



MEMORANDUM

TO: Cumberland County Regional Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: March 14, 2024

SUBJECT: March 21, 2024 Planning Commission Meeting

The Cumberland County Regional Planning Commission will hold its regularly scheduled meeting on Thursday, March 21, 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. Approval of December 21, 2023 minutes.
3. Public Comment regarding agenda items.
4. Staff Report— Black Division, Grabowski Division, Phillips Division, Savage Division, Weidner Division, Fairfield Glade Community Club Combination, Alderman Combination, Donsbach Combination, McNabb Combination, Scott Combination, Shuler Combination, Thompson Combination and Henry Adjustment.*
5. Discussion regarding adding the end section of Al Goss Road to the county road list.
6. Update from the Road Standards Sub-committee.
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
MARCH 21, 2024

Black Division—Final

Kathleen Black submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Turkey Oak Road. The proposed new lot would consist of 3.44 acres, an existing residential structure and three (3) existing accessory structures. The proposed new lots would be served by an existing two (2) inch water line and would comply with all other Cumberland County Subdivision Regulations.

Grabowski Division—Final

Leonard Grabowski 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 Road. The proposed new lot would consist of 1.60 acres and is currently vacant. The proposed new lots would be served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

Phillips Division—Final

Samantha Phillips submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Dripping Springs Road. The proposed new lot would consist of 2.00 acres and is currently vacant. The proposed new lots would be served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

Savage Division—Final

Robert Savage submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Sparta Highway. The proposed new lot would consist of 2.00 acres and an existing residential structure. The proposed new lots would be served by an existing two (2) inch water line and would comply with all other Cumberland County Subdivision Regulations.

Weidner Division—Final

William Weidner submitted a final subdivision plat for the purpose of subdividing 3.01 acres into two (2) proposed new lots located on Catoosa Canyon Road. Lot 1 would consist of 1.01 acres and an existing residential structure. Lot 2 would consist of 2.00 acres and an existing residential structure. The proposed new lots would be served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Fairfield Glade Community Club Combination—Final

Fairfield Glade Community Club submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Doyle Court. The proposed new lot would consist of 0.81 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.

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 ___

Alderman Combination—Final

Douglas Alderman submitted a final combination plat for the purpose of creating one (1) proposed new lot from three (3) existing lots located on Albemarle Lane. The proposed new lot would consist of 0.87 acres and is currently vacant. The proposed new lot is served by an existing two (2) inch water line and would comply with all Cumberland County Subdivision Regulations.

Donsbach Combination—Final

Kenneth Donsbach submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Laswell Lane. The proposed new lot would consist of 0.666 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.

McNabb Combination—Final

Gary McNabb submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Estate Way. The proposed new lot would consist of 4.64 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.

Shuler Combination—Final

Carless Shuler submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Bainbridge Road. The proposed new lot would consist of 0.479 acres, an existing residential structure and an existing accessory structure. The proposed new lot is served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

Thompson Combination—Final

Rick Thompson 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 0.51 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.

Henry Adjustment-Final

Roger Henry submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing lots located on Mt Vernal Road and Gollither Road. After the adjustment, Lot 1 would consist of 1.92 acres, two (2) existing residential structures and an existing accessory structure. Lot 2 would consist of 3.19 acres and is currently vacant. The proposed new lot would be served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

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
FEBRUARY 15, 2024

MEMBERS PRESENT

Wendell Wilson
Terry Lowe
Linda Clark
John Stubbs
John Wedgworth
Katie Hardt

MEMBERS ABSENT

Shane Flowers
David Gibson
Kelli Tipton Buchannon

STAFF REPRESENTATIVE

Tommy Lee, UCDD

OTHERS PRESENT

Philip Burnett, County Attorney
Joshua Selby, Building Inspector
Gary Nelson, Crossville Chronicle
Craig Clark
Tyler Pelfrey
Patrick Rassmussen
Darrell Threet
Kenneth Walker
Renee Walker

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 February 15, 2024 at the Cumberland County Courthouse.

ITEM 2: APPROVAL OF DECEMBER 21, 2023 MINUTES

After calling the meeting to order, Chairman Wilson asked for approval of the December 21, 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. John Stubbs seconded and the motion passed with a vote of all ayes.

ITEM 3: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON DIDEN LOOP AND HARVILLE ROAD (WALKER DIVISION)

Kenneth Walker presented a final subdivision plat on behalf of Renee Walker for the purpose of subdividing 7.46 acres into three (3) proposed new lots located on Diden Loop and Harville Road. Lot 1 would consist of 3.73 acres, an existing residential structure and an existing accessory structure. Lot 2 would consist of 3.19 acres and is currently vacant. Lot 3 would consist of 0.54 acres and is currently vacant. The proposed new lots would be served by an existing six (6) inch water line, an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations. After discussion, Terry Lowe made a motion to approve the submitted final plat pending that all required signatures be obtained. Katie Hardt seconded and the motion passed with a vote of all ayes.

ITEM 4: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON CHESTNUT HILL ROAD (PELFREY DIVISION)

Tyler Pelfrey presented a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Chestnut Hill Road. The proposed new lot would consist of 2.24 acres and an existing residential structure. The proposed new lot would require an eighteen (18) foot road frontage variance. The proposed new lots would be served by an existing six (6) inch water line and would comply with all other Cumberland County Subdivision Regulations. After discussion, John Stubbs made a motion to grant the aforementioned variance. Linda Clark seconded and the motion passed with a vote of all ayes. After the approval of the variance, Terry Lowe made a motion to approve the submitted final plat pending that all required signatures be obtained. John Stubbs seconded and the motion passed with a vote of all ayes.

ITEM 5: STAFF REPORT

Staff Planner presented a report for sixteen (16) subdivision plats that had been administratively approved since the last planning commission meeting. The administratively approved subdivision plats are as follows:

Erb Division—Final

Erik Erb submitted a final subdivision plat for the purpose of subdividing 4.00 acres into two (2) proposed new lots located on Sparta Highway and Old Highway 70. Lot 1 would consist of 2.83 acres, an existing residential structure and two (2) existing accessory structures. Lot 2 would consist of 1.17 acres and an existing residential structure. The proposed new lots would be served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

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 Fire Tower Road. The proposed new lot would consist of 0.87 acres and an existing residential structure. The proposed new lots would be served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Orr Division—Final

Catherine Orr submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Lowe Road. The proposed new lot would consist of 0.62 acres and is currently vacant. The proposed new lots would be served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

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.

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.

Sabine Adjustment-Final

Jay Sabine submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing lots located on Ozone Loop. After the adjustment, Lot 1 would consist of 1.81 acres, an existing residential structure and two (2) existing accessory 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 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.

ITEM 6: DISCUSSION REGARDING THE CUMBERLAND COUNTY ROAD STANDARDS

Prior to the meeting Chairman Wendall Wilson obtained a copy of the Cumberland County Road Standards and distributed them to the PC for review. Staff Planner stated that during his review of the road standards he determined that there was no official procedure to extend an exiting county road. Staff stated that this should be addressed as the majority of requests to alter the road list consists of extending existing county roads. Road Superintendent Stanley Hall stated that while the road standards may have been amended since their adoption, he could not find a record of this taking place. Linda Clark stated that adding substandard roads to the county road list would occupy a large of portion of the budget for routine maintenance. During discussion, Chairman Wilson stated that a subcommittee should be formed to review and amend the road standards. Terry Lowe volunteered to serve on the subcommittee along with Clark, John Stubbs, John Wedgworth, Chairman Wilson and Road Superintendent Hall. Chairman Wilson asked Lowe to chair the committee and requested for the committee to meet sometime in March. Also, during discussion County Attorney Philip Burnett stated that county had previously been using the alternate road closure procedure (Tennessee Code Annotated 51.10.216) to change the county road list without formally adopting the procedure by resolution. Attorney Burnett recommended that the county commission adopt the procedure immediately. Attorney Burnett also stated that it would be his preference that substandard roads remain off of the county road list but it allowed, the county commission should allocate funding for improvements to these roads. Attorney Burnett also stated that if substandard roads are allowed to be on the county road list, that a variance procedure should be established. After discussion, Chairman Wilson tabled discussion.

ITEM 7: PUBLIC HEARING AND CONSIDERATION OF REMOVING THE END SECTION (478 FEET) OF PLATEAU FIRE TOWER ROAD FROM THE COUNTY ROAD LIST

At the December 21, 2023 meeting, 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 428 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. At the February 15, 2024 meeting, Chairman Wilson closed the PC meeting and opened a public hearing to receive comments regarding the aforementioned request. There was no public comment and Chairman Wilson closed the public hearing and reopened the PC meeting. County Attorney Philip Burnett stated that the title opinion came back clean and that the aforementioned section of road could be removed from the county road list. After discussion, Terry Lowe made a motion to recommend to the environmental committee that the end section (478

feet) of Plateau Fire Tower Road be removed from the county road list. John Wedgworth seconded and the motion passed with a vote of all ayes.

ITEM 8: CONSIDERATION OF ADOPTING THE ALTERNATE ROAD CLOSURE PROCEDURE

As mentioned earlier in the meeting, County Attorney Philip Burnett stated that the county commission should adopt Tennessee Code Annotated 54.10.216 which is an alternate procedure to make changes to the county road list. Attorney Burnett stated that this would include additions and subtractions of roads from the county road list. After discussion, John Stubbs made a motion to recommend to the environmental committee that the county commission should adopt TCA 54.10.216 which is the alternate road closure procedure. John Wedgworth seconded and the motion passed with a vote of all ayes.

ITEM 9: OTHER BUSINESS AS NECESSARY

There were two (2) items that were discussed of which no action was taken. The first item was the discussion regarding roads that were possible omissions from the county road list. Staff Planner stated that the procedure to add a road to the county road list must begin with a petition to the county Road Superintendent from the owner of the road. The second item discussed was the Staff Planner addressed the PC regarding citizens that resided on Al Goss road had plans to petition the county to add approximately 0.60 miles to the county road list. Staff Planner stated that the petition could be submitted next month and appear on the March PC agenda.

With no other business, John Wedgworth made a motion to adjourn. Linda Clark seconded and the motion passed with a vote of all ayes. The next scheduled meeting of the Cumberland County Planning Commission is scheduled for March 21, 2024.

CTL

Chairperson

Date

Secretary

Date

Certification of existing state or county road
I hereby certify that the road shown on this plat has the status of an accepted road regardless of current condition.

Date Signed
Road Superintendent Signature

Certification of existing water lines or other utilities

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

Utility District to serve the property herein subdivided.

Date Signed
Signature of Utility Rep.

Certificate of approval for recording

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

Date Signed

Secretary, Cumberland County Planning Commission

I (we) hereby certify that I an (we are) the owner(s) of the property shown and described hereon as evidence in Book Number _____ page _____, Cumberland County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, established the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed. I further acknowledge that any change to this subdivision constitutes a resubdivision and requires approval of the planning commission.

DATE SIGNED

OWNER'S SIGNATURE

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

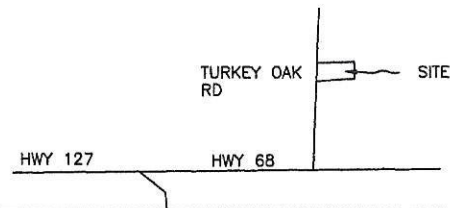
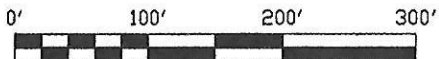
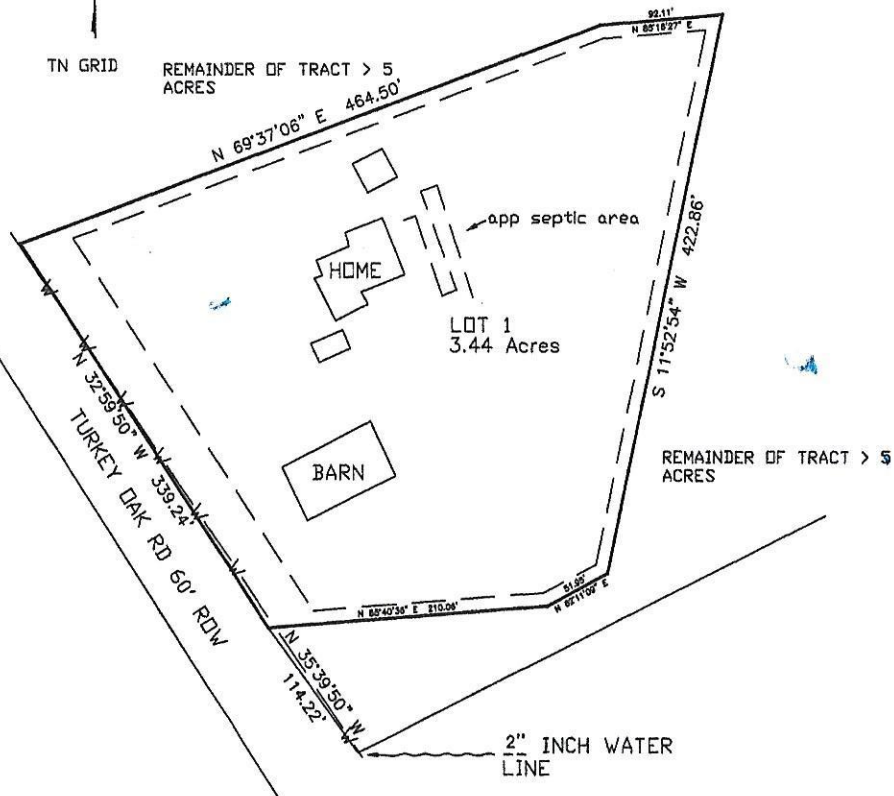
I further certify that the monuments have been placed as shown hereon, to the specifications of the Cumberland County Planning Commission.

● IRON ROD FOUND OR SET

Subject To

Set Backs: 30 front-10 sides/back

HARBAUGH--BLACK DIVISION
MAP 128 PARCEL 107.00 --PORTION
DEED REF 1378 PG 808
FIRST CIVIL DISTRICT OF CUMBERLAND COUNTY TN



NOTES

PUBLIC WATER SYSTEM PROVIDED BY CITY OF CROSSVILLE UTILITY DISTRICT

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

SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OTHERWISE

EXISTING MUNICIPAL WATER SYSTEM AND EXISTING SEPTIC SYSTEM

ACCORD TO FLOOD MAP 47055C0150D THIS AREA IS NOT IN A FLOODABLE AREA

SURVEY REQUESTED BY KATHLEEN BLACK

ADDRESS: 452 TURKEY OAK RD

PHONE NUMBER 615-633-8930

FINAL PLAT

KATHLEEN BLACK

DRAWN	DATE	DION AULT
CAN	02/18/24	116 ASHLEY ACRES
APPROVED	DATE	PIKEVILLE TN
SCALE	SHEET	PROJECT NO.
1" = 100'		

GRABOWSKI ACRES

NOTES:

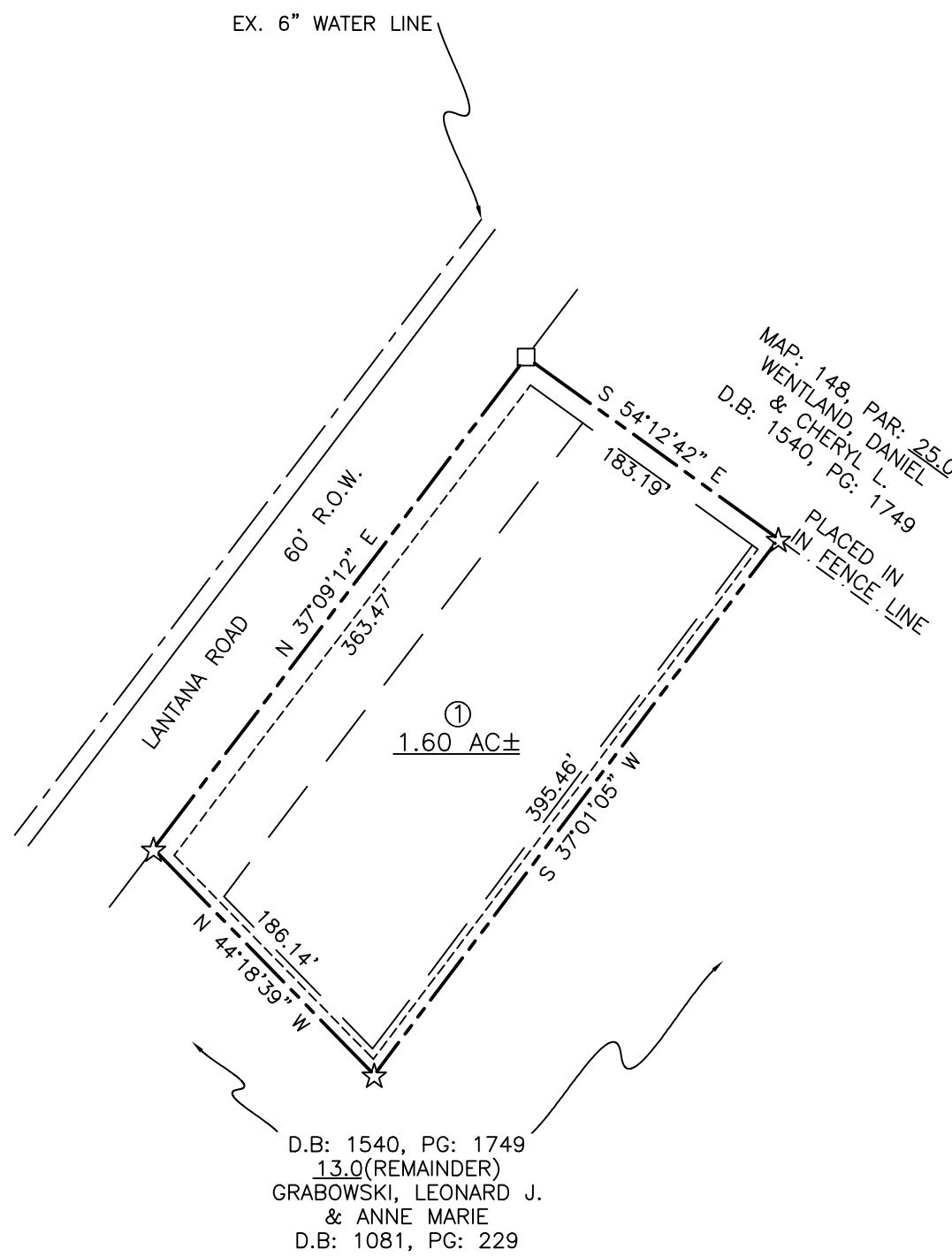
- THERE IS A 50' BUILDING SETBACK PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.
- THERE IS A 12' UTILITIES EASEMENT PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.
- THERE IS A 12' UTILITIES EASEMENT, 6' LEFT, RIGHT, & PARALLEL TO ALL SIDE LOT LINES, EXCEPT PERIMETER LOT LINES. TYPICAL ALL LOTS.
- THERE IS A 10' BUILDING SETBACK PARALLEL TO ALL INTERIOR LOT LINES. TYPICAL ALL LOTS.
- THERE IS A 12' BUILDING SETBACK AND UTILITIES EASEMENT PARALLEL TO ALL PERIMETER LOT LINES. TYPICAL ALL LOTS.

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

LEGEND

These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- EX. WOOD FENCE CORNER 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 1:10,000 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
 80 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

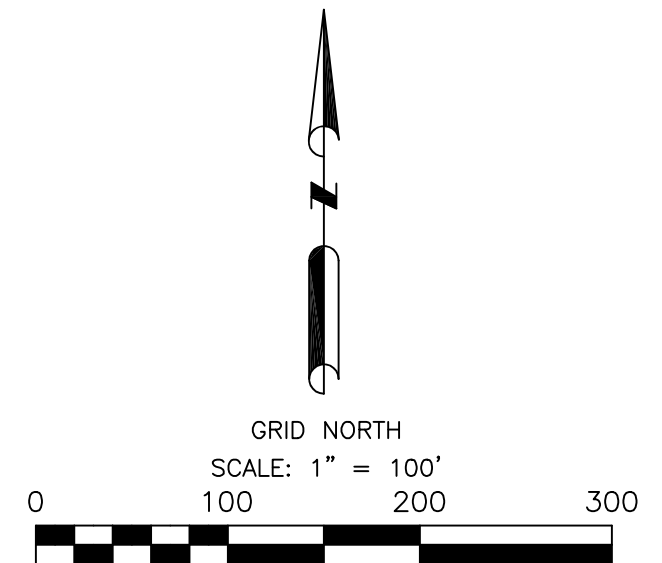
CERTIFICATE OF APPROVAL FOR RECORDING

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: February 14, 2024
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



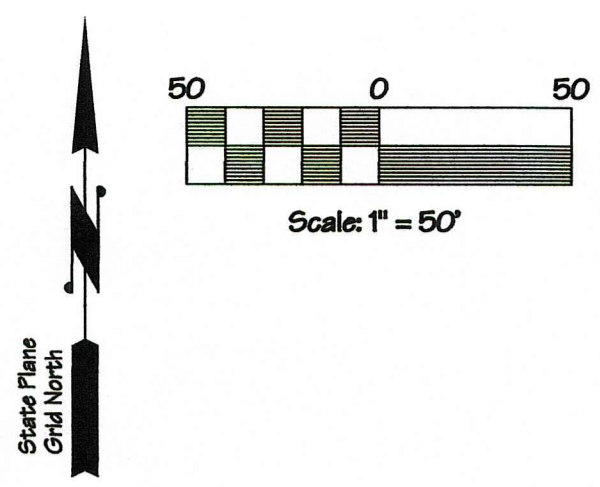
MID-STATE SURVEYING
 P.O. BOX 212 80 WEST AVE.
 CROSSVILLE, TENNESSEE

FINAL PLAT

GRABOWSKI ACRES

PRESENTED TO
 CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER: GRABOWSKI, LEONARD J. & ANNE MARIE ADDRESS: 8423 LANTANA RD. CROSSVILLE, TN 38572 TELEPHONE: (931) 788-5068	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
OWNER: _____ ADDRESS: _____ TELEPHONE: _____ FIFTH CIVIL DISTRICT OF CUMBERLAND COUNTY, TN	ACREAGE SUBDIVIDED: 1.60 AC± NUMBER OF LOTS: 1 SCALE: 1"=100' DATE: 2/14/24 DEED BOOK: 1081 PAGE: 229
TAX MAP: 160 PARCEL: 13.0(PORION) GROUP: _____	JOB NUMBER: 24012 DRAWING NUMBER: 24012-ROBIN DRAWN BY: ROBIN POWERS



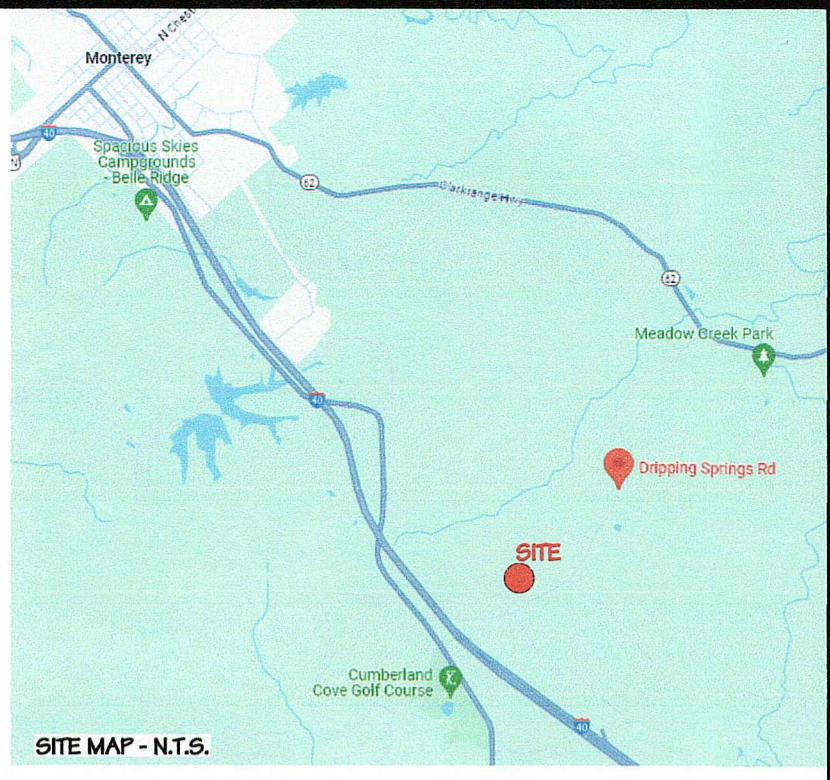
Lot #1 has not been evaluated pursuant to the plat review for an SSD system and plat approval does not constitute approval of the lot or the existing system. The system as shown here on was derived from information provided by others and has not been field verified by Vick Surveying LLC.

Any new construction or additions to any current structures or any replacement of a depicted structure encroaching on setback requirements must abide by current setbacks.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE _____ OWNER _____
 DATE _____ OWNER _____
 DATE _____ OWNER _____



Note: The point of beginning is located S 65°31'27" W 372.23 feet from a power pole and N 61°02'58" W 61.62 feet from a GPS Base Point.

State Plane Coordinates		
GPS Base Point	Northing	Easting
	641208.12	2198910.61

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 subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

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

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

Drawn by: CDM File No.: 24-28c1

LEGEND

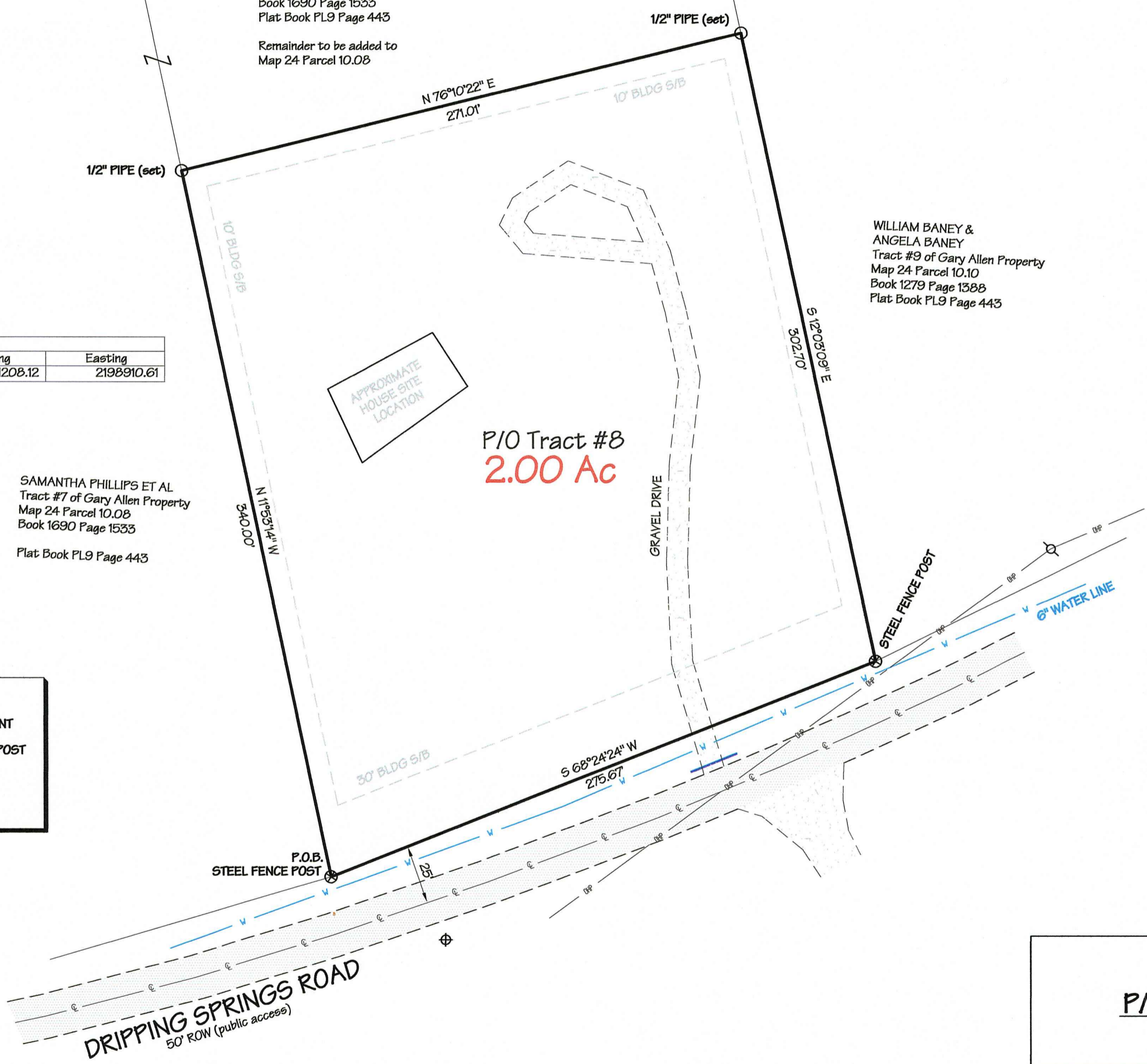
- ⊕ GPS BASE POINT
- ⊗ STEEL FENCE POST
- 1/2" PIPE (set)
- └ TAX HOOK
- ⊙ POWER POLE

SAMANTHA PHILLIPS ET AL
 Tract #7 of Gary Allen Property
 Map 24 Parcel 10.08
 Book 1690 Page 1533
 Plat Book PL9 Page 443

SAMANTHA PHILLIPS ET AL
 Tract #8 of Gary Allen Property
 Map 24 P/O Parcel 10.09
 Book 1690 Page 1533
 Plat Book PL9 Page 443

Remainder to be added to
 Map 24 Parcel 10.08

WILLIAM BANEY &
 ANGELA BANEY
 Tract #9 of Gary Allen Property
 Map 24 Parcel 10.10
 Book 1279 Page 1388
 Plat Book PL9 Page 443



GPS CERTIFICATION:
 I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
 (a) Type of Survey: Real Time Kinematic
 (b) Positional Accuracy: 0.05 feet
 (c) Date of survey: 07 March 2024
 (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
 (e) Published/Fixed-control used: TDOT CORS Network
 (f) Geoid Model: Geoid18
 (g) Combined grid factor(s): 0.99989496

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION
 According to the FEMA FIRM # 47035C0150D.
 Dated: 11/16/2007
 Check One:
 : No areas of the subject property depicted on this plat are in a SFHA
 : All of the subject property depicted on this plat is in a SFHA
 : Shaded area(s) of the subject property depicted on this plat are in a SFHA

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

CERTIFICATION OF EXISTING WATER LINES OR OTHER UTILITIES

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

DATE _____ SIGNATURE OF WATER OR OTHER UTILITY DISTRICT REPRESENTATIVE _____

CERTIFICATION OF EXISTING STATE OR COUNTY ROAD

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

DATE _____ SIGNATURE OF CUMBERLAND CO ROAD SUPERINTENDENT _____

CERTIFICATE OF APPROVAL FOR RECORDING

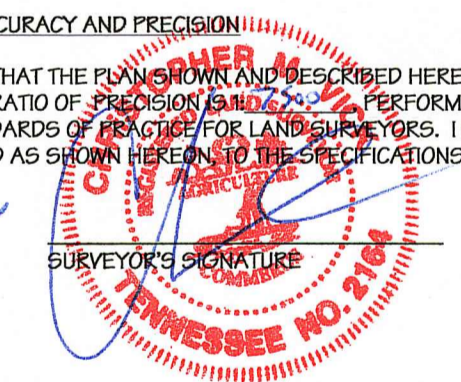
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE CUMBERLAND COUNTY PLANNING COMMISSION, AND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

DATE _____ SECRETARY, PLANNING COMMISSION _____

CERTIFICATE OF ACCURACY AND PRECISION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT CLASS SURVEY, AND THE RATIO OF PRECISION IS 1:7500. THIS SURVEY WAS PERFORMED IN ACCORDANCE TO CURRENT TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE CUMBERLAND COUNTY PLANNING COMMISSION.

DATE SIGNED 18 March 2024 SURVEYOR'S SIGNATURE _____



2ND CIVIL DISTRICT REF: PLAT BOOK PL 9 PAGE 443

PRELIMINARY PLAT FOR
P/O TRACT #8 OF THE GARY ALLEN PROPERTY
 PRESENTED TO
 CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

DEVELOPER: JERRY CLARK ADDRESS: 814 SAWMILL ROAD MONTEREY TN 38574 TELEPHONE: 931-303-7373	SURVEYOR: CHRISTOPHER M. VICK ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38506 TELEPHONE: 931-372-1286
ENGINEER: _____ ADDRESS: _____ TELEPHONE: _____	OWNER: SAMANTHA PHILLIPS ET AL ADDRESS: 814 SAWMILL ROAD MONTEREY TN 38574 TELEPHONE: 931-303-7373
ACREAGE SUBDIVIDED: 2.00 LOTS: 1 DEED BOOK REFERENCE: 1690/1533	TAX MAP: 24 PARCEL NO: P/O 10.09 SCALE: 1"=50'-0" DATE: 7 March 2024

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE _____ OWNER _____

CERTIFICATE OF EXISTING 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 WEST CUMBERLAND UTILITY DISTRICT WATER UTILITY DISTRICT TO SERVE THE PROPERTY HEREIN SUBDIVIDED.

DATE _____ SIGNATURE OF WATER OR OTHER UTILITY DISTRICT REPRESENTATIVE _____

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

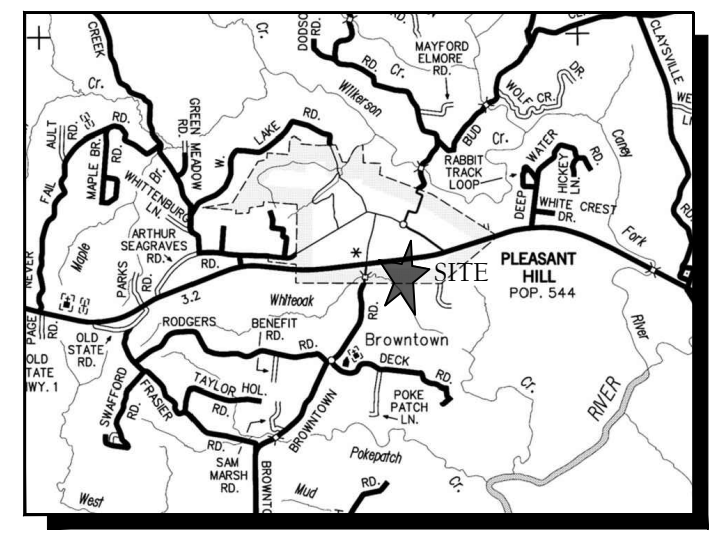
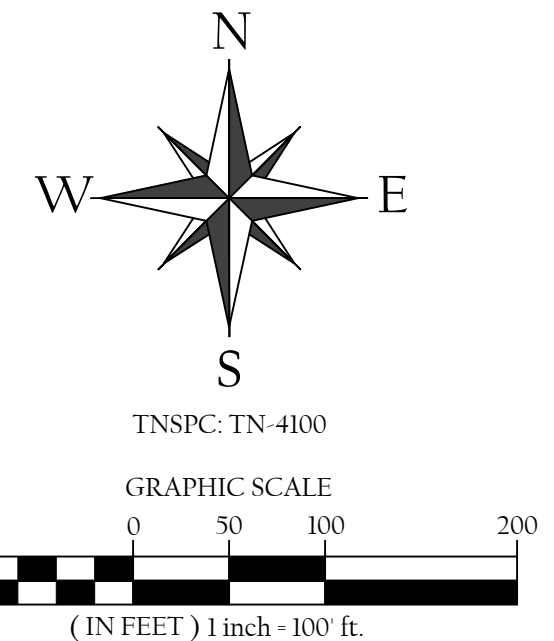
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE CUMBERLAND COUNTY PLANNING COMMISSION, AND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

DATE _____ SECRETARY, CUMBERLAND COUNTY PLANNING COMMISSION _____

LEGEND

○ ^{IR(O)}	IRON REBAR (OLD)
● ^{IR(N)}	1/2" IRON REBAR (NEW)
⊙	WATER METER
-x-	FENCE LINE
-w-	WATER LINE
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
R.O.C.C., TN.	REGISTER'S OFFICE CUMBERLAND COUNTY, TN.
	GRAVEL AREA
	CONCRETE AREA
	ASPHALT SURFACE

- GENERAL NOTES**
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) RESIDENTIAL LOT.
 - THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - FOR BOUNDARY AND/OR TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON MARCH 5, 2024 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 0.005', V 0.008'
 - THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
 - 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.
 - 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.
 - LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
 - ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 47035C0280D DATED 11-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.



VICINITY MAP (NOT TO SCALE)

PARCEL REFERENCE

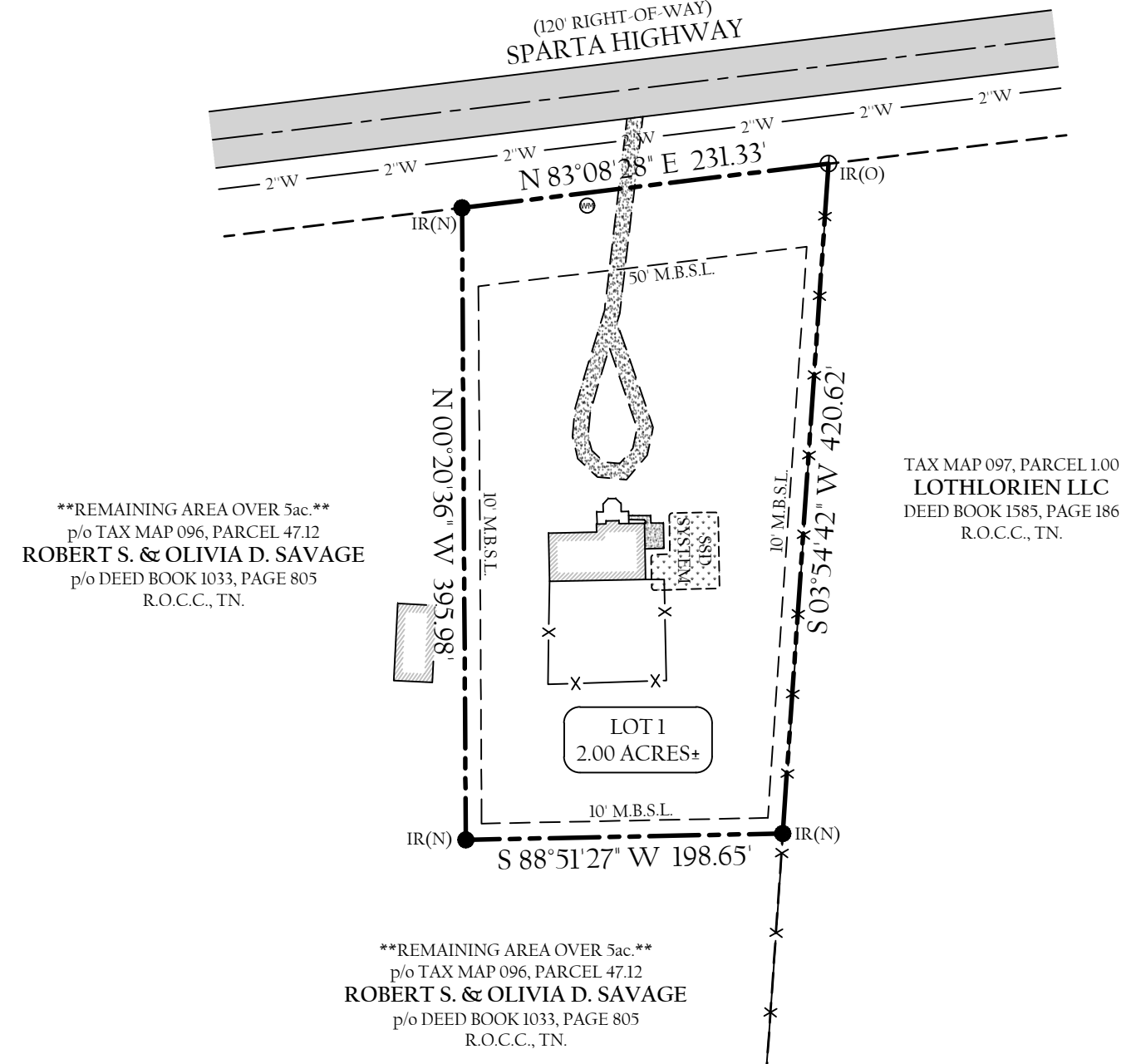
BEING A PORTION OF PARCEL 47.12, AS SHOWN ON CUMBERLAND COUNTY TAX MAP 096.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ROBERT S. & OLIVIA D. SAVAGE, OF RECORD IN DEED BOOK 1033 PAGE 805, R.O.C.C., TN.

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

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



TAX MAP 097, PARCEL 100
 LOTHLORIEN LLC
 DEED BOOK 1585, PAGE 186
 R.O.C.C., TN.

FINAL SUBDIVISION PLAT
ROBERT & OLIVIA SAVAGE DIVISION
 8th CIVIL DISTRICT,
 CUMBERLAND COUNTY, TENNESSEE

DRAWN BY: _____	TLD _____	ACRES: _____	2.00
NUMBER OF LOTS: _____	1	JOB NUMBER: _____	24-058
PARCEL #: _____	p/o MAP 096, PARCEL 47.12	DATE: _____	03-06-2024
ADDRESS: _____	10065 SPARTA HIGHWAY	SCALE: _____	1"=100'

OWNERS
 ROBERT S. & OLIVIA D. SAVAGE
 10065 SPARTA HIGHWAY
 CROSSVILLE, TN. 38572
 615-670-9160

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

TOTAL AREA = 2.00 ACRES±

A REVISION OF TRACT #1, OF THE PROPERTY OR HAROLD (EULA) KEAGLE, FREDDY (LISA) CONLEY, WILLIAM (TERESA) WEIDNER RECORDED IN PLAT BOOK: 11, PAGE: 763

NOTES:

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

— — — — —
THERE IS A 5' BUILDING SETBACK FROM ALL LOT LINES, AS SHOWN ON THE ORIGINAL PLAT OF CATOOSA CANYON, SECTION 2, RECORDED IN PLAT BOOK: 4, PAGE: 36. TYPICAL ALL LOTS.

THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL #47035C0190D.

LOT #1 HAS CITY WATER, LOT #2 HAS A WELL.

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

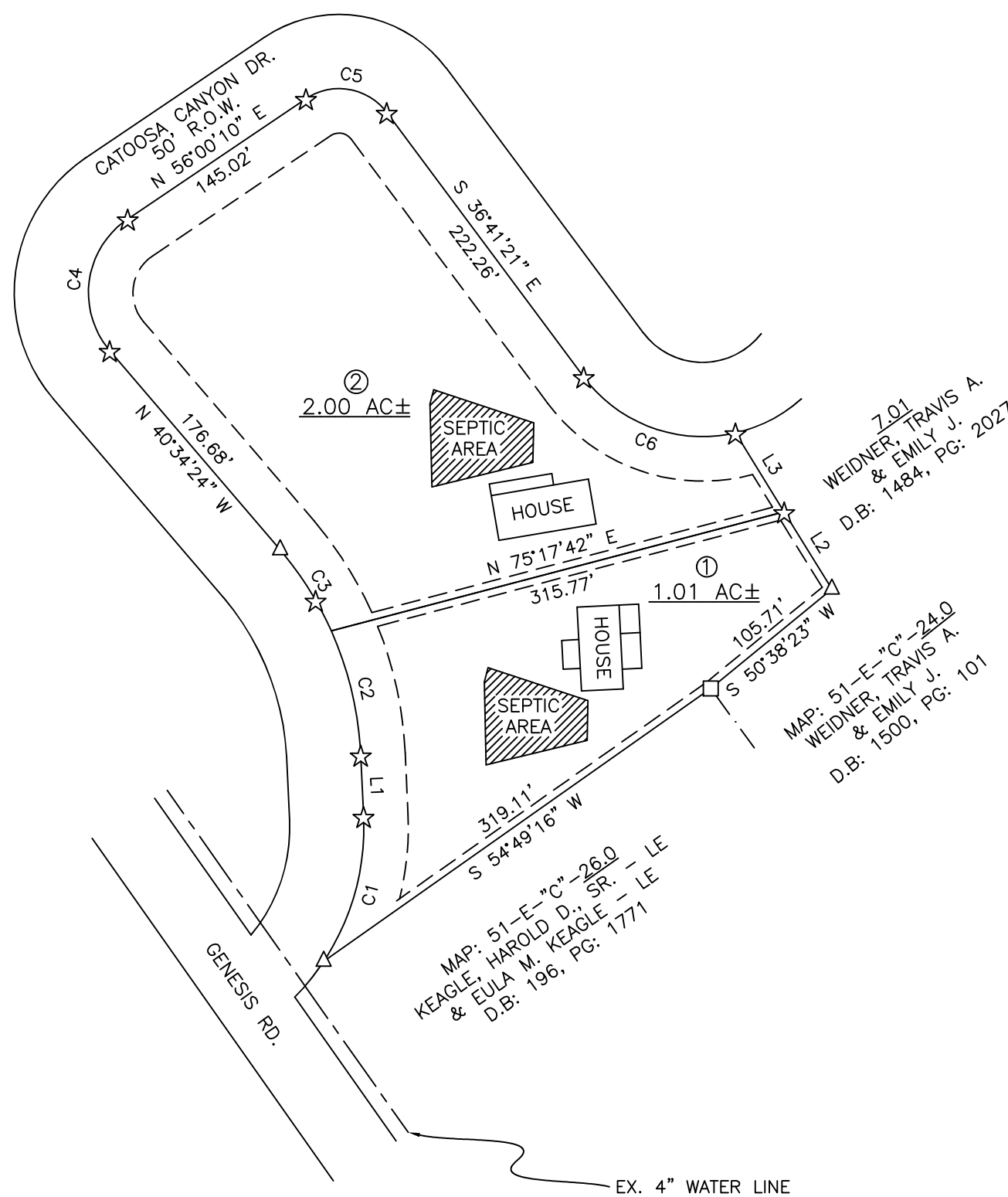
Signature of Public Works Director or County Road Superintendent

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



GPS INFORMATION

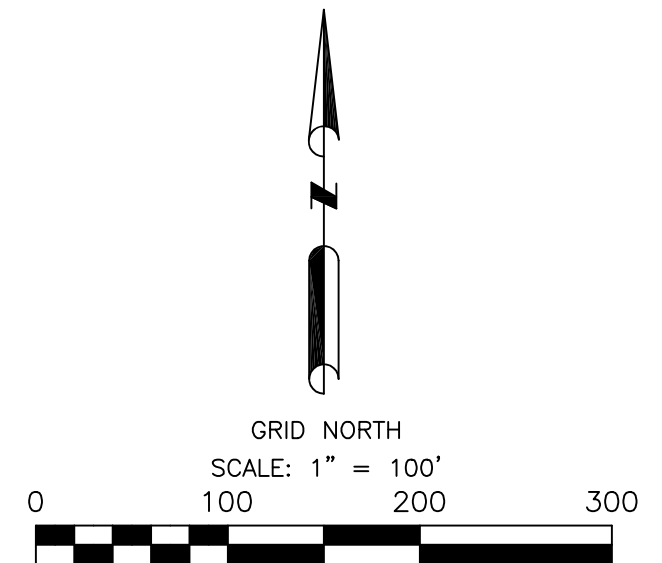
1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
3. Relative Positional Accuracy: H = 0.05', V = 0.05'
4. Date(s) of Survey: December 21, 2023
5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
6. Fixed Control Station: AUTONOMOUS
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.

- ☆ N.P. 1/2" REBAR
- △ EX. IRON ROD, R.L.S. #1439
- EX. WOOD FENCE CORNER POST
- — — — — PROPERTY LINE
- · - · - · - ADJOINING PROPERTY LINE
- — — — — ROAD RIGHT OF WAY

LINE	BEARING	DISTANCE			
L1	N 02°42'29" W	41.40'			
L2	S 31°44'35" E	61.06'			
L3	S 31°43'11" E	62.58'			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	162.71'	102.79'	101.09'	N 15°23'50" E	36°11'49"
C2	230.00'	86.68'	86.17'	N 13°20'24" W	21°35'36"
C3	230.00'	64.86'	64.64'	N 32°12'54" W	16°09'23"
C4	60.00'	101.00'	89.49'	N 07°46'48" E	96°26'48"
C5	40.00'	60.95'	55.22'	S 80°20'36" E	87°18'03"
C6	100.00'	115.37'	109.08'	S 69°44'27" E	66°06'15"



MID-STATE SURVEYING P.O. BOX 212 80 WEST AVE. CROSSVILLE, TENNESSEE	
A REVISION OF TRACT #1, OF THE PROPERTY OR HAROLD (EULA) KEAGLE, FREDDY (LISA) CONLEY, WILLIAM (TERESA) WEIDNER RECORDED IN PLAT BOOK: 11, PAGE: 763 PRESENTED TO CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION	
OWNER: WEIDNER, WILLIAM AND TERESA ADDRESS: 218 CATOOSA CANYON DR. CROSSVILLE, TN 38571 TELEPHONE: (931) 337-2214	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: 3.01 AC± NUMBER OF LOTS: 2 SCALE: 1"=100' DATE: 12/21/23 DEED BOOK-1: 482 PAGE: 213 DEED BOOK-6 & 7: 485 PAGE: 648
TAX MAP: 51-D PARCEL: 1.0, 6.0, & 7.0 GROUP: "A"	JOB NUMBER: 23285 DRAWING NUMBER: 23285-ROBIN DRAWN BY: ROBIN POWERS

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

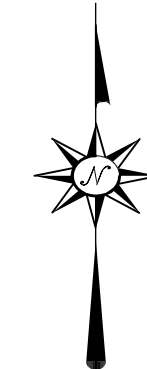
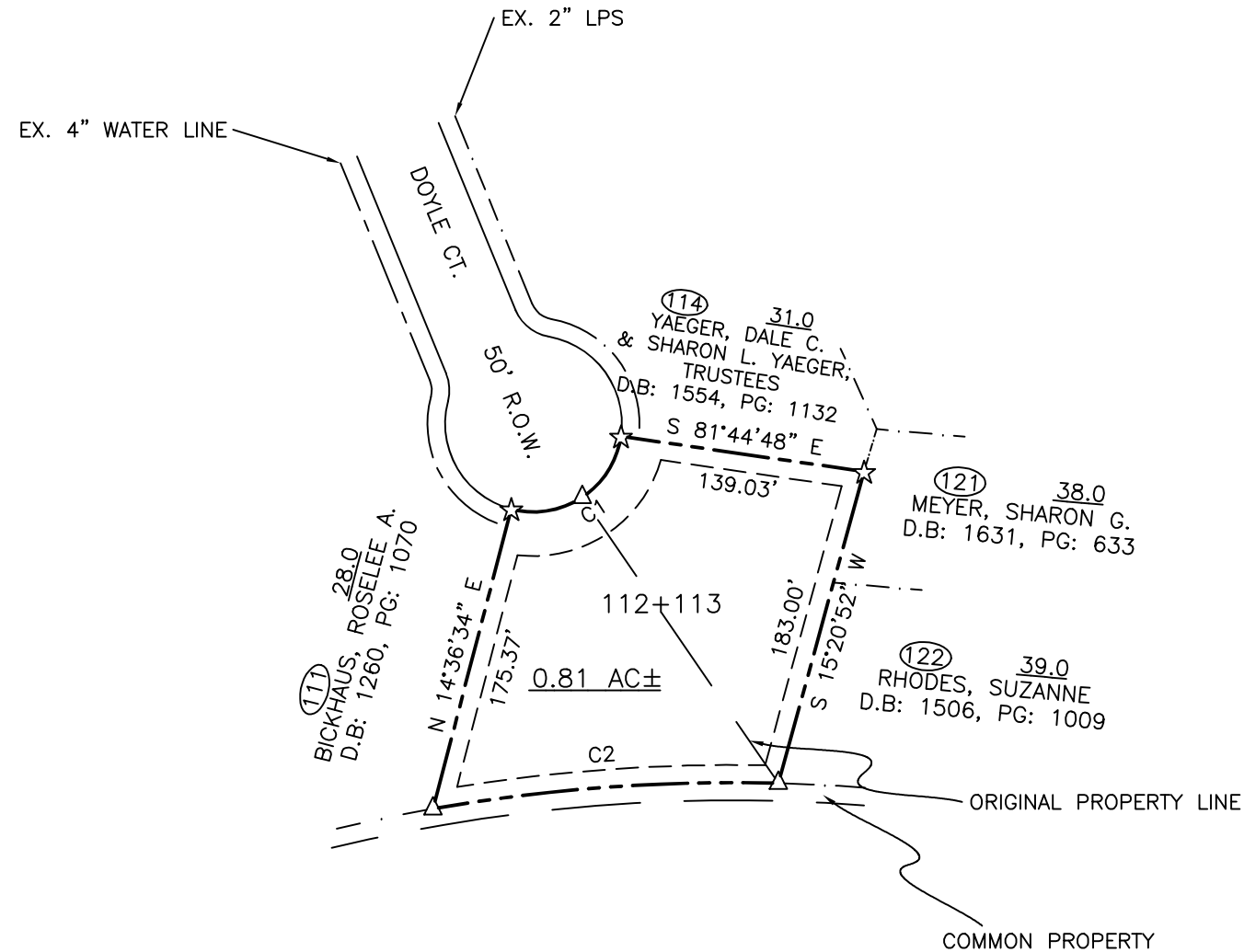
GPS INFORMATION

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: February 15, 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

LEGEND

These standard symbols will be found in the drawing.

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



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 10' 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 #47035C0213D.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	84.09'	74.52'	N 56°25'53" E	96°21'25"
C2	979.39'	196.35'	196.02'	S 85°45'53" W	11°29'12"

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

FINAL PLAT
FOR
COMBINATION OF 112 & 113, BLOCK 4, TRENT
RECORDED IN PLAT BOOK: 8, PAGE: 211
PRESENTED TO
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER: FAIRFIELD GLADE COMMUNITY CLUB ADDRESS: P.O. BOX 2000 FAIRFIELD GLADE, TN 38558 TELEPHONE: (931) 484-3473	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
OWNER: _____ ADDRESS: _____ TELEPHONE: _____	DEED BOOK: 1518 PAGE: 791 DEED BOOK: _____ PAGE: _____ SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN ACREAGE SUBDIVIDED: 0.81 NUMBER OF LOTS: 1
TAX MAP: 65-M PARCEL: 29.0 & 30.0 GROUP: "B"	SCALE: 1"=100' DATE: 2/15/2024 DRAWN BY: ROBIN POWERS JOB NO.: 24045

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

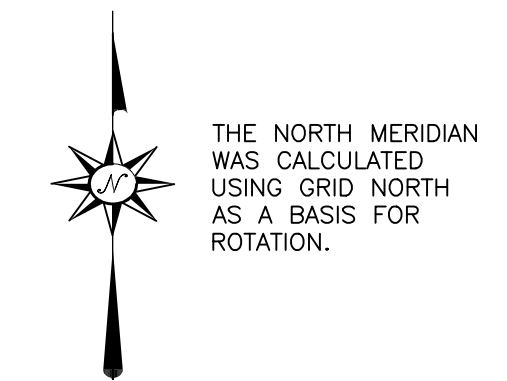
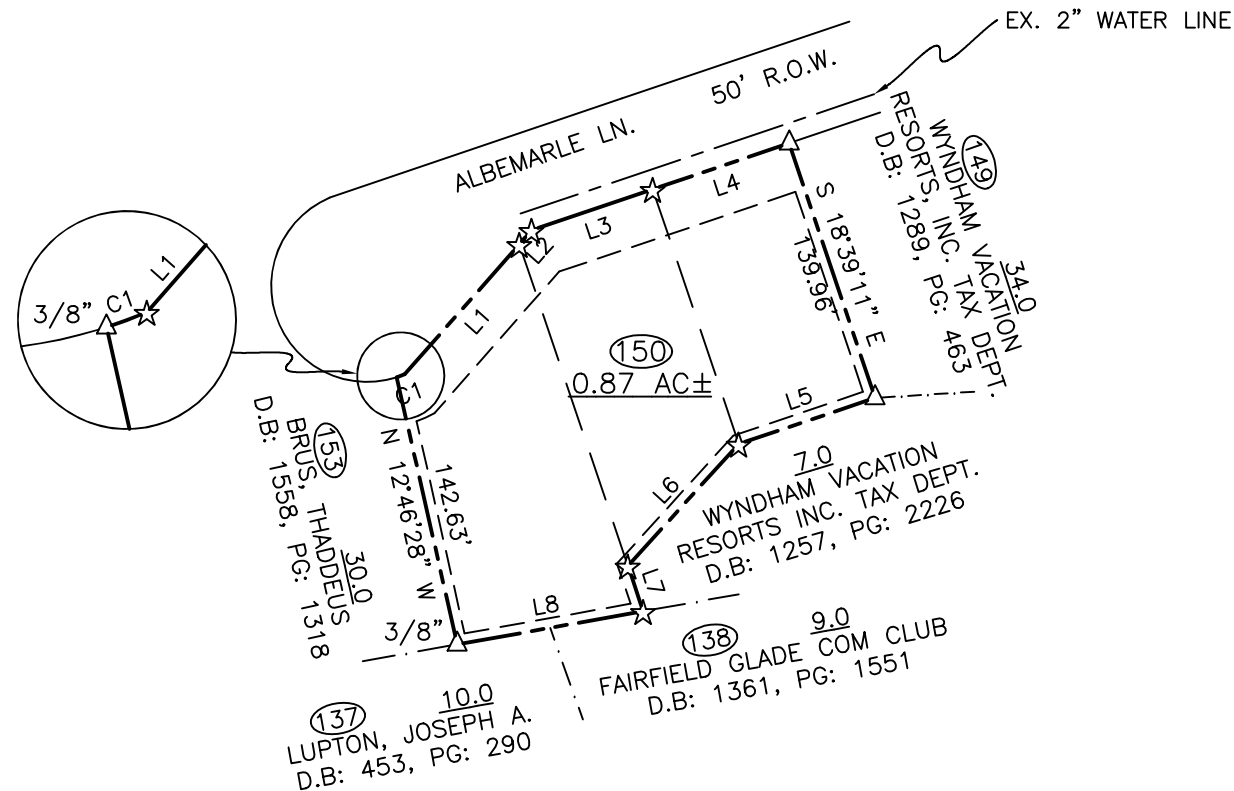
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said 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
- 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: February 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 41°20'50" E	90.30'
L2	N 41°20'49" E	9.70'
L3	N 71°20'56" E	66.60'
L4	N 71°20'48" E	75.00'
L5	S 71°19'04" W	75.00'
L6	S 42°18'12" W	85.79'
L7	S 18°39'11" E	25.00'
L8	S 79°53'45" W	98.40'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	4.50'	4.50'	N 69°33'42" E	5°09'14"

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 150, 151, & 152, BLOCK 1, DRUID HILLS RECORDED IN PLAT BOOK: 4, PAGE: 3 PRESENTED TO CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER-ALL: ALDERMAN, DOUGLAS & CHERYL ADDRESS: 101 FOLKSTONE RD. FAIRFIELD GLADE, TN 38558 TELEPHONE: (828) 231-8109	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931)484-7702
DEED BOOK-33.0: 1688 PAGE: 568 DEED BOOK-32.0: 1688 PAGE: 584 DEED BOOK-31.0: 1688 PAGE: 565	SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN ACREAGE SUBDIVIDED: 0.87 AC± NUMBER OF LOTS: 1
TAX MAP: 90-B PARCEL: 31.0, 32.0 & 33.0 GROUP: "M"	SCALE: 1"=100' DATE: 2/2/24 DRAWN BY: ROBIN POWERS JOB NO.: 24023

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

CERTIFICATE OF APPROVAL FOR RECORDING

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.22'	35.32'	S 49°32'06" E	89°53'24"
C2	238.36'	89.38'	88.86'	S 05°31'14" W	21°29'04"
L1	N 02°22'09" W		5.87'		



LOCATION MAP
Not to Scale

Date _____ Secretary, Cumberland County Planning Commission

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

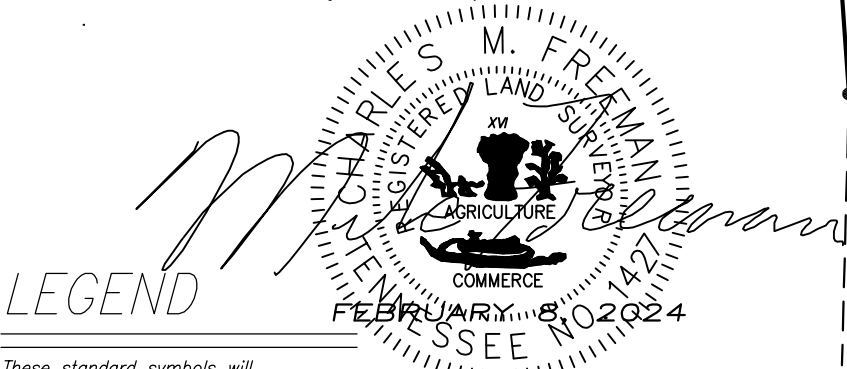
Date _____ Owner _____

Date _____ Owner _____

CERTIFICATE OF ACCURACY

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

Date _____ Registered Land Surveyor _____



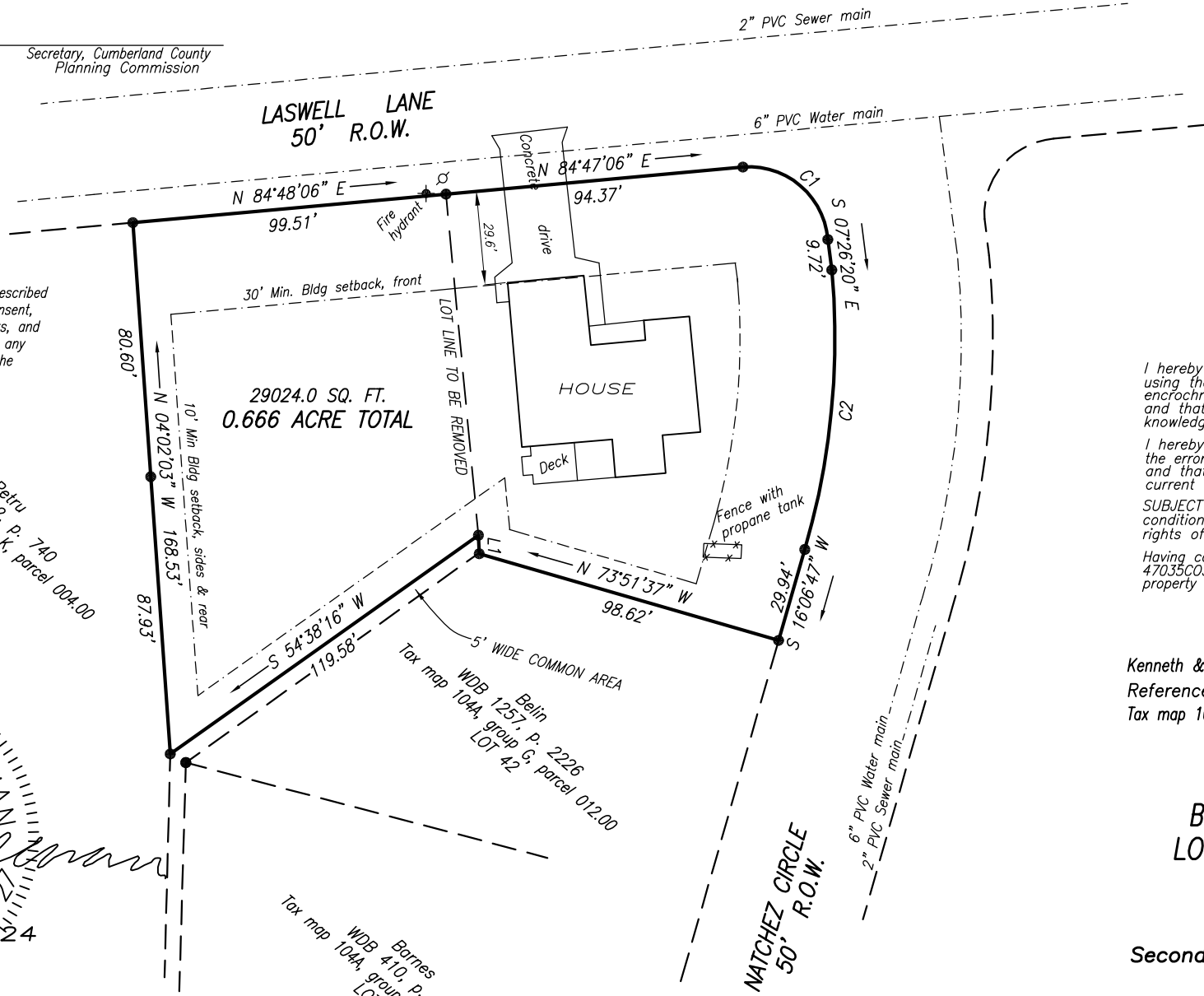
LEGEND

These standard symbols will be found in the drawing.

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

NOTES:

1. This survey is prepared from the current deeds of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current and accurate title search will reveal.
2. Any future construction must fall within the current setback restrictions.
3. Building offsets shown are to the face of the wall, not overhangs.



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

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

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

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

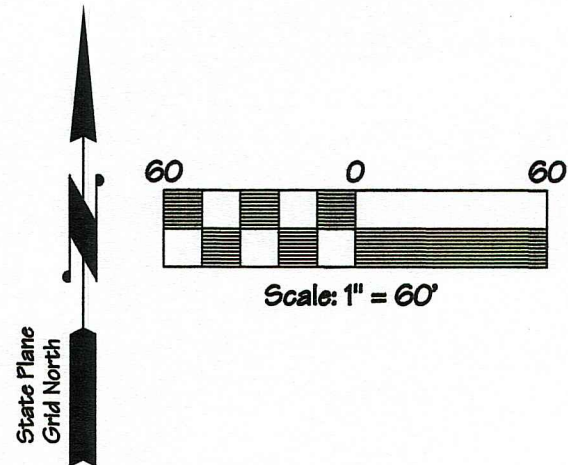
Kenneth & Diana Donsbach, owners
Reference: WDB 1686, p. 2218 & 1568, p. 362
Tax map 104A, group G, parcel 011.00 & group K, parcel 005.00

FINAL PLAT
COMBINATION OF LOT 4
BLOCK 2-OVERLOOK PLACE AND
LOT 43 BLOCK 5 - WINDSOR
BLUFF ADDITION TO
FAIRFIELD GLADE

Second Civil District Cumberland County

Scale 1" = 50'
February 8, 2024

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



Note: The floodplain as shown was derived from the FEMA FIRM as listed hereon in the SFHA certificate and has not been field verified by Vick Surveying LLC.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	57.64'	N 62°51'36" W	54.50'

LINE	BEARING	DISTANCE
L1	N 86°51'34" E	1.85'
L2	S 43°51'42" E	4.60'
L3	S 43°31'42" E	50.56'
L4	S 88°35'51" W	43.16'

GPS CERTIFICATION:
 I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
 (a) Type of Survey: Real Time Kinematic
 (b) Positional Accuracy: 0.05 feet
 (c) Date of survey: 24 February 2024
 (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
 (e) Published/Fixed-control used: TDOT CORS Network
 (f) Geoid Model: Geoid16
 (g) Combined grid factor(s): 0.99999496

Note: The point of beginning is located S 61°12'02" W 0.84 feet from a fire hydrant.

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 fact 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 subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

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

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

Drawn by: CDM File No.: 13-29c1 Phase 1 Lot 31 Lot Line Revision

GARRY W. MCNABB & RANDY GRAHAM, CO-TRUSTEES OF THE MILLARD V. OAKLEY FAMILY TRUST
 Lot #36, Daddys Creek Estates
 Map 128 Parcel 34.33
 Book 1689 Page 1563
 Plat Book PL11 Page 175

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE _____ OWNER _____
 OWNER _____

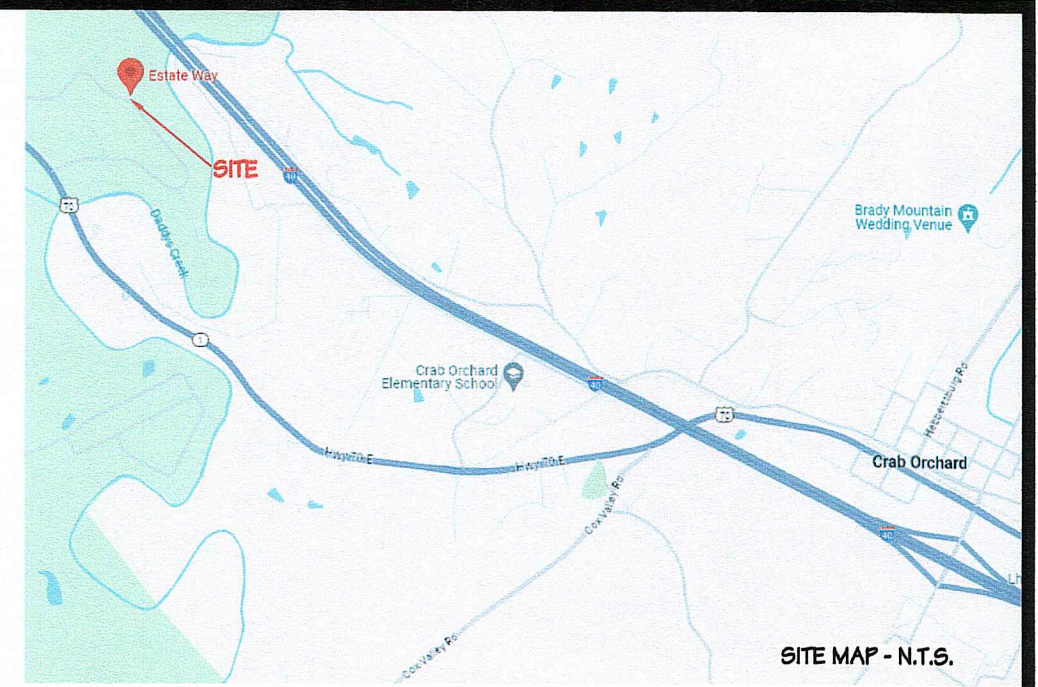
GARRY W. MCNABB & RANDY GRAHAM, CO-TRUSTEES OF THE MILLARD V. OAKLEY FAMILY TRUST
 Lot #32, Daddys Creek Estates
 Map 128 Parcel 34.29
 Book 1689 Page 1563
 Plat Book PL11 Page 175

GARRY W. MCNABB & RANDY GRAHAM, CO-TRUSTEES OF THE MILLARD V. OAKLEY FAMILY TRUST
 Lot #31, Daddys Creek Estates
 Map 128 Parcel 34.27
 Book 1475 Page 1455
 Plat Book PL11 Page 175

**Lot #31
 4.64 Ac**

MILLARD V. OAKLEY
 P/O Lot #30, Daddys Creek Estates
 Map 128 Parcel 34.27
 Book 1475 Page 1455
 Plat Book PL11 Page 175

RICHARD W. CAGLE & MARYELLEN CAGLE
 Lot # 50, Daddys Creek Estates, Phase I
 Map 128 Parcel 34.26
 Book 1422 Page 1317
 Plat Book PL11 Page 569



CERTIFICATION OF EXISTING WATER LINES OR OTHER UTILITIES

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

DATE _____ SIGNATURE OF WATER OR OTHER UTILITY DISTRICT REPRESENTATIVE _____

CERTIFICATION OF EXISTING STATE OR COUNTY ROAD

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

DATE _____ SIGNATURE OF CUMBERLAND CO ROAD SUPERINTENDENT _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE _____ SECRETARY, PLANNING COMMISSION _____

CERTIFICATE OF ACCURACY AND PRECISION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT CLASS II SURVEY AND THE RATIO OF PRECISION IS 1:7500 PERFORMED IN ACCORDANCE TO CURRENT TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE CUMBERLAND COUNTY PLANNING COMMISSION.

DATE SIGNED 12 March 2024 SURVEYOR'S SIGNATURE _____
 TENNESSEE NO. 2164

4TH CIVIL DISTRICT REF: PLAT BOOK PL11 PAGE 175

LEGEND

- △ POINT IN THE CREEK
- CONCRETE MONUMENT
- 1/2" PIPE (set)
- FIRE HYDRANT
- ⊕ REBAR (found)
- ⊙ TAX HOOK

Setbacks:
 Front - 30'
 Rear - 10'
 Side - 10'
 Creek Bank - 50'

For prior Tennessee Department of Environment and Conservation (TDEC) evaluation for subsurface sewage disposal (SSD) for Lots #30 and 31 of Daddys Creek Estates, please see Plat Book PL 11 Page 175-178 as recorded in the Register's Office for Cumberland County.

The property shown hereon is subject to an easement to Middle Tennessee Natural Gas Utility District for the construction and maintenance of natural gas lines as noted in Book D488 Page 167 as recorded in the Register's Office for Cumberland County, Tennessee

Any new construction or additions to any current structures or any replacement of a depleted structure encroaching on setback requirements must abide by current setbacks.

Note: Public utility and drainage easements shall be as follows: 12 feet along all front property lines, 6 feet along all side and rear lot lines, and 50 feet from the edge of Daddy's Creek as shown in Plat Book PL 11 Pages 175-178 as recorded in the Register's Office for Cumberland County, Tennessee.

FINAL PLAT FOR LOT LINE REVISION FOR LOT #31 & P/O LOT #30 OF DADDY'S CREEK ESTATES

PRESENTED TO CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

DEVELOPER: GARRY MCNABB & RANDY GRAHAM TRUSTEES MILLARD V OAKLEY FAMILY TRUST ADDRESS: 345 S JEFFERSON AVE STE 403 COOKEVILLE TN 38501 TELEPHONE: 931-250-5094	SURVEYOR: CHRISTOPHER M. VICK ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38506 TELEPHONE: 931-372-1286
OWNER: MILLARD V. OAKLEY ADDRESS: 345 S JEFFERSON AVE STE 403 COOKEVILLE TN 38501 TELEPHONE: 931-250-5094	OWNER: GARRY MCNABB & RANDY GRAHAM TRUSTEES MILLARD V OAKLEY FAMILY TRUST ADDRESS: 345 S JEFFERSON AVE STE 403 COOKEVILLE TN 38501 TELEPHONE: 931-250-5094

ACREAGE SUBDIVIDED: 4.64 **LOTS:** 1 **TAX MAP:** 128 **PARCEL NO:** 34.28 & 34.29
DEED BOOK REFERENCE: 1689/1563 1475/1455 **SCALE:** 1"=60'-0" **DATE:** 22 February 2024

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 (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 1:10,000 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

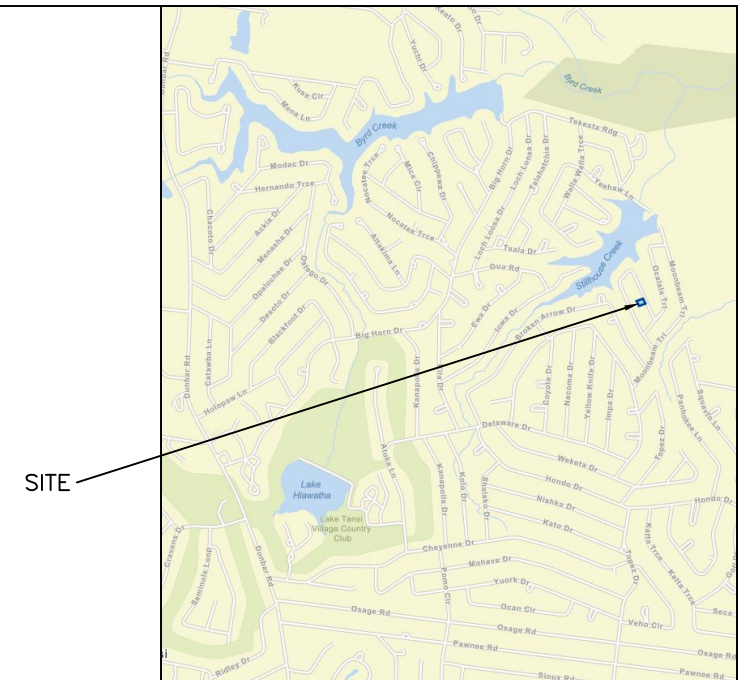
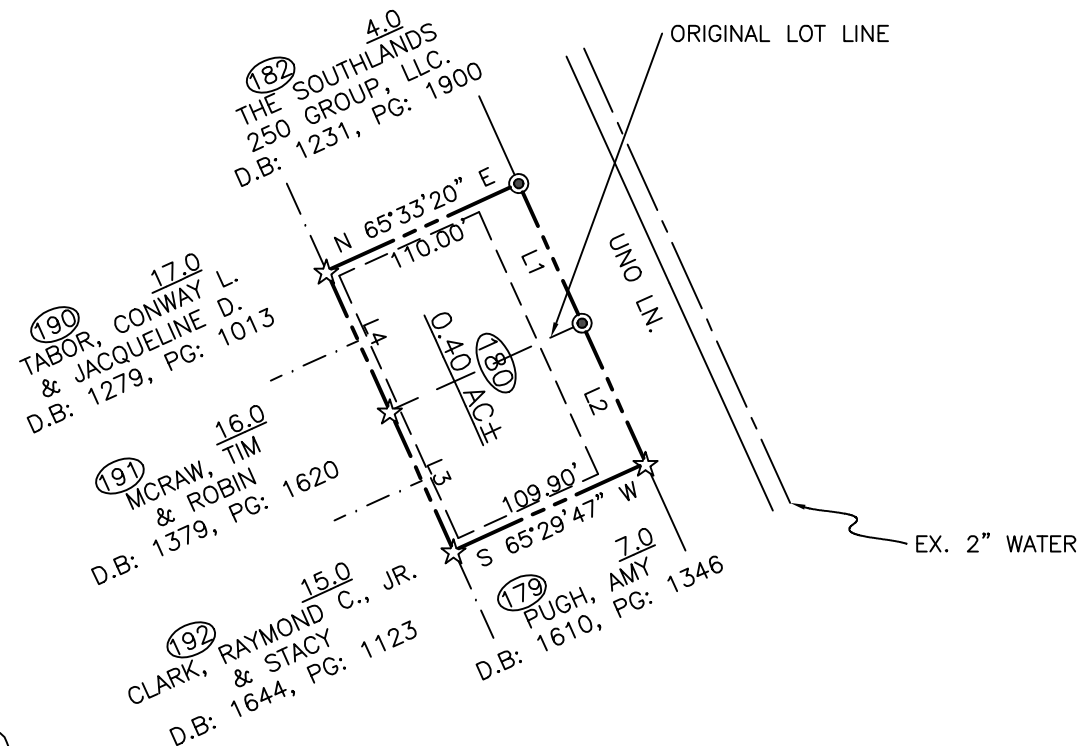
These standard symbols will be found in the drawing.

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

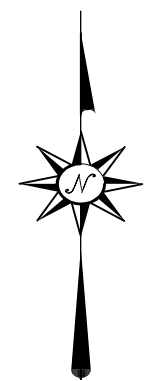
GPS INFORMATION

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: February 22, 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 24°25'06" E	79.89'
L2	S 24°25'53" E	80.00'
L3	N 24°30'09" W	80.00'
L4	N 24°25'08" W	80.00'



VICINITY MAP
CUMBERLAND COUNTY, TENNESSEE



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

SCALE: 1" = 100'



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

FINAL PLAT FOR COMBINATION OF LOT #S 180 & 181, GERONIMO ADDITION TO LAKE TANSI RESORT RECORDED IN PLAT BOOK: 7, PAGE: 23 PRESENTED TO CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER: STEVEN SCOTT ADDRESS: 2024 SW 41ST ST. CAPE CORAL, FL 33914 TELEPHONE: (931) 200-2875	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931)484-7702
OWNER: _____ ADDRESS: _____ TELEPHONE: _____	DEED BOOK-5.0: 1691 PAGE: 1111 DEED BOOK-6.0: 1685 PAGE: 1330 FIRST CIVIL DISTRICT OF CUMBERLAND COUNTY, TN ACREAGE SUBDIVIDED: 0.40 AC± NUMBER OF LOTS: 1
TAX MAP: 138-0 PARCEL: 5.0 & 6.0 GROUP: "D"	SCALE: 1"=100' DATE: 2/22/24 DRAWN BY: ROBIN POWERS JOB NO.: 24018

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 #47035C0318D.

NORTH MERIDIAN is oriented to the bearing of record for the northern right of way of Bainbridge Road per Plat Book 5, p. 4 - N 71°00' W

CERTIFICATE OF APPROVAL FOR RECORDING

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

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.



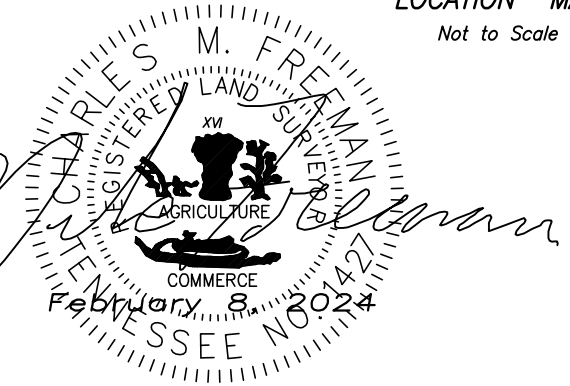
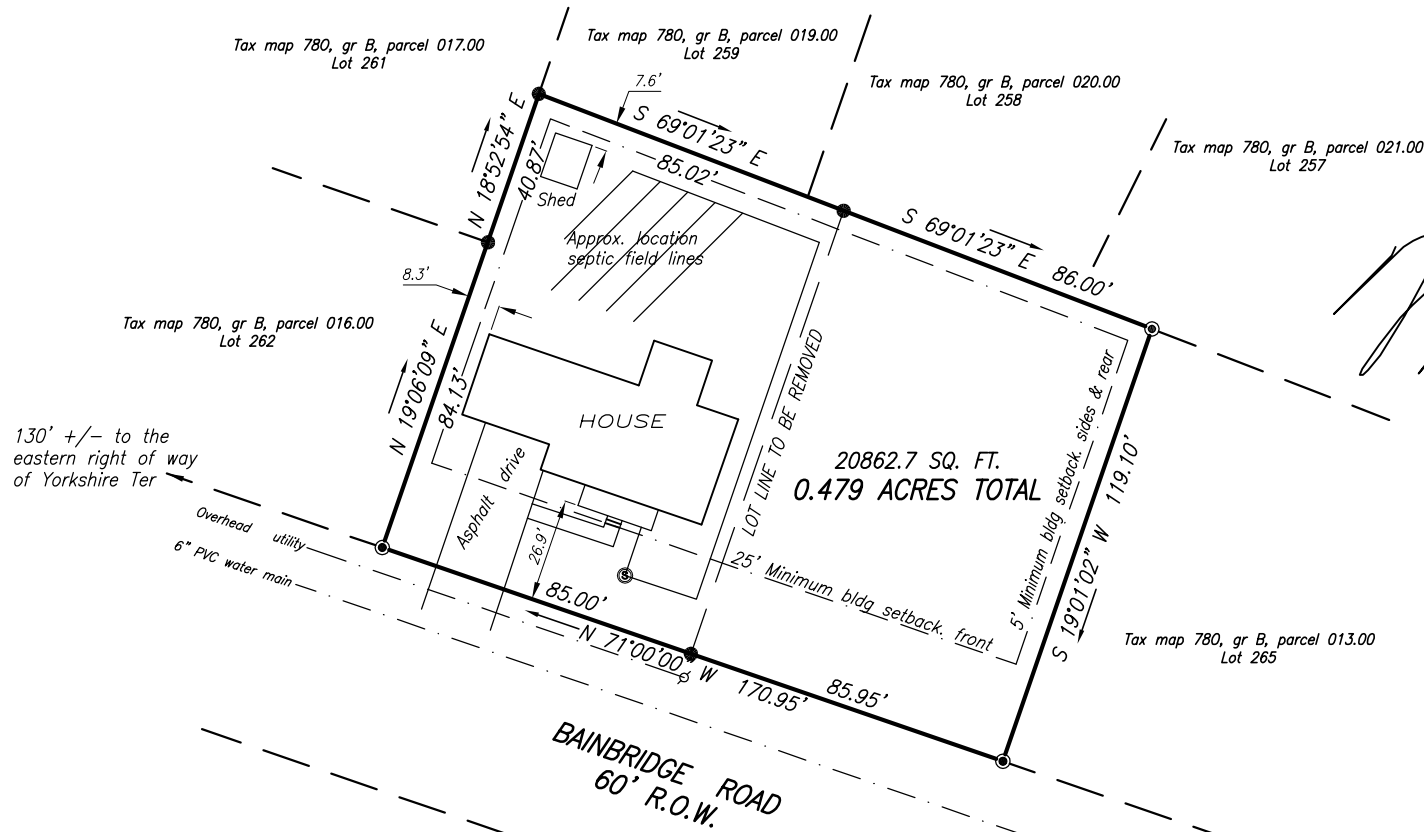
LOCATION MAP
Not to Scale

Date _____

Secretary, Cumberland County Planning Commission

Date _____

Registered Land Surveyor



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.

**FINAL PLAT
COMBINATION OF
LOTS 263 & 264 - BLOCK 2
LAKE POMEROY ADDITION TO
FAIRFIELD GLADE**
Second Civil District Cumberland County
Scale 1" = 50'
February 8, 2024
Freeman Engineering and Surveying
118 Exeter Drive Crossville, TN 38558
(865) 696-0327

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 _____

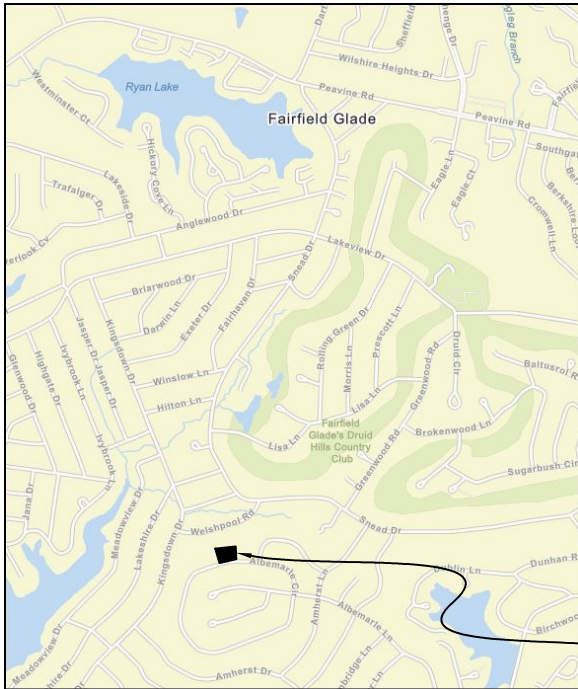
NOTES:

- 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 0780, group B, parcels 014.00 & 015.00
Warranty Deed Books 1687, p. 655 and 1689, p. 260
Dance Carless & Catherine L. Shuler, 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
- ⊕ UTILITY POLE
- ⊗ SEPTIC TANK



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

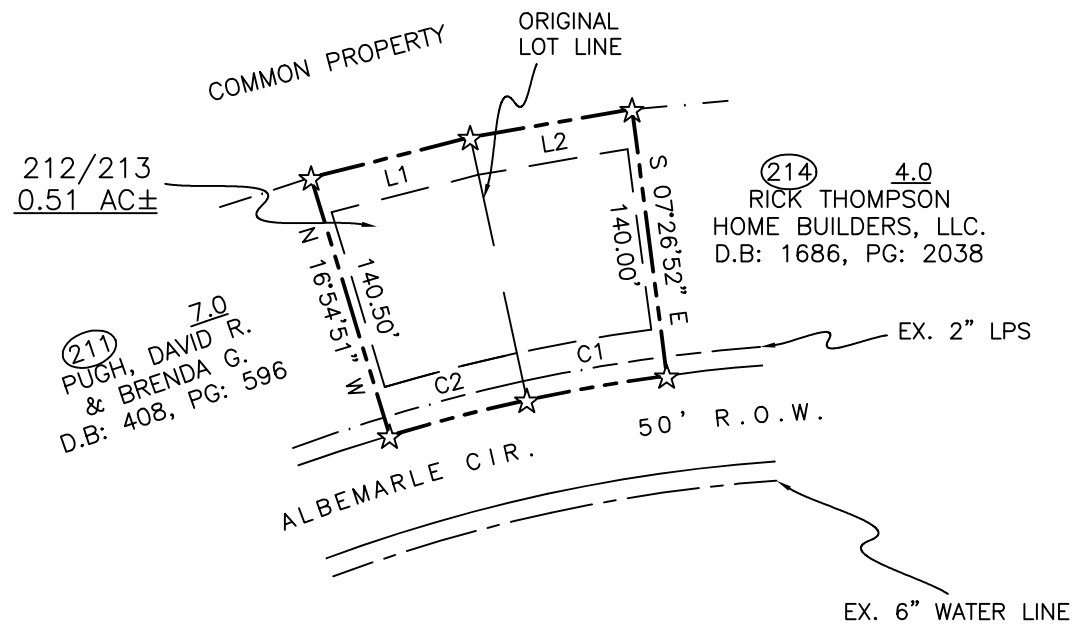
Signature of the Secretary of
Cumberland County Planning Commission

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 212 & 213, 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
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ROAD RIGHT OF WAY

LINE	BEARING	DISTANCE
L1	N 75°46'10" E	85.50'
L2	N 80°11'08" E	85.50'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	893.97'	73.96'	73.94'	S 80°11'09" W	4°44'25"
C2	893.97'	73.94'	73.92'	S 75°25'55" W	4°44'19"

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

FINAL PLAT
FOR
COMBINATION OF LOT #'S 212 & 213, BLOCK: 1, DRUID HILLS ADDITION TO FAIRFIELD GLADE RESORT
RECORDED IN PLAT BOOK: 4, PAGE: 3
PRESENTED TO
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER: 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: _____ ADDRESS: _____ TELEPHONE: _____	DEED BOOK-5.0: 1687 PAGE: 999 DEED BOOK-6.0: 1688 PAGE: 2315 SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN ACREAGE SUBDIVIDED: 0.51 AC± NUMBER OF LOTS: 1
TAX MAP: 90-B PARCEL: 5.0 & 6.0 GROUP: "A"	SCALE: 1"=100' DATE: 1/2/24 DRAWN BY: ROBIN POWERS JOB NO.: 23235-212/213

GPS INFORMATION

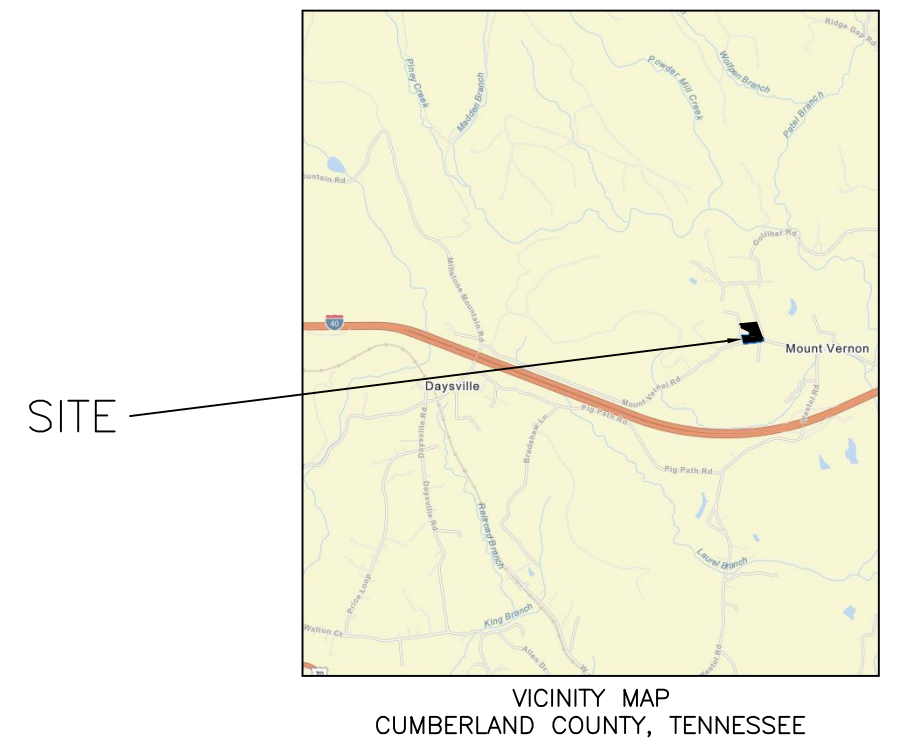
- Type of GPS Field Procedure Used: Real Time Kinematic
- Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
- Relative Positional Accuracy: H = 0.05', V = 0.05'
- Date(s) of Survey: January 2, 2024
- Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
- Fixed Control Station: AUTONOMUS
- Fixed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

HENRY FARMS

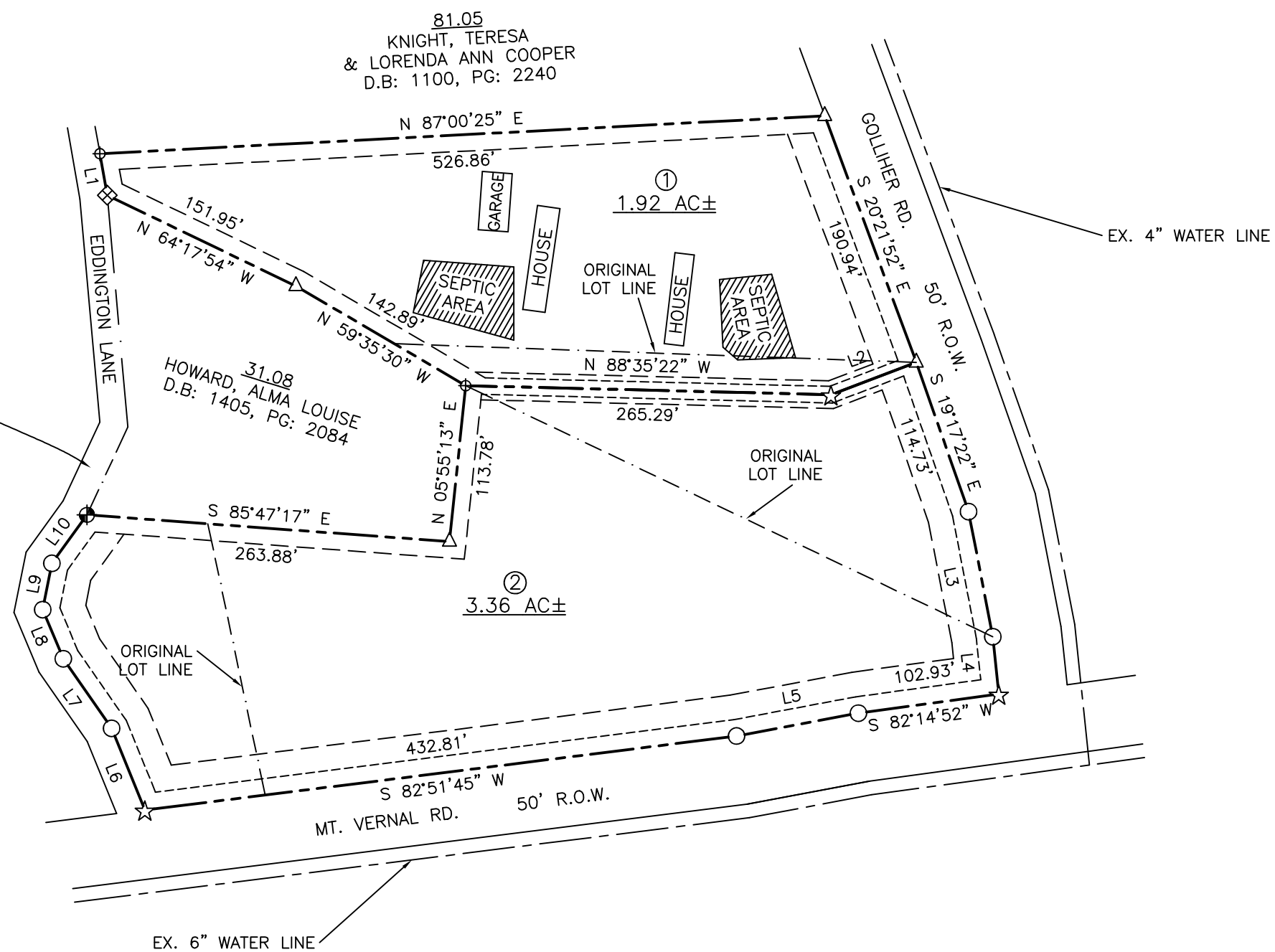
NOTES:

- 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 #47035C0?D.



THE DEED CALLS THIS AN ACCESS RD. LEADING TO THE EDDINGTON PROPERTY. THE COUNTY GIVES IT A 24' 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
 Regional

LEGEND

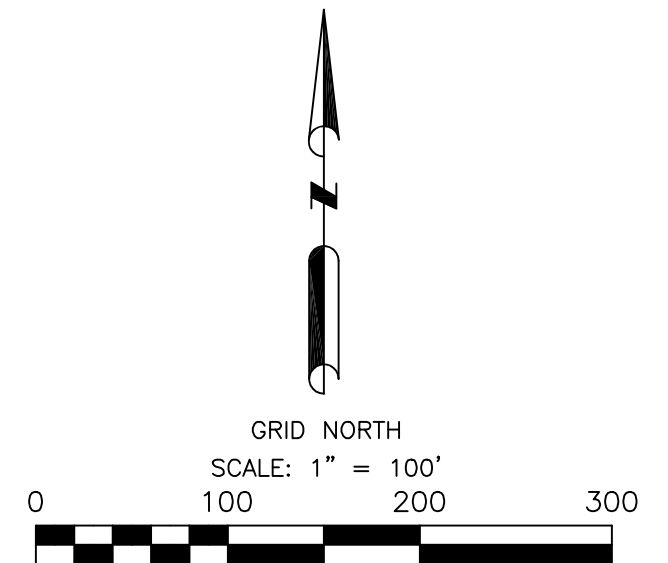
These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- ◆ EX. RAILROAD SPIKE
- ⊕ EX. METAL FENCE POST
- △ EX. IRON ROD
- ⊙ EX. AXLE
- CALCULATED POINT IN R.O.W.
- 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: February 28, 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 10°00'17" W	30.63'
L2	S 69°16'19" W	66.19'
L3	S 10°59'19" E	92.53'
L4	S 05°59'54" E	41.84'
L5	S 79°21'17" W	89.95'
L6	N 22°09'47" W	64.11'
L7	N 34°47'43" W	61.52'
L8	N 22°40'49" W	38.63'
L9	N 11°14'56" E	34.25'
L10	N 35°50'33" E	43.42'



MID-STATE SURVEYING P.O. BOX 212 80 WEST AVE. CROSSVILLE, TENNESSEE	
FINAL PLAT HENRY FARMS PRESENTED TO CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION	
OWNER: <u>ROGER HENRY</u> ADDRESS: <u>632 BLACK JACK RD.</u> <u>ROCKWOOD, TN 37854</u> TELEPHONE: <u>(865) 209-2209</u>	SURVEYOR: <u>MID-STATE SURVEYING</u> ADDRESS: <u>80 WEST AVE.</u> <u>CROSSVILLE, TN 38555</u> TELEPHONE: <u>(931)484-7702</u>
OWNER: _____ ADDRESS: _____ TELEPHONE: _____ SIXTH CIVIL DISTRICT OF CUMBERLAND COUNTY, TN	ACREAGE SUBDIVIDED: <u>5.28 AC±</u> NUMBER OF LOTS: <u>2</u> SCALE: <u>1"=100'</u> DATE: <u>2/28/24</u> D.B-28.01:1098 PG: 1149 D.B-31.06: 1100 PG: 2285 D.B-31.0: 515 PG: 192 D.B-31.07: 1176 PG: 283
TAX MAP: <u>144</u> PARCEL: <u>28.01, 31.0, 31.06 & 31.07</u> GROUP: _____	JOB NUMBER: <u>24004</u> DRAWING NUMBER: <u>24004-ROBIN</u> DRAWN BY: <u>ROBIN POWERS</u>

C. William Culwell
1397 Al Goss Road
Crossville, TN 38571-0724

Memorandum for the Record

February 27, 2024

From: Bill Culwell

To: Cumberland County Road Superintendent Stanley Hall

RE: Submission of Citizens' Petition to Extend Cumberland County Responsibility for Road Maintenance on Al Goss Road, District 7, Cumberland County, Tennessee

Dear Superintendent Hall,

Thank you for meeting with me regarding efforts to have the south end of Al Goss Road added to the Cumberland County data base for road maintenance.

I have contacted our 7th District Commissioner, Mark Baldwin as you suggested. Mr. Baldwin referred me to Planning Commission Deputy Director Tommy Lee. Mr. Lee informed me that the request to extend the responsibility for road maintenance must be made by submitting a citizens' petition to the Planning Commission VIA the Cumberland County Road Superintendent.

Therefore, please accept the attached Citizens' Petition and forward to the Planning Commission on our behalf. Please let me know when/if any of us need to attend any meetings regarding our petition. I can be reached by texting or voice at (615) 714-2724.



barshalom@aol.com

PETITION TO EXTEND MAINTENANCE ON AL GOSS ROAD

WHEREAS: Al Goss Road is a secondary road leaving Potato Farm Road and proceeding in a southerly direction approximately 1.45 miles in length and with only the first 0.85 miles maintained by Cumberland County and

Whereas: Approximately 0.55 miles of the southern extent of Al Goss Road has been designated as outside the boundary of responsibility for road maintenance by Cumberland County and

Whereas: this fact has recently come to the attention of the property owners and residents of Al Goss Road, we, the undersigned property owners and residents, being a majority of said property owners and residents, this 21st day of February, 2024, do hereby submit this PETITION to the Cumberland County Planning Commission requesting that Cumberland County Road Maintenance responsibility be extended on the existing roadbed all the way to the Southern terminus of Al Goss Road, and that, due to the lack of said maintenance on that southern portion, as well as on parts of the northern portion as well, such maintenance be performed without delay:

<u>NAME(Printed)</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>MAP 40/PARCEL:</u>
BILL CULWELL	<i>[Signature]</i>	1397 ALGOSS RD	22.05
John Cairns	<i>[Signature]</i>	801 ALGOSS RD	18.15
Gail Langer	<i>[Signature]</i>	1093 Al Goss Rd	22.10
Troy Bridges	<i>[Signature]</i>	1001 AL Goss Rd	18.16
Carol Westervelt	<i>[Signature]</i>	1159 ALGOSS RD.	22.09
Daniel Carey	<i>[Signature]</i>	844 Al Goss Rd.	18.13
Jared Beaty	<i>[Signature]</i>	730 Al Goss Rd.	18.02
Dale Tollett	<i>[Signature]</i>	909 Ben Tollett Rd.	006.00
GARY BILLYEN	<i>[Signature]</i>	1032 ALGOSS RD	18.07
JOEL HEPBURN	<i>[Signature]</i>	741 AL GOSS rd	18.13
FRANK B. BOHANNON	<i>[Signature]</i>	57 FAIRWAY ST	22.12
Cheryl Douglass	<i>[Signature]</i>	1132 Al Goss Rd	18.08
Tonya Morris	<i>[Signature]</i>	166 ALGOSS RD	006.00
Edward J. Carter	<i>[Signature]</i>	915 Al Goss Rd	18.03
Valerie Newman	<i>[Signature]</i>	1190 Al Goss Rd.	22.03
Ralph Reagan	<i>[Signature]</i>	92 Buddy Trail	18.14
VERNON L. CAREY	<i>[Signature]</i>	BEN TOLLETT LANE	18.11
Brett A. York	<i>[Signature]</i>	780 Ben Tollett lane	13.03
Shawn D. York	<i>[Signature]</i>	782 Ben Tollett Lane	13.01



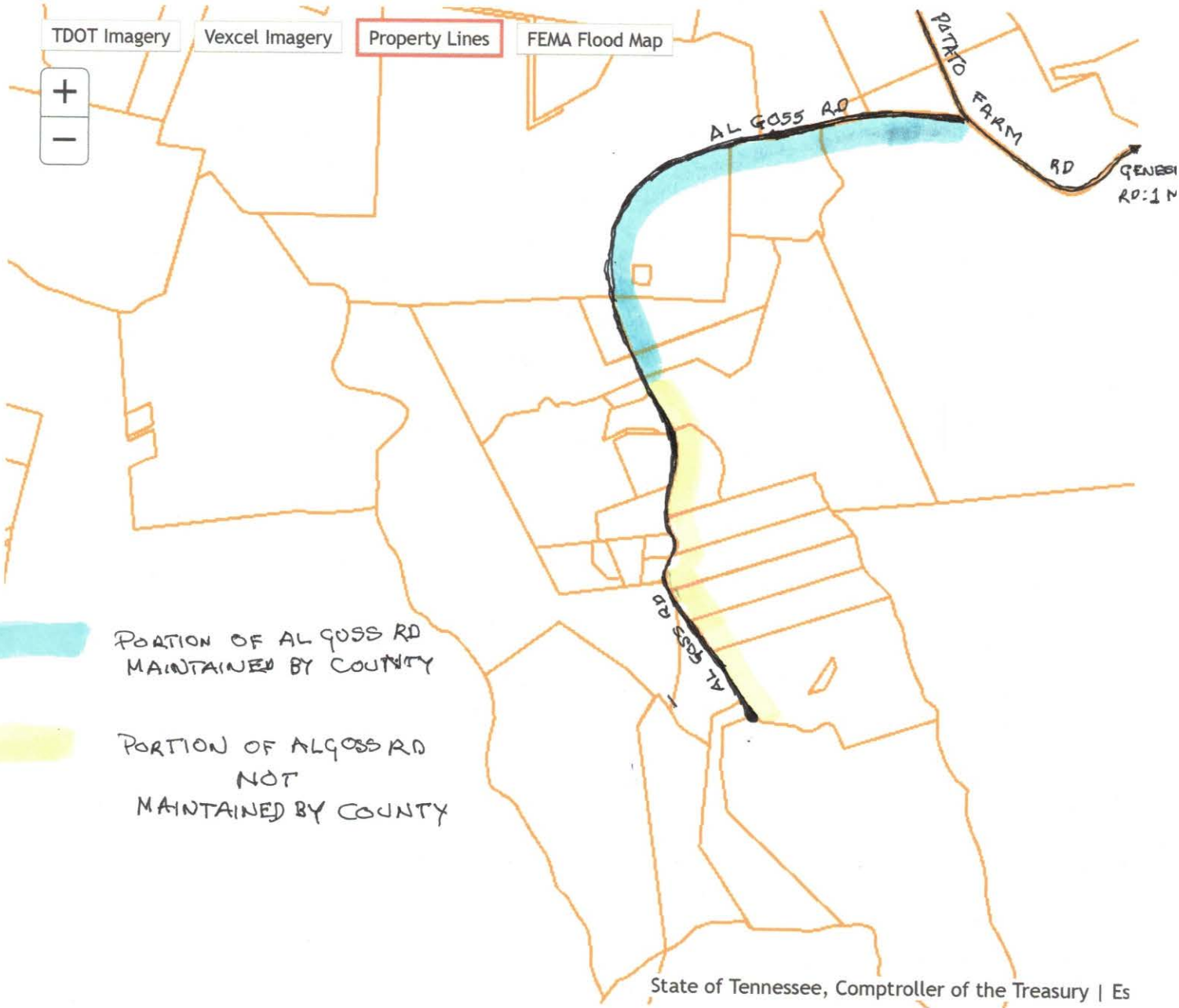
Tennessee Property Vi

TDOT Imagery

Vexcel Imagery

Property Lines

FEMA Flood Map



PORTION OF AL GOSS RD
MAINTAINED BY COUNTY



PORTION OF ALGOSS RD
NOT
MAINTAINED BY COUNTY

State of Tennessee, Comptroller of the Treasury | Es

MAP 40