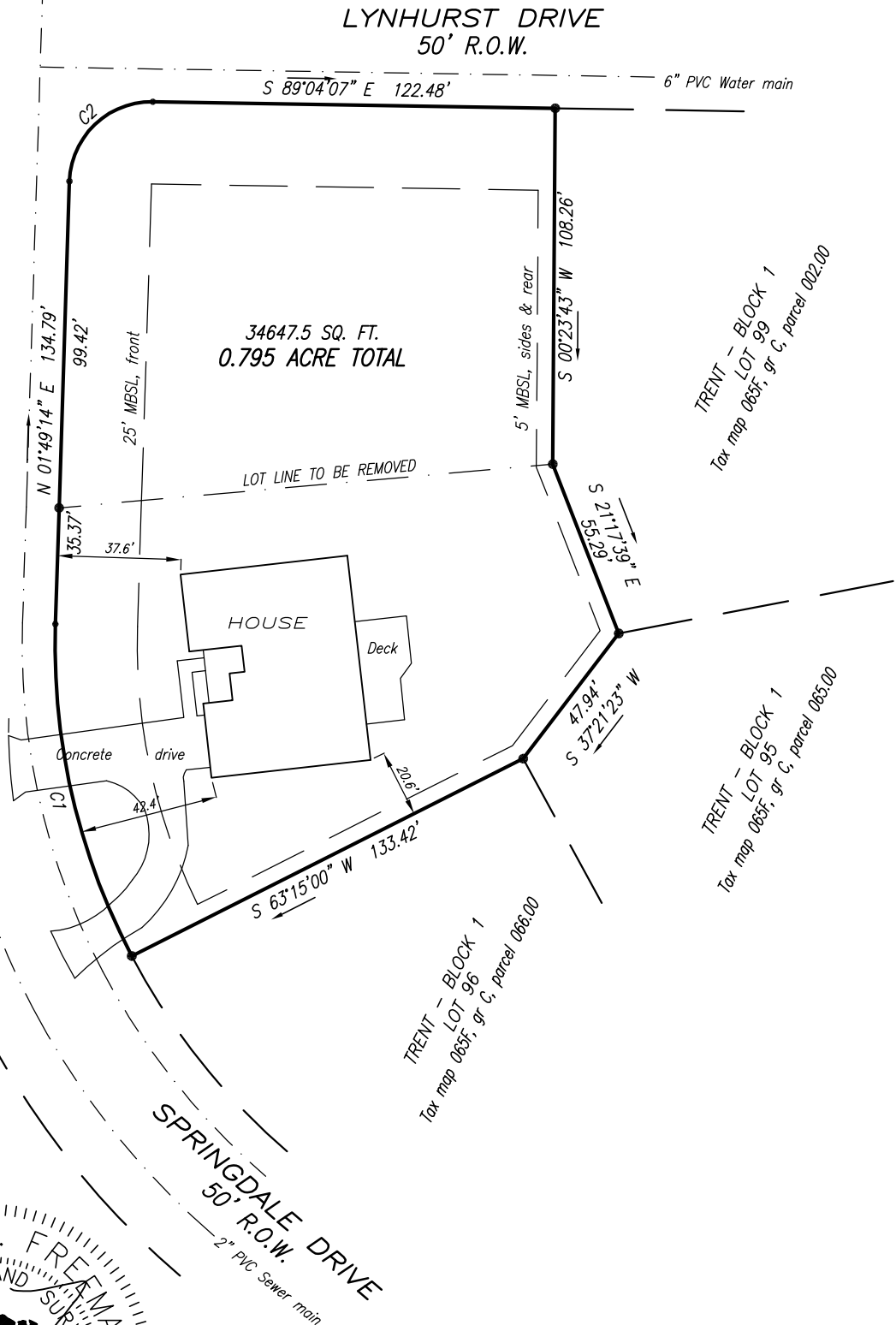
|   |   |
|---|---|
| DEVELOPER: MARK HYDER                                   | SURVEYOR: ALLEN MAPLES LAND SURVEYING           |
| ADDRESS: 7012 PEAVINE ROAD<br>FAIRFIELD GLADE, TN 38558 | ADDRESS: 38 MAYBERRY STREET<br>SPARTA, TN 38583 |
| TELEPHONE: (931) 248-3977                               | TELEPHONE: (931) 837-5446                       |
| P/L RB: SEE PLAT  | TAX MAP: SEE PLAT                               |
| DATE: 09/25/2023  | 2ND C.D. - CUMBERLAND COUNTY, TN                |
| SCALE: 1"=100'  | ACREAGE SUBDIVIDED: 0.494 AC ±                  |
| DRAWING # 23-264 C                                      | NUMBER OF LOTS: 1                               |

NORTH MERIDIAN is oriented to the bearing of record for the southern line of Lot 97 - S 63°15' W



LOCATION MAP  
Not to Scale

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 203.14' | 104.80'    | 103.64'      | N 12°57'31" W | 29°33'30"   |
| C2    | 25.00'  | 38.88'     | 35.08'       | N 46°22'34" E | 89°06'39"   |



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.

LEGEND

These standard symbols will be found in the drawing.

- 1/2" DIAMETER REBAR FOUND
- UNMONUMENTED POINT
- MBSL MINIMUM BUILDING SETBACK LINE

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 065F, group C, parcels 001.00 & 067.00  
Warranty Deed Book 1678, p. 655 & 1682, p. 1823  
Gary F. & Jacqueline M. Lane, owners
- Any future construction must fall within the current setback restrictions.

**FINAL PLAT**  
**COMBINATION OF LOTS 97 & 98 - BLOCK 1**  
**TRENT ADDITION TO**  
**FAIRFIELD GLADE**  
**Second Civil District Cumberland County**  
 Scale 1" = 50'  
 October 19, 2023  
 Freeman Engineering and Surveying  
 118 Exeter Drive Crossville, TN 38558  
 (865) 696-0327



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

Date \_\_\_\_\_ Owner's Signature \_\_\_\_\_  
 Date \_\_\_\_\_ Owner's Signature \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

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

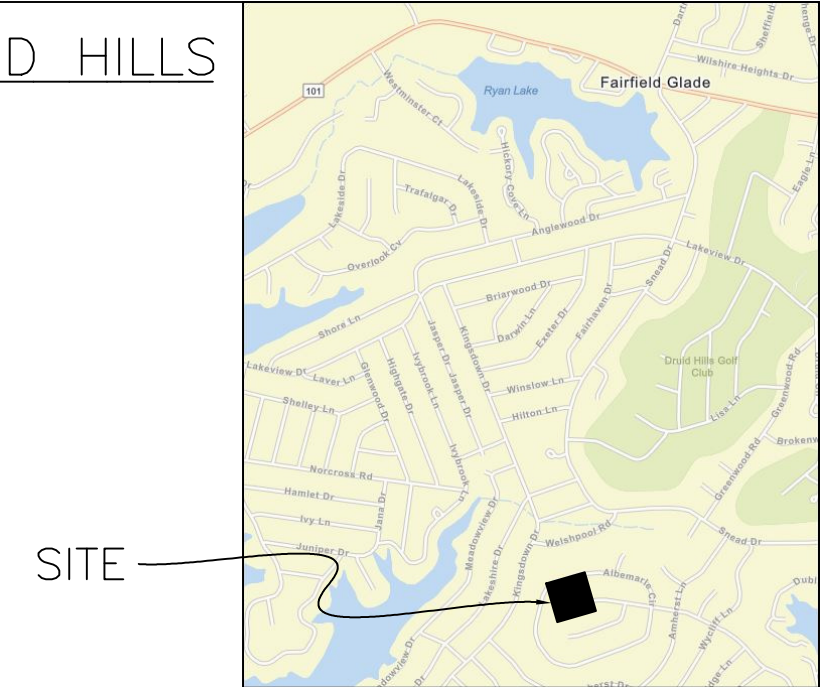
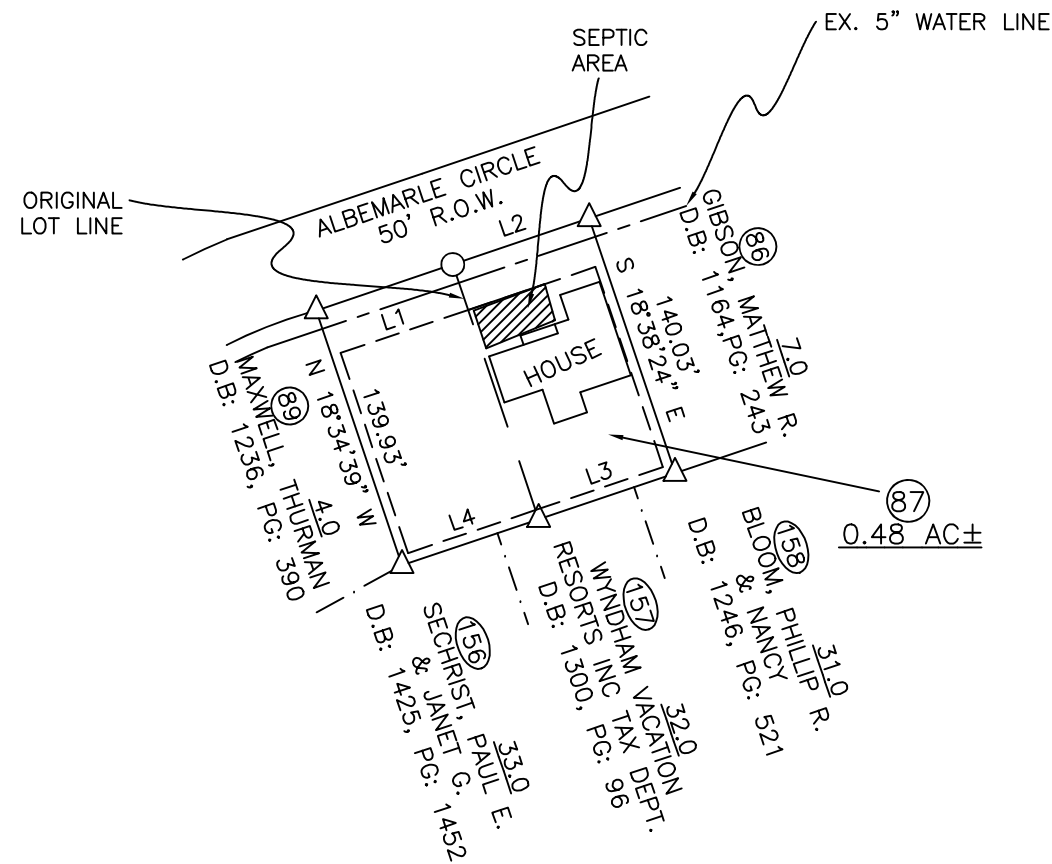
Date \_\_\_\_\_ O.D. Pugh, Jr., R.L.S. #699  
 Tennessee Registration  
 107 Livingston Road  
 Crossville, TN 38555

**CERTIFICATE OF APPROVAL FOR RECORDING**

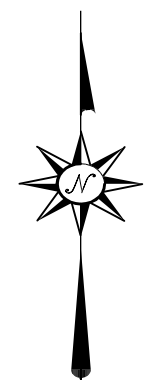
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said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

Date \_\_\_\_\_ Signature of the Secretary of  
 Cumberland County Planning Commission

**COMBINATION OF LOT #'S 87 & 88, BLOCK: 1, DRUID HILLS  
 ADDITION TO FAIRFIELD GLADE RESORT  
 PLAT BOOK: 4, PAGE: 3**



VICINITY MAP  
 CUMBERLAND COUNTY, TENNESSEE

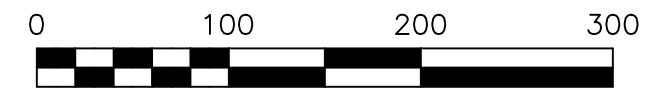


THE NORTH MERIDIAN  
 WAS CALCULATED  
 USING GRID NORTH  
 AS A BASIS FOR  
 ROTATION.

**LEGEND**

- These standard symbols will be found in the drawing.
- △ EX. 1/2" REBAR
  - CALCULATED POINT
  - PROPERTY LINE
  - - - - - ADJOINING PROPERTY LINE
  - ==== ROAD RIGHT OF WAY

SCALE: 1" = 100'



**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: September 28, 2023
5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
6. Fixed Control Station: AUTONOMUS
7. Fixed Control Station Position: Not Applicable
8. Geoid Model Used: GEOID18
9. Combined Grid Factor: Not Applicable

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 71°20'11" E | 75.00'   |
| L2   | N 71°20'09" E | 74.99'   |
| L3   | S 71°20'22" W | 75.00'   |
| L4   | S 71°24'35" W | 75.14'   |

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

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

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

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

FINAL PLAT FOR COMBINATION OF LOT #'S 87 & 88, BLOCK 1, DRUID HILLS ADDITION TO FAIRFIELD GLADE RESORT RECORDED IN PLAT BOOK: 4, PAGE: 3 PRESENTED TO CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

|   |   |
|---|---|
| OWNER: PAMELA MONK<br>ADDRESS: 239 ALBEMARLE CIRCLE<br>FAIRFIELD GLADE, TN 38558<br>TELEPHONE: (309) 645-8951 | SURVEYOR: MID-STATE SURVEYING<br>ADDRESS: 80 WEST AVE.<br>CROSSVILLE, TN 38555<br>TELEPHONE: (931)484-7702  |
| OWNER: _____<br>ADDRESS: _____<br>TELEPHONE: _____  | DEED BOOK: 1602 PAGE: 1253<br>DEED BOOK: _____ PAGE: _____<br>SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN<br>ACREAGE SUBDIVIDED: 0.48 AC±<br>NUMBER OF LOTS: 1 |
| TAX MAP: 90-B<br>PARCEL: 5.0 6.0<br>GROUP: "B"  | SCALE: 1"=100' DATE: 9-28-23<br>DRAWN BY: ROBIN POWERS<br>JOB NO.: 23225  |

NORTH MERIDIAN is oriented to the bearing of record for the western line of Lot 159 per Plat Book 8, p. 584 - N 06°45'00" W

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 121.35' | 37.47'     | 37.32'       | S 16°08'50" E | 17°41'29"   |
| C2    | 121.35' | 64.06'     | 63.32'       | S 40°06'55" E | 30°14'40"   |



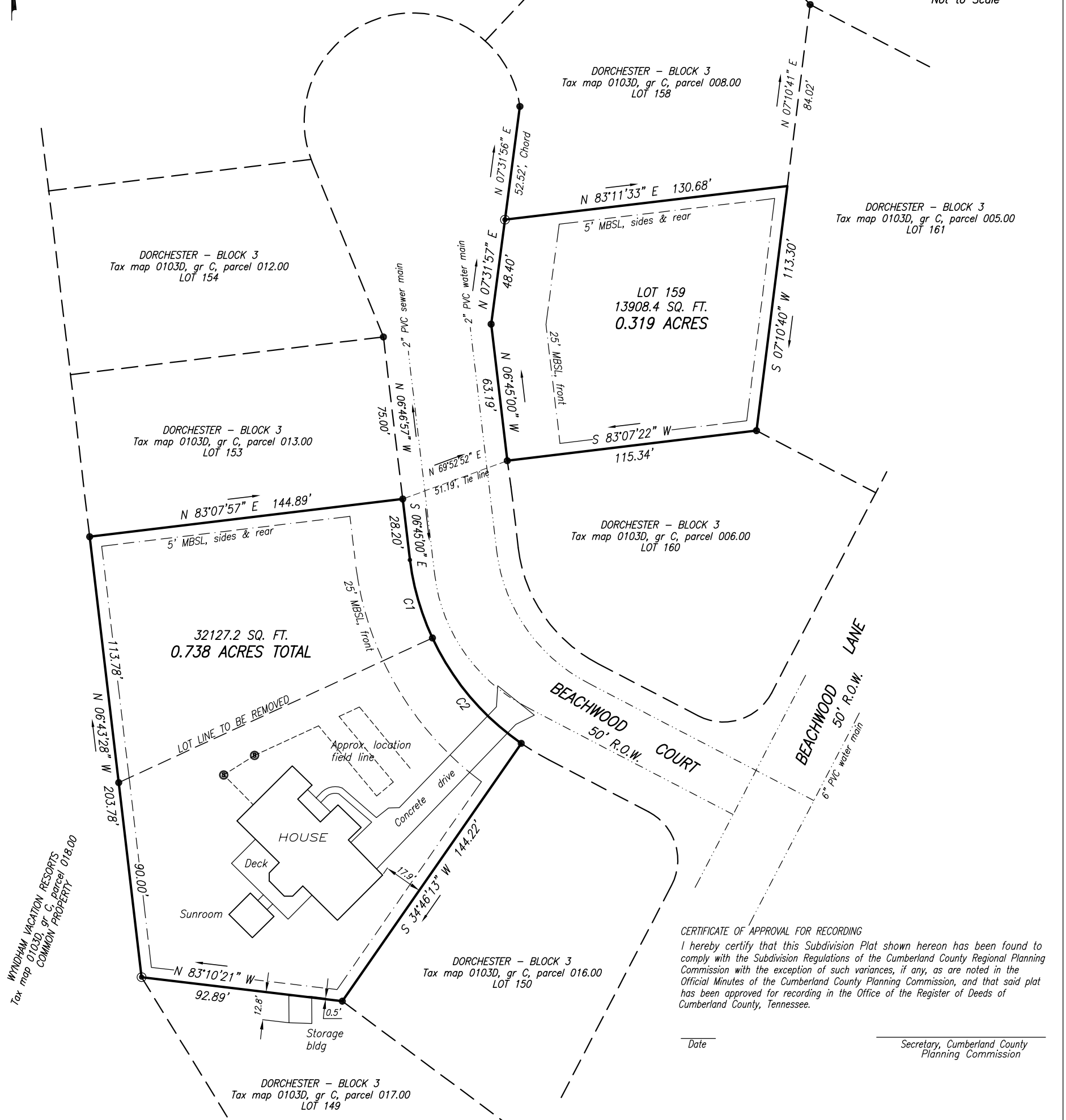
**CERTIFICATE OF ACCURACY**

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 \_\_\_\_\_

**LOCATION MAP**  
Not to Scale



**CERTIFICATE OF APPROVAL FOR RECORDING**

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

Date \_\_\_\_\_

Secretary, Cumberland County Planning Commission

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

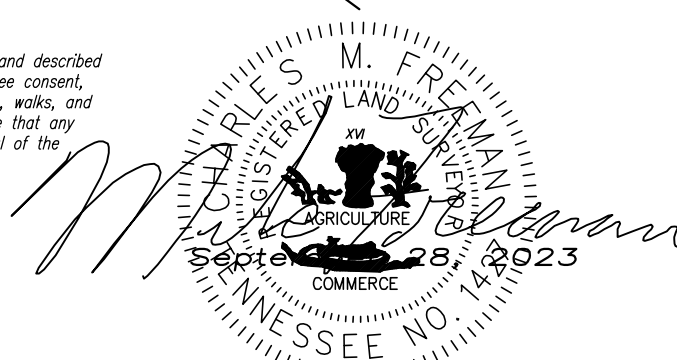
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public 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 \_\_\_\_\_

**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 103D, group C, parcels 007.00, 014.00 & 015.00  
Warranty Deed Books 1645, p. 157; 1659, p. 771 & 1672, p. 2147  
Judith Ann Weisgerber, Trustee  
53 Beachwood Court; Fairfield Glade, TN 38558
- Any future construction must fall within the current setback restrictions.
- Location of utilities is approximate. Contact the appropriate utility for location of underground utilities.



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

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

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

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

**LEGEND**

These standard symbols will be found in the drawing.

- 1/2" DIAMETER REBAR FOUND
- ⊙ 1/2" DIAMETER REBAR SET
- UNMONUMENTED POINT

**FINAL PLAT**  
**BOUNDARY SURVEY LOT 159 & COMBINATION OF LOTS 151 & 152**  
**BLK 3 - DORCHESTER ADDITION TO FAIRFIELD GLADE**  
**Second Civil District Cumberland County**  
Scale 1" = 50'  
September 28, 2023  
Freeman Engineering and Surveying  
118 Exeter Drive Crossville, TN 38558  
(865) 696-0327

**Certification of existing state or county road**

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

Date Signed \_\_\_\_\_  
Road Superintendent Signature

**Certification of existing water lines or other utilities**

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

Utility District to serve the property herein subdivided.

Date Signed \_\_\_\_\_  
Signature of Utility Rep.

**Certificate of approval for recording**

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

Date Signed \_\_\_\_\_

Secretary, Cumberland County Planning Commission

I (we) hereby certify that I am ( we are) the owner(s) of the property shown and described hereon as evidence in Book Number \_\_\_\_\_, 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.

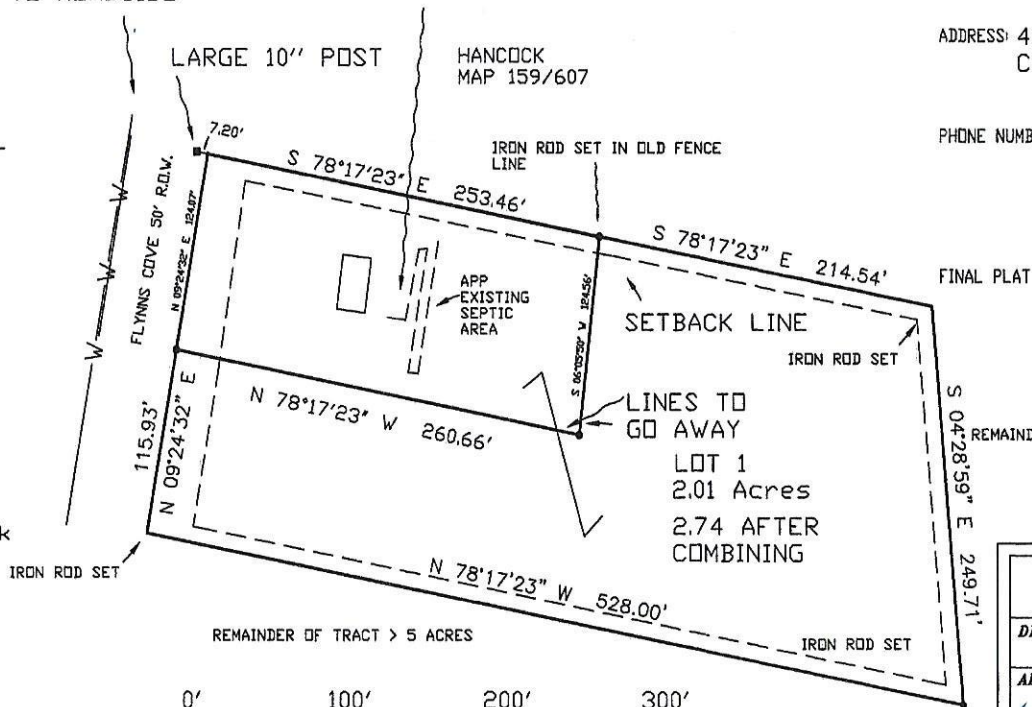
Surveyor: Dion Ault  
Tenn. Reg. No. 2678

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

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

previously  
approved tract  
0.732 Acres  
recorded in  
book 1588/2089

4" WATER  
LINE VARIABLE  
TO ROADSIDE



**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 AARON CAMPBELL

ADDRESS: 4093 FYLNNS COVE  
CROSSVILLE TN

PHONE NUMBER 931-260-2655

FINAL PLAT

REMAINDER OF TRACT > 5 ACRES

LOT 1  
2.01 Acres  
2.74 AFTER  
COMBINING

**CAMPBELL TRACT**

|          |          |                        |
|----------|----------|------------------------|
| DRAWN    | DATE     | DION AULT              |
|          | 09/14/20 | 116 ASHLEY ACRE WAY    |
| APPROVED | DATE     | PIKEVILLE TN           |
|          |          | 423-618-8933           |
| SCALE    | SHEET    | PROJECT NO.            |
| 1" = 60' |          | 1 LOT 0.73 ACRES TOTAL |

NORTH MERIDIAN is oriented to the bearing of record for the southwestern line of Lot 27 per Plat Book 8, p. 210

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 113.25' | 60.05'     | 59.35'       | S 82°17'56" W | 30°22'57"   |
| C2    | 113.25' | 62.62'     | 61.83'       | S 51°16'01" W | 31°40'51"   |



LOCATION MAP  
Not to Scale

CERTIFICATE OF ACCURACY

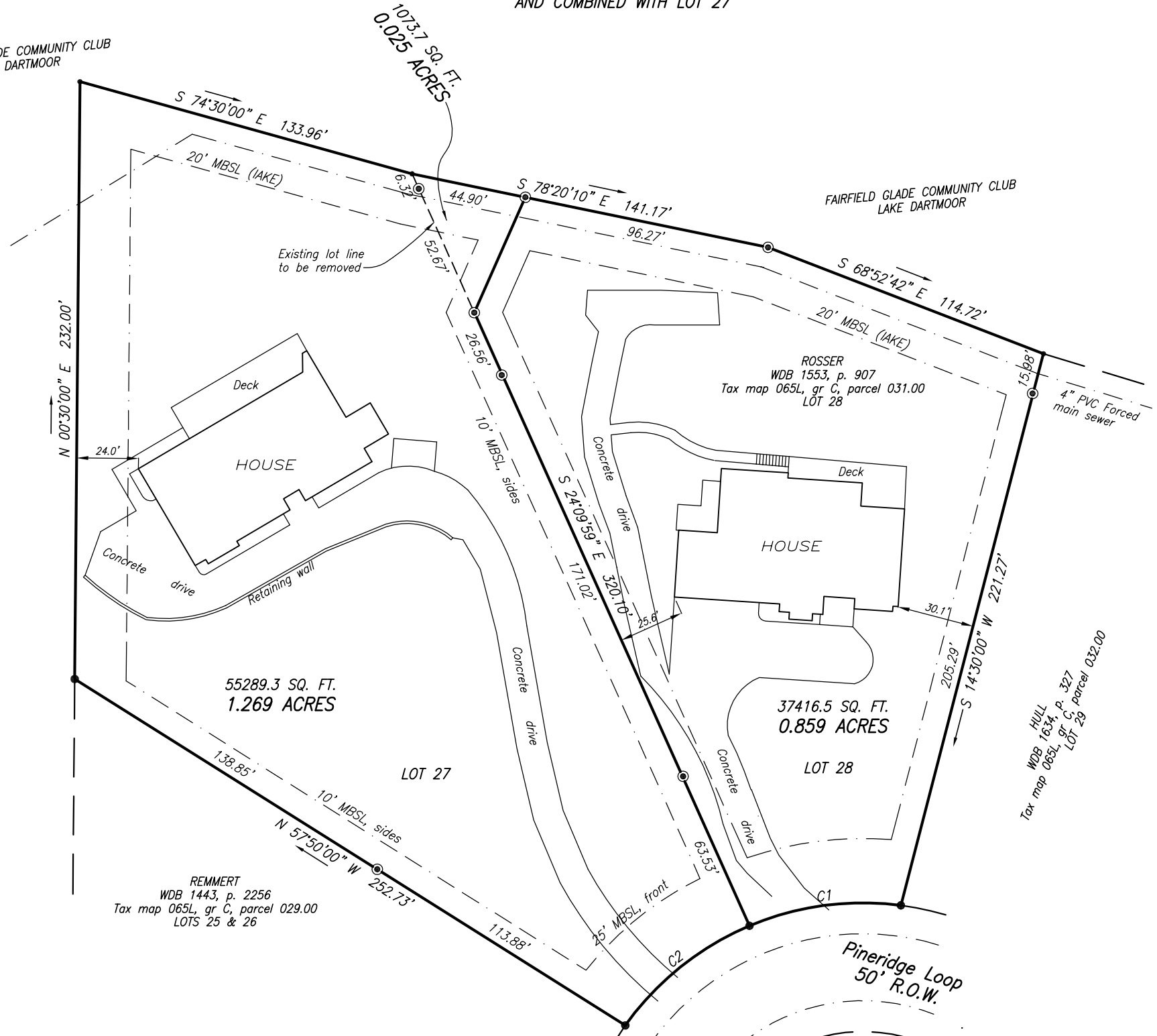
I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Cumberland County Regional Planning Commission and that the monuments have been placed as shown herein to the specifications of the Cumberland County Planning Commission.

Date \_\_\_\_\_

Registered Land Surveyor \_\_\_\_\_

NOTE:  
THE 0.025 ACRE PORTION OF LOT 28 IS TO BE DEEDED FROM ROSSER TO HILL AND COMBINED WITH LOT 27

FAIRFIELD GLADE COMMUNITY CLUB  
LAKE DARTMOOR



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.

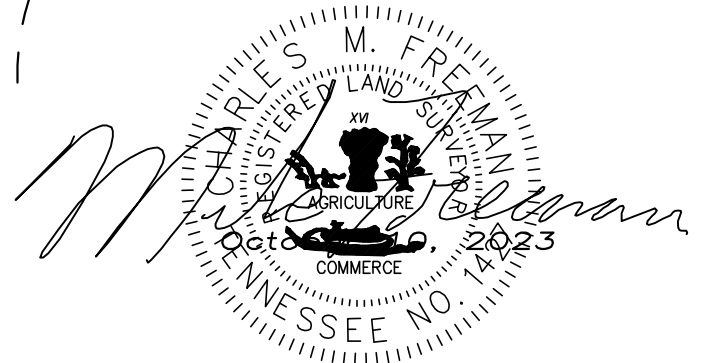
NOTES:

- 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 065L, group C, parcels 030.00 & 031.00  
Warranty Deed Books 1553, p. 907 & 1604, p. 616  
Mark & Melissa R. Rosser, owners of Lot 28  
143 Pineridge Loop; Fairfield Glade, TN 38558  
Robert B. & Marlene Jo Hill, owners of Lot 27  
141 Pineridge Loop; Fairfield Glade, TN 38558
- 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 FOUND
- 1/2" DIAMETER REBAR SET
- UNMONUMENTED POINT
- UTILITY POLE

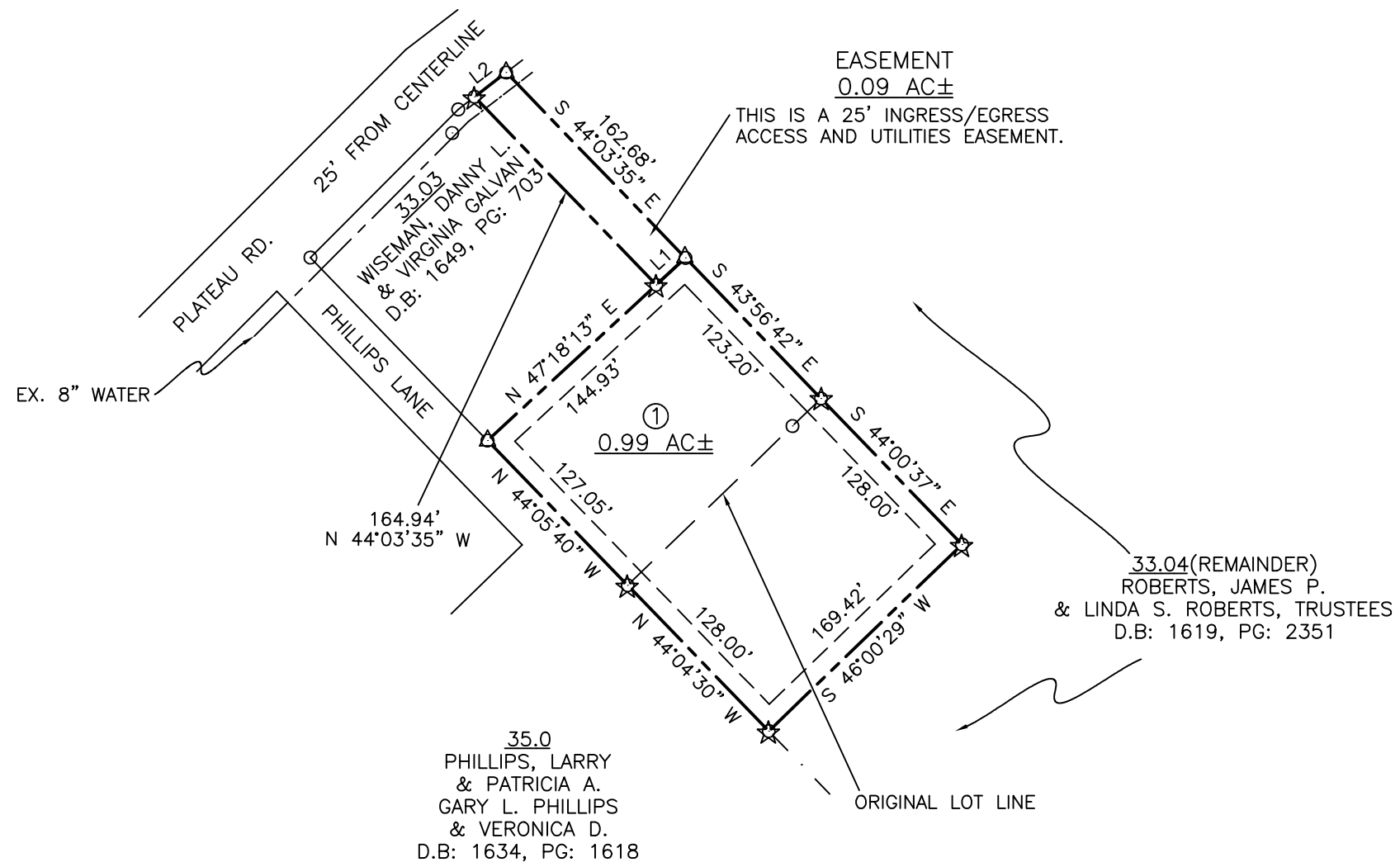
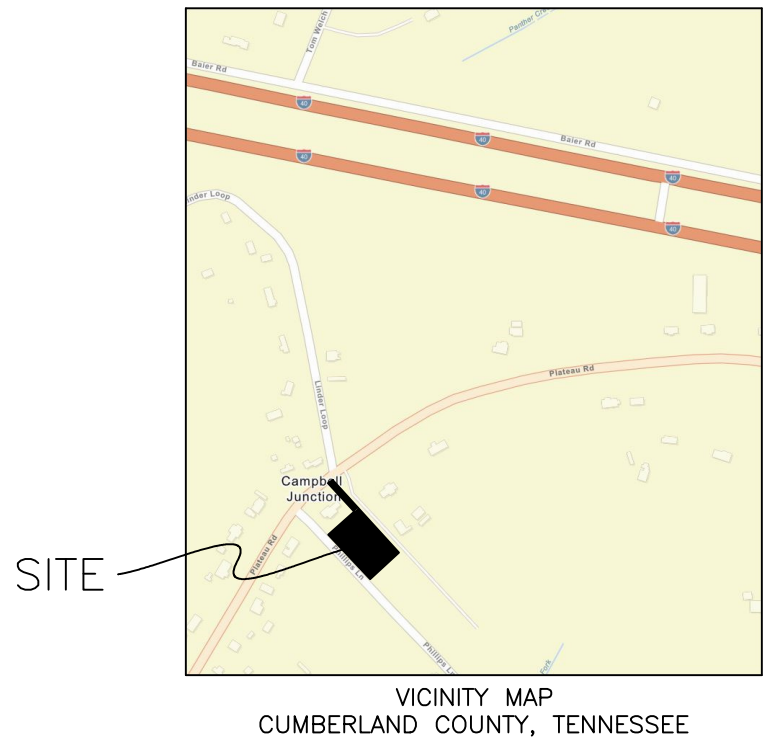


FINAL PLAT  
RESUBDIVISION OF LOTS 27 & 28  
BLK 5 – TRENT ADDITION TO  
FAIRFIELD GLADE  
Second Civil District Cumberland County  
Scale 1" = 50'  
October 10, 2023  
Freeman Engineering and Surveying  
118 Exeter Drive Crossville, TN 38558  
(865) 696-0327

# WISEMAN PLACE

## 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 #47035C0150D.



### 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 \_\_\_\_\_  
 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 \_\_\_\_\_

### GPS INFORMATION

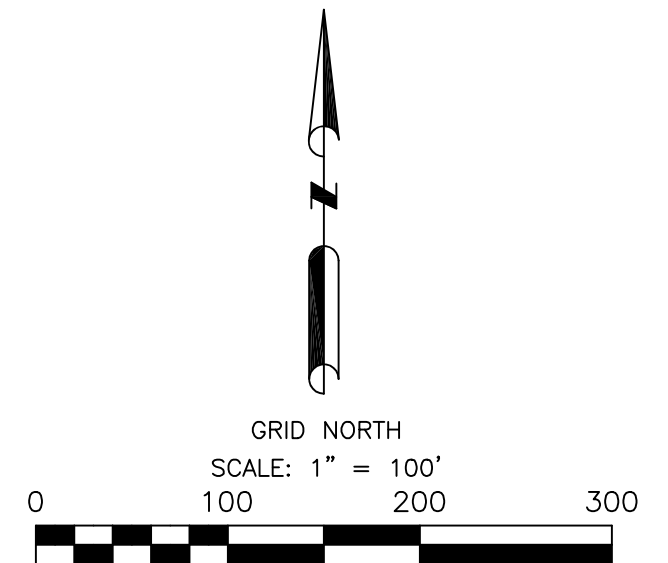
1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
3. Relative Positional Accuracy: H = 0.05', V = 0.05'
4. Date(s) of Survey: November 9, 2023
5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
6. Fixed Control Station: AUTONOMUS
7. Fixed Control Station Position: Not Applicable
8. Geoid Model Used: GEOID18
9. Combined Grid Factor: 0.9998647152

## LEGEND

These standard symbols will be found in the drawing.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 47°18'13" E | 25.00'   |
| L2   | N 52°27'01" E | 25.16'   |

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



|   |  |
|---|--|
| <b>MID-STATE SURVEYING</b><br>P.O. BOX 212 80 WEST AVE.<br>CROSSVILLE, TENNESSEE  |  |
| FINAL PLAT<br><b>WISEMAN PLACE</b><br>PRESENTED TO<br>CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION  |  |
| OWNER—33.04:<br>ROBERTS, JAMES P. & LINDA S., TRUSTEES<br>ADDRESS: 7347 PLATEAU RD.<br>CROSSVILLE, TN 38571<br>TELEPHONE: _____   | SURVEYOR: MID-STATE SURVEYING<br>ADDRESS: 80 WEST AVE.<br>CROSSVILLE, TN 38555<br>TELEPHONE: (931)484-7702   |
| OWNER—33.06:<br>WISEMAN, DANNY L. & VIRGINIA GALVAN<br>ADDRESS: 7387 PLATEAU RD.<br>CROSSVILLE, TN 38571<br>TELEPHONE: (904) 610-9918<br>SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN | ACREAGE SUBDIVIDED: 0.99 AC±<br>NUMBER OF LOTS: 1<br>SCALE: 1"=100' DATE: 11/8/23<br>DEED BOOK—33.06: 1649 PAGE: 703<br>DEED BOOK—33.04: 1619 PAGE: 2351 |
| TAX MAP: 47<br>PARCEL: 33.06 ALL & 33.04 PORTION<br>GROUP: _____  | JOB NUMBER: 23233<br>DRAWING NUMBER: 23233<br>DRAWN BY: ROBIN POWERS   |