



MEMORANDUM

TO: Cumberland County Regional Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: May 10, 2024

SUBJECT: May 16, 2024 Planning Commission Meeting

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The Cumberland County Regional Planning Commission will hold its regularly scheduled meeting on Thursday, May 16, 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 April 18, 2024 minutes.
3. Public Comment regarding agenda items.
4. Consideration of preliminary plat for property located on Westel Loop (Miller Division)\*
5. Staff Report—Amos Division, Honeycutt Division, Rashe Division, Tasch Division, McInturff Combination, Bilbrey Adjustment and Nelson Adjustment.\*
6. Discussion regarding adding the end section of Walton Court to the county road list.
7. Discussion regarding adding York Lane, York Circle, Keating Court and a portion of Keating Loop to the county road list.
8. Discussion regarding removing Kilby Farm Road from the county road list.
9. Update from the Road Standards Sub-committee.
10. Other business as necessary.
11. 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**  
**MAY 16, 2024**

**Miller Division—Preliminary**

Claude Miller submitted a preliminary subdivision plat for the purpose of subdividing 14.40 acres into six (6) proposed new lots located on Westel Loop. The proposed new lots would range in size from 1.56 acres to 3.49 acres and all of the proposed new lots are currently vacant. The proposed new lots would be served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

**Amos Division—Final**

Steve Amos submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on South Old Mail Road. The proposed new lot would consist of 2.41 acres, an existing residential structure and two (2) existing accessory structures. The proposed new lots would be served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

**Honeycutt Division—Final**

William Honeycutt submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Westel Loop. The proposed new lot would consist of 1.00 acre, an existing residential structure and an existing accessory structure. The proposed new lots would be served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

**Rashe Division—Final**

Peter Rashe submitted a final subdivision plat for the purpose of subdividing 2.44 acres into two (2) proposed new lots located on Hillendale Road. Lot 1 would consist of 0.65 acres, an existing residential structure and an existing accessory structure. Lot 2 would consist of 1.79 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.

**Tasch Division—Final**

Robert Tasch submitted a final subdivision plat for the purpose of subdividing 3.72 acres into two (2) proposed new lots located on Plateau Road and Kendrick Lane. Lot 1 would consist of 0.72 acres and is currently vacant. Lot 2 would consist of 3.00 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.

**McInturff Combination—Final**

Timothy McInturff submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Kiddie Circle. The proposed new lot would consist of 0.68 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.

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 \_\_\_

**Bilbrey Adjustment-Final**

Dustin Bilbrey submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing lots located on Durham Loop. After the adjustment, Lot 1 would consist of 1.00 acre, 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 four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

**Nelson Adjustment-Final**

Garrett Nelson 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. After the adjustment, Lot 1 would consist of 3.489 acres, and an existing residential structure. Lot 2 is larger than five (5) acres and is not subject to the jurisdiction of the PC. The proposed new lot would be served by an existing sixteen (16) 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**  
**APRIL 18, 2024**

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Kelli Tipton Buchannon  
David Gibson

**STAFF REPRESENTATIVE**

Tommy Lee, UCDD

**OTHERS PRESENT**

Philip Burnett, County Attorney (via phone)  
Joshua Selby, Building Inspector  
Gary Nelson, Crossville Chronicle  
Darrell Threet  
Craig Clark  
Tom Isham  
Micheal Matthews  
Chris Sexton  
Rob Harrison  
George Stepp  
Rich Decker  
Bill Cronberger  
Michael Stump

**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 April 18, 2024 at the Cumberland County Courthouse.

**ITEM 2: APPROVAL OF MARCH 21, 2024 MINUTES**

After calling the meeting to order, Chairman Wilson asked for approval of the March 21, 2024 minutes. John Wedgworth made a motion to dispense with the reading of the minutes and approve the minutes as presented. Terry Lowe seconded and the motion passed with a vote of all ayes.

**ITEM 3: CONSIDERATION OF PRELIMINARY PLAT FOR PROPERTY LOCATED ON KATHERINE DRIVE (PLATEAU PROPERTIES DIVISION)**

Rob Harrison presented a preliminary subdivision plat for the purpose of subdividing 45.05 acres into thirty-nine (39) proposed new lots located on Katherine Drive. The proposed new lots would range in size from 0.60 acres to 3.35 acres and all of the proposed new lots are currently vacant. The proposed new lots would be served by a proposed six (6) inch water line, a proposed four (4) inch sewer line, two (2) proposed new fire hydrants, an extension of an existing county road (Katherine Drive) and would comply with all Cumberland County Subdivision Regulations. Harrison stated that he would most likely submit a cash bond in lieu of completed infrastructure. After discussion, Terry Lowe made a motion to grant approval to the submitted preliminary plat. John Wedgworth seconded and the motion passed with a vote of all ayes.

**ITEM 4: PUBLIC HEARING REGARDING ADDING THE END SECTION OF AL GOSS ROAD TO THE COUNTY ROAD LIST.**

At the February 15, 2024 meeting, Staff Planner addressed the PC regarding citizens the 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. At the March 21, 2024 meeting, Staff Planner submitted a petition from Bill Culwell to extend the length of Al Goss Road that is listed on the county road list from 0.85 miles to 1.45 miles. Staff Planner also presented a petition which listed Culwell and twenty-five (25) other property owners which are in support of the request. Culwell stated that not all of the property owners have signed the petition but most of them have. Road Superintendent Stanley Hall

stated that the remainder of Al Goss Road was most likely left off in error. Hall stated that the road transitions from a tar and chip surface to a gravel surface approximately one (1) mile from the intersection of Potato Farm Road. Staff Planner stated that the section of Al Goss Road that is being petitioned to be added to the road list is not constructed to the standards established by the Cumberland County Road Standards. County Attorney Philip Burnett stated that if improvements were to be made that right-of-way acquisition could be difficult. After discussion, Chairman Wendell Wilson requested that Staff Planner schedule a public hearing for 5 P.M. on April 18, 2024. At the April 18, 2024 meeting, John Wedgworth made a motion to recess the PC meeting. John Stubbs seconded and the motion passed with a vote of all ayes. Chairman Wilson then opened a public hearing to receive comments regarding adding the end section of Al Goss Road to the county road list. There was no public comment. Chairman Wilson then closed the public hearing. John Wedgworth made a motion to reopen the PC meeting. Terry Lowe seconded and the motion passed with a vote of all ayes. County Attorney Phillip Burnett stated that his research determined that the deeds for property located on Al Goss Road all referenced the road right of way and thus if the end section was added it would not be considered a taking. Attorney Burnett also stated that the Cumberland County property assessor's office was not taxing the right-of-way so due to that fact the right-of-way is not considered private property. Attorney Burnett also stated that if the end section was added that the right-of-way would need to be thirty (30) feet. County Highway Superintendent Stanley Hall stated that the road condition was not currently at county standards but despite that fact he still recommends that the end of Al Goss Road be added to the county road list. Linda Clark stated that due to the fact that the road is not currently at county standards, she would like to revisit the request once the road standards and the procedures for acceptance, change and removal are revised. Linda Clark then made a motion to table the request until the road standards and the procedures for acceptance, change and removal are revised. John Wedgworth seconded and the motion received four (4) ayes (Clark, Wilson, Hardt and Wedgworth) and three (3) nays (Lowe, Flowers and Stubbs). Terry Lowe stated that the county commission passed a resolution that required that all motions must have at least five (5) votes to pass. After discussion, Attorney Burnett stated that he would research Lowe's statement but until a definitive answer could be found, a majority vote of the quorum would be able to pass the Clark/Wedgworth motion. Based upon Attorney Burnett's recommendation, Chairman Wilson declared the motion passed.

#### **ITEM 5: STAFF REPORT**

Staff Planner presented a report for five (13) subdivision plats that had been administratively approved since the last planning commission meeting. The administratively approved subdivision plats are as follows:

##### **Burgess Division—Final**

Christopher Burgess submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Lewis Road. The proposed new lot would consist of 3.082 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.

##### **Proffitt Division—Final**

Jeff Proffitt submitted a final subdivision plat for the purpose of subdividing 2.89 acres into two (2) proposed new lots located on Eldridge Loop. Lot 1 would consist of 0.81 acres and is currently vacant. Lot 2 would consist of 2.08 acres, an existing residential structure and three (3) existing accessory structures. The proposed new lots would be served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

##### **Kerley Combination—Final**

David Kerley submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Thornhill Lane. The proposed new lot would consist of 0.69 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line, an existing four (4) inch sewer line and would comply with all Cumberland County Subdivision

Regulations.

**Rich Combination—Final**

Robert Rich submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Burrough Lane and Brighton Lane. The proposed new lot would consist of 0.614 acres, an existing residential structure and an existing accessory 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.

**Wyatt Combination—Final**

Danny Wyatt submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Trentwood Terrace. The proposed new lot would consist of 0.80 acres and is currently vacant. 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.

**ITEM 6: DISCUSSION REGARDING REMOVING A SECTION OF ROCKY POINT FROM THE COUNTY ROAD LIST**

George Stepp addressed the PC stated that he owns two (2) parcels at the end of Rocky Point (further described as Map 089M, Group C, Parcels 009.00 and 010.00). Stepp submitted a petition to remove 170 feet from the end section of Rocky Point on the county road list. County Attorney Philip Burnett stated that Stepp must conduct a title search before the request can be considered. Chairman Wilson tabled the request.

**ITEM 7: DISCUSSION REGARDING THE CUMBERLAND COUNTY ROAD STANDARDS**

At the February 15, 2024 meeting, 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. At the March 21, 2024 meeting, Road Standard Review Subcommittee Chairman Terry Lowe stated that the subcommittee met immediately preceding the PC meeting on March 21, 2024. Lowe stated that members present were Clark, Wilson, Lowe, Stubbs, Wedgworth, Hall and Darrell Threet (county commissioner from the 3<sup>rd</sup> district). Lowe stated that the subcommittee began its review of the road standards which consisted of Article I in its entirety and sections A and B of Article II. Lowe stated that several corrections were suggested but that none of the suggested corrections were finalized. Finally, Lowe stated that the subcommittee would continue to meet and review the road standards until the review was completed. At the April 18, 2024 meeting, Lowe stated that the subcommittee continued to review sections A and B of Article II and also began the review of section C. Lowe stated that the review would continue with Article II, Section D at the May meeting.

**ITEM 8: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON LEISURE LANE, CHEROKEE TRAIL AND MARINA ROAD (MATTHEWS DIVISION)**

Surveyor Chris Sexton presented a final subdivision plat on behalf of Michael Matthews for the purpose of creating three (3) new lots and adjusting the common boundary line of two (2) existing lots for property located on Leisure Lane, Cherokee Trail and Marina Road. Lot 1 would consist of 3.851 acres, Lot 2 would consist

2.636, Lot 3 would consist of 2.171 acres and all of the proposed new lots are currently vacant. The remaining acreage from the parent tract will be added to two (2) existing lots. After the adjustment, Lot 4 would consist of 0.420 acres, an existing residential structure and an existing accessory structure. Lot 5 would consist of 0.408 acres and an existing residential structure. The proposed new lots would be served by an existing two (2) inch water line and would comply with all Cumberland County Subdivision Regulations. After discussion, Linda Clark made a motion to approve the submitted final plat pending a soils evaluation for Lots 1, 2 and 3 and pending that all required signatures be obtained. John Wedgworth seconded and the motion passed with a vote of all ayes.

**ITEM 9: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON HILLENDALE ROAD (RASHE DIVISION)**

Surveyor Michael Stump presented a final subdivision plat on behalf of Peter Rashe for the purpose of subdividing 2.44 acres into three (3) proposed new lots located on Eldridge Loop. Lot 1 would consist of 0.65 acres, an existing residential structure and an existing accessory structure. Lot 2 would consist of 1.04 acres and is currently vacant. Lot 3 would consist of 0.75 acres and an existing residential structure. Lot 3 would require a twenty (20) foot road frontage variance. The proposed new lots would be served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations. After discussion, Linda Clark made a motion to approve the final plat pending that Lot 3 be amended to have fifty (50) feet of road frontage and pending that all required signatures be obtained. Terry Lowe seconded and the motion passed with a vote of all ayes.

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

CTL

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date



**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I hereby certify that the Subdivision Plat shown herein 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

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan of subdivision with my (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. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.  
 Date Signed \_\_\_\_\_ Owner's Signature  
 \_\_\_\_\_ Owner's Signature



LOCATION MAP NTS

PATRICIA ANGE CARTER  
 CLT MAP 168/PARCEL 067.00  
 WDB: 291/PAGE 632

- NOTES:
- IRON PINS FOUND OR SET AT ALL CORNERS UNLESS NOTED ON PLAT.
  - GRID NORTH IS BASED UPON TNNAD 83, DISTANCES HAVE NOT BEEN REDUCED TO GRID  
 2A. FIXED CONTROL STATION LISTED AS FOLLOWS:  
 AUTONOMOUS GNSS BASE LATITUDE N 35° 51' 01".68824  
 Longitude W 84° 45' 50".07091.
  - BEING ALL OF TAX MAP 168 PARCEL 071.00 WARRANTY DEED BOOK 1621 PAGE 2162 AND WARRANTY DEED BOOK 163 PAGE 245 RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS OFFICE.
  - NO TITLE OPINION WAS PROVIDED FOR THIS SURVEY, THEREFORE EASEMENTS AND RIGHT OF WAYS NOT SHOWN MAY EXIST.
  - SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORDED DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDING REVEALED BY AN ACCURATE TITLE SEARCH.
  - THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT THE EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON SAID SURVEY SHOWN HERE-ON.
  - THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDED BUT NOT LIMITED TO SOIL GEOLOGICAL CONDITIONS PHYSICAL, DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MARKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITIONS FOR UNDERGROUND UTILITY LOCATION CALL 811.

**Legend**

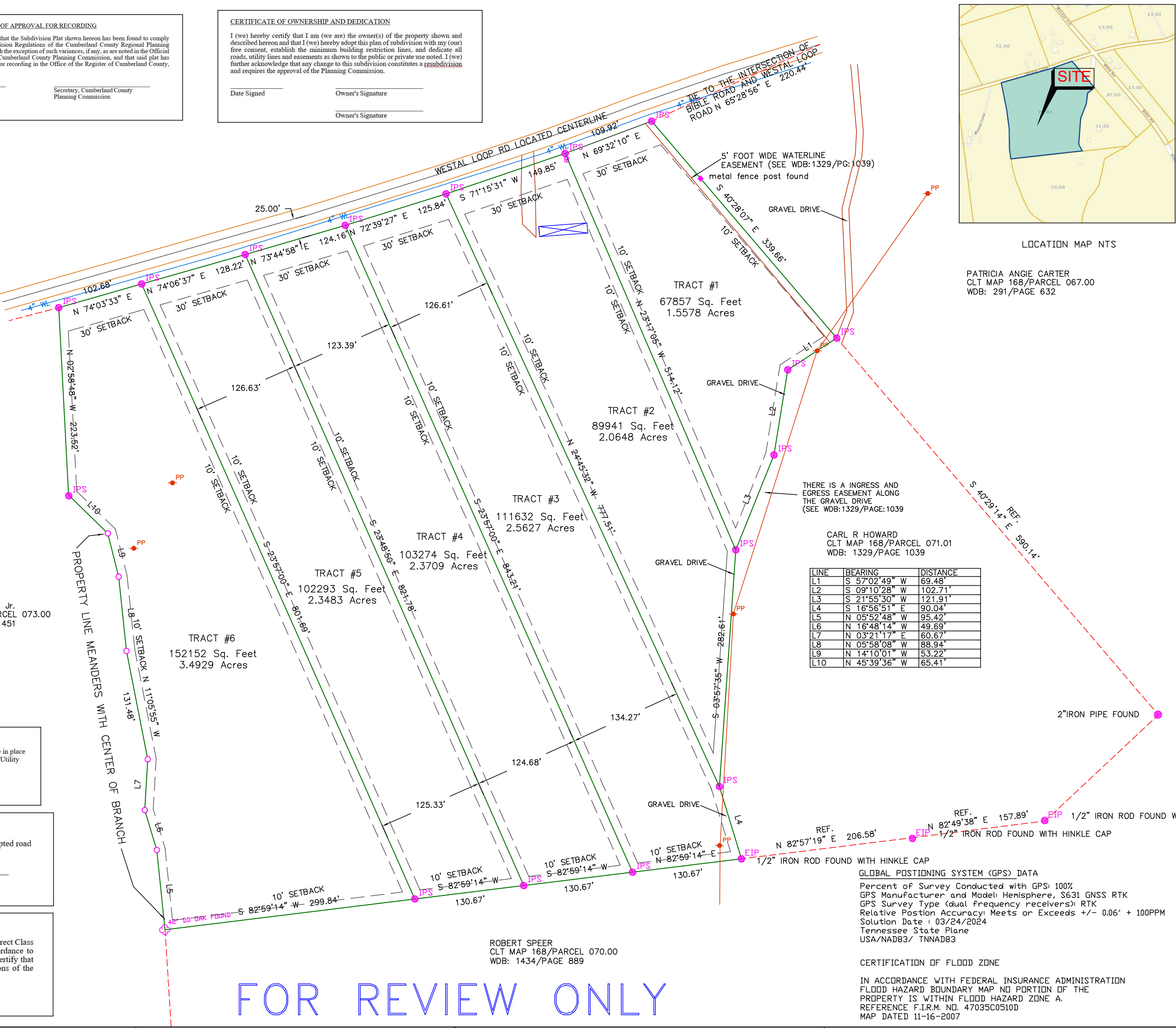
WB	WARRANTY DEED BOOK
PG	PAGE
	AXLE FOUND
	UTILITY POLE
	IRON PIN SET/GENITED MEASURE #14063
	IRON ROD OLD
	WATER METER
	POINT NOT SET

CLAUDE E. MILLER Jr.  
 CLT MAP 168/PARCEL 073.00  
 WDB: 1055/PAGE 451

**Form 4B CERTIFICATION OF EXISTING WATER LINES OR OTHER UTILITIES**  
 I hereby certify that the water lines and/or other utilities shown herein are in place and are operated and maintained by the \_\_\_\_\_ Water Utility District to serve the property herein subdivided.  
 Date Signed \_\_\_\_\_ 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 Signed \_\_\_\_\_ Signature of Cumberland County Road Superintendent

**CERTIFICATE OF ACCURACY AND PRECISION**  
 I hereby certify that the plan shown and described herein is a true and correct Class A1 survey, and the ratio of precision is 1:10,000, performed in accordance to current Tennessee Standards of Practice for Land Surveyors. I further certify that the monuments have been placed as shown herein, to the specifications of the Cumberland County Planning Commission.  
 Date Signed \_\_\_\_\_ Surveyor's Signature



LINE	BEARING	DISTANCE
L1	S 57°02'49" W	69.48'
L2	S 09°10'28" W	102.71'
L3	S 21°55'30" W	121.91'
L4	S 16°56'51" E	90.04'
L5	N 05°52'48" W	95.42'
L6	N 16°48'14" W	49.69'
L7	N 03°21'17" E	60.67'
L8	N 05°58'08" W	88.94'
L9	N 14°10'01" W	53.22'
L10	N 45°39'36" W	65.41'

GLOBAL POSITIONING SYSTEM (GPS) DATA  
 Percent of Survey Conducted with GPS: 100%  
 GPS Manufacturer and Model: Hemisphere, S631 GNSS RTK  
 GPS Survey Type (dual frequency receivers): RTK  
 Relative Position Accuracy: Meets or Exceeds +/- 0.06' + 100PPM  
 Solution Date : 03/24/2024  
 Tennessee State Plane  
 USA/NAD83/ TNNAD83

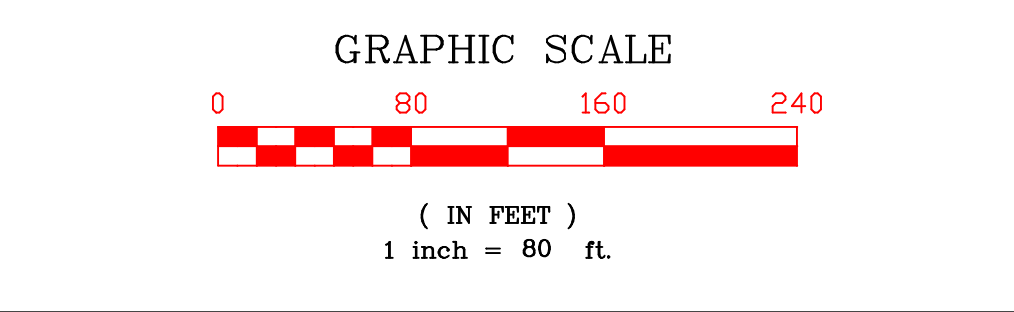
**CERTIFICATION OF FLOOD ZONE**  
 IN ACCORDANCE WITH FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO PORTION OF THE PROPERTY IS WITHIN FLOOD HAZARD ZONE A. REFERENCE F.I.R.M. NO. 47035C0510D MAP DATED 11-16-2007

**FOR REVIEW ONLY**

SURVEY PERFORMED BY:  
 W.J. MOORE AND ASSOCIATES  
 192 CABOT LANE  
 ROCKWOOD, TENNESSEE 37854  
 PHONE: (865) 354-2236

**SURVEY AS ORDERED BY**  
**CLAUDE E MILLER JR**  
 1434 WESTAL LOOP RD  
 ROCKWOOD ,TENNESSEE 37854

DATE 03/24/2024	PROJECT# 20240109		
	FILE: MILLER		
SCALE: 1"=80'	DRAWN BY RCH	03/24/2024	ORIGINAL ISSUE
	NO.	DATE	DESCRIPTION OF REVISION



**FINAL PLAT OF MILLER HEIGHTS ESTATE**  
 TAX MAP 168 PARCELS 071.00  
 6th CIVIL DISTRICT OF CUMBERLAND COUNTY TENNESSEE



**Certification of existing state or county road**

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

Date Signed  
Road Superintendent Signature

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

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

Water Utility District to serve the property herein subdivided.

Date Signed  
Signature of Utility Rep.

**Certificate of approval for Recording**

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

Date Signed

Secretary, Cumberland County Planning Commission

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

DATE SIGNED

OWNER'S SIGNATURE

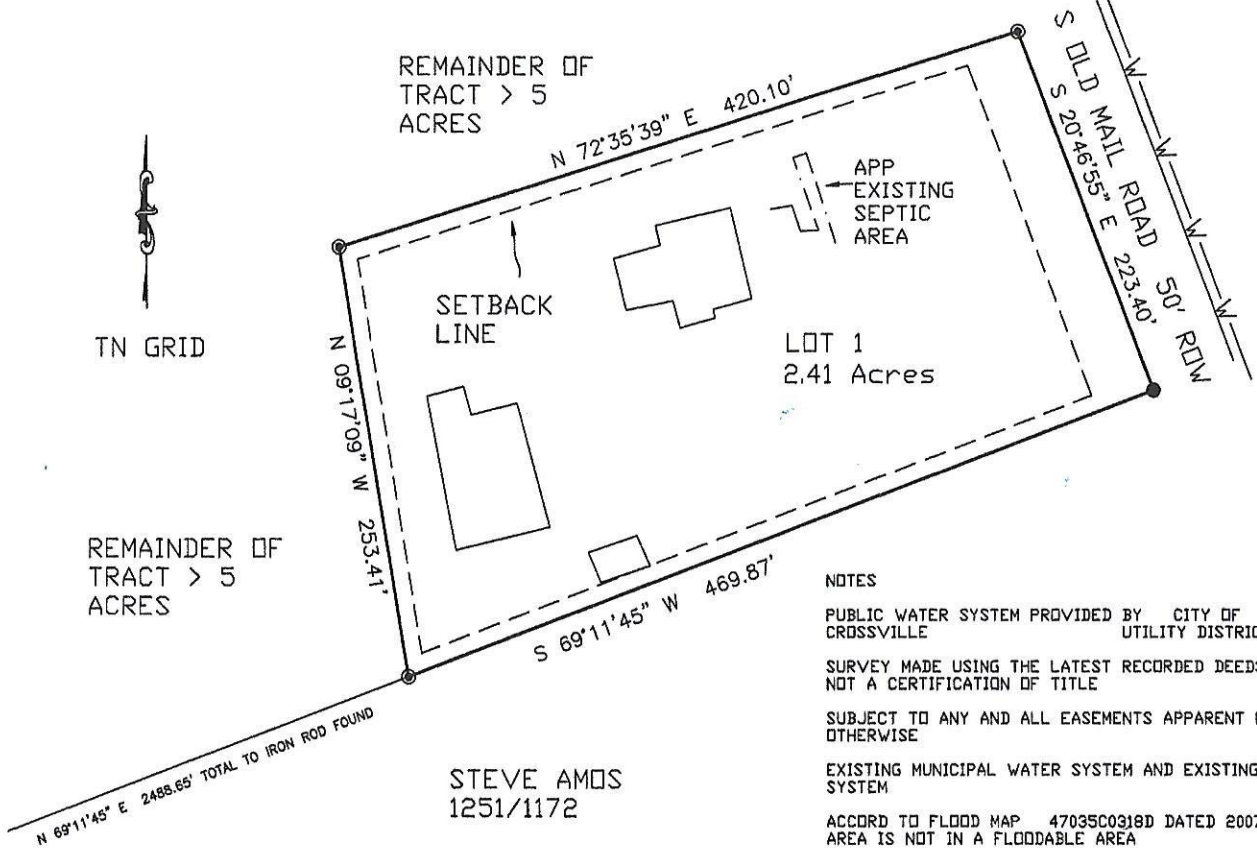
I hereby certify that this is a category III survey and the ratio of precision of the unadjusted survey is 1:5000 as shown hereon.

Surveyor: Dion Ault  
Tenn. Reg. No. 2678

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

PORTION OF DEED REF 1119/2359  
MAP 138 PARCEL 004.01  
CUMBERLAND COUNTY TN

4" WATER LINE  
VARIABLE TO  
ROADSIDE



TN GRID

REMAINDER OF  
TRACT > 5  
ACRES

REMAINDER OF  
TRACT > 5  
ACRES

SETBACK  
LINE

LOT 1  
2.41 Acres

APP  
EXISTING  
SEPTIC  
AREA

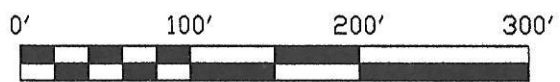
STEVE AMOS  
1251/1172

**NOTES**

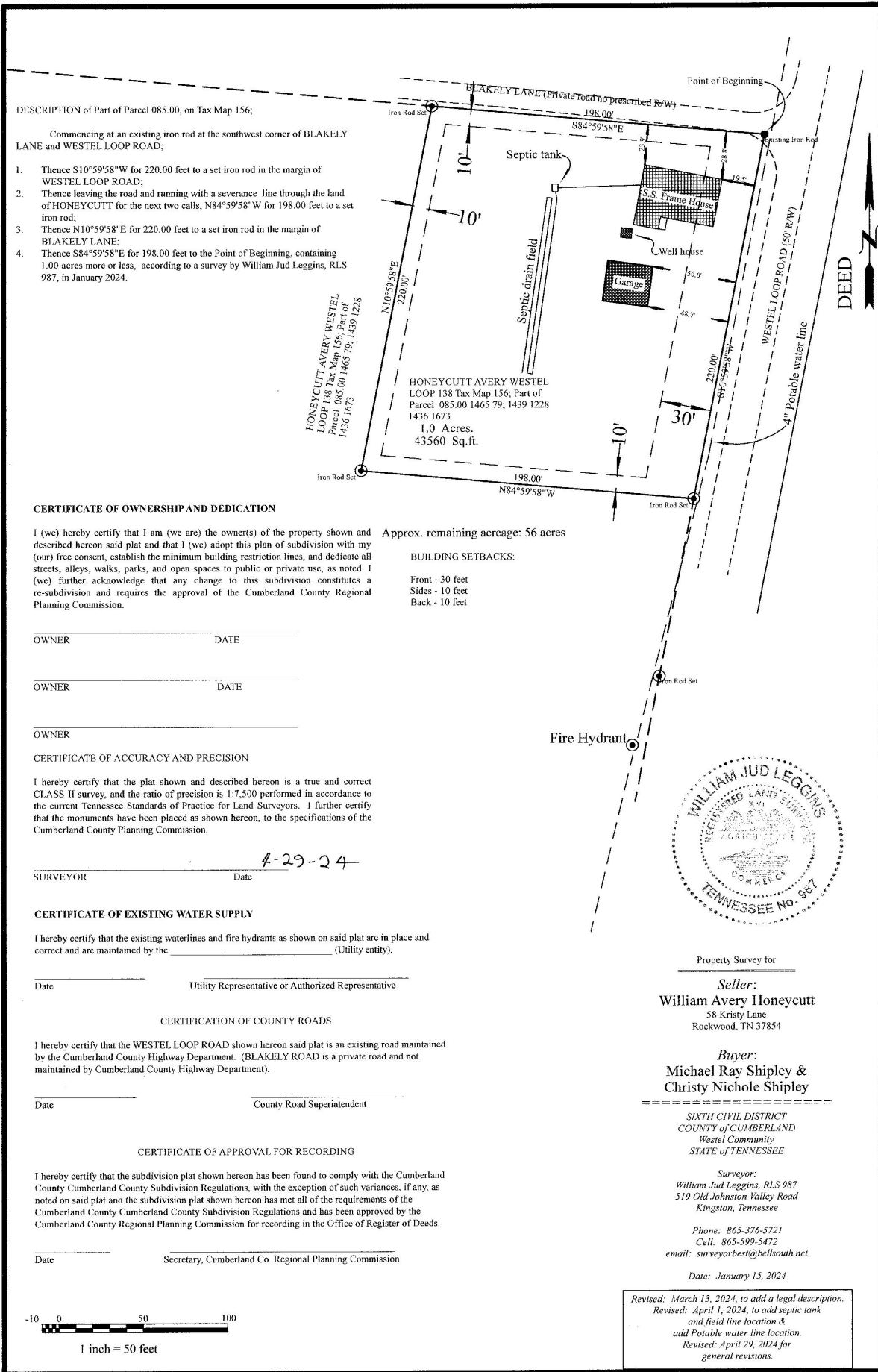
- PUBLIC WATER SYSTEM PROVIDED BY CITY OF CROSSVILLE UTILITY DISTRICT
- SURVEY MADE USING THE LATEST RECORDED DEEDS AS IS NOT A CERTIFICATION OF TITLE
- SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OTHERWISE
- EXISTING MUNICIPAL WATER SYSTEM AND EXISTING SEPTIC SYSTEM
- ACCORD TO FLOOD MAP 47035C0318D DATED 2007 THIS AREA IS NOT IN A FLOODABLE AREA
- SURVEY REQUESTED BY STEVE AMOS
- ADDRESS: 524 SOUTH OLD MAIL RD CROSSVILLE TN
- PHONE NUMBER 913-335-4790
- FINAL PLAT

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

- IRON ROD FOUND
- ⊙ IRON ROD SET



STEVE AMOS LOT		
DRAWN CAN	DATE 04/17/24	DION AULT 116 ASHLEY ACRES
APPROVED	DATE	PIKEVILLE TN
SCALE 1" = 100'	SHEET	PROJECT NO.



DESCRIPTION of Part of Parcel 085.00, on Tax Map 156;  
 Commencing at an existing iron rod at the southwest corner of BLAKELY LANE and WESTEL LOOP ROAD;  
 1. Thence S10°59'58"W for 220.00 feet to a set iron rod in the margin of WESTEL LOOP ROAD;  
 2. Thence leaving the road and running with a severance line through the land of HONEYCUTT for the next two calls, N84°59'58"W for 198.00 feet to a set iron rod;  
 3. Thence N10°59'58"E for 220.00 feet to a set iron rod in the margin of BLAKELY LANE;  
 4. Thence S84°59'58"E for 198.00 feet to the Point of Beginning, containing 1.00 acres more or less, according to a survey by William Jud Leggins, RLS 987, in January 2024.

HONEYCUTT AVERY WESTEL LOOP 138 Tax Map 156, Part of Parcel 085.00 1463 79, 1439 1228 1436 1673

HONEYCUTT AVERY WESTEL LOOP 138 Tax Map 156, Part of Parcel 085.00 1463 79, 1439 1228 1436 1673  
 1.0 Acres.  
 43560 Sq.ft.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

Approx. remaining acreage: 56 acres  
 BUILDING SETBACKS:  
 Front - 30 feet  
 Sides - 10 feet  
 Back - 10 feet

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

**CERTIFICATE OF ACCURACY AND PRECISION**

I hereby certify that the plat shown and described hereon is a true and correct CLASS II survey, and the ratio of precision is 1:7,500 performed in accordance to the current Tennessee Standards of Practice for Land Surveyors. I further certify that the monuments have been placed as shown hereon, to the specifications of the Cumberland County Planning Commission.

SURVEYOR \_\_\_\_\_ Date 4-29-24

**CERTIFICATE OF EXISTING WATER SUPPLY**

I hereby certify that the existing waterlines and fire hydrants as shown on said plat are in place and correct and are maintained by the \_\_\_\_\_ (Utility entity).

Date \_\_\_\_\_ Utility Representative or Authorized Representative \_\_\_\_\_

**CERTIFICATION OF COUNTY ROADS**

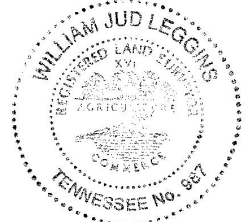
I hereby certify that the WESTEL LOOP ROAD shown hereon said plat is an existing road maintained by the Cumberland County Highway Department. (BLAKELY ROAD is a private road and not maintained by Cumberland County Highway Department).

Date \_\_\_\_\_ County Road Superintendent \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Cumberland County Cumberland County Subdivision Regulations, with the exception of such variances, if any, as noted on said plat and the subdivision plat shown hereon has met all of the requirements of the Cumberland County Cumberland County Subdivision Regulations and has been approved by the Cumberland County Regional Planning Commission for recording in the Office of Register of Deeds.

Date \_\_\_\_\_ Secretary, Cumberland Co. Regional Planning Commission \_\_\_\_\_



Property Survey for  
**Seller:**  
 William Avery Honeycutt  
 58 Kristy Lane  
 Rockwood, TN 37854

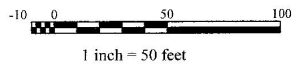
**Buyer:**  
 Michael Ray Shipley &  
 Christy Nichole Shipley

SIXTH CIVIL DISTRICT  
 COUNTY of CUMBERLAND  
 Westel Community  
 STATE of TENNESSEE

Surveyor:  
 William Jud Leggins, RLS 987  
 519 Old Johnston Valley Road  
 Kingston, Tennessee  
 Phone: 865-376-5721  
 Cell: 865-599-5472  
 email: surveyorbest@bellsouth.net

Date: January 15, 2024

Revised: March 13, 2024, to add a legal description.  
 Revised: April 1, 2024, to add septic tank and field line location & add Potable water line location.  
 Revised: April 29, 2024, for general revisions.



**CERTIFICATE of OWNERSHIP and DEDICATION**

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

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

**CERTIFICATE of ACCURACY and PRECISION**

I here by certify that the plan shown and described hereon is a true and correct Class I survey and ration of precision is 1: 10,000 performed in accordance to current Standards of Practice for Land Surveyors. I further certify that the monuments have been placed as shown hereon, to the specifications of the Cumberland County Planning Commission.

Date Signed \_\_\_\_\_ Surveyor's Signature \_\_\_\_\_

**CERTIFICATE of EXISTING WATER LINES**

I hereby certify that the water lines shown hereon are in place and are operated by the \_\_\_\_\_ Water Utility District to serve the property herein subdivided.

Date Signed \_\_\_\_\_ Superintendent or Official of Water Utility District \_\_\_\_\_

**CERTIFICATE of EXISTING STATE or COUNTY ROAD**

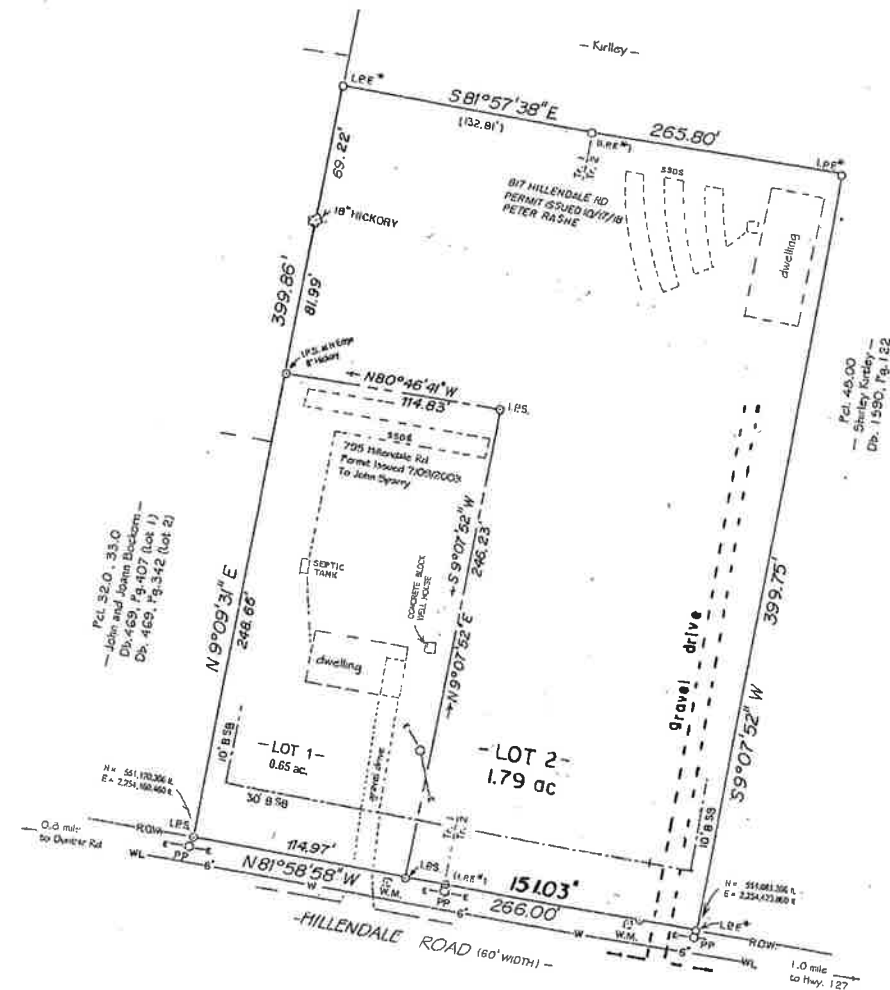
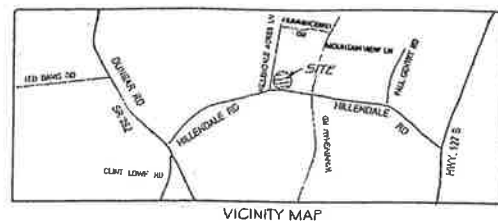
I hereby certify that the road(s) shown on this plat has the status of accepted road regardless of current condition.

Date Signed \_\_\_\_\_ County Road Superintendent or Official \_\_\_\_\_

**CERTIFICATE of APPROVAL for RECORDING**

I hereby certify that the Subdivision Plat shown hereon have 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, said plat has been approved for recording in the Office Of the Register of Cumberland County, Tennessee.

Date Signed \_\_\_\_\_ Secretary of the Planning Commission \_\_\_\_\_



- LEGEND**
- I.P.F. Iron Pin Found, cap # 1575
  - I.P.S. 1/2" Iron Pin. Set
  - ⊙ PP Utility Pole (overhead elec)
  - WM Water Meter
  - - - SSDS Subsurface Sanitary Disposal System
  - B SB Building setback

**BUILDING SETBACKS AND UTILITY EASEMENTS**  
 Thirty (30) feet building setback along Hillendale Road  
 Ten (10) feet along side and rear lot lines  
 Twelve (12) feet utility easement along Hillendale Road  
 Six (6) feet utility easement and side and rear lot lines.  
 Twenty (20) feet from center of major drains.

**FLOOD PLAIN STATEMENT**  
 Area appears on Panel 47035C0475D  
 which has not been mapped.

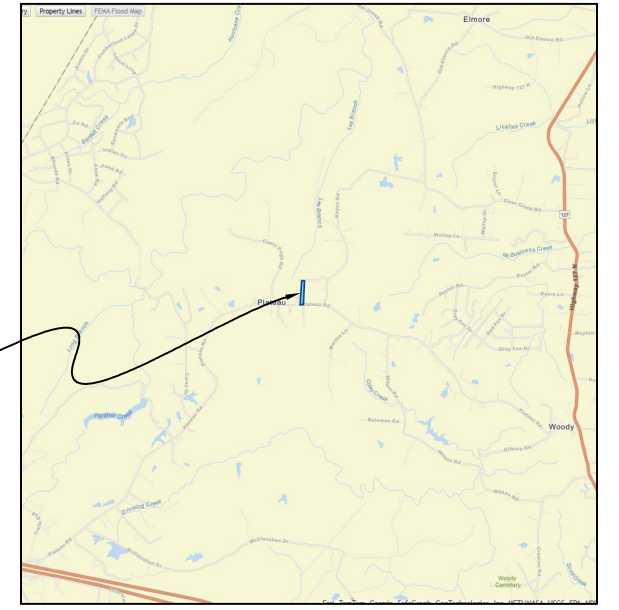
PETER and LYNN A. RASHE SUBDIVISION		
PRESENTED TO		
CUMBERLAND COUNTY PLANNING COMMISSION		
DEVELOPER: Peter and Lynn A. Rashe 817 Hillendale Road Crossville, Tenn. 38555 931-787-8351	NO. LOTS: 2 Area: 2.44 acres Location: 3rd Civil District Cumberland County, Tenn.	SURVEYOR: Michael V. Stump 45 Guinevere Lane Crossville, Tenn 38555 931-484-8107
REFERENCES: Deed Book 1509, Page 1777 Tracts 1 & 2 Looney and Tollett Plat Book 5, Page 17	Tax Map 162 Parcels 42.0, 43.0 Drawn: 4-26-24	Scale: 1" = 100' JOB NO. 03021

# PLATEAU HEIGHTS

## NOTES:

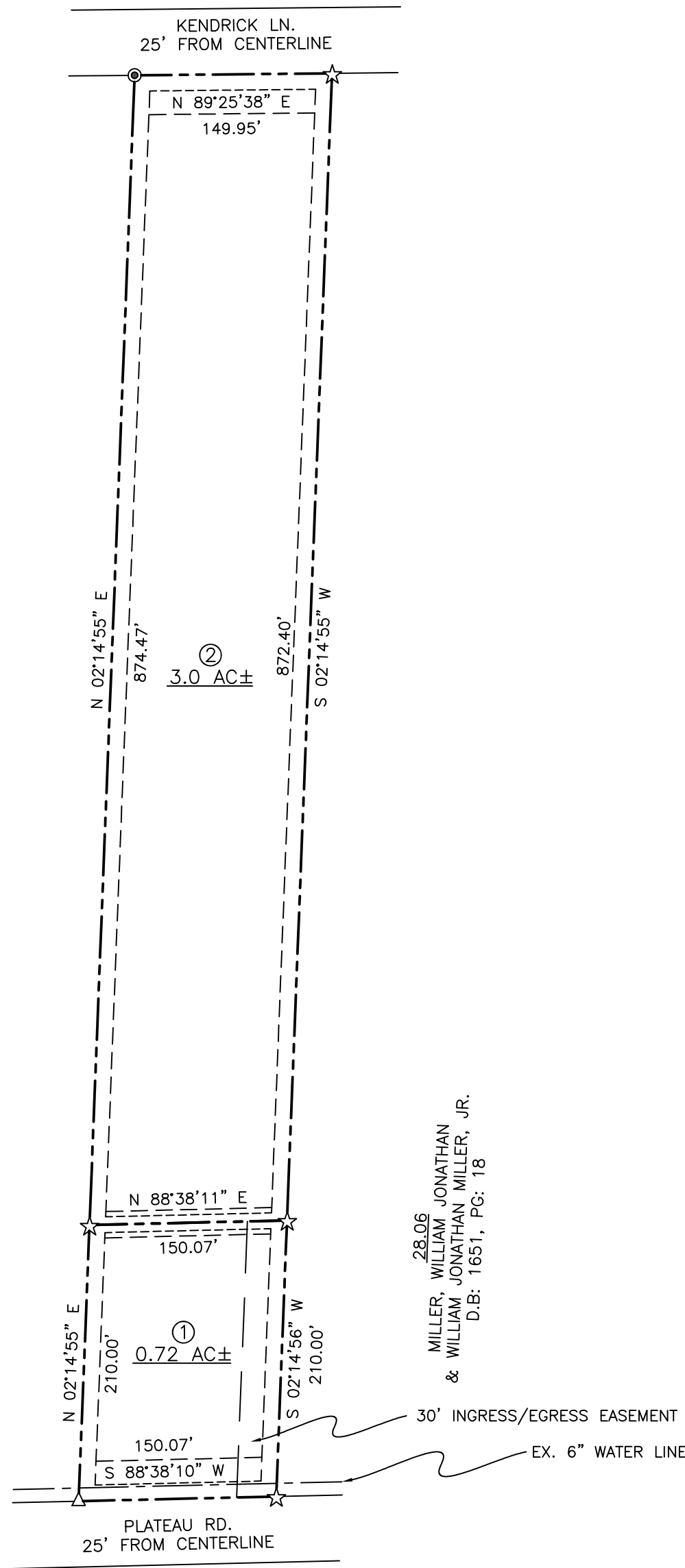
- THERE IS A 30' BUILDING SETBACK PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.
- THERE IS A 12' UTILITIES EASEMENT PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.
- THERE IS A 12' UTILITIES EASEMENT, 6' LEFT, RIGHT, & PARALLEL TO ALL SIDE LOT LINES, EXCEPT PERIMETER LOT LINES. TYPICAL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



SITE

VICINITY MAP  
CUMBERLAND COUNTY, TENNESSEE



28.04  
UNDERWOOD, JOSEPH  
& JEREMY TOLLISON  
D.B.: 1647, PG: 1593

28.06  
MILLER, WILLIAM JONATHAN  
& WILLIAM JONATHAN MILLER, JR.  
D.B.: 1651, PG: 18

## LEGEND

These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- △ EX. IRON ROD, R.L.S. #784
- EX. 1/2" IRON PIPE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ROAD RIGHT OF WAY



GRID NORTH  
SCALE: 1" = 100'  
0 100 200 300

### 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

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: April 30, 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  
PLATEAU HEIGHTS

PRESENTED TO  
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER: TASCH, ROBERT M. & JOYCE ANN ADDRESS: 2852 PLATEAU RD. CROSSVILLE, TN 38555 TELEPHONE: (931) 202-4789	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: 3.72 AC± NUMBER OF LOTS: 2 SCALE: 1"=100' DATE: 4-30-24 DEED BOOK: 1274 PAGE: 1594 DEED BOOK: _____ PAGE: _____
TAX MAP: 26 PARCEL: 28.05 GROUP: _____	JOB NUMBER: 24092 DRAWING NUMBER: 24092-1ROBIN 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

-----  
THERE IS A 30' BUILDING SETBACK  
PARALLEL TO ALL ROAD R.O.W.S. TYPICAL  
ALL LOTS.

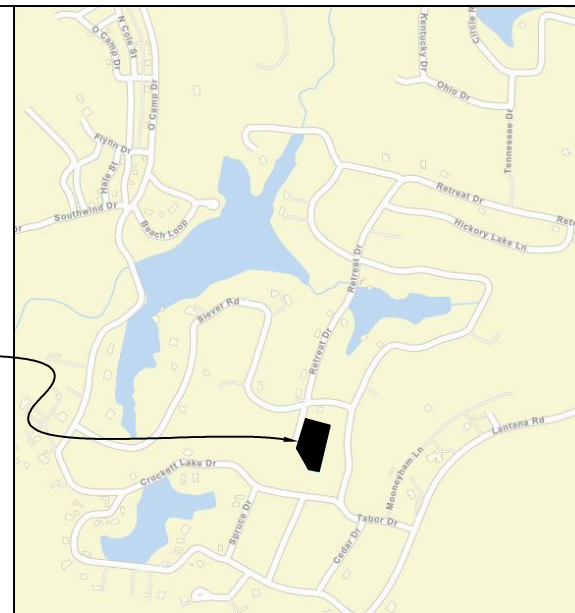
-----  
THERE IS A 12" BUILDING SETBACK  
PARALLEL TO ALL SIDE AND REAR LOT  
LINES. TYPICAL ALL LOTS.

-----  
THERE IS A 12' UTILITIES EASEMENT  
PARALLEL TO ALL ROAD R.O.W.S. TYPICAL  
ALL LOTS

**LEGEND**

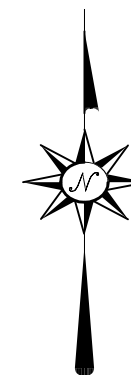
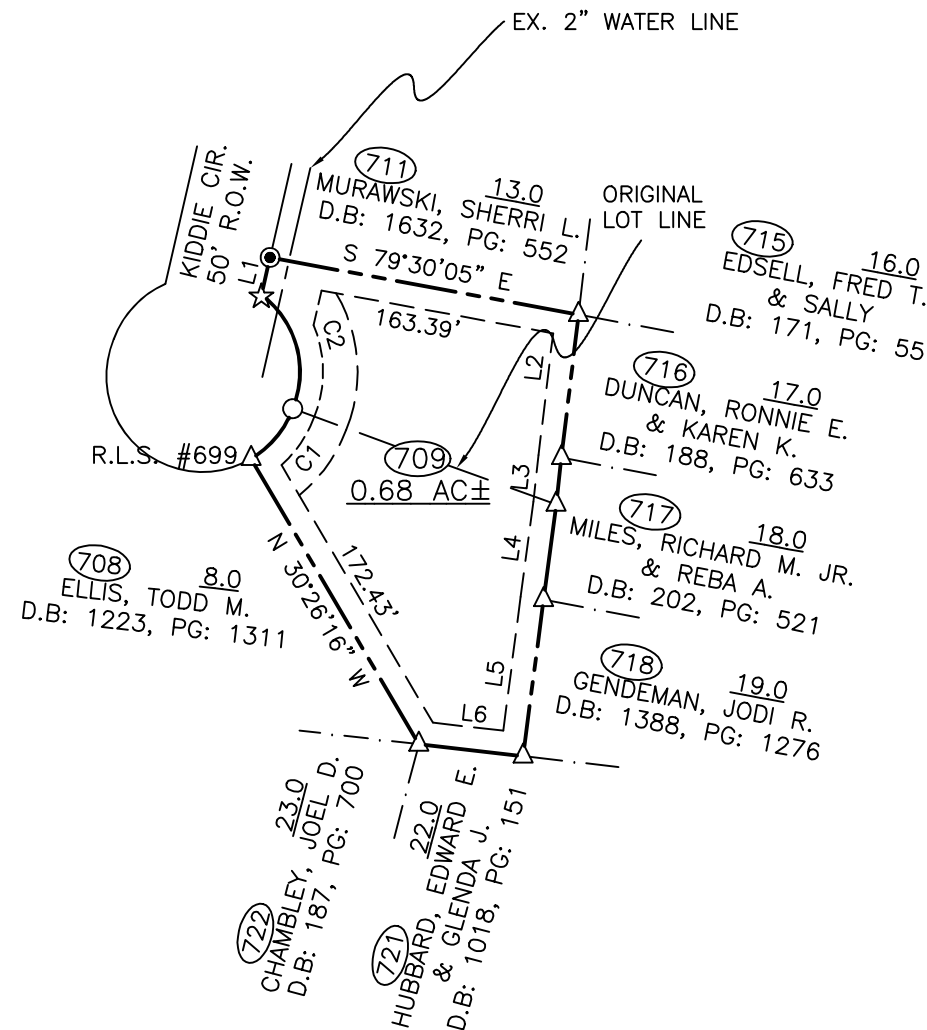
These standard symbols will be found in the drawing.

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



VICINITY MAP  
CUMBERLAND COUNTY, TENNESSEE

SITE



GRID NORTH  
SCALE 1"=100'



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

FINAL PLAT  
FOR  
COMBINATION OF LOT #'S 709 & 710, CUMBERLAND MOUNTAIN RETREAT  
RECORDED IN PLAT BOOK: 7, PAGE: 3  
PRESENTED TO  
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER: TIMOTHY W. MCINTURFF & ALAN WHITLEY  
ADDRESS: 92 JAY ST.  
NASHVILLE, TN 37210  
TELEPHONE: (615) 243-8777

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

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_

DEED BOOK-9.0: 1686 PAGE: 985  
DEED BOOK-10.0: 1686 PAGE: 982  
FIFTH CIVIL DISTRICT OF CUMBERLAND COUNTY, TN  
ACREAGE SUBDIVIDED: 0.68 ACRES±  
NUMBER OF LOTS: 1

TAX MAP: 182-M  
PARCEL: 9.0 & 10.0  
GROUP: "G"

SCALE: 1"=100' DATE: 5-1-24  
DRAWN BY: ROBIN POWERS  
JOB NO.: 24111

THIS PROPERTY DOES NOT LINE IN FLOOD ZONE  
"A" BASED ON FLOOD HAZARD BOUNDARY MAP,  
COMMUNITY PANES #47035C0450D.

LINE	BEARING	DISTANCE
L1	N 12°56'51" E	20.00'
L2	S 06°50'09" W	75.03'
L3	S 06°22'46" W	24.52'
L4	S 07°35'00" W	50.09'
L5	S 07°24'32" W	82.11'
L6	N 83°28'42" W	54.71'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	34.56'	33.87'	N 39°45'40" E	39°35'58"
C2	50.00'	66.22'	61.48'	N 15°19'00" W	75°52'44"

**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: May 1, 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

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

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

**CERTIFICATE OF ACCURACY**

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

Date Signed \_\_\_\_\_ Registered Land Surveyor \_\_\_\_\_  
 Tennessee Number: 2635

**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 for recording in the Office of the Register of Deeds of Cumberland County, Tennessee, and that said plat has been approved by the Cumberland County Planning Commission.

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

**CERTIFICATION OF EXISTING ROAD(S)**

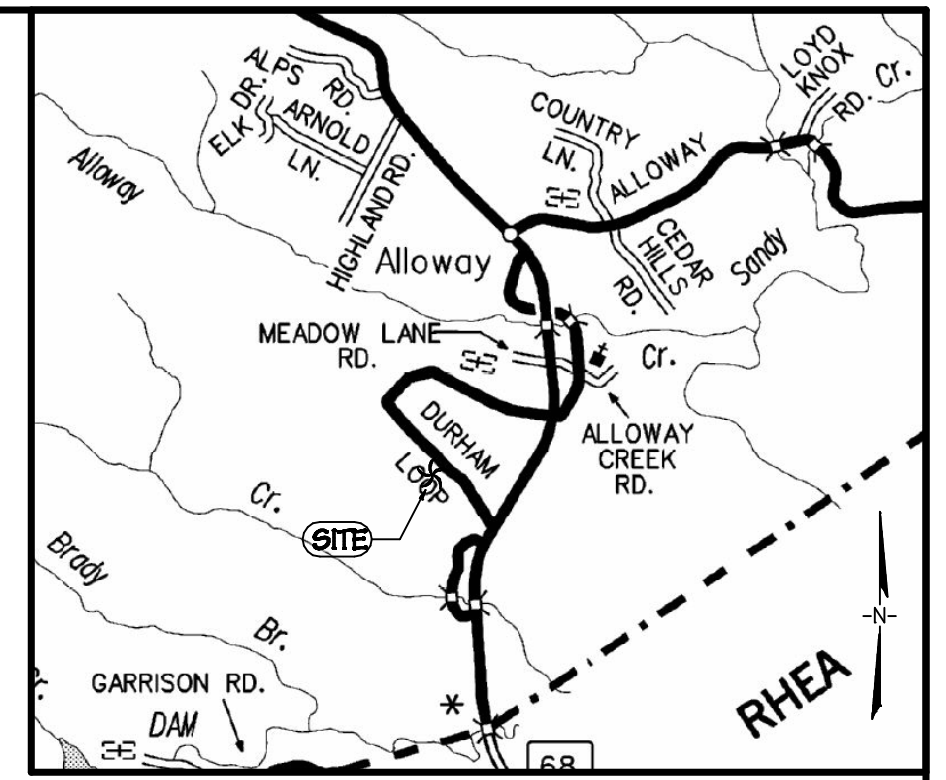
I hereby certify that the road shown on this plat has the status of an accepted city or county maintained public road regardless of current condition, or is a state maintained highway.

Date Signed \_\_\_\_\_ Signature of County Road Supervisor \_\_\_\_\_

**CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS**

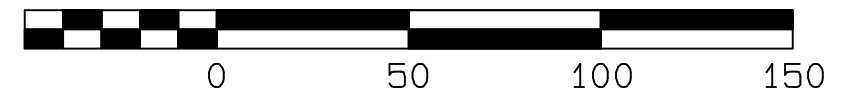
I hereby certify that the water lines and/or existing hydrants shown hereon are in place and are maintained by the Grandview Utility District.

Date Signed \_\_\_\_\_ Signature of Manager of Utility District \_\_\_\_\_



Vicinity (N.T.S.)

GRAPHIC SCALE 1" = 50'



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

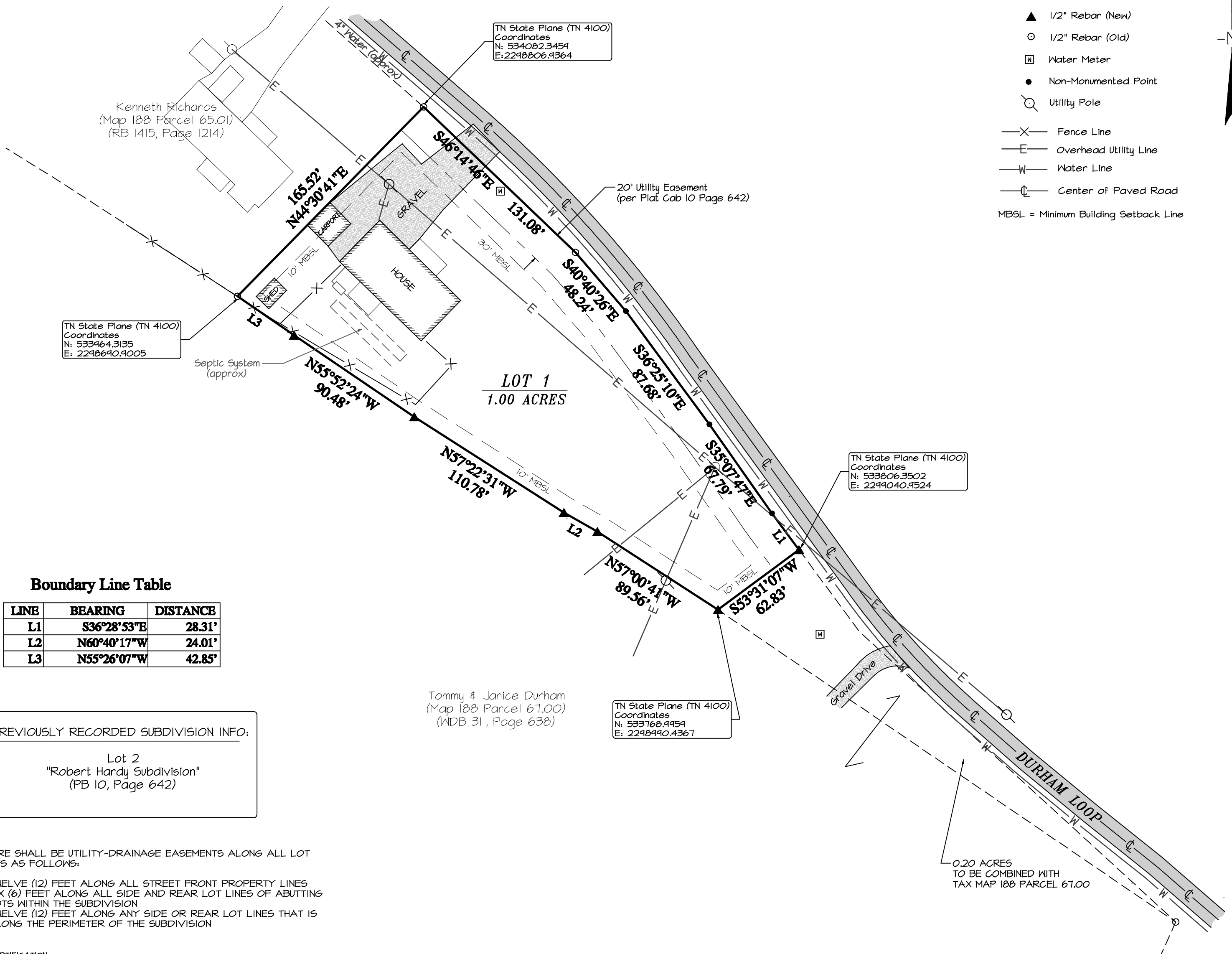
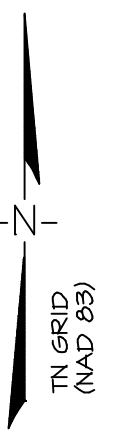
According to the FEMA FIRM # 471035C0500D, Dated: 11/16/07.

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

**LEGEND**

- ▲ 1/2" Rebar (New)
  - 1/2" Rebar (Old)
  - Water Meter
  - Non-Monumented Point
  - Utility Pole
  - X— Fence Line
  - E— Overhead Utility Line
  - W— Water Line
  - C— Center of Paved Road
- MBSL = Minimum Building Setback Line



**Boundary Line Table**

LINE	BEARING	DISTANCE
L1	S36°28'53"E	28.31'
L2	N60°40'17"W	24.01'
L3	N55°26'07"W	42.85'

**PREVIOUSLY RECORDED SUBDIVISION INFO:**

Lot 2  
 "Robert Hardy Subdivision"  
 (PB 10, Page 642)

THERE SHALL BE UTILITY-DRAINAGE EASEMENTS ALONG ALL LOT LINES AS FOLLOWS:

- TWELVE (12) FEET ALONG ALL STREET FRONT PROPERTY LINES
- SIX (6) FEET ALONG ALL SIDE AND REAR LOT LINES OF ABUTTING LOTS WITHIN THE SUBDIVISION
- TWELVE (12) FEET ALONG ANY SIDE OR REAR LOT LINES THAT IS ALONG THE PERIMETER OF THE SUBDIVISION

**GPS CERTIFICATION:**

I, Rusty L. Norrod, hereby certify that this map was drawn under my supervision from an actual GPS & conventional 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 (original) field survey: March 22nd, 2024
- (d) Datum/Eipsoid: NAD83(2011) Epoch 2010.00
- (e) Published/Fixed Control Used: TDOT CORS Network
- (f) Eoid model: Geoid 12A
- (g) Combined Scale Factor (used): 1.0000000

**NOTES:**

1. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current accurate title search will reveal.
2. This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
3. All corners are 1/2" rebar set unless otherwise noted.
4. Source of Title: Record Book 1585, Portion of Page 77
5. Property is not currently zoned.
6. Locations of utilities are approximate. Contact the appropriate utility for locations of underground services.

I hereby certify that the survey shown hereon was performed in compliance with the current Tennessee Minimum Standards of Practice and that it is a category "I" and "IV" survey and the ratio of precision of the unadjusted survey is greater than 1:10,000.

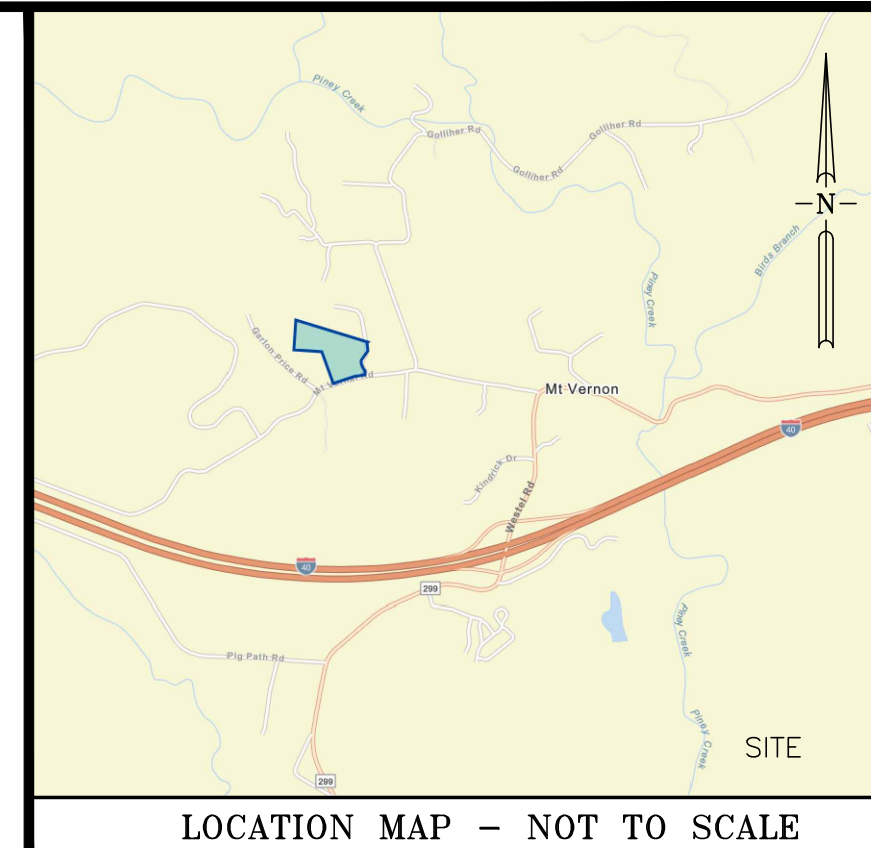
Rusty Norrod, R.L.S. #2635, Date \_\_\_\_\_  
 Clinton Surveying, LLC  
 380 South Lowe Avenue, Suite 6  
 Cookeville, TN 38501

FINAL PLAT OF

**Bilbrey - Durham Lot Line Adjustment**

PRESENTED TO  
 CUMBERLAND COUNTY PLANNING COMMISSION  
 4th Civil District, Cumberland County, Tennessee

OWNER: Dustin & Kall Bilbrey	SURVEYOR: Clinton Surveying LLC
ADDRESS: 1044 Durham Loop Grandview, TN 37337	ADDRESS: 380 S.Lowe Ave. Suite 6 Cookeville, TN 38501
TELEPHONE: 931.335.0797	TELEPHONE: 931-372-0146
ENGINEER: ADDRESS: TELEPHONE:	ACREAGE SUBDIVIDED: 1.00 Acres NUMBER OF LOTS: 01 SCALE: AS SHOWN DATE: 04-12-24 TAX MAP REFERENCE: MAP 188 P/O PARCEL 65.04



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...

DATE SIGNED \_\_\_\_\_ OWNER'S SIGNATURE \_\_\_\_\_

CERTIFICATE OF ACCURACY AND PRECISION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT CLASS IV RTK GPS SURVEY, AND THE POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.07 FEET...

04/22/2024 \_\_\_\_\_ M. Gillen SURVEYOR'S SIGNATURE

CERTIFICATE OF APPROVAL OF WATER LINES

I HEREBY CERTIFY THAT (1) WATER LINES AND FIRE HYDRANTS, IF NECESSARY, ARE INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE CUMBERLAND COUNTY PLANNING COMMISSION...

DATE SIGNED \_\_\_\_\_ SIGNATURE OF APPLICABLE WATER UTILITY DISTRICT REPRESENTATIVE

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

CERTIFICATE OF APPROVAL FOR RECORDING

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

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

SURVEYOR'S NOTES

- 1. THE SURVEY SHOWN HEREON WAS PRODUCED USING GPS REAL TIME KINEMATIC (RTK) POSITIONAL DATA OBSERVED ON OCTOBER 2, 2023 UTILIZING A TRIMBLE R-12 DUAL FREQUENCY RECEIVER...
2. FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS: TDOT DISTRICT 10 CORRS ARP, LAT: N35°51'57.84887", LON: W83°33'29.17304"
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD 83), CORRS 96, EPOCH 2002.0, TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, TENNESSEE GEODETIC REFERENCE NETWORK (TGRN) AND ARE FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE SYSTEM (VRS).

LEGEND

- IRF" IRON ROD FOUND
IRF" IRON ROD & CAP SET
MNS" MAG NAIL SET
WATER METER
BOUNDARY/PROPERTY LINE
ADJOINING PROPERTY LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
RIGHT OF WAY LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
FENCE LINE
EASEMENT AREA

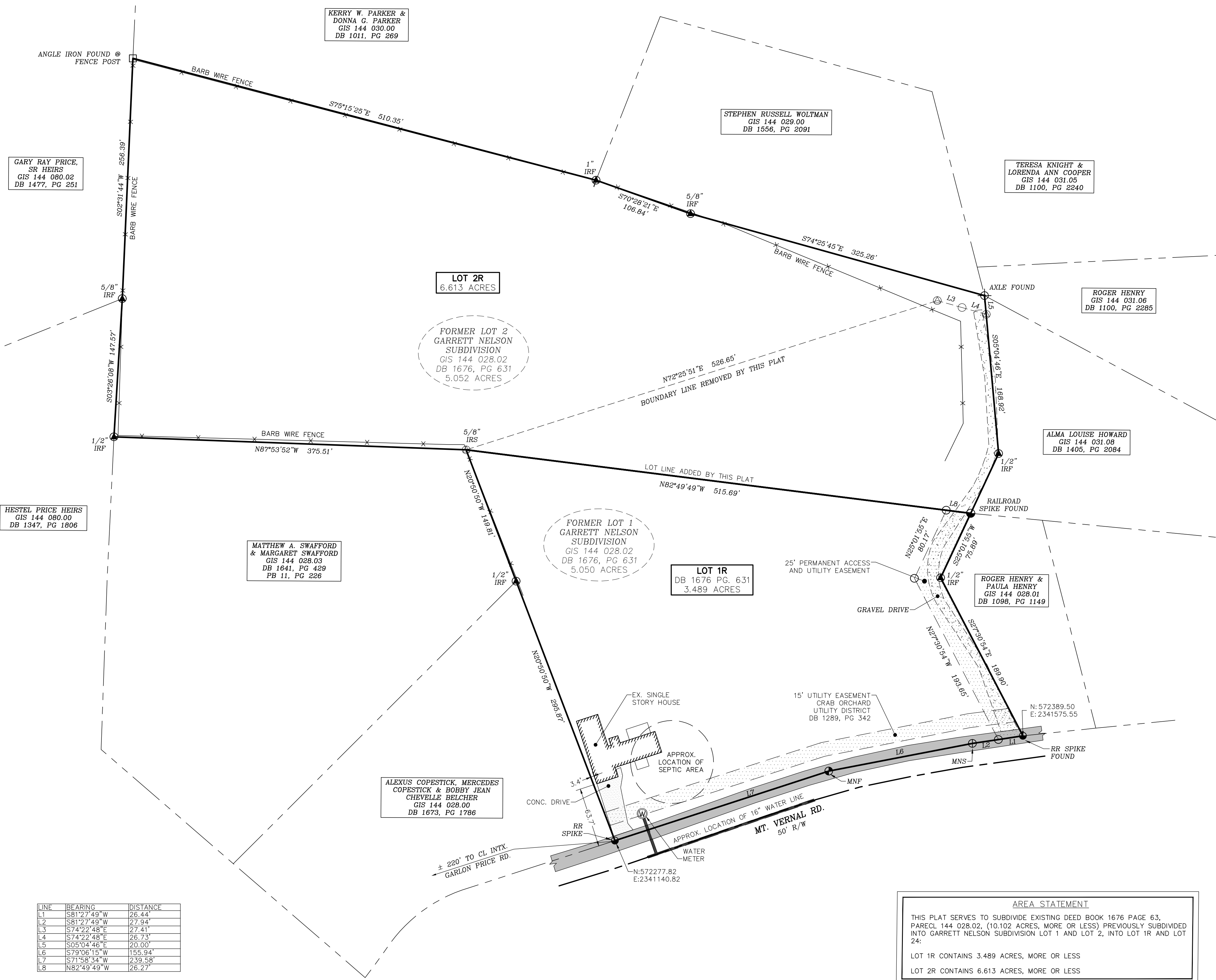
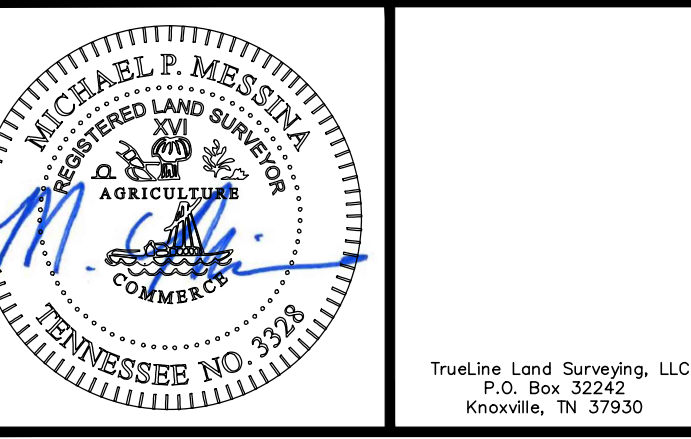


Table with 3 columns: LINE, BEARING, DISTANCE. Lists boundary lines L1 through L8 with their respective bearings and distances.

AREA STATEMENT
THIS PLAT SERVES TO SUBDIVIDE EXISTING DEED BOOK 1676 PAGE 63, PARECL 144 028.02, (10.102 ACRES, MORE OR LESS) PREVIOUSLY SUBDIVIDED INTO GARRETT NELSON SUBDIVISION LOT 1 AND LOT 2, INTO LOT 1R AND LOT 2R.



REFERENCES: DB 1676 PG 631
PARCEL ID: 144 028.02
JOB No: 202315398
DRAFTED BY: S.L. GILLEN
DATE: 10/02/2023
SCALE: 1" = 60'

OWNER CONTACT INFORMATION
GARRETT NELSON
1547 MOUNT VERNAL RD.
ROCKWOOD, TN, 37854
PHONE: 865-804-5190

SUBDIVISION PLAT FOR:
GARRETT NELSON SUBDIVISION - LOTS 1 & 2
SHOWING A SURVEY REQUESTED BY GARRETT NELSON
CIVIL DISTRICT 6, COUNTY OF CUMBERLAND, STATE OF TENNESSEE

Apr. 25, 2024

To Whom It May Concern,

I, Jeff Hornsby, am requesting that  
Walton Ct. in the Daysville Community be  
considered as a county road as per court  
papers and maps submitted to the county  
road department and the county Attorney. This  
road was once deemed a county road and  
we would like it to be again

Thank you,

Jeff Hornsby

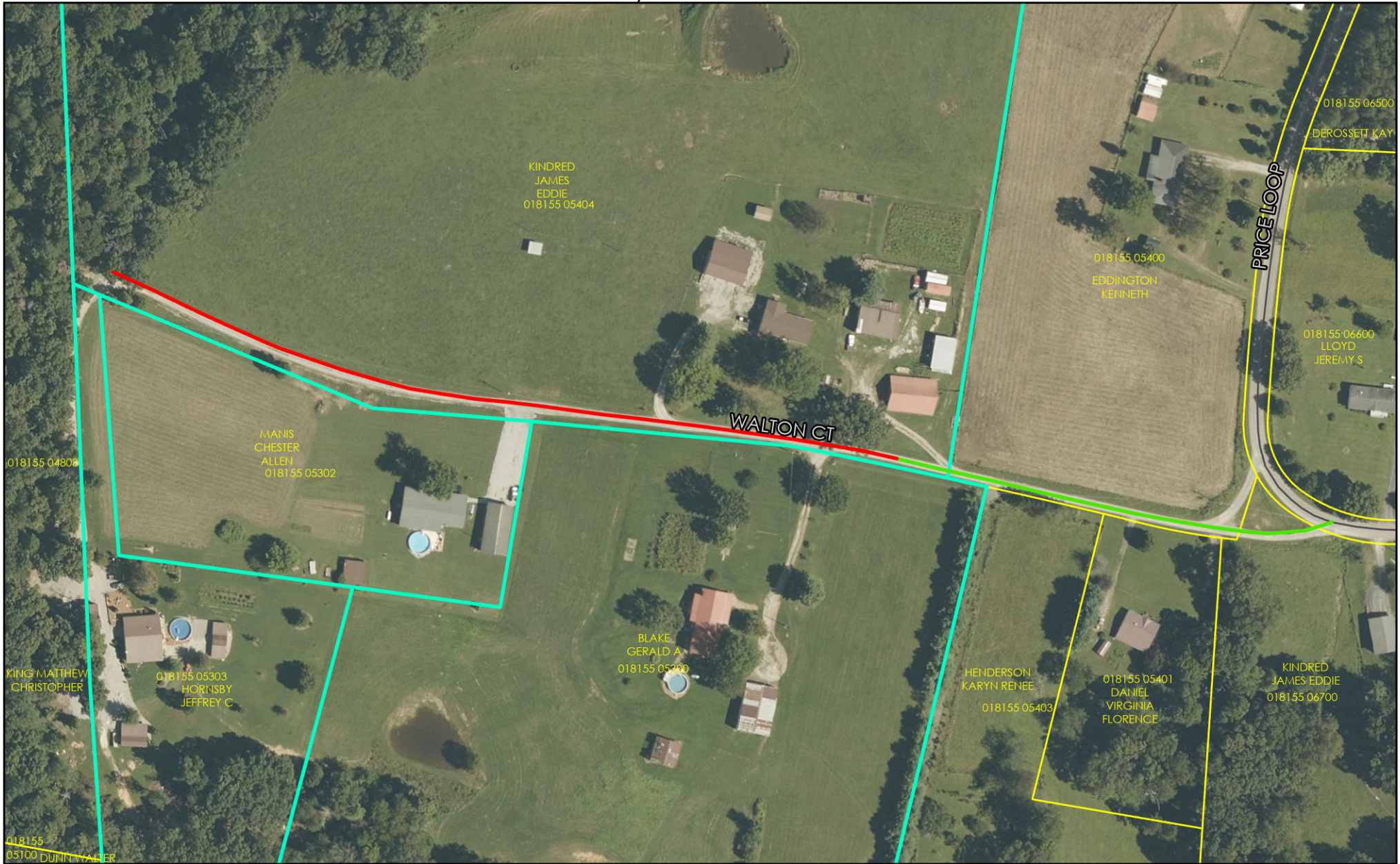
4/25/24

~~XXXXXXXXXX~~  
Stanlee Hall  
~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~



# Walton Ct

## County Road Extension



- Affected Parcels
- County Road
- Proposed Extension



May 1<sup>st</sup> 2024

Re: County Road List

Cumberland County Road Department,

I, Brett York, Personal Representative of Roger York Estate the developer of Keating Hollow Estates request the following roads be added to the Cumberland County Road List.

York Lane


York Circle

Keating Court

Keating Loop

In addition to a residence and multiple lots owned by the estate, the following property owners are in agreement by signing this request.

Thank You,



Brett York, Personal Representative

Property Owner

Crossville, TN 38555

*[Signature]*  
n

110 York Ln & lots 3, 9-11 & 21

Keating Lp Lots 6-11

n

Keating Ct Lots 13 & 14

*[Signature]*  
Mike Woff

Keating Lp Lot 4 (862 Keating)

377 YORK LN

Jane Woff

376 YORK LN

Cindy Glendon

15 Keating Ct.

Stephanie Z...

830 Keating Loop





Tommy Lee <tlee@ucdd.org>

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## Kilby Farm Rd Request

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**Lee Daugherty** <leedarty@gmail.com>  
To: cohwy@benlomag.net  
Cc: Tommy Lee <tlee@ucdd.org>

Sat, Apr 13, 2024 at 9:46 PM

Mr. Hall,

I'd like to request to see if we can turn Kilby Farm Rd into a private road instead of a County Road. Not only will it save the county funds but we are the only resident that lives on the road. I want to seek approval. If you have any questions please contact me

Best Regards,

Lee Daugherty  
865-441-4705  
[leedarty@gmail.com](mailto:leedarty@gmail.com)

# Kilby Farm Rd

## County Road Removal

