



MEMORANDUM

TO: Cumberland County Regional Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: January 11, 2024

SUBJECT: January 18, 2024 Planning Commission Meeting

The Cumberland County Regional Planning Commission will hold its regularly scheduled meeting on Thursday, January 18, 2024 at 5:00 pm at the Cumberland County Courthouse. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Public comment period.
3. Approval of December 21, 2023 minutes.
4. Staff Report—Reiley Division, Rupe Division, Thompson Division 1, Thompson Division 2, Kline Combination, Litney Combination, Skinner Combination, Soroka Combination, Vint Combination, Canelles Adjustment, Simmons Adjustment and Whicher Adjustment.*
5. Discussion regarding omissions to the 2024 County Road List.
6. Discussion regarding the procedure to change the road list.
7. Other business as necessary.
8. Adjourn.

CTL

*See Agenda Review

Wendell Wilson ___ John Stubbs ___ Linda Clark ___ Terry Lowe ___ David Gibson ___ John Wedgworth ___

Kelli Tipton Buchannon ___ Shane Flowers ___ Katie Hardt ___ Stanley Hall-Road Superintendent ___

Philip Burnett-County Attorney ___

AGENDA REVIEW
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION
JANUARY 18, 2024

Reiley Division—Final

David Reiley submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Wolfe Creek Drive. The proposed new lot would consist of 2.00 acres and is currently vacant. The proposed new lot is not served by public water and would comply with all Cumberland County Subdivision Regulations.

Rupe Division—Final

Michael Rupe submitted a final subdivision plat for the purpose of subdividing 4.08 acres into two (2) proposed new lots located on Drowning Creek Road. Lot 1 would consist of 2.88 acres and is currently vacant. Lot 2 would consist of 1.20 acres, an existing residential structure and five (5) existing accessory structures. The proposed new lots would be served by an existing eight (8) inch water line and would comply with all Cumberland County Subdivision Regulations.

Thompson Division 1—Final

Rick Thompson submitted a final subdivision plat for the purpose of subdividing 0.77 acres into two (2) proposed new lots located on Albemarle Circle. Lot 1 (shown as Lot 215) would consist of 0.51 acres and is currently vacant. Lot 2 (shown as Lot 216) would consist of 0.26 acres and is currently vacant. The proposed new lots 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.

Thompson Division 2—Final

Rick Thompson submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Albemarle Circle. The proposed new lot would consist of 0.51 acres and is currently vacant. The proposed new lots 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.

Kline Combination—Final

Ricky Kline submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Westchester Drive and Effingham Lane. The proposed new lot would consist of 0.443 acres and an existing residential structure. The proposed new lot is served by an existing six (6) inch water line, an existing six (6) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Litney Combination—Final

Dale Litney submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Wexford Lane. The proposed new lot would consist of 1.507 acres and an existing residential structure. The proposed new lot is served by an existing six (6) inch water line, an existing three (3) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Wendell Wilson ___ John Stubbs ___ Linda Clark ___ Terry Lowe ___ David Gibson ___ John Wedgworth ___

Kelli Tipton Buchannon ___ Shane Flowers ___ Katie Hardt ___ Stanley Hall-Road Superintendent ___

Philip Burnett-County Attorney ___

Skinner Combination—Final

Diane Skinner 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 0.56 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Soroka Combination—Final

Walter Soroka submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Pineridge Court. The proposed new lot would consist of 1.262 acres and an existing residential structure. The proposed new lot is served by an existing six (6) inch water line, an existing three (3) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Vint Combination—Final

Lisa Vint submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Clinebrook Drive and Felix Court. The proposed new lot would consist of 0.465 acres and an existing residential structure. The proposed new lot is served by an existing six (6) inch water line, an existing sewer line and would comply with all Cumberland County Subdivision Regulations.

Canelles Adjustment-Final

James Canelles submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing lots located on Peavine Road. After the adjustment, Lot 1 would consist of 2.00 acres and is currently vacant. Lot 2 would consist of 1.50 acres and an existing residential structure. The proposed new lot would be served by an existing ten (10) inch water line and would comply with all Cumberland County Subdivision Regulations.

Simmons Adjustment-Final

Bruce Simmons submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing lots located on Bowman Loop and Phillips Road. After the adjustment, Lot 1 would consist of 1.66 acres and is currently vacant. 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.

Whicher Adjustment-Final

Mikel Whicher submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing lots located on Hayes Road. After the adjustment, Lot 1 would consist of 0.46 acres and an existing residential structure. Lot 2 would consist of 0.93 acres, an existing residential structure and an existing accessory structure. The proposed new lot would be served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

Wendell Wilson ___ John Stubbs ___ Linda Clark ___ Terry Lowe ___ David Gibson ___ John Wedgworth ___

Kelli Tipton Buchannon ___ Shane Flowers ___ Katie Hardt ___ Stanley Hall-Road Superintendent ___

Philip Burnett-County Attorney ___

MINUTES
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION
DECEMBER 21, 2023

MEMBERS PRESENT

Wendell Wilson
Terry Lowe
Linda Clark
Kelli Tipton Buchannon
John Wedgworth
Katie Hardt

MEMBERS ABSENT

Shane Flowers
David Gibson
John Stubbs

STAFF REPRESENTATIVE

Tommy Lee, UCDD

OTHERS PRESENT

Philip Burnett, County Attorney
Sericia Seiber
Larry Seiber
Craig Clark
Larry Seiber
Sue York
Darrell Threet
Heather Mullinax, Crossville Chronicle
Jerry Cooper
Laura Hale
Hudson Hale
Patrick Rassmussen
Tom Isham

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, Chairman Wendell Wilson called the regular meeting of the Cumberland County Regional Planning Commission (PC) to order at 5:00 P.M. on December 21, 2023 at the Cumberland County Courthouse.

ITEM 2: APPROVAL OF NOVEMBER 16, 2023 MINUTES

After calling the meeting to order, Chairman Wilson asked for approval of the November 16, 2023 minutes. John Wedgworth made a motion to dispense with the reading of the minutes and approve the minutes pending that one (1) clerical error be corrected. Kelli Tipton Buchannon seconded and the motion passed with a vote of all ayes.

ITEM 3: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED NEAR WESTEL ROAD (FLAT ROCK LAND HOLDINGS LLC DIVISION)

At the August 17, 2023 meeting, Jeremy Hale presented a preliminary subdivision plat on behalf of Flat Rock Land Holdings LLC for the purpose of subdividing 12.42 acres into twenty-eight (28) proposed new lots located near Westel Road. The proposed new lots would range in size from 0.16 acres (6,779 square feet) to 0.36 (15,584 square feet). Twenty-seven (27) of the proposed new lots will be dedicated to residential development with one (1) lot being dedicated to a common area. Lots 8, 9, 10 and 11 will require a road frontage variance. The proposed new lots would be served by a proposed two (2) inch water line, a proposed sewer line, a proposed fire hydrant, a proposed private road and would comply with all other Cumberland County Subdivision Regulations. Staff Planner stated that the proposed private drive would convert to a one-way street when it reached the proposed new lots. Staff Planner stated that the right-of-way of the proposed private drive should be increased to fifty (50) feet until the beginning of the one-way street. Staff also stated that the road frontage on lot 9 should be increased to thirty (30) feet and that the plat should have sixty (60) foot width notifications for Lots 8, 9, 10, 11 and 12. Hale agreed to the plat amendments proposed by the Staff Planner. After discussion, David Gibson made a motion to grant the aforementioned variances and to approve the submitted preliminary subdivision plat pending that all of the recommend changes from the Staff Planner be made to the plat. John Stubbs seconded and the motion passed with a vote of all ayes. At the December 21, 2023 meeting Cara Hale presented a final plat for consideration. Staff stated that the final plat appears to have

no significant discrepancies from the approved preliminary plat and that all required changes had been made. Staff Planner also stated that final approval would be pending the approval of the sewer system by the Tennessee Department of Environment and Conservation (TDEC) and approval of a submitted surety instrument. Staff stated that the surety instrument should be in the amount of \$372,120 for the road bond and \$1,384,152 for the water and sewer bond. After discussion, Terry Lowe made a motion to approve the submitted final plat pending the following conditions: 1) that all required signatures be obtained. 2) that surety instruments for the water, sewer and road construction be submitted totaling cost plus ten (10) percent and 3) that the sewer system plans be approved by TDEC. Linda Clark seconded and the motion passed with a vote of all ayes.

ITEM 4: STAFF REPORT

Staff Planner presented a report for seven (7) subdivision plats that had been administratively approved since the last planning commission meeting. The administratively approved subdivision plats are as follows:

Allen Division—Final

Larry Allen submitted a final subdivision plat for the purpose of subdividing 3.832 acres into two (2) proposed new lots located on Gordon Lowe Road. Lot 1 would consist of 0.945 acres, an existing residential structure and two (2) existing accessory structures. Lot 2 would consist of 2.887 acres and is currently vacant. The proposed new lots would be served by an existing two (2) inch water line and would comply with all Cumberland County Subdivision Regulations.

Myers Division—Final

Vickie Myers submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Lantana Firetower Road. The proposed new lot would consist of 0.87 acres and an existing residential structure. The proposed new lot would be served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Riegsecker Combination—Final

Randall Riegsecker submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Leinster Lane and Leinster Court. The proposed new lot would consist of 0.53 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

Villavazo Combination—Final

Pamela Villavazo submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Ocoela Circle. The proposed new lot would consist of 0.65 acres and is currently vacant. The proposed new lot is served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Webb Combination—Final

Richard Webb submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Topez Drive. The proposed new lot would consist of 0.673 acres and is currently vacant. The proposed new lot is served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Frost Adjustment-Final

Steve Frost submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing lots located on Cherokee Trail. After the adjustment, Lot 1 would consist of 3.40 acres and eight (8) structures. 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.

Shillings Adjustment-Final

Monty Shillings submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing lots located on Vandever Road. After the adjustment, Lot 1 would consist of 2.37 acres and an existing residential structure. Lot 2 would consist of 0.67 acres and an existing structure. The proposed new lot would be served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

ITEM 5: DISCUSSION REGARDING ADDING 286 FEET OF BYRD'S CREEK DRIVE TO THE COUNTY ROAD LIST

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. At the November 16, 2023 meeting, John Wedgworth made a motion to close the PC meeting and opened a public hearing to receive comments regarding the aforementioned request. Terry Lowe seconded and the motion passed with a vote of all ayes. Staff Planner presented a letter from Road Superintendent Stanley Hall stating that he was in opposition of the request due to the fact that the road and the bridge are not constructed to county standards. Chairman Wilson opened the floor for public comment. Larry Seiber stated that he was in favor of the request and alleged that the majority of the damage to Byrd's Creek Drive and the Ward's Branch bridge is due to the county's failure to remove debris from underneath the Highland Lane bridge. Chairman Wilson stated that new roads should not be accepted that are not constructed to county standards. Wilson also stated that as a member of the county commission that he was in opposition to adding the roads in the Renegade Mountain development due to the fact that the roads were not built to county standards. Wilson finally stated that the county should not spend money on private property. County Attorney Philip Burnett agreed with Wilson regarding the acceptance of a substandard road. Attorney Burnett also stated that if the PC denied the request that the residents of Byrd's Creek Drive should pay for the engineering study. Member Terry Lowe stated that he did not understand the reluctance of the PC to approve the request. Lowe stated that the PC has added roads to the county road list that were not constructed to county standards. Lowe stated that it was his opinion that two (2) six (6) foot culverts should remedy most

of the issues with Ward's Branch bridge. Sericia Seiber addressed the PC and stated that she was in favor of the request. With no further public comment, Kelli Tipton Buchannon made a motion to close the public hearing and reopen the PC meeting. Terry Lowe seconded and the motion passed with a vote of all ayes. Chairman Wilson opened the floor for discussion regarding the aforementioned request. Lowe opened discussion stating that he could see where the road had been tar and chipped. Secretary Linda Clark stated that it was unprecedented to add a bridge and road to the county road list that were not constructed to county standards. Clark then stated that the county does not have an engineer or an environmentalist to be able to properly assess the road and bridge. Finally, Clark stated that the PC has always went with the recommendation of the road superintendent. Member John Stubbs stated that he can see both sides of the argument. County Attorney Philip Burnett stated that the road is not on the tax map and thus one of the residents of Byrd's Creek drive owns the road and thus is paying taxes on it. Attorney Burnett also stated that the county should not build bridges. Finally, Attorney Burnett stated that if the PC approves the request, they should do so with reasons as to why this request is different than other requests to add substandard roads to the county road list. Attorney Burnett stated that failure to do so could establish precedent that would allow other substandard roads to be added to the road list. After discussion, Terry Lowe made a motion to recommend to the Environmental Committee that 286 feet of Byrd's Creek Drive be added to the county road list but the motion failed for lack of a second. John Wedgworth made a motion to table discussion. Kelli Tipton Buchannon seconded and the motion passed with a vote of all ayes. County Commissioner Darrell Threet addressed the PC and stated that the county should help the tax payers whenever possible. At the December 21, 2023 meeting, Terry Lowe submitted pictures showing the Highland Lane bridge being blocked by debris. Lowe stated that it was his estimation that Byrd's Creek Drive was probably built in the 1940's and was most likely maintained by the county. Lowe stated that it was his opinion that it would be cheaper to repair the road if it was added to count road list. Road Superintendent Stanley Hall stated that he had inspected both the Highland Lane and Byrd's Creek Drive bridges. Hall stated that the PC and the county commission should follow the road standards when adding new roads to the county road list. County Attorney Philip Burnett stated that there is a difference between a county road and a public road. Burnett stated that Larry Seiber submitted photos from 2019 that shows the Highland Bridge being flooded. Burnett then stated that the citizens of Byrd's Creek Drive and the county commission could come to an agreement that would allow the county highway department to repair the bridge without the road being added to the county road list. Linda Clark stated that if a settlement is being negotiated due to county negligence between the county attorney and the residents of Byrd's Creek Drive then this is not a PC issue to be discussed. Burnett concurred and stated that if the residents of Byrd's Creek Drive have allegations of damages due to county negligence, then the allegations should be brought to the attorney for remedy and should not be discussed in any public meeting. Burnett went on to state that it was his opinion that the road standards should be reevaluated as well as the county's procedure to change the county road list. Burnett stated that Hall could provide estimates for the repair of the road and bridge while Chairman Wilson can request the county attorney to work on behalf of the PC. Kelli Tipton Buchannon stated that she sees both sides of the argument and in this instance, would defer to the recommendation of the county attorney and the road superintendent. Hall stated that he would have to rent equipment to repair either bridge. Chairman Wilson stated a rough estimate for culverts, previously discussed by Mr. Lowe, would cost approximately \$7,000. Wilson stated his estimate didn't include necessary engineering expenses that would increase the cost significantly. After discussion, Linda Clark made a motion to table the aforementioned request to allow County Attorney Burnett and Road Superintendent Hall to negotiate a solution with the residents of Byrd's Creek Drive. Kelli Tipton Buchannon seconded and the motion failed with a vote of three (3) ayes (Clark, Hardt and Buchannon) to three (3) nays (Lowe, Wedgworth and Wilson) with no abstentions. After further discussion, Terry Lowe made a motion to recommend to the Environmental Committee that 286 feet of Byrd's Creek Drive be added to the county road list pending additional right-of-way dedication. John Wedgworth seconded and the motion failed with a vote of three (3) ayes (Lowe, Wedgworth and Wilson) to three (3) nays (Clark, Hardt and Buchannon) with no abstentions. During discussion, Chairman Wilson stated that if the bridge was repaired, he would be inclined to recommend that the aforementioned request be granted. After further discussion, Linda Clark made a motion to table the aforementioned request to allow County Attorney Burnett and Road Superintendent Hall to negotiate a solution with the residents of Byrd's Creek Drive. Kelli Tipton Buchannon seconded and the motion passed with a vote of all ayes. Chairman Wilson asked Staff to research if other counties had exceptions for their road adoption

process if safety was a factor.

ITEM 6: DISCUSSION REGARDING APPLICATION FEE FOR CHANGES TO THE COUNTY ROAD LIST

At the November 16, 2023, The Staff Planner addressed the Planning Commission (PC) regarding a potential application fee for alterations to the county road lists. It was explained that due to a noticeable increase in requests for changes to the county road list, the consideration of implementing an application fee has been deemed appropriate. Staff emphasized that the proposed fee would apply to requests involving the addition, removal, or modification of roads on the existing list. The rationale behind the fee is to cover the costs associated with the mandatory public notice requirements. After discussion, Linda Clark motioned to recommend the County Commission to approve a fifty-dollar (\$50) application fee for modifications to the county road list. Katie Hardt seconded and the motion passed with a vote of all ayes. At the December 21, 2023 meeting, Staff Planner addressed the PC and stated that he had received information that the cost of the public notice was approximately \$100 dollars. Linda Clark motioned to recommend the County Commission to approve a \$100 application fee for modifications to the county road list. Katie Hardt seconded and the motion passed with a vote of all ayes.

ITEM 7: OTHER BUSINESS AS NECESSARY

Patrick Rasmussen submitted a request to the PC to remove the end section of Plateau Fire Tower Road from the county road list. Rasmussen stated that the request would be to remove 423 feet which would be 0.08 miles. Rasmussen stated that this action would reduce the length of Plateau Fire Tower Road from 0.53 miles to 0.45 miles. Staff Planner stated that a title search must be conducted and that all fees associated with the proposed reduction would be Rasmussen’s responsibility. After discussion, Staff Planner stated that he would schedule a public hearing to be held at the February 15, 2024 PC meeting.

With no other business, John Wedgworth made a motion to adjourn. Kelli Tipton Buchannon seconded and the motion passed with a vote of all ayes. The next scheduled meeting of the Cumberland County Planning Commission is scheduled for January 18, 2024.

CTL

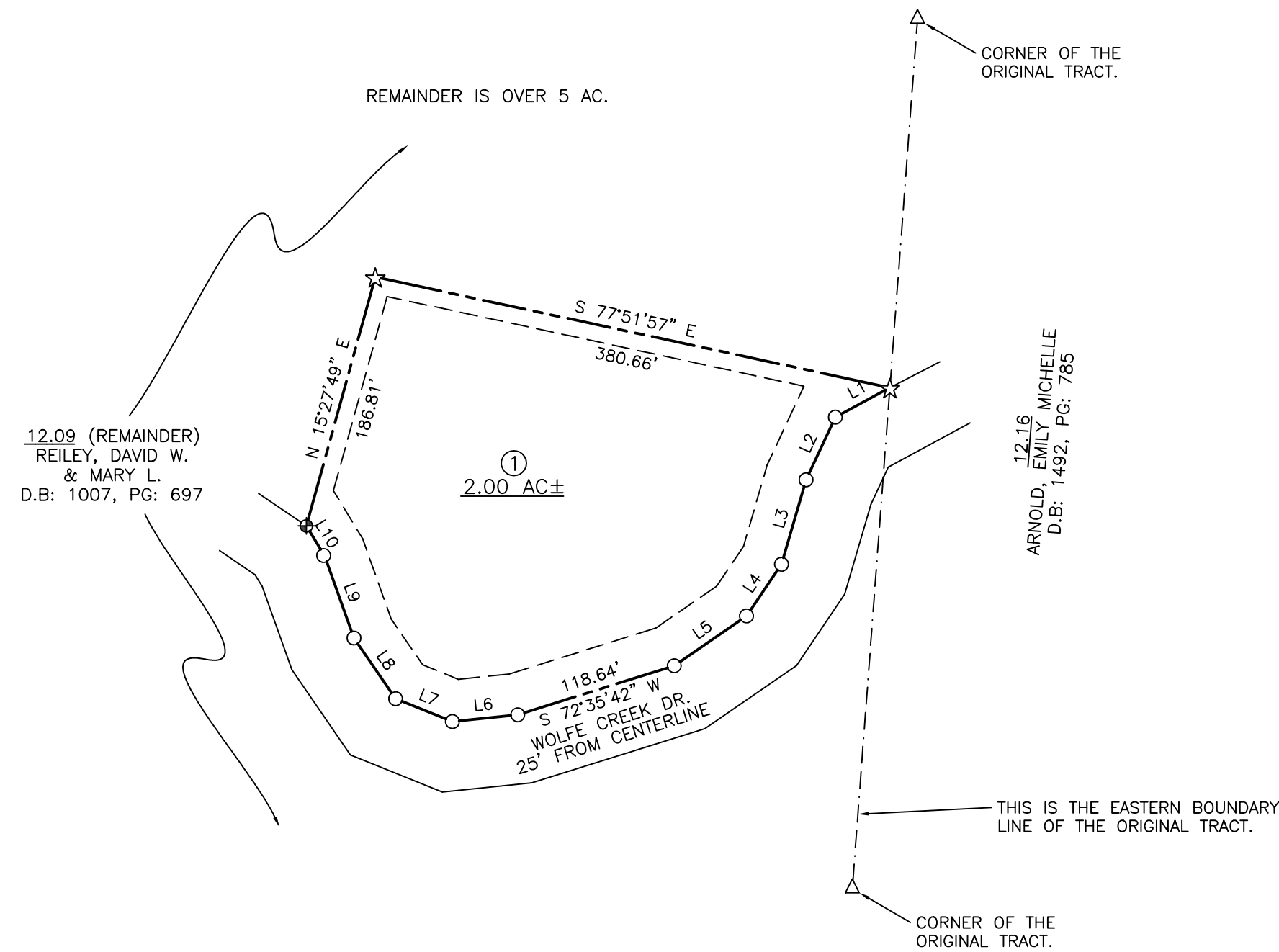
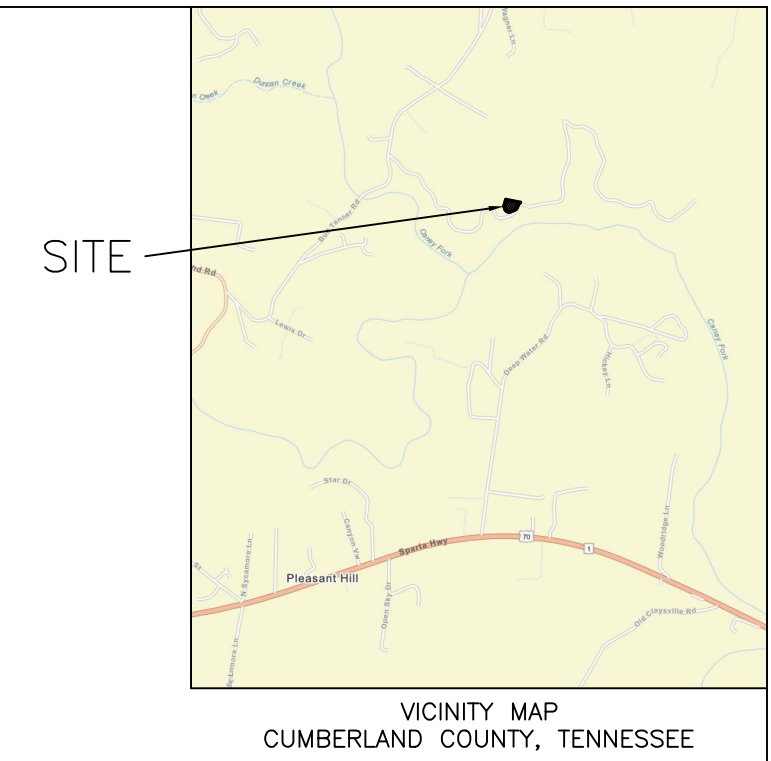
Chairperson

Date

Secretary

Date

REILEY ACRES



LEGEND

These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- △ EX. IRON ROD
- ⊕ N.P. RAILROAD SPIKE
- CALCULATED POINT IN R.O.W.
- 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 _____ 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

- Type of GPS Field Procedure Used: Real Time Kinematic
- Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
- Relative Positional Accuracy: H = 0.05', V = 0.05'
- Date(s) of Survey: November 29, 2023
- Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
- Fixed Control Station: AUTONOMOUS
- Fixed Control Station Position: Not Applicable
- Geoid Model Used: GEOID18
- Combined Grid Factor: Not Applicable

LINE	BEARING	DISTANCE
L1	S 61°36'18" W	44.86'
L2	S 25°01'08" W	50.01'
L3	S 16°14'55" W	63.64'
L4	S 34°06'27" W	45.09'
L5	S 55°24'36" W	63.48'
L6	S 84°03'24" W	47.51'
L7	N 68°01'46" W	44.26'
L8	N 34°27'43" W	53.25'
L9	N 19°36'32" W	62.59'
L10	N 31°12'45" W	25.79'

NOTES:

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

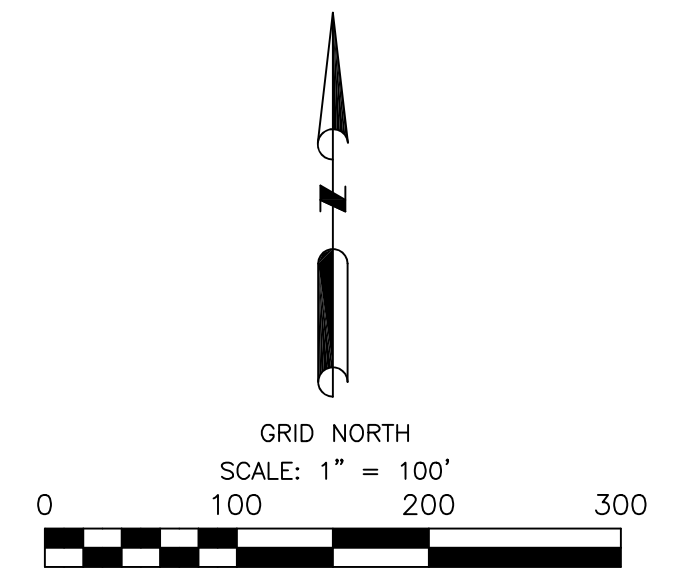
THERE IS A 12' UTILITIES EASEMENT PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.

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

THERE IS A 10' BUILDING SETBACK PARALLEL TO ALL INTERIOR LOT LINES. TYPICAL ALL LOTS.

THERE IS A 12' BUILDING SETBACK AND UTILITIES EASEMENT PARALLEL TO ALL PERIMETER LOT LINES. TYPICAL ALL LOTS.

THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL #47035C0285D.



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

FINAL PLAT
REILEY ACRES

PRESENTED TO
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

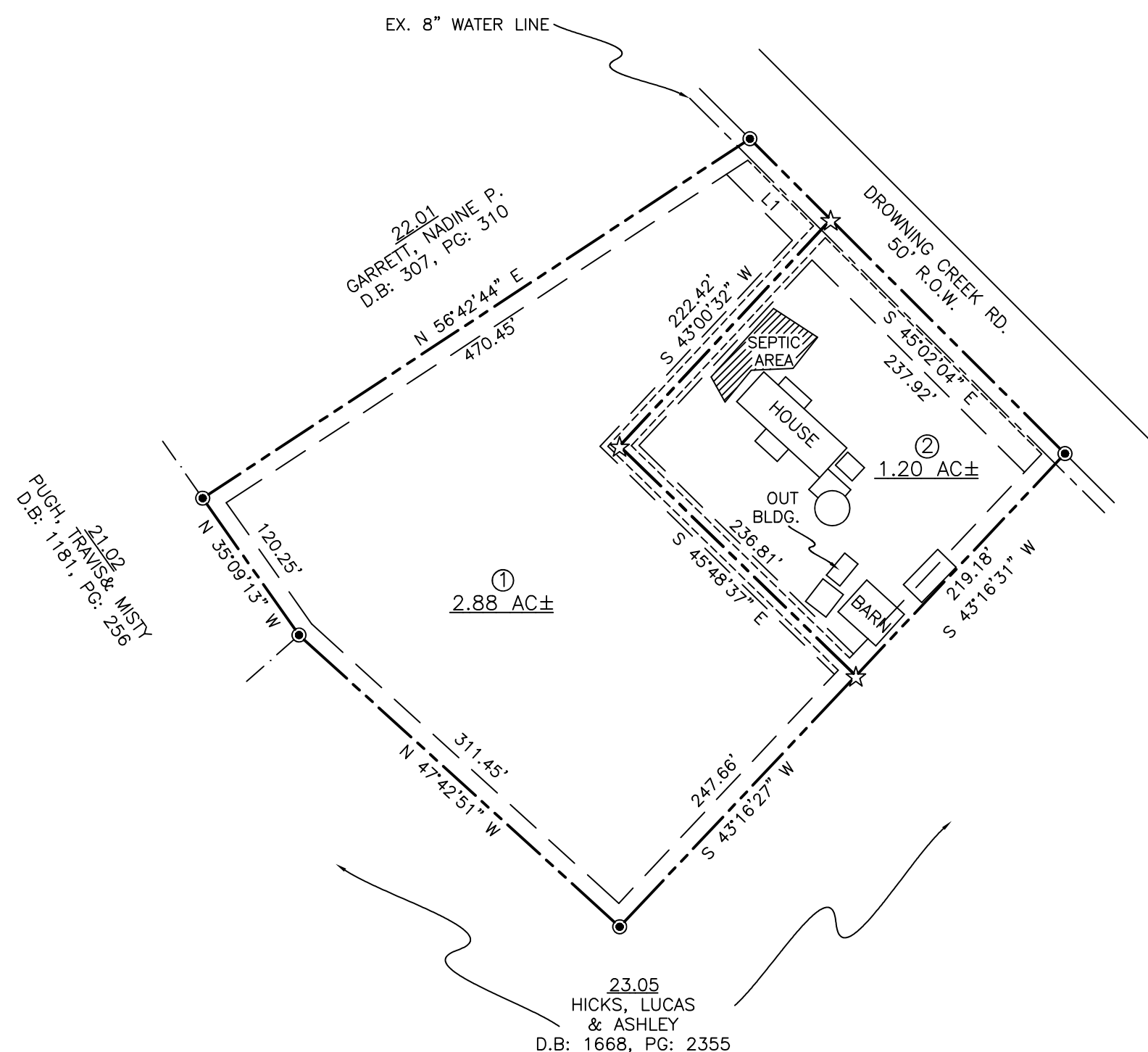
OWNER: REILEY, DAVID W. & MARY L. ADDRESS: 404 WOLFE CREEK DR., CROSSVILLE, TN 38571 TELEPHONE: (931) 252-3100	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE., CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
OWNER: _____ ADDRESS: _____ TELEPHONE: _____	ACREAGE SUBDIVIDED: 3.0 AC± NUMBER OF LOTS: 1 SCALE: 1"=100' DATE: 11/29/23 DEED BOOK: 1007 PAGE: 697 DEED BOOK: _____ PAGE: _____
TAX MAP: 84 PARCEL: 12.09 GROUP: _____	JOB NUMBER: 23253 DRAWING NUMBER: 23253-ROBIN DRAWN BY: ROBIN POWERS

REVISION OF LOT #15, DROWNING CREEK ESTATES RECORDED IN PLAT BOOK: 4, PAGE: 35

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 _____

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

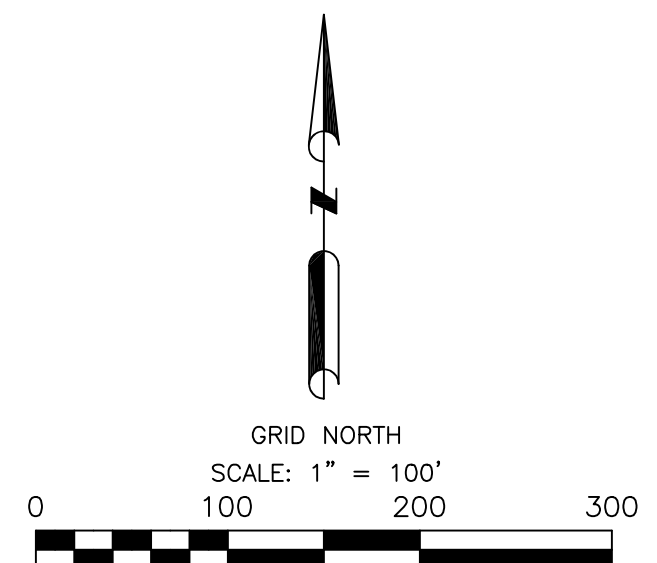
These standard symbols will be found in the drawing.

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

GPS INFORMATION

- Type of GPS Field Procedure Used: Real Time Kinematic
- Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
- Relative Positional Accuracy: H = 0.05', V = 0.05'
- Date(s) of Survey: December 14, 2023
- Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
- Fixed Control Station: AUTONOMUS
- Fixed Control Station Position: Not Applicable
- Geoid Model Used: GEOID18
- Combined Grid Factor: Not Applicable

LINE	BEARING	DISTANCE
L1	S 45°00'46" E	82.11'



MID-STATE SURVEYING P.O. BOX 212 80 WEST AVE. CROSSVILLE, TENNESSEE	
FINAL PLAT REVISION OF LOT #15, DROWNING CREEK ESTATES RECORDED IN PLAT BOOK: 4, PAGE: 35 PRESENTED TO CUMBERLAND REGIONAL PLANNING COMMISSION	
OWNER: RUPE, MICHAEL L. & DEBRA K. ADDRESS: 214 DROWNING CREEK RD. CROSSVILLE, TN 38571 TELEPHONE: (931) 287-7140	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
OWNER: _____ ADDRESS: _____ TELEPHONE: _____ SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN	ACREAGE SUBDIVIDED: 4.08 AC± NUMBER OF LOTS: 2 SCALE: 1"=100' DATE: 12-14-23 DEED BOOK: 504 PAGE: 192 DEED BOOK: _____ PAGE: _____
TAX MAP: 48 PARCEL: 23.01 & 23.02 GROUP: _____	JOB NUMBER: 23288 DRAWING NUMBER: 23288-ROBIN DRAWN BY: ROBIN POWERS

**REVISION OF COMBINATION OF LOT #'S 214, 215 & 216, BLOCK: 1,
DRUID HILLS ADDITION TO FAIRFIELD GLADE RESORT
RECORDED IN DEED BOOK: 1683, PAGE: 2403**

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 SEWER LINES

I hereby certify that the sewer 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

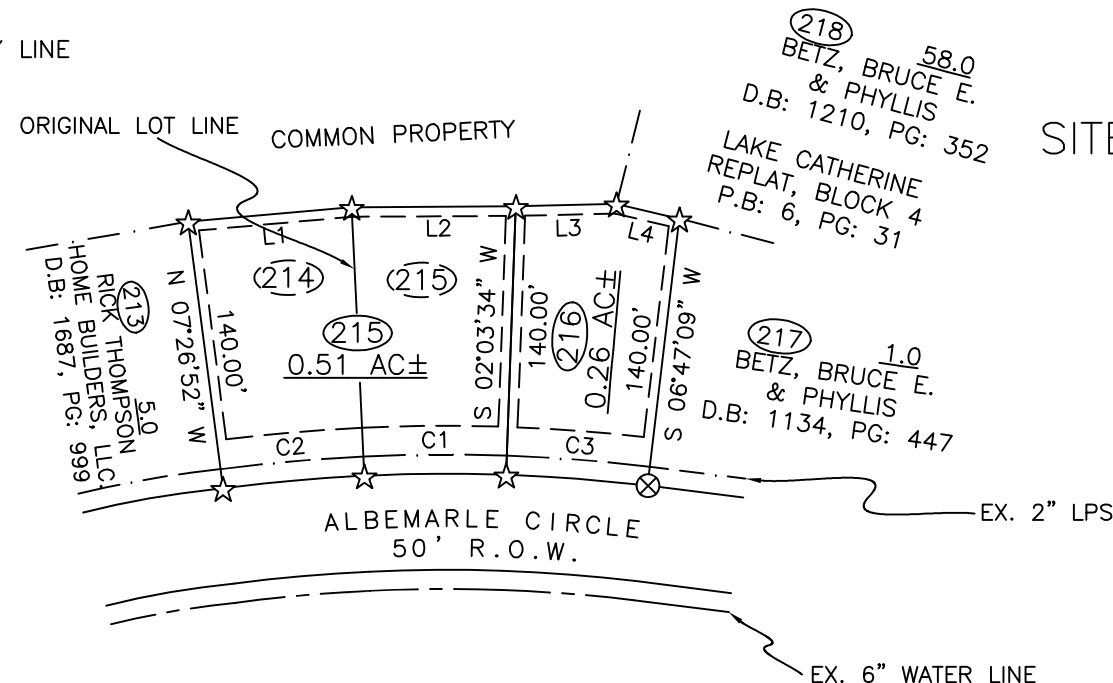
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Regional Planning Commission, and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

LEGEND

These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- ⊗ NEW "X" MARK ON ROCK
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ROAD RIGHT OF WAY



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

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

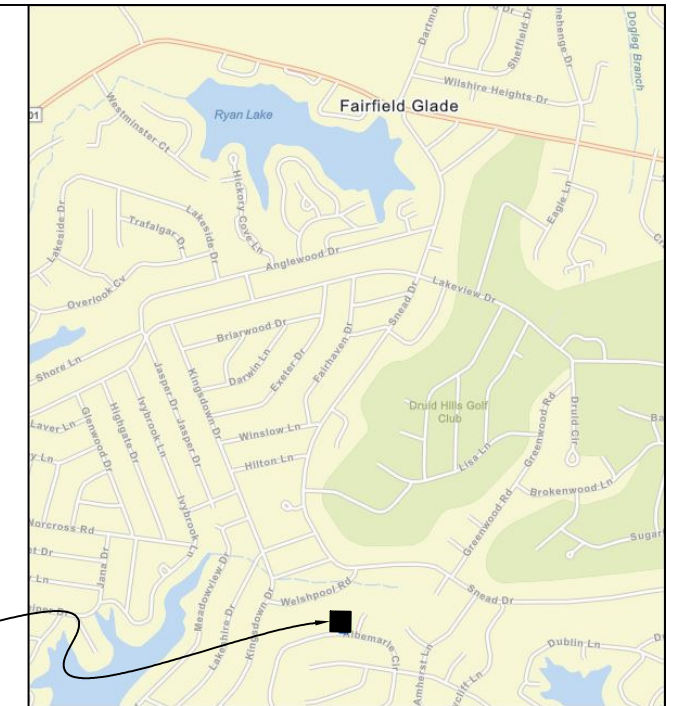
THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FEMA FLOOD MAPS, COMMUNITY PANEL #47035C0335D.

GPS INFORMATION

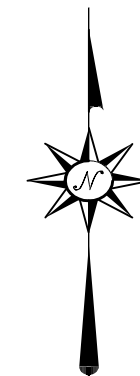
1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
3. Relative Positional Accuracy: H = 0.05', V = 0.05'
4. Date(s) of Survey: January 2, 2024
5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
6. Fixed Control Station: AUTONOMUS
7. Fixed Control Station Position: Not Applicable
8. Geoid Model Used: GEOID18
9. Combined Grid Factor: Not Applicable

LINE	BEARING	DISTANCE
L1	N 84°56'09" E	85.50'
L2	N 89°40'08" E	85.50'
L3	N 88°40'09" E	52.40'
L4	S 76°39'46" E	33.70'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	893.97'	73.90'	73.88'	S 89°39'51" W	4°44'11"
C2	893.97'	73.92'	73.90'	S 84°56'14" W	4°44'15"
C3	893.97'	73.90'	73.88'	N 85°35'54" W	4°44'11"



VICINITY MAP
CUMBERLAND COUNTY, TN



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



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

FINAL PLAT

FOR
**REVISION OF COMBINATION OF LOT #'S 214, 215 & 216, BLOCK: 1,
DRUID HILLS ADDITION TO FAIRFIELD GLADE RESORT
RECORDED IN DEED BOOK: 1683, PAGE: 2403**

PRESENTED TO
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER: RICK THOMPSON HOME BUILDER, LLC.
ADDRESS: 114 LAUREL RD.
CROSSVILLE, TN 38555
TELEPHONE: (931) 265-3199

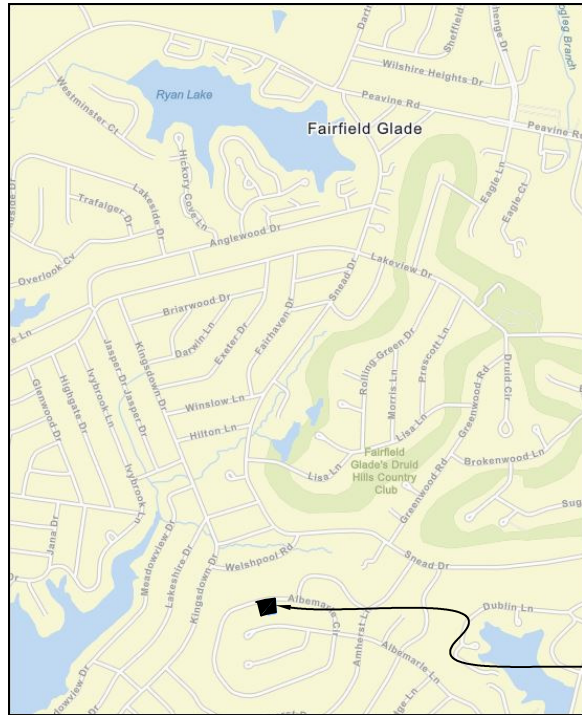
SURVEYOR: MID-STATE SURVEYING
ADDRESS: 107 LIVINGSTON RD
CROSSVILLE, TN 38555
TELEPHONE: (931)484-7702

OWNER: _____
ADDRESS: _____
TELEPHONE: _____

DEED BOOK: -3.0: 1672 PAGE: 2435
DEED BOOK: -4.0: 1672 PAGE: 2427
SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN
ACREAGE SUBDIVIDED: 0.77 ACRES±
NUMBER OF LOTS: 2

TAX MAP: 90-B
PARCEL: 2.0 & 3.0
GROUP: "A"

SCALE: 1"=100' DATE: 1-2-24
DRAWN BY: ROBIN POWERS
JOB NO.: 23235-REVISED



SITE

VICINITY MAP
CUMBERLAND COUNTY, TENNESSEE



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

SCALE: 1" = 100'



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

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

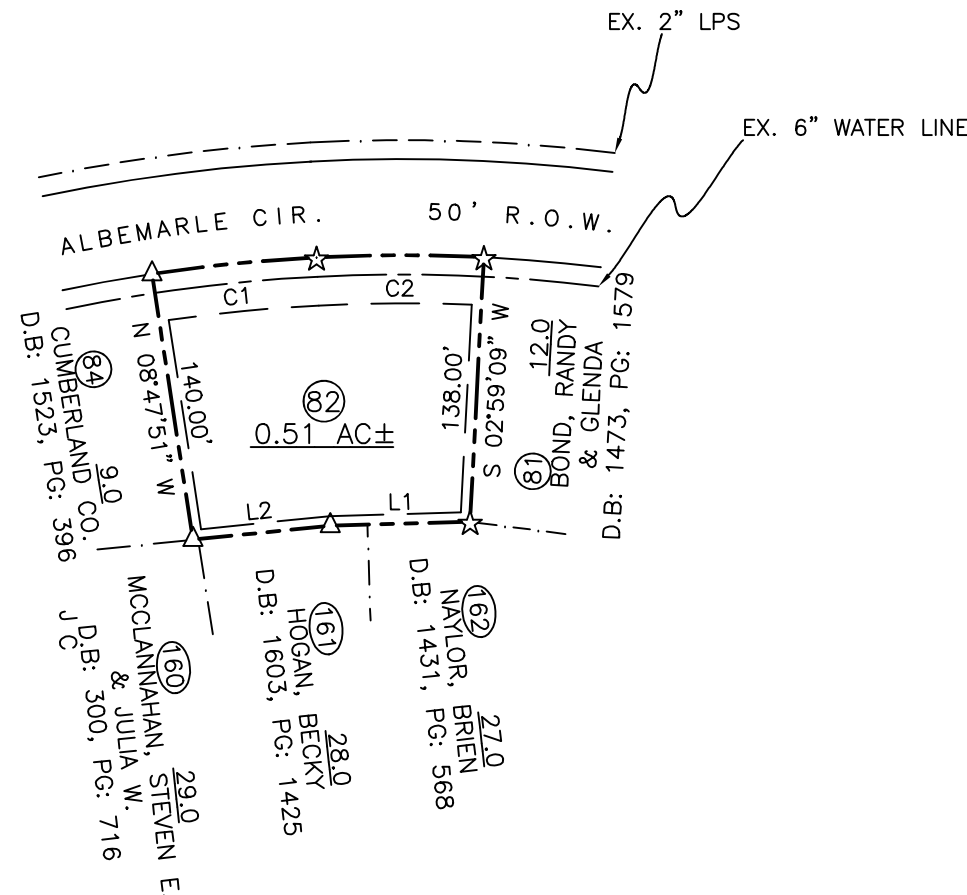
Signature of the Secretary of
Cumberland County Planning Commission

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
107 Livingston Rd.
Crossville, TN 38555
(931) 484-7702

BEING LOT #'S 82 & 83, BLOCK:1, DRUID HILLS ADDITION TO FAIRFIELD GLADE RESORT, RECORDED IN PLAT BOOK: 4, PAGE: 3 IN THE REGISTER'S OFFICE IN CUMBERLAND COUNTY, TENNESSEE.



LEGEND

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

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: January 2, 2024
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	S 88°25'08" W	72.74'
L2	S 84°10'46" W	71.95'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	843.97'	86.11'	86.07'	N 84°16'54" E	5°50'46"
C2	843.97'	87.29'	87.25'	N 89°52'34" E	5°55'34"

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

FINAL PLAT FOR COMBINATION OF LOT #'S 82 & 83, BLOCK: 1, DRUID HILLS ADDITION TO FAIRFIELD GLADE RESORT RECORDED IN PLAT BOOK: 4, PAGE: 3 PRESENTED TO CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER-11.0: RICK THOMPSON HOME BUILDERS, LLC. ADDRESS: 114 LAUREL RD. CROSSVILLE, TN 38555 TELEPHONE: (931) 265-3199	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
OWNER-10.0: FIDELITY NATIONAL TITLE INSURANCE CO. ADDRESS: TELEPHONE:	DEED BOOK-11.0: 1687 PAGE: 1002 DEED BOOK-10.0: 1489 PAGE: 2260 SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN ACREAGE SUBDIVIDED: 0.51 AC± NUMBER OF LOTS: 1
TAX MAP: 90-B PARCEL: 10.0 & 11.0 GROUP: "A"	SCALE: 1"=100' DATE: 1/2/24 DRAWN BY: ROBIN POWERS JOB NO.: 23235-82

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	534.78'	84.63'	84.54'	N 10°09'38" W	09°04'02"
C2	25.00'	39.28'	35.36'	N 39°30'33" E	90°00'42"



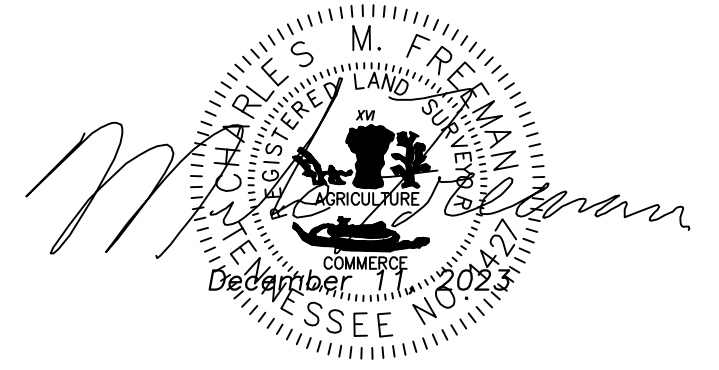
LOCATION MAP
Not to Scale

Having consulted the FEMA Flood Insurance Rate Map (FIRM), 47035CO355D, 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.



Survey for Ricky William & Mary Ellen Kline, owners
243 Westchester Drive; Fairfield Glade, TN 38558
Telephone: (320) 630-7237

FINAL PLAT
COMBINATION OF LOTS 408 & 409
BLK 8 - DRUID HILLS ADDITION TO
FAIRFIELD GLADE

Second Civil District Cumberland County

Scale 1" = 50'
December 11, 2023

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

C2RMK



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Date _____ Owner _____

Date _____ Owner _____

CERTIFICATE OF ACCURACY

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

Date _____ Registered Land Surveyor _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

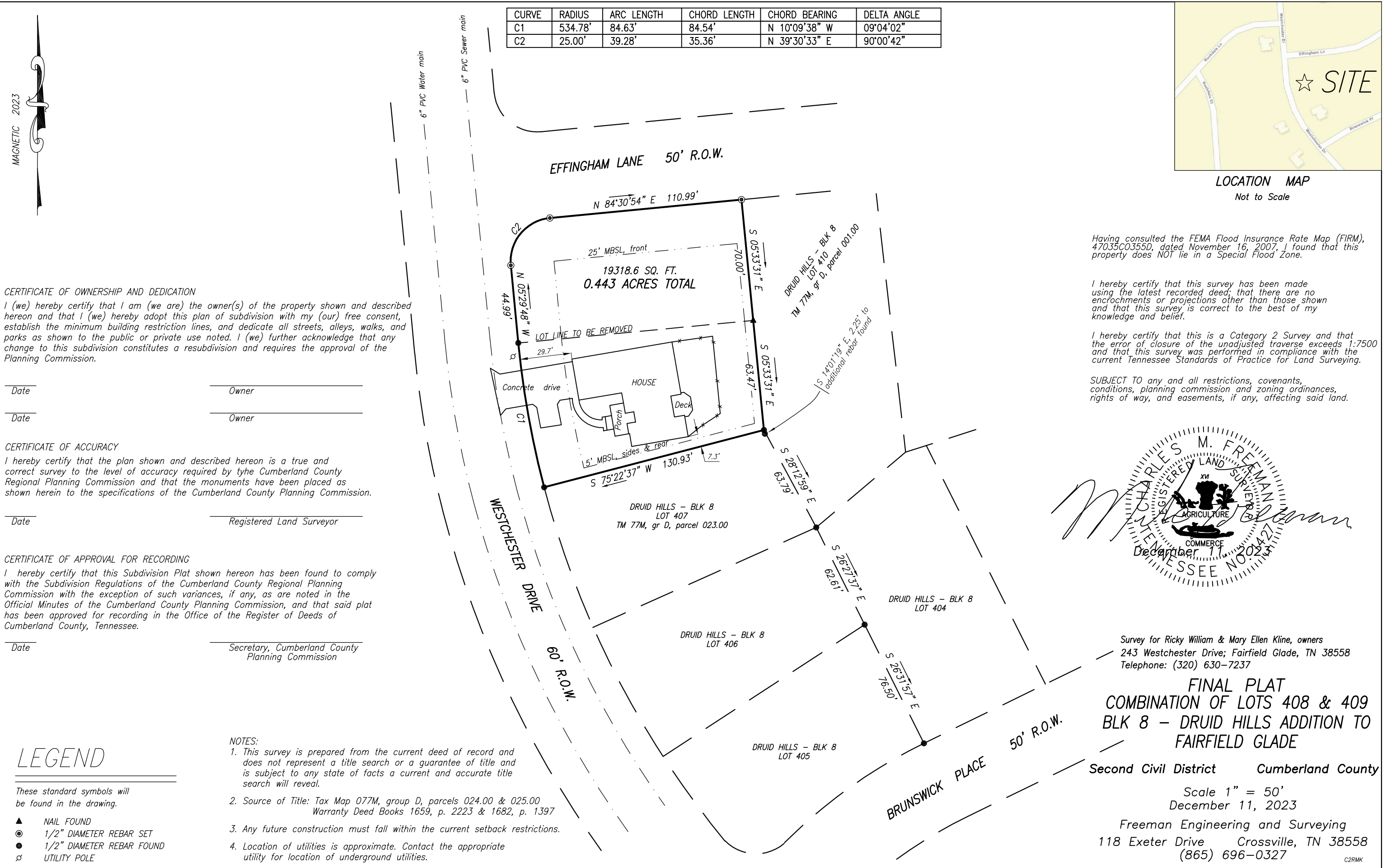
Date _____ Secretary, Cumberland County Planning Commission _____

LEGEND

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

NOTES:

- This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current and accurate title search will reveal.
- Source of Title: Tax Map 077M, group D, parcels 024.00 & 025.00 Warranty Deed Books 1659, p. 2223 & 1682, p. 1397
- Any future construction must fall within the current setback restrictions.
- Location of utilities is approximate. Contact the appropriate utility for location of underground utilities.



NORTH MERIDIAN is oriented to the bearing of record for the northwestern line of this survey - N 24°30'25" E

CERTIFICATE OF APPROVAL FOR RECORDING

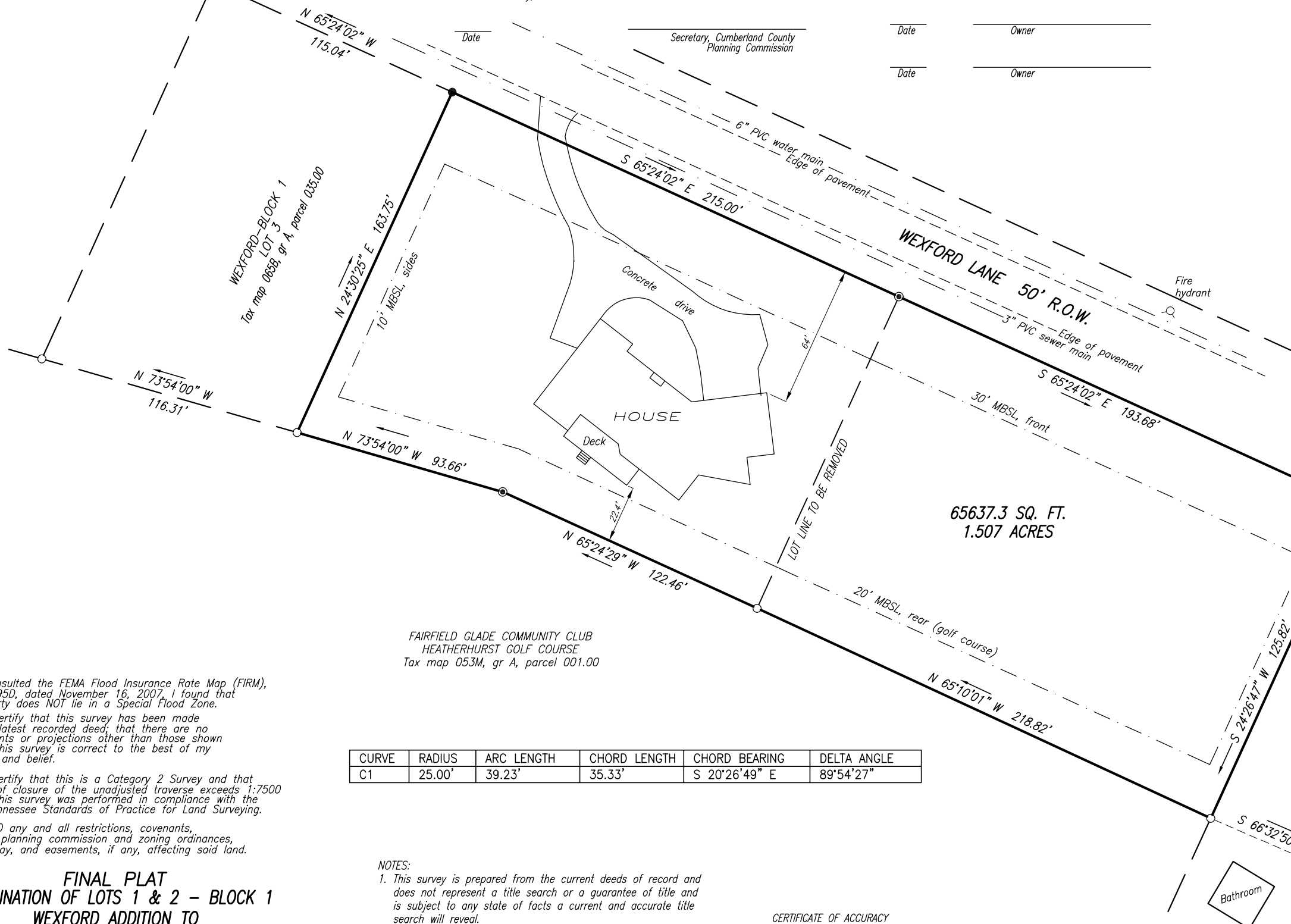
I hereby certify that this Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and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



LOCATION MAP
Not to Scale



Charles M. Freeman
 CHARLES M. FREEMAN
 REGISTERED LAND SURVEYOR
 AGRICULTURE
 COMMERCE
 OCTOBER 19, 2023
 TENNESSEE NO. 1427

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.

FAIRFIELD GLADE COMMUNITY CLUB
 HEATHERHURST GOLF COURSE
 Tax map 053M, gr A, parcel 001.00

WYNDHAM VACATION RESORTS, INC
 WDB 1257, p. 2226
 Tax map 065B, gr A, parcel 001.02
 Common Property

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.23'	35.33'	S 20°26'49" E	89°54'27"

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 065B, group A, parcels 036.00 & 037.00
 Warranty Deed Books 1623, p. 350 & 1673, p. 1514
 Dale J. Litney, trustee
 37 Wexford Lane
 Fairfield Glade, TN 38558
- Any future construction must fall within the current setback restrictions.

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

**FINAL PLAT
 COMBINATION OF LOTS 1 & 2 - BLOCK 1
 WEXFORD 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

C2DJLT

LEGEND

These standard symbols will be found in the drawing.

- ⊙ 1/2" DIAMETER REBAR SET
- 1/2" DIAMETER REBAR FOUND
- PIPE FOUND
- MBSL MINIMUM BUILDING SETBACK LINE

WYNDHAM VACATION RESORTS, INC
 WDB 1257, p. 2226
 Tax map 065B, gr A, parcel 003.01
 Common Property

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

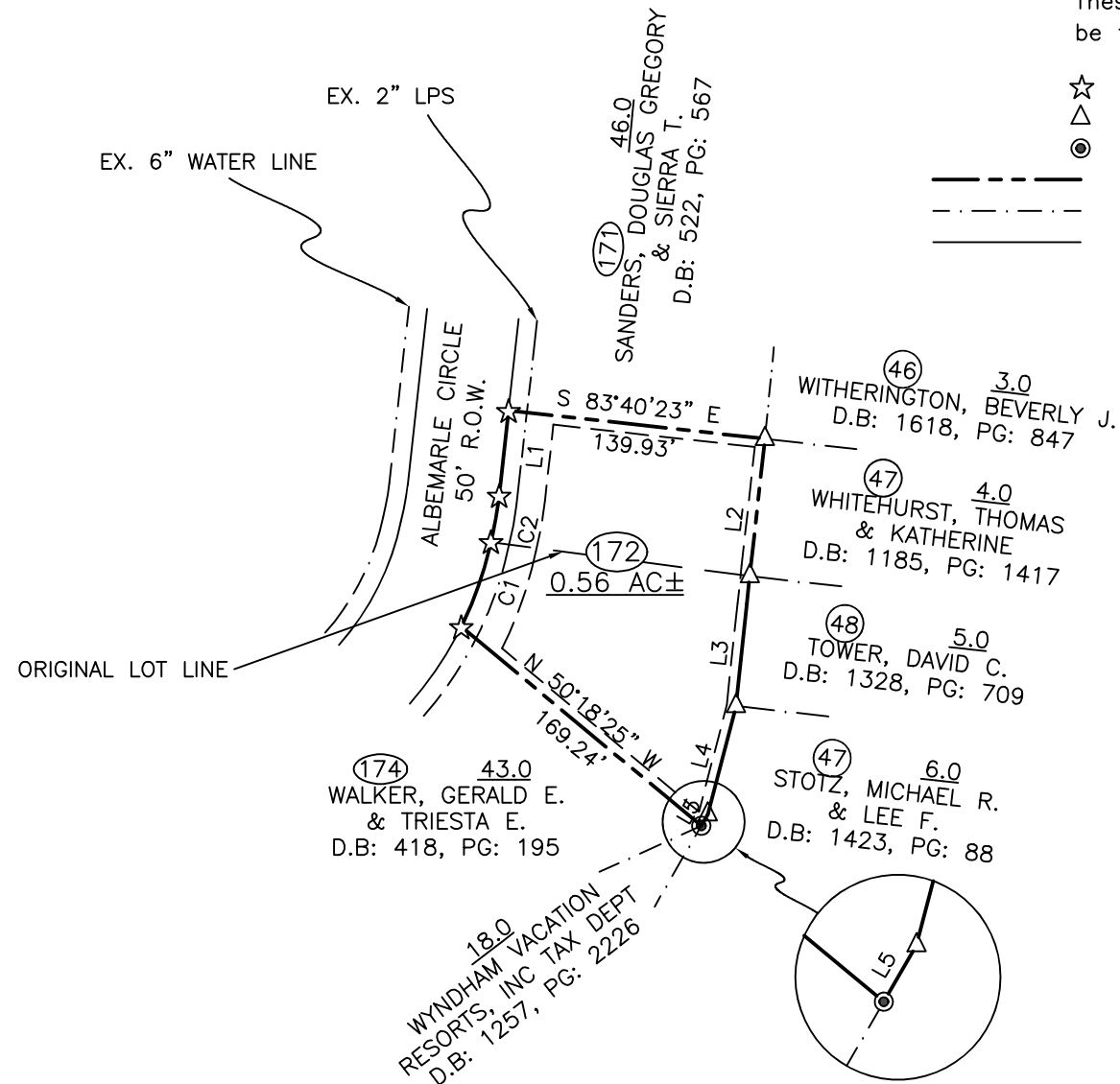
I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category _____ survey, and the ratio and precision of the unadjusted closure is 1:_____ as per the State of Tennessee 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.

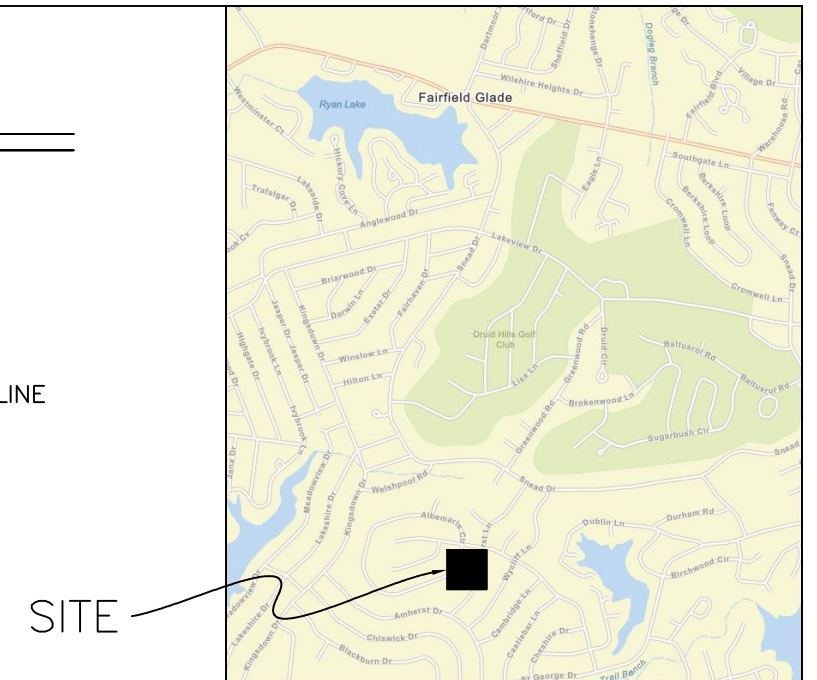
Date _____ Signature of the Secretary of
 Cumberland County Planning Commission



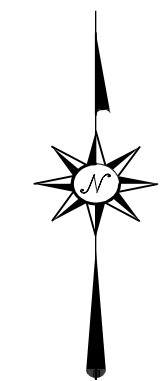
LEGEND

These standard symbols will be found in the drawing.

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



VICINITY MAP
 CUMBERLAND COUNTY, TENNESSEE



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

SCALE: 1" = 100'



----- 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.

GPS INFORMATION

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

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: December 15, 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 06°19'31" E	46.40'
L2	S 06°16'41" W	90.32'
L3	S 05°58'26" W	55.56'
L4	S 14°33'32" W	60.87'
L5	S 29°59'58" W	7.09'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	195.58'	49.11'	48.98'	N 19°09'12" E	14°23'14"
C2	195.58'	25.45'	25.43'	N 10°07'20" E	7°27'22"

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

FINAL PLAT
 FOR
 COMBINATION OF LOT #'S 172 & 173, BLOCK: 1, DRUID HILLS
 RECORDED IN PLAT BOOK: 4, PAGE: 3
 PRESENTED TO
 CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER-BOTH: SKINNER, DIANE & ANDREW ADDRESS: 1820 KEENELAND COURT MURFREESBORO, TN 37127 TELEPHONE: (931) 250-3756	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
OWNER: ADDRESS: TELEPHONE:	DEED BOOK-45.0: 1640 PAGE: 2048 DEED BOOK-44.0: 1635 PAGE: 2311 SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN ACREAGE SUBDIVIDED: 0.56 AC± NUMBER OF LOTS: 1
TAX MAP: 90-B PARCEL: 44.0 & 45.0 GROUP: "K"	SCALE: 1"=100' DATE: 12/15/23 DRAWN BY: ROBIN POWERS JOB NO.: 29293

NORTH MERIDIAN is oriented to the bearing of record for the northern line of Lot 70 per Plat Book 8, p. 210 - N 73°47'13" E

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.

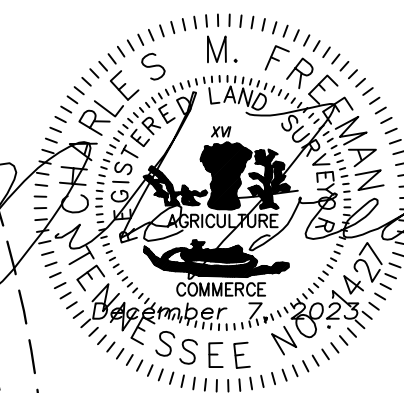
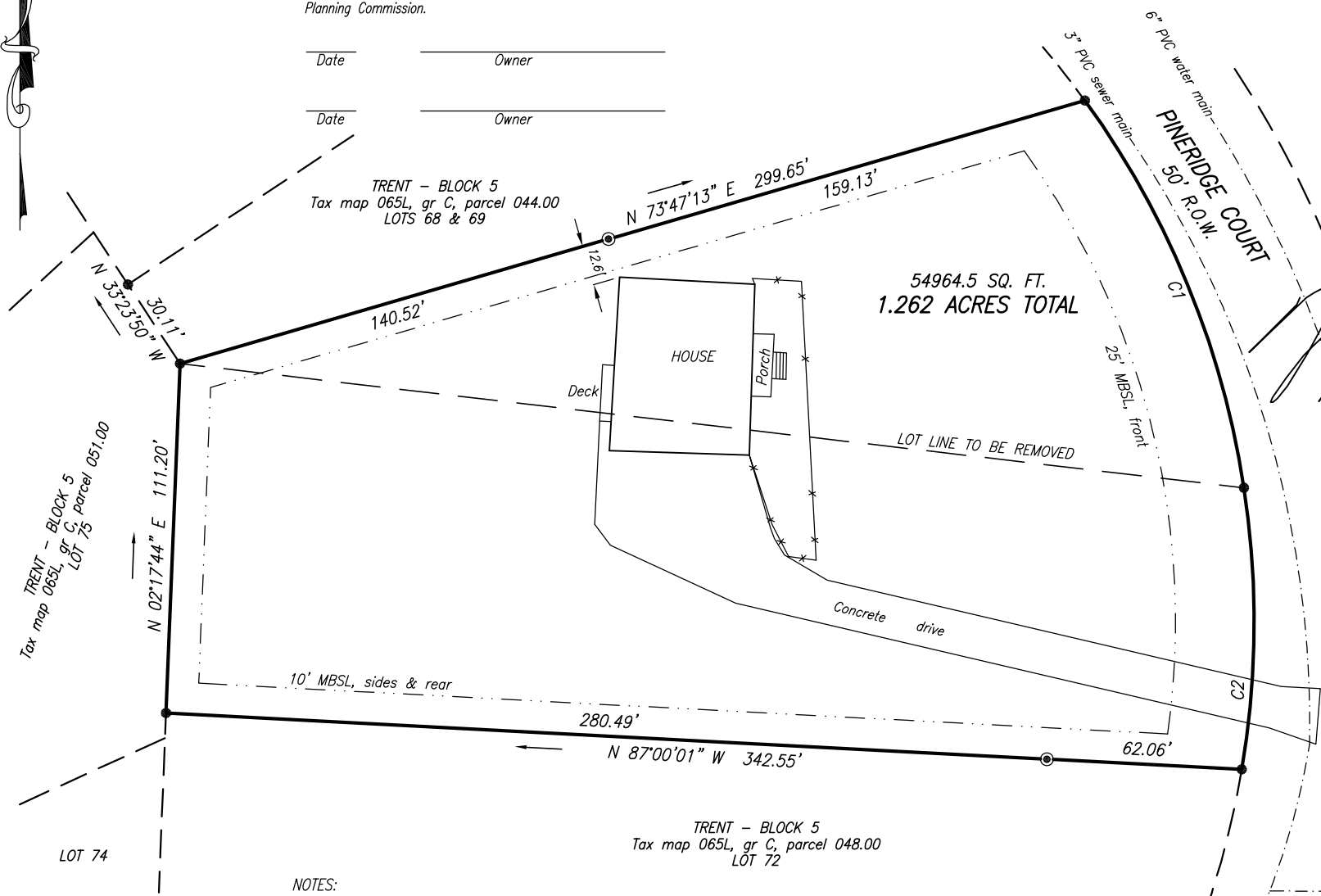
Date _____ Owner _____

Date _____ Owner _____

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	282.21'	134.41'	133.14'	S 22°19'50" E	27°17'19"
C2	282.21'	89.93'	89.55'	S 00°26'34" W	18°15'30"



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.

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:

1. This survey is prepared from the current deeds of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current and accurate title search will reveal.
2. Source of Title: Tax Map 065L, group C, parcels 046.00 & 047.00
Warranty Deed Book 1602, p. 1987
Walter Peter & Barbara Jean Soroka, owners
27 Pineridge Court; Fairfield Glade, TN 38558
3. Any future construction must fall within the current setback restrictions.
4. Location of utilities is approximate. Contact the appropriate utility for location of underground utilities.

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

LEGEND

- These standard symbols will be found in the drawing.
- 1/2" DIAMETER REBAR FOUND
 - ⊙ 1/2" DIAMETER REBAR SET
 - MBSL MINIMUM BUILDING SETBACK LINE

FINAL PLAT
COMBINATION OF LOTS 70 & 71
BLK 5 - TRENT ADDITION TO
FAIRFIELD GLADE
Second Civil District Cumberland County
Scale 1" = 50'
December 7, 2023
Freeman Engineering and Surveying
118 Exeter Drive Crossville, TN 38558
(865) 696-0327

Registered Land Surveyor

Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL 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.

LINE	BEARING	DISTANCE
L1	N 54°07'20" W	3.66'
L2	S 53°35'46" E	15.18'
L3	N 52°51'52" W	48.30'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	133.46'	21.68'	21.66'	N 48°12'37" W	9°18'25"

DATE _____ OWNER _____

DATE _____ OWNER _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE WHITE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HERON TO THE SPECIFICATIONS OF THE WHITE COUNTY SUBDIVISION REGULATIONS.

DATE _____ REGISTERED ENGINEER OR SURVEYOR
RLS#2171

CERTIFICATE OF EXISTING WATER LINES OR OTHER UTILITIES

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

DATE _____ SIGNATURE OF WATER OR OTHER UTILITY
DISTRICT REPRESENTATIVE

CERTIFICATE OF EXISTING STATE OR COUNTY ROAD

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

DATE _____ SIGNATURE OF CUMBERLAND COUNTY ROAD
SUPERINTENDENT

CERTIFICATION OF EXISTING ROAD AND CERTIFICATE OF APPROVAL FOR RECORDING

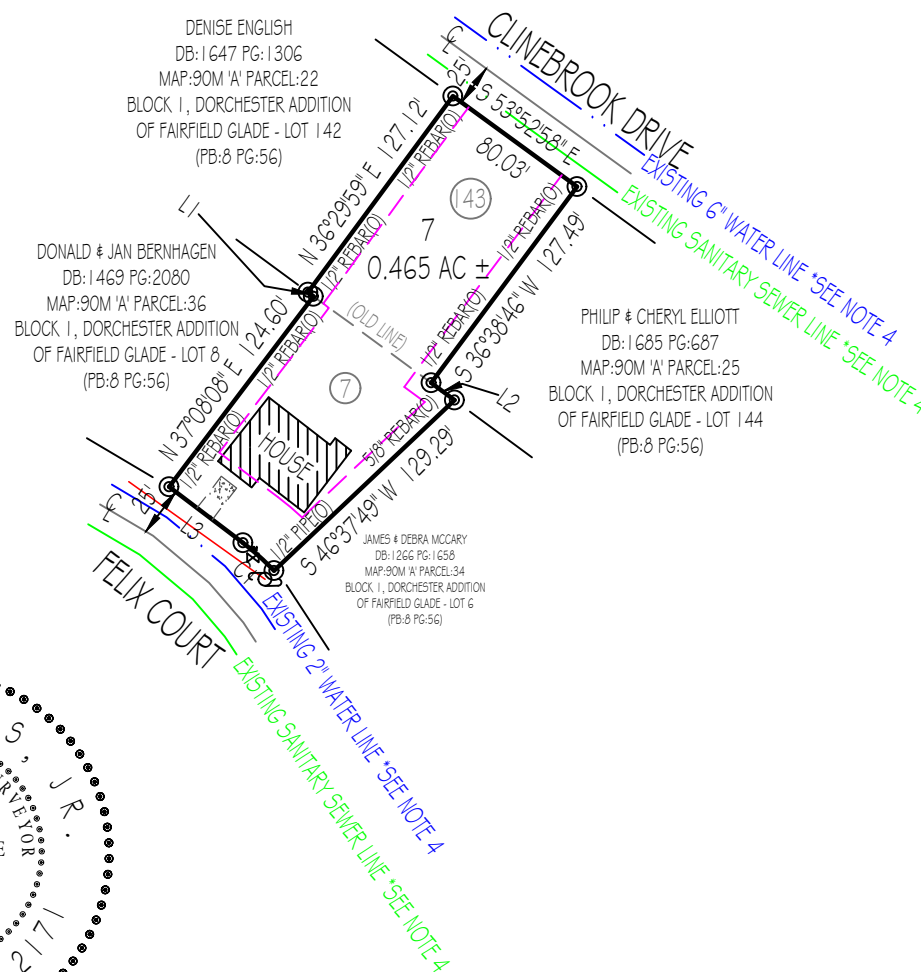
I HEREBY CERTIFY THAT THE ROAD SHOWN ON THIS PLAT APPEARS ON THE OFFICIAL WHITE COUNTY ROAD MAP AND HAS THE STATUS OF AN ACCEPTED PUBLIC ROAD REGARDLESS OF CURRENT CONDITION. I FURTHER CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON, WITH THE EXCEPTION OF THE EXISTING ROAD AND ANY SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE WHITE COUNTY REGIONAL PLANNING COMMISSION, HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF WHITE COUNTY, TENNESSEE AND HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ SECRETARY, WHITE COUNTY REGIONAL
PLANNING COMMISSION



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

ALLEN MAPLES, JR.
RLS#2171

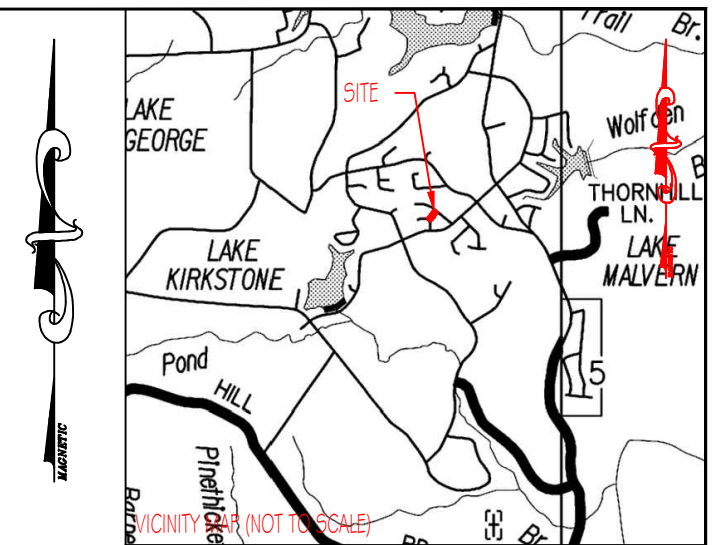
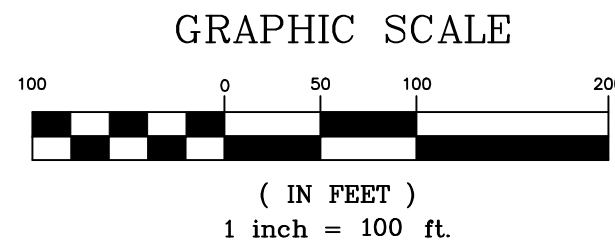


NOTES:

- THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
- THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47035C0355D & #47035C0355D, EFFECTIVE NOVEMBER 16, 2007.
- INFORMATION FROM UTILITY COMPANY WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY OR DIAL 811.
- BEING LOT 7 & 143 OF BLOCK 1, DORCHESTER ADDITION OF FAIRFIELD GLADE, RECORDED IN PLAT BOOK: 8, PAGE: 56.
- THIS PROPERTY IS SUBJECT TO RESTRICTIONS RECORDED IN DEED BOOK: 99, PAGE: 370 & DEED BOOK: 1006, PAGE: 1986.
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT:
LOCAL: 30' (SUBDIVISION REGULATIONS)
COLLECTOR: 40'
ARTERIAL: 50'
SIDE: 10' (SUBDIVISION REGULATIONS)

LEGEND

- (N) (NEW)
- (O) (OLD)
- ⊕ CENTERLINE
- ⊖ POWER POLE



FINAL PLAT FOR COMBINATION PLAT FOR LOTS 7 & 143 OF BLOCK 1, DORCHESTER ADDITION OF FAIRFIELD GLADE (PB:8 PG:56) PRESENTED TO CUMBERLAND COUNTY PLANNING COMMISSION	
DEVELOPER/OWNER: LISA VINT	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: N7788 CARVER SCHOOL ROAD EAST TROY, WI 53120	ADDRESS: 38 MAYBERRY STREET SPARTA, TN 38583
TELEPHONE: (414) 217-0575	TELEPHONE: (931) 837-5446
P/L DB: 1263 PG:309 & DB: 1540 PG:1027	TAX MAP: 90M 'A' PARCEL: 35 & 24
DATE: 12/04/2023	2ND C.D. - CUMBERLAND COUNTY, TN
SCALE: 1"=100'	ACREAGE SUBDIVIDED: 0.465 AC ±
DRAWING # 23-346 A3	NUMBER OF LOTS: 1

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 James Canelles Nicholas Canelles

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 Canelles-Peavine Rd 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

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 404 3527
- UPPER CUMBERLAND GAS UTILITY DISTRICT 404 9300
- CATOOSA UTILITY DISTRICT (WATER) 404 6437

LEGEND:

- CONCRETE RIGHT OF WAY MARKER (FOUND)
- ▲ IRON PIN (FOUND)
- STEEL POST (FOUND)
- △ METAL PIPE (FOUND)
- 1/2" IRON PIN AND CAP (SET)
- W — WATER LINE

NOTE:

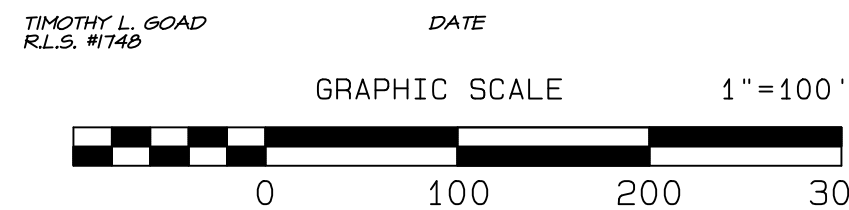
LOTS SHOWN HEREON DO NOT LIE IN A FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP 41035C330D EFFECTIVE DATE 1/16/2007

NOTE:

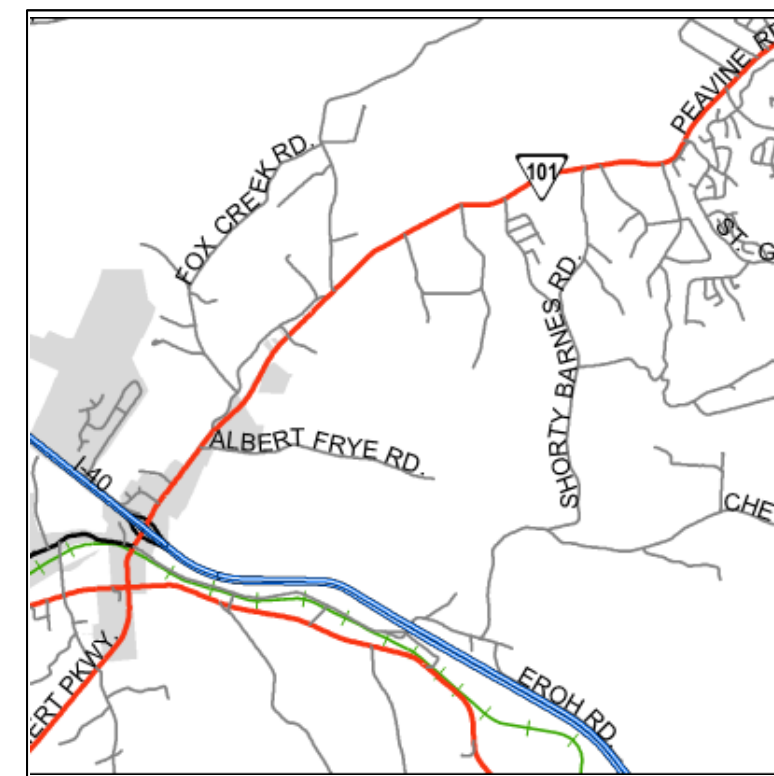
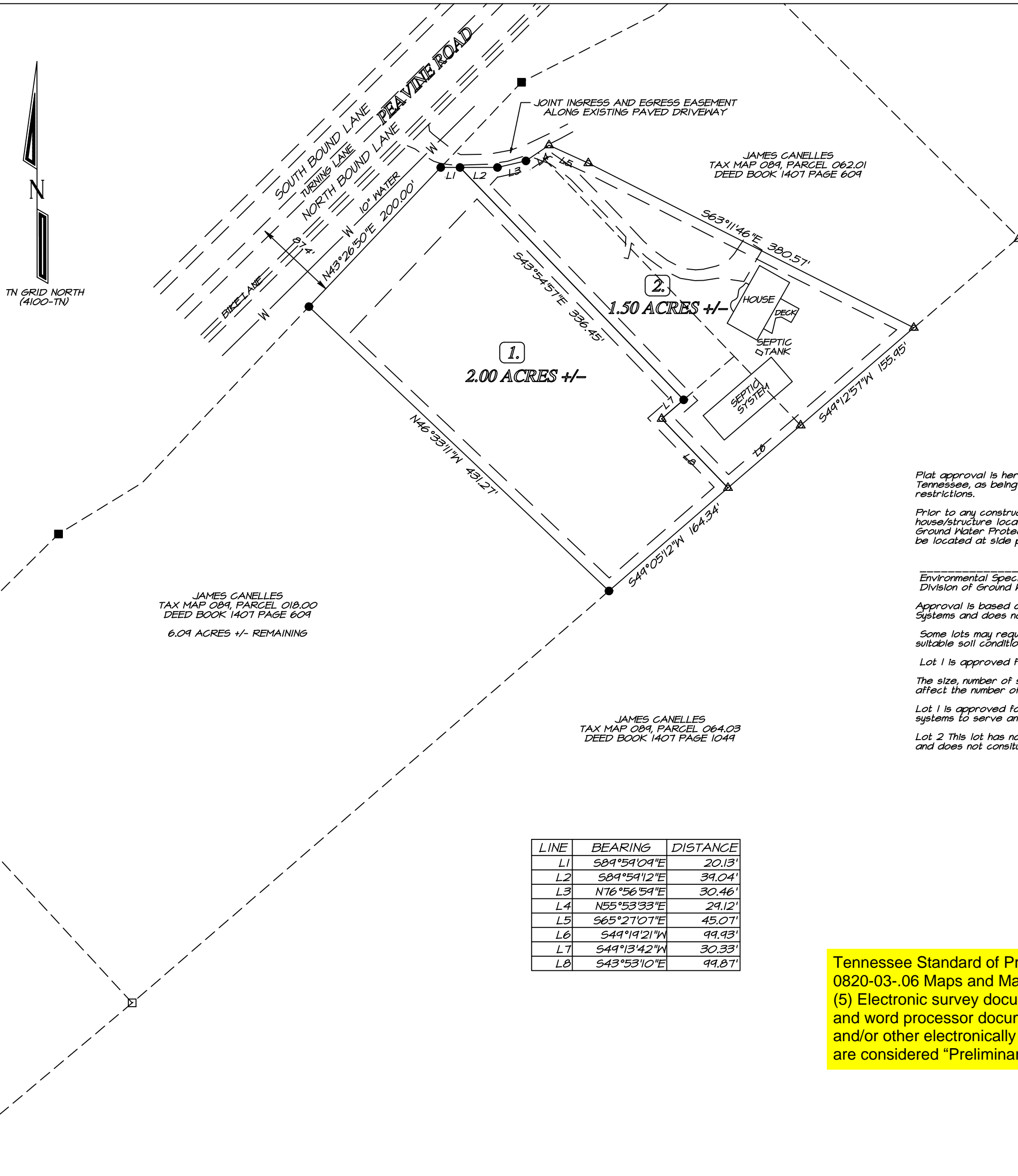
1. ALL CORNERS ARE MONUMENTED BY 1/2" IRON PINS WITH PLASTIC CAPS STAMPED G1 SURVEY #1748, UNLESS OTHERWISE NOTED.
2. THIS PARCEL IS SUBJECT TO ANY RIGHT OF WAYS, EASEMENTS, AND/OR RESTRICTIONS THAT MAY AFFECT THIS SURVEY.
3. BUILDING SET BACK LINES: 50 FEET ALONG PEAVINE ROAD AND 10 FEET ALONG SIDE AND REAR LOT LINES.
4. 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.
5. THIS SURVEY WAS DONE USING THE LATEST RECORDED DEED. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE.
6. THIS SURVEY AND ITS REPRESENTATIONS ARE INTENDED SOLELY FOR THE BENEFIT OF THE SURVEYOR'S CLIENT.

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

TIMOTHY L. GOAD
R.L.S. #1748



LINE	BEARING	DISTANCE
L1	S84°54'04"E	20.13'
L2	S84°54'12"E	39.04'
L3	N76°56'54"E	30.46'
L4	N55°53'33"E	29.12'
L5	S65°27'07"E	45.07'
L6	S44°19'21"W	99.93'
L7	S44°13'42"W	30.33'
L8	S43°53'10"E	99.87'



Plat approval is hereby granted for this property, owned by James Canelles 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.

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.

Preliminary

01/03/2024 8:24:26 AM

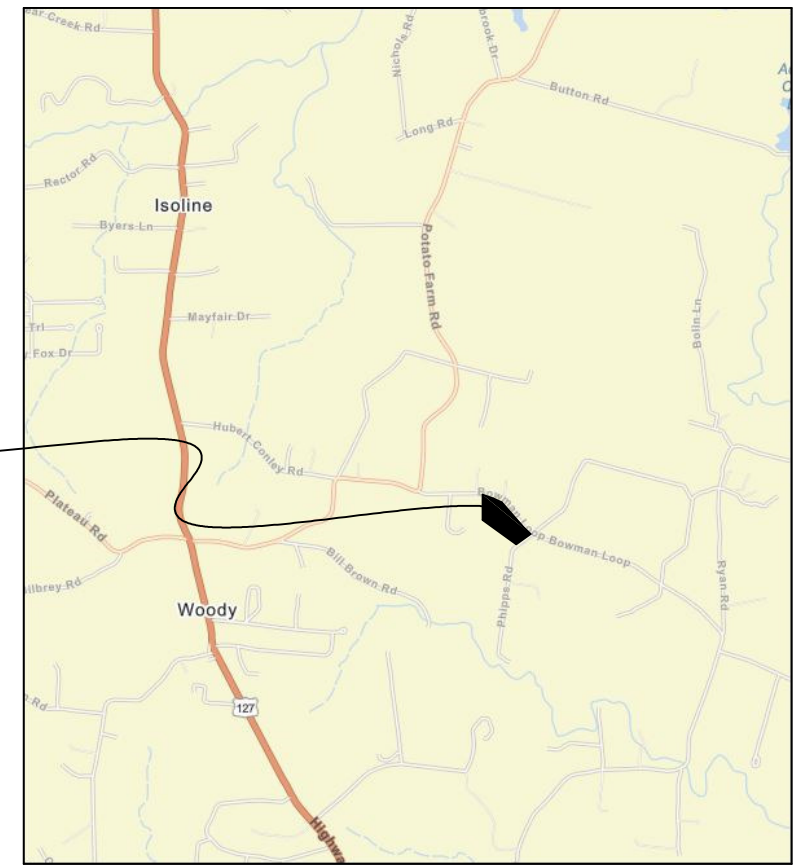
SURVEY FOR:
JAMES CANELLES
FIRST CIVIL DISTRICT
CUMBERLAND COUNTY, TENNESSEE
G1 & ASSOCIATES
SURVEYING
3824 MT HELEN ROAD
ALLARDT, TN 38504
(931) 879 6393
DRAWING # 7423-01
COPYRIGHT TIM GOAD, G1 SURVEY 2023

LOT LINE ADJUSTMENT- FINAL PLAT
CANELLES - PEAVINE ROAD
PRESENTED TO
CUMBERLAND COUNTY, PLANNING COMMISSION

DEVELOPER: <u>JAMES & NICHOLAS CANELLES</u>	SURVEYOR: <u>TIMOTHY L. GOAD</u>
ADDRESS: <u>3152 N MAIN ST</u>	ADDRESS: <u>3824 MOUNT HELEN ROAD</u>
<u>CROSSVILLE, TN 38555</u>	<u>ALLARDT, TENNESSEE 38504</u>
TELEPHONE: <u>931-267-9868</u>	TELEPHONE: <u>931-879-6393</u>
ENGINEER: _____	ACREAGE SUBDIVIDED <u>3.5 ACRES +/-</u>
ADDRESS: _____	NUMBER OF LOTS <u>2 LOTS</u>
TELEPHONE: _____	SCALE <u>1" = 100'</u>
	TAX MAP REFERENCE <u>088 - 18.0, 62.03, 62.02</u>

SIMMONS FARM, REVISION

RECORDED IN PLAT BOOK: 12, PAGE: 565



SITE

VICINITY MAP
CUMBERLAND COUNTY, TENNESSEE

LEGEND

These standard symbols will be found in the drawing.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

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

SURVEYOR'S CERTIFICATION

I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category _____ 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 _____

Approval is hereby granted for lots **2 and 4** defined as **Simmons Farm - (Bowman Loop)**, 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.

Lots 2 and 4 Simmons Farm - (Bowman Loop) is approved for installation and duplication of a modified conventional subsurface sewage disposal system to serve an estimated house size of **three (3)** bedrooms.

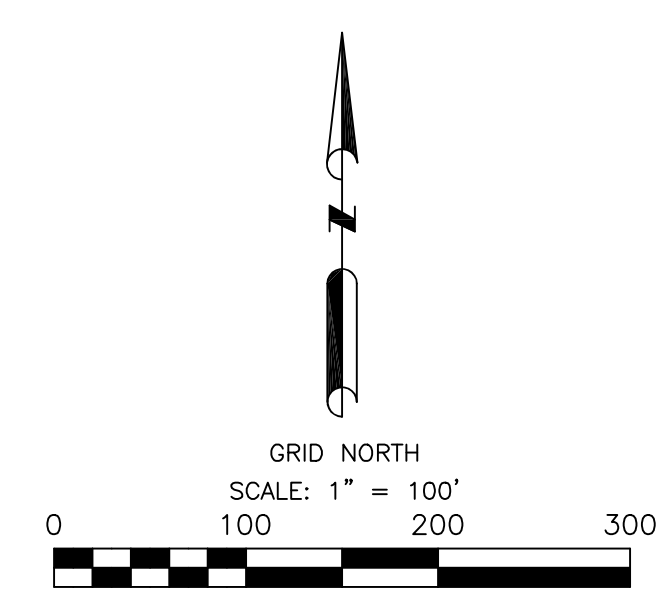
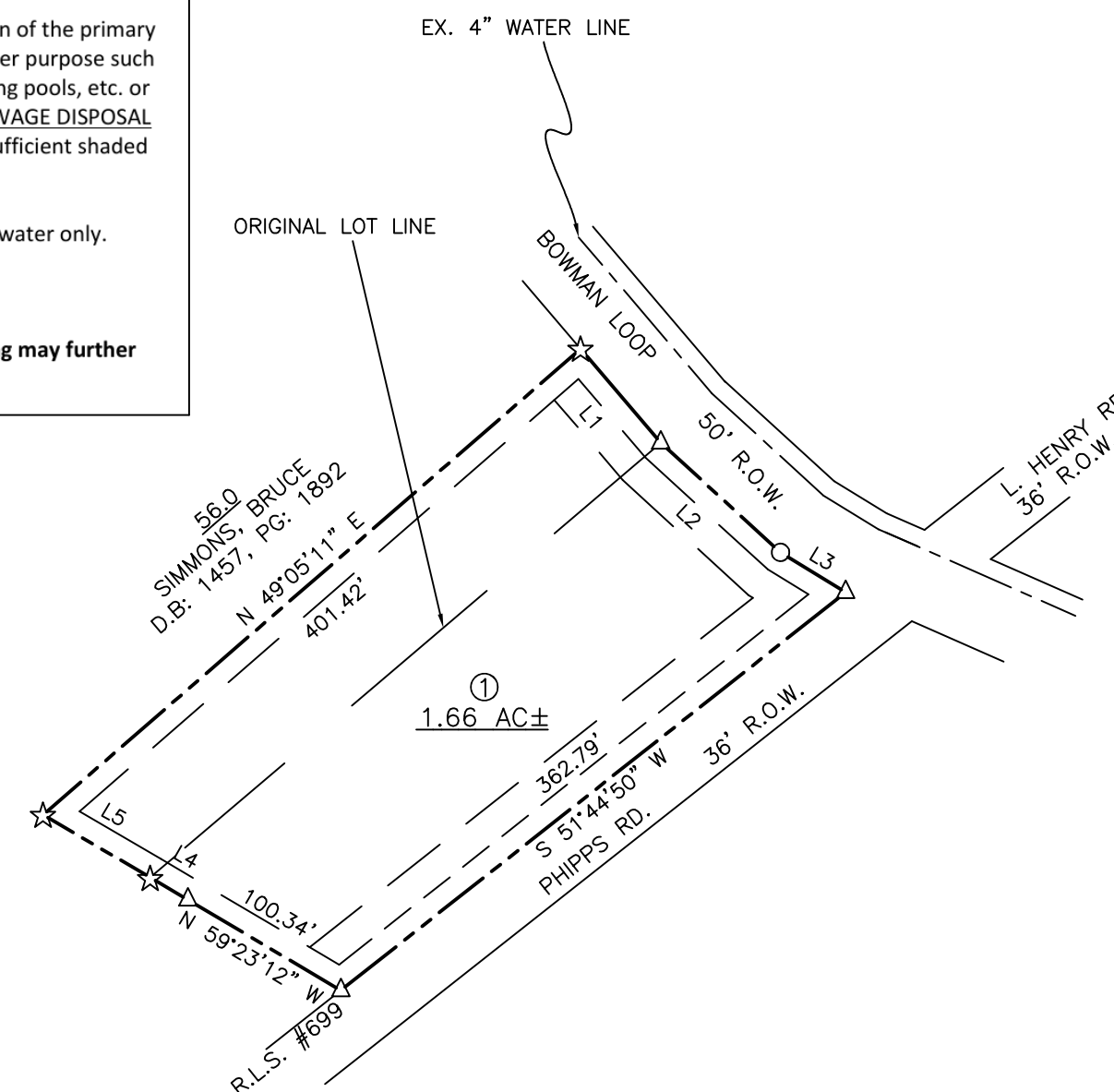
Some lots may require pump systems to transfer septic tank effluent to areas of the lot with suitable soil conditions for disposal.

Shading on some lots represents an area reserved to be used for the installation of the primary and duplicate subsurface sewage disposal systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the **REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL** in Tennessee. Modification of the shaded area may be considered, provided sufficient shaded area is maintained.

Lots 2 and 4 Simmons Farm - (Bowman Loop) 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 impact the number of bedrooms for which a permit may be issued.



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 #47035C0175D.

LINE	BEARING	DISTANCE
L1	S 40°28'19" E	69.73'
L2	S 47°33'33" E	91.63'
L3	S 58°32'44" E	42.98'
L4	N 59°19'05" W	24.68'
L5	N 59°40'52" W	70.00'

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

FINAL PLAT
SIMMONS FARM, REVISION
RECORDED IN PLAT BOOK: 12, PAGE: 565
PRESENTED TO
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER: SIMMONS, BRUCE
ADDRESS: 2495 BOWMAN LOOP
CROSSVILLE, TN 38571
TELEPHONE: (931) 484-0906

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

OWNER: _____
ADDRESS: _____
TELEPHONE: _____
SECOND CIVIL DISTRICT OF CUMBERLAND CO., TN

ACREAGE SUBDIVIDED: 1.66 AC±
NUMBER OF LOTS: 1
SCALE: 1"=100' DATE: 12/12/23
DEED BOOK: 1457 PAGE: 1892

TAX MAP: 39
PARCEL: ALL OF 56.04 & 56.0 (PORTION)
GROUP: _____

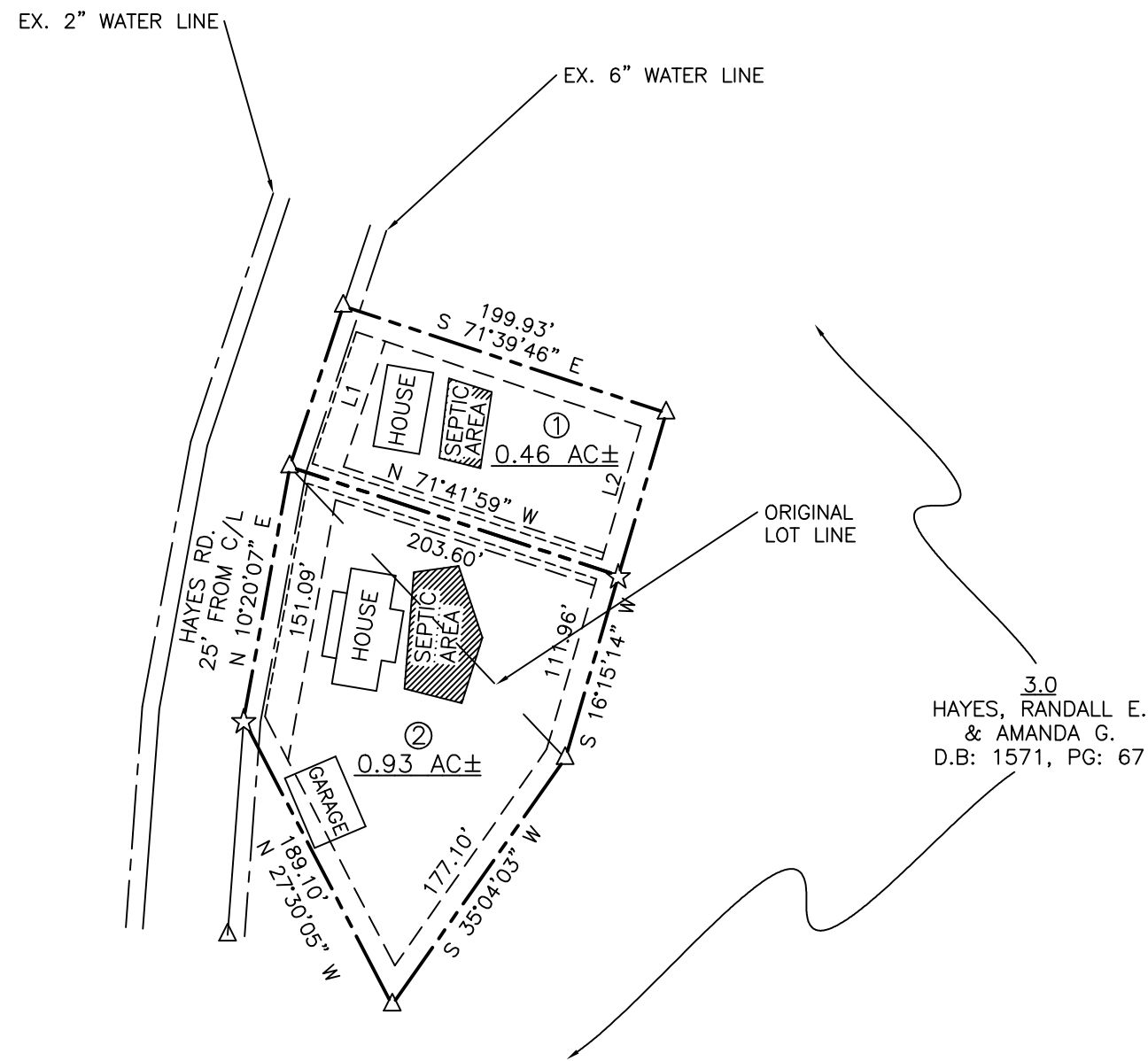
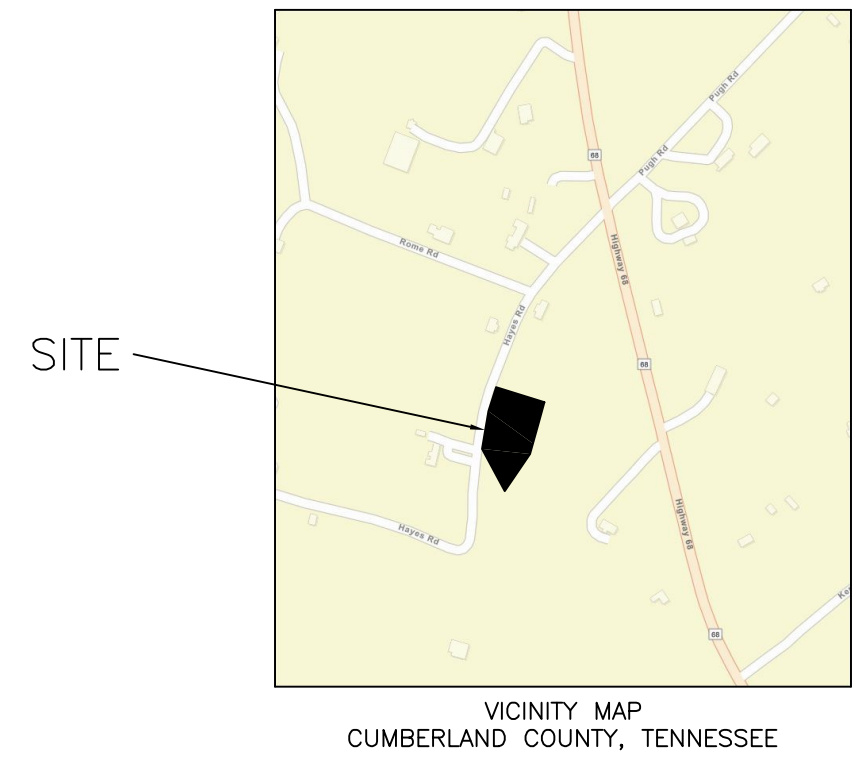
JOB NUMBER: 23027
DRAWING NUMBER: 23027-1ROBIN
DRAWN BY: ROBIN POWERS

RENATE ACRES

NOTES:

- THERE IS A 30' BUILDING SETBACK PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.
- THERE IS A 12' UTILITIES EASEMENT PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.
- THERE IS A 12' UTILITIES EASEMENT, 6' LEFT, RIGHT, & PARALLEL TO ALL SIDE LOT LINES, EXCEPT PERIMETER LOT LINES. TYPICAL ALL LOTS.
- THERE IS A 10' BUILDING SETBACK PARALLEL TO ALL INTERIOR LOT LINES. TYPICAL ALL LOTS.
- THERE IS A 12' BUILDING SETBACK AND UTILITIES EASEMENT PARALLEL TO ALL PERIMETER LOT LINES. TYPICAL ALL LOTS.

THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL #47035C0340D.



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

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

SURVEYOR'S CERTIFICATION

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

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

CERTIFICATION OF EXISTING WATER LINES

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

Date _____ Signature of Public Works Director
or Water Superintendent _____

CERTIFICATION OF EXISTING ROAD

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

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

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date _____ Signature of the Secretary of
Cumberland County Regional Planning Commission _____

The existing structure on lot 2 of this plat dated December 20, 2023 is exempt from the existing 12-foot building setback requirement of the Cumberland County Regional Planning Commission Subdivision Regulations. The before-mentioned structure on lot 2 is within the building setback requirement. If the before-mentioned structure, shown within the required setback at the time of plat approval, is subsequently destroyed, torn down or moved, then any new structure(s) must comply with setbacks required in the notes. No structural additions may be made to the before-mentioned structures outside the required setback shown in the notes.

GPS INFORMATION

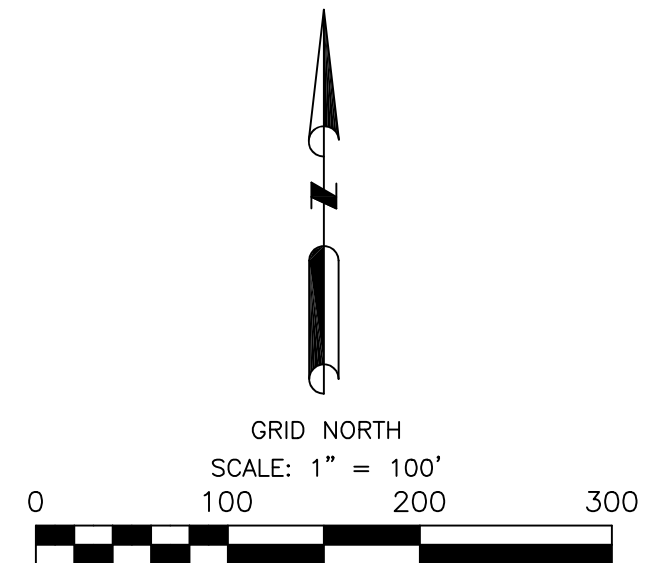
1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
3. Relative Positional Accuracy: H = 0.05', V = 0.05'
4. Date(s) of Survey: December 20, 2023
5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
6. Fixed Control Station: AUTONOMOUS
7. Fixed Control Station Position: Not Applicable
8. Geoid Model Used: GEOID18
9. Combined Grid Factor: Not Applicable

LEGEND

These standard symbols will be found in the drawing.

LINE	BEARING	DISTANCE
L1	N 18°23'46" E	99.70'
L2	S 16°16'49" W	99.63'

- ☆ N.P. 1/2" REBAR
- △ EX. IRON ROD, R.L.S. #699
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ROAD RIGHT OF WAY



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

FINAL PLAT

WHICHER ACRES

PRESENTED TO
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER: WHICHER, MIKEL ADDRESS: 207 HAYES RD. CROSSVILLE, TN 38555 TELEPHONE: (708) 655-5656	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931)484-7702
OWNER: _____ ADDRESS: _____ TELEPHONE: _____	ACREAGE SUBDIVIDED: 1.40 AC± NUMBER OF LOTS: 2 SCALE: 1"=100' DATE: 12/20/23 DEED BOOK: 1620 PAGE: 2145 DEED BOOK: _____ PAGE: _____
TAX MAP: 153 PARCEL: 6.04 & 6.05 GROUP: _____	JOB NUMBER: 23278 DRAWING NUMBER: 23278-ROBIN DRAWN BY: ROBIN POWERS