



MEMORANDUM

TO: Cumberland County Regional Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: February 13, 2025

SUBJECT: February 20, 2025 Planning Commission Meeting

The Cumberland County Regional Planning Commission will hold its regularly scheduled meeting on Thursday, February 20, 2025 at 5:00 pm at the Cumberland County Chamber of Commerce. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Approval of January 16, 2025 minutes.
3. Public Comment regarding agenda items.
4. Consideration of final subdivision plat for property located on Old Tanner Cemetery Road (Foltz Division)*
5. Staff Report—Patton Division, Alders Combination, Frazier Combination, Gibson Combination, Horton Combination, Ingalls Combination, Molen Combination, Yates Combination, Fitzgerald Adjustment, Hinch Adjustment, Kerley Adjustment and Robbins Adjustment.*
6. Discussion regarding horizontal property regimes.
7. Consideration of preliminary subdivision plat for property located near Westel Road (Flatrock Division)*
8. Consideration of preliminary subdivision plat for property located near Westel Road (Flatrock Division 2)*
9. Other business as necessary.
10. Adjourn.

CTL

*See Agenda Review

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

Nathan Brock ___ Shane Flowers ___ Katie Hardt ___ Stanley Hall-Road Superintendent ___

Philip Burnett-County Attorney ___

AGENDA REVIEW
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION
FEBRUARY 20, 2025

Foltz Division—Final

Robert Foltz submitted a final subdivision plat for the purpose of subdividing 3.522 acres into five (5) proposed new lots located on Old Tanner Cemetery Road. Lot 1 would consist of 0.503 acres and is currently vacant. Lot 2 would consist of 0.553 acres and is currently vacant. Lot 3 would consist of 0.591 acres and is currently vacant. Lot 4 would consist of 0.605 acres and is currently vacant. Lot 5 would consist of 1.270 acres and an existing residential structure. The proposed new lots would be served by an existing six (6) inch water line, two (2) existing fire hydrants and would comply with all Cumberland County Subdivision Regulations.

Patton Division—Final

Jeffrey Patten submitted a final subdivision plat for the purpose of subdividing 5.16 acres into two (2) proposed new lots located on Obed River Road. Lot 1 would consist of 2.28 acres, an existing residential structure and two (2) existing accessory structures. Lot 2 would consist of 2.88 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.

Alders Combination—Final

John Alders submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Lytham Way and Winchester Drive. The proposed new lot would consist of 1.26 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.

Frazier Combination—Final

Ronald Fraizer submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Laurleton Lane and Motthaven Drive. The proposed new lot would consist of 0.64 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.

Gibson Combination—Final

Gregory Gibson submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Prescott Lane and Lisa Lane. The proposed new lot would consist of 1.26 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.

Horton Combination—Final

David Horton 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 0.77 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.

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

Nathan Brock ___ Shane Flowers ___ Katie Hardt ___ Stanley Hall-Road Superintendent ___

Philip Burnett-County Attorney ___

Ingalls Combination—Final

Connie Ingalls submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Devon Loop. The proposed new lot would consist of 2.67 acres and is currently vacant. The proposed new lot is served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Molen Combination—Final

Donald Molen submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Westchester Drive. The proposed new lot would consist of 0.63 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.

Yates Combination—Final

James Yates submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Bingham Way. The proposed new lot would consist of 0.73 acres and is currently vacant. The proposed new lot is served by an existing two (2) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Fitzgerald Adjustment—Final

Fitzgerald Peterbilt Properties submitted a final lot line adjustment for the purpose of adjusting the common boundary line of two (2) existing parcels located on Interstate Lane. After the adjustment, Lot 1 would consist of 4.92 acres and an existing structure. Lot 2 is larger than five (5) acres and is not subject to the jurisdiction of the PC. The proposed new lots are served by an existing water line and would comply with all Cumberland County Subdivision Regulations.

Hinch Adjustment—Final

Kevin Hinch submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on Howard Springs Road. After the adjustment, Lot 1 would consist of 3.05 acres, an existing residential structure and four (4) existing accessory structures. Lot 2 is larger than five (5) acres and is not subject to the jurisdiction of the PC. 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 Adjustment—Final

Donna Kerley submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on Bowman Loop. After the adjustment, Lot 1 would consist of 0.92 acres, an existing residential structure and an existing accessory structure. Lot 2 is larger than five (5) acres and is not subject to the jurisdiction of the PC. The proposed new lots would be served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Robbins Adjustment—Final

Wayne Robbins submitted a final lot line adjustment for the purpose of adjusting the common boundary line of two (2) existing parcels located on Kemmer Road. After the adjustment, Lot 1 would consist of 1.61 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 lots are served by an existing four (4) inch water line and would comply with all

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

Nathan Brock ___ Shane Flowers ___ Katie Hardt ___ Stanley Hall-Road Superintendent ___

Philip Burnett-County Attorney ___

Cumberland County Subdivision Regulations.

Zuecher Adjustment—Final

Stanley Zuecher submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on Billy Goat Road. After the adjustment, Lot 1 would consist of 3.27 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 lots would be served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Flat Rock Land Holdings Division—Preliminary

Flat Rock Land Holdings LLC submitted a preliminary subdivision plat for the purpose of subdividing 12.88 acres into thirty-one (31) proposed new lots located near Westel Road. The proposed new lots would range in size from 0.09 acres (3,974 square feet) to 3.03 acres. Twenty-nine (29) of the proposed new lots will be dedicated for storage areas, one (1) lot will be dedicated for access, utility and drainage easements and one (1) lot will be dedicated for commercial use. Twenty-eight (28) of the proposed new lots will require variances, including twenty-eight (28) front setback variances, twenty-three (23) side setback variances, twelve (12) lot size variances, ten (10) lot width variances and two (2) of the proposed streets will require a right-of-way variance. The proposed new lots would be served by a proposed six (6) inch water line, a proposed three (3) sewer line, a proposed fire hydrant, four (4) proposed private roads and would comply with all other Cumberland County Subdivision Regulations.

Flat Rock Land Holdings Division 2—Preliminary

Flat Rock Land Holdings LLC submitted a preliminary subdivision plat for the purpose of subdividing 33.35 acres into thirty-nine (39) proposed new lots located near Westel Road. Thirty-eight (38) of the proposed new lots will be dedicated for residential lots to be established under a horizontal property regime with the lots being 4,800 square feet. The remaining 29.16 acres will be dedicated as common area to be maintained by a home owners association. The submitted plat does not show proposed water lines, sewer lines or fire hydrants.

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

Nathan Brock ___ Shane Flowers ___ Katie Hardt ___ Stanley Hall-Road Superintendent ___

Philip Burnett-County Attorney ___

MINUTES
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION
JANUARY 16, 2025

MEMBERS PRESENT

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

MEMBERS ABSENT

Nathan Brock
David Gibson

STAFF REPRESENTATIVE

Tommy Lee, UCDD

OTHERS PRESENT

Philip Burnett, County Attorney
Stanley Hall, Road Superintendent
Craig Clark
Lori DeRoos
Collen Mall

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, Chairman John Wedgworth called the regular meeting of the Cumberland County Regional Planning Commission (PC) to order at 5:00 P.M. on January 16, 2025 at the Cumberland County Courthouse.

ITEM 2: APPROVAL OF DECEMBER 19, 2024 MINUTES

After calling the meeting to order, Chairman Wilson asked for approval of the December 19, 2024 minutes. Terry Lowe made a motion to dispense with the reading of the minutes and approve the minutes as presented. Shane Flowers seconded and the motion passed with a vote of all ayes.

ITEM 3: CONSIDERATION OF PRELIMINARY SUBDIVISION PLAT FOR PROPERTY LOCATED NEAR WESTEL ROAD (FLATROCK DIVISION)

Lori DerRoos presented a preliminary subdivision plat on behalf of Flat Rock Land Holdings for the purpose of subdividing 12.88 acres into thirty-one (31) proposed new lots located near Westel Road. The proposed new lots would range in size from 0.09 acres (4,045 square feet) to 0.36 (15,584 square feet). Twenty-nine (29) lots will be dedicated for storage, one (1) lot will be dedicated for access, utility and drainage easements and one lot will be dedicated for commercial use. Twelve (12) lots will require a lot size variance, one (1) lot would require a road frontage variance, ten (10) lots will require a lot width variance and two (2) of the proposed streets will require a right-of-way variance. The proposed new lots would be served by a proposed six (6) inch water line, a proposed three (3) sewer line, a proposed fire hydrant, four (4) proposed private roads and would comply with all other Cumberland County Subdivision Regulations. Members had several questions for DeRoos including why so many variances were necessary. DeRoos stated that most of the lots would require a two (2) foot side setback variance on each side and a ten (10) foot front setback variance. During discussion it was determined that further discussion would be required before the plat could be approved. After discussion, Linda Clark made a motion to table the submitted subdivision plat. John Stubbs seconded and the motion passed with a vote of all ayes. After the plat was tabled it was the consensus of the PC that a meeting should be held which would include Staff Planner, Attorney Burnett, members of the PC and representatives of Flat Rock Land Holdings.

ITEM 4: STAFF REPORT

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

Pelfrey Division—Final

Tyler Pelfrey submitted 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 2.22 acres, an existing residential structure and two (2) existing accessory structures. The proposed new lot would be served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

Gordon Combination—Final

Rick Gordon submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Lakeview Drive. The proposed new lot would consist of 0.49 acres and an existing residential structure. The proposed new lot is served by an existing eight (8) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations

Keene Combination—Final

Timothy Keene submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Bowman Loop. The proposed new lot would consist of 1.01 acres and is currently vacant. The proposed new lot is served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Lapp Combination—Final

Tammy Lapp submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Oswego Road. 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 and would comply with all Cumberland County Subdivision Regulations.

Wehrmann Combination—Final

Kurt Wehrmann submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Amherst Drive and Wycliff Lane. The proposed new lot would consist of 0.50 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.

Flatt Adjustment—Final

Kenneth Chadwell submitted a final lot line adjustment for the purpose of adjusting the common boundary line of two (2) existing parcels located on Huckleberry Lane. After the adjustment, Lot 1 would consist of 2.02 acres, an existing residential structure and an existing accessory structure. Lot 2 is larger than five (5) acres and is not subject to the jurisdiction of the PC. The proposed new lots are served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Robbins Adjustment—Final

Wayne Robbins submitted a final lot line adjustment for the purpose of adjusting the common boundary line of two (2) existing parcels located on Kemmer Road. After the adjustment, Lot 1 would consist of 0.87 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 lots are served by an existing four (4) inch water line and would comply with all Cumberland County Subdivision Regulations.

Wolcott Adjustment—Final

Kevin Wolcott submitted a final lot line adjustment for the purpose of adjusting the common boundary line of two (2) existing parcels located on Hileah Drive. After the adjustment, Lot 1 would consist of 0.732 acres, an existing residential structure and an existing accessory structure. Lot 2 would consist of 0.553 acres, an existing residential structure and an existing accessory structure. The proposed new lots are served by an existing four (4)

inch water line and would comply with all Cumberland County Subdivision Regulations.

ITEM 5: CONSIDERATION OF AMENDING THE PC BYLAWS

Chairman Wedgworth presented the members of the PC an amended copy of the planning commission bylaws. Wedgworth stated that a review of the bylaws should take place periodically and a review of the bylaws had not taken place since they were adopted in 2021. Staff Planner stated that the amendments were clerical errors. After discussion, Shane Flowers made a motion to adopt the amended version of the PC bylaws. Katie Hardt seconded and the motion passed with a vote of all ayes.

ITEM 6: OTHER BUSINESS AS NECESSARY

At the November 21, 2024 meeting, Staff Planner presented a request to the PC on behalf of Calvin Bruce to add the beginning section of Grapevine Road to the county road list. Staff stated that the section under

With no other business, John Stubbs made a motion to adjourn. Wendell Wilson seconded and the motion passed with a vote of all ayes. The next scheduled meeting of the Cumberland County Planning Commission is scheduled for February 20, 2025.

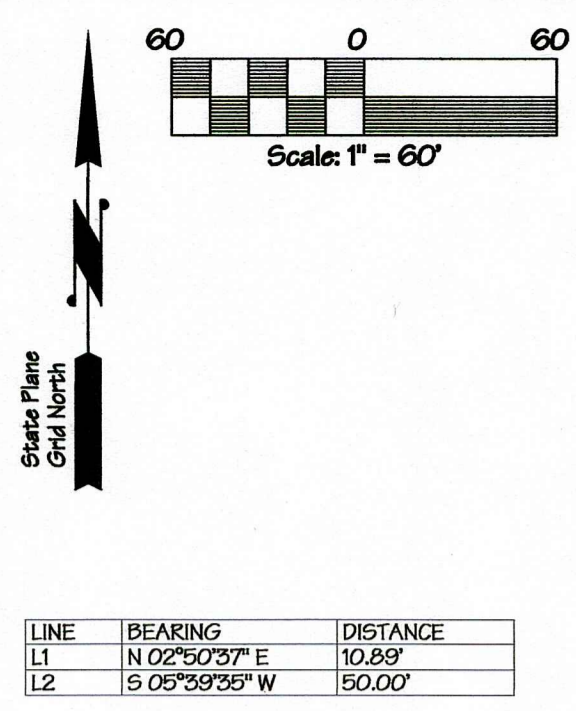
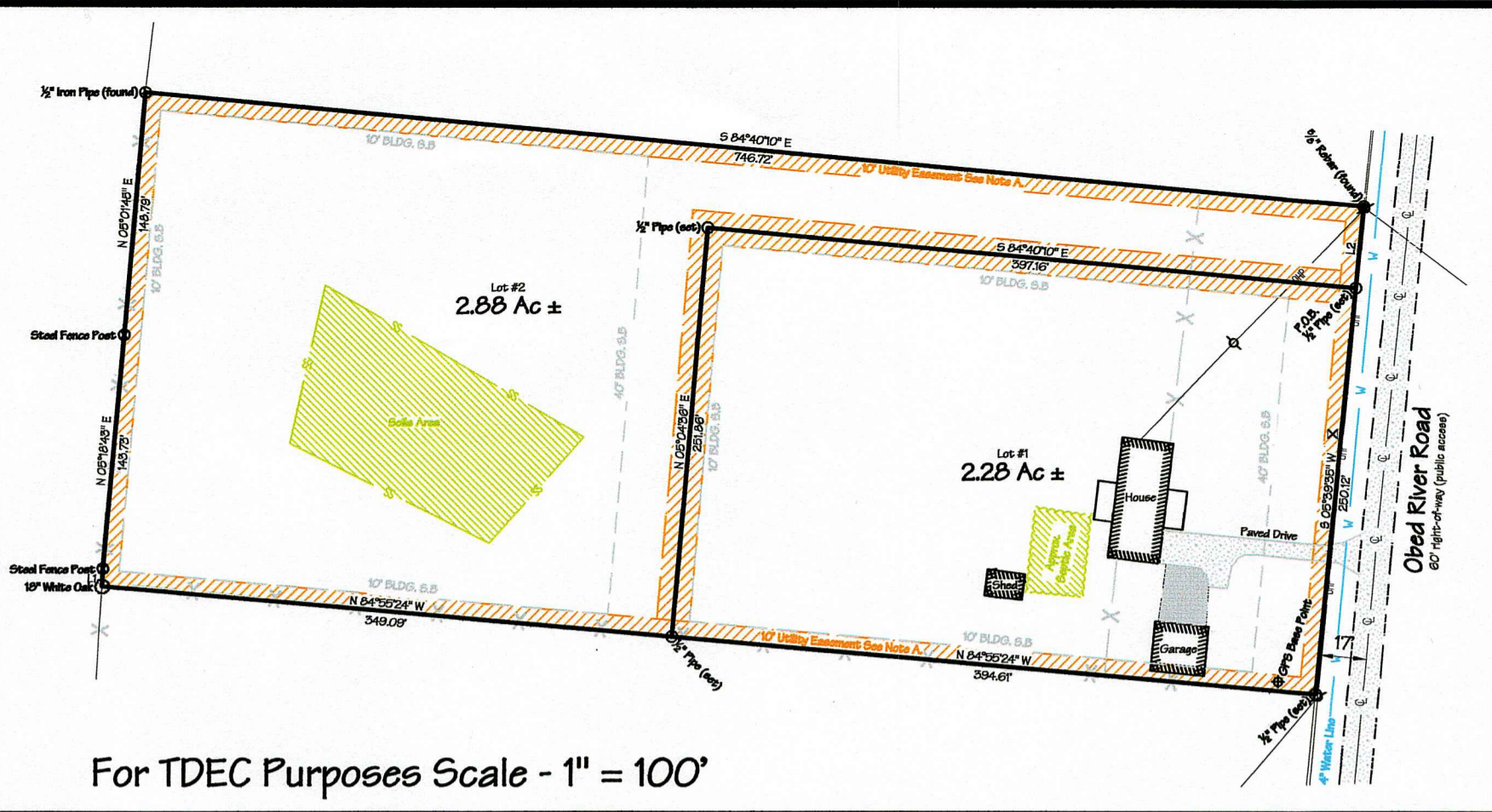
CTL

Chairperson

Date

Secretary

Date

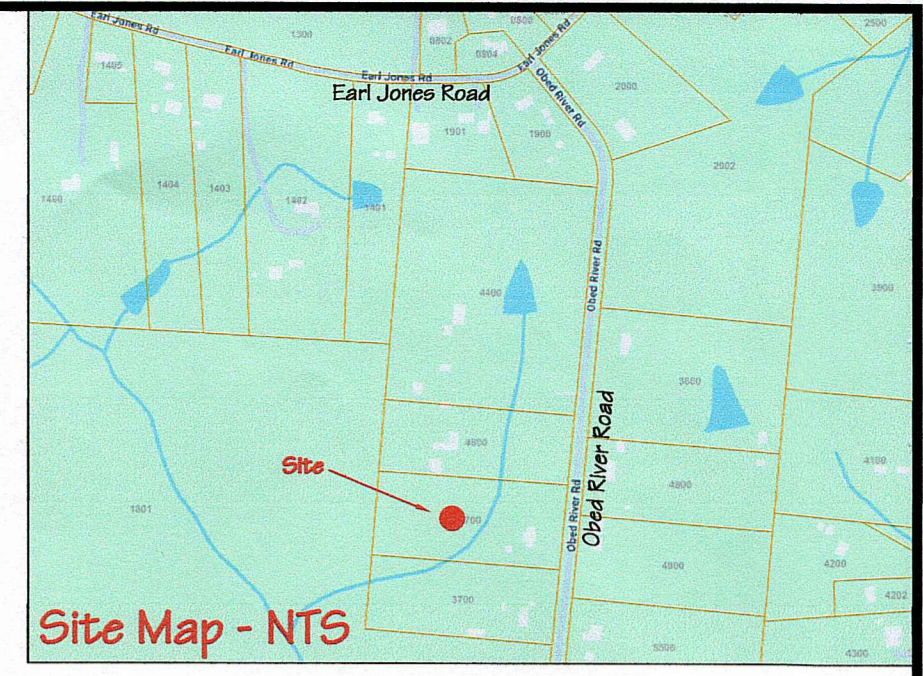


Certification of Existing State or County Road
 I hereby certify that the road shown on this plat has the status of an accepted road regardless of current condition.

Date _____ Signature of Cumberland Co. Road Superintendent _____

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 West Cumberland Water Utility District to serve the property herein subdivided.

Date _____ Signature of Water or Other Utility District Representative _____



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 _____

Setbacks:
 Per Cumberland County Subdivision regulations.
 Front: 40' (Collector Roads)
 Sides and Rear: 10'

Note: The property, as drawn hereon, is subject to private setback restrictions as noted in Deed Book 224 Page 603 as recorded in the Register's Office for Cumberland County, Tennessee.
 From Any Road - 50'
 All Other Boundary Lines - 30'

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: 16 January 2025
 (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
 (e) Published/Fixed-control used: TDOT CORS Network
 (f) Geoid Model: Geoid18
 (g) Combined grid factor(s): 0.99989496

Note A: The property, as drawn hereon, is subject to a 10' Utility Easement left, right, and parallel to all property lines as noted in Deed Book 224 Page 603 as recorded in the Register's Office for Cumberland County, Tennessee.

State Plane Coordinates	
GPS Base Point	Easting
583974.18	2235085.70

LEGEND

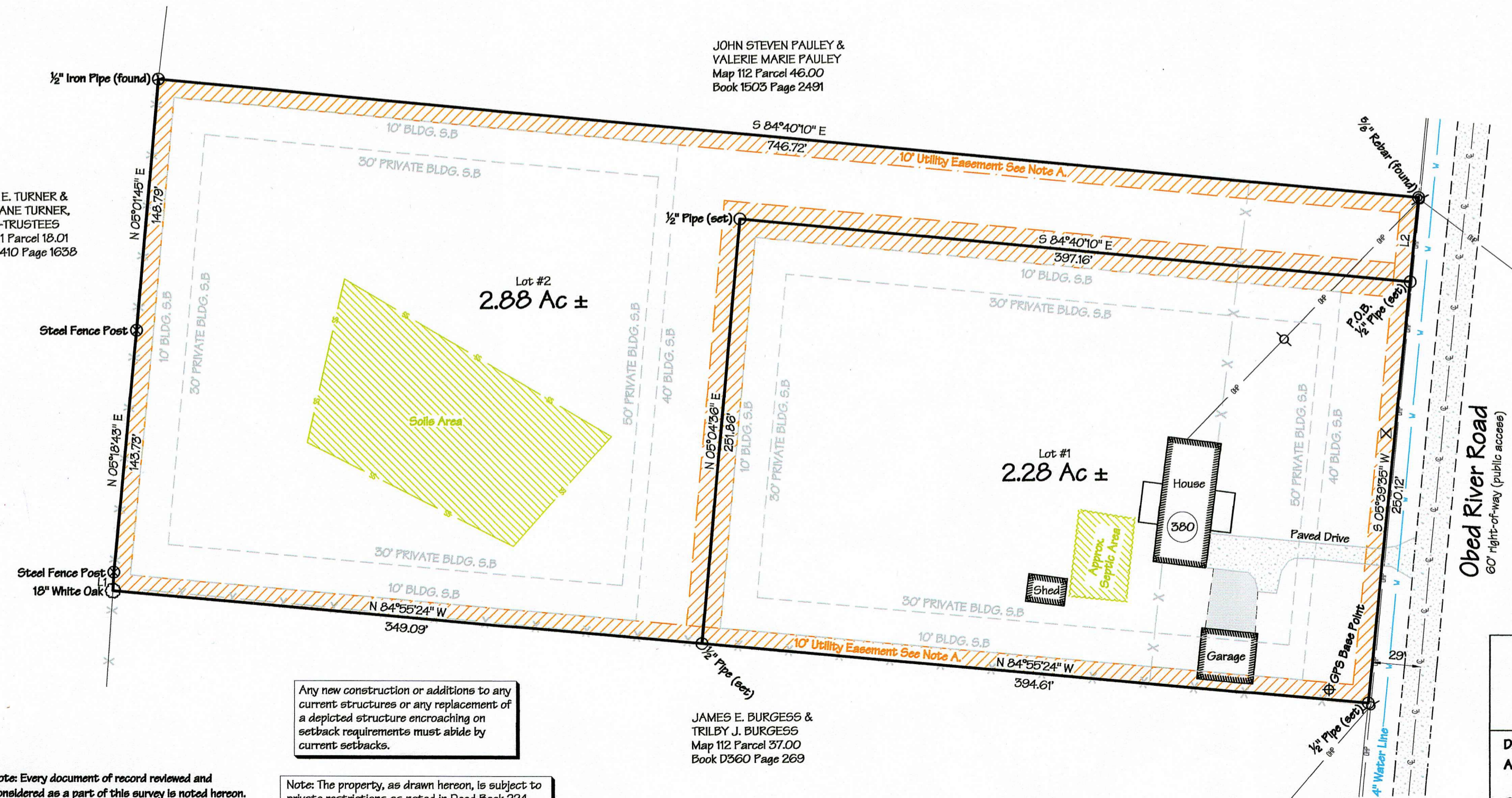
- ⊕ GPS Base Point
- 1/2" Pipe (set)
- ⊗ Rebar (found)
- ⊙ Steel Fence Post
- ⊖ Iron Pipe (found)
- ⊙ Tree
- ⊗ Water Meter
- ⊖ Power Pole
- X- Fenceline
- OHP- Overhead Power
- W- Water Line
- E- Centerline
- BLDG. Setback Line

P.O.B. - Point of Beginning

- Septic Area
- Easement

JOHN E. TURNER & W. DUANE TURNER, CO-TRUSTEES
 Map 111 Parcel 18.01
 Book 1410 Page 1638

JOHN STEVEN PAULEY & VALERIE MARIE PAULEY
 Map 112 Parcel 46.00
 Book 1503 Page 2491



This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; cemeteries, 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.

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.

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.

Note: The property, as drawn hereon, is subject to private restrictions as noted in Deed Book 224 Page 603 as recorded in the Register's Office for Cumberland County, Tennessee.

Note: The point of beginning is a 1/2" pipe (set) located in the western right-of-way of Obed River Road as well as being located N 09°00'51" E 90.73 feet from a water meter and furthermore being located N 11°12'03" E 245.71 feet from a GPS Base Point.

JAMES E. BURGESS & TRILBY J. BURGESS
 Map 112 Parcel 37.00
 Book D360 Page 269

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

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.

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47035C0315D,
 Dated: 2007-11-16

Check One:

X: No areas of the subject property depicted on this plat are in a SFHA

All of the subject property depicted on this plat is in a SFHA

Shaded area(s) of the subject property depicted on this plat are in a SFHA

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 I survey, and the ratio of precision is 1: 7500, performed in accordance to current Tennessee standards of practice for Land Surveyors. I further certify that the monuments have been placed as shown hereon to the specifications of the Cumberland County Planning Commission.

31 Jan 2025
 Date Signed _____ Surveyor's Signature _____

8TH CIVL DISTRICT
PRELIMINARY PLAT
 FOR
JEFFREY A. PATTON AND VIRGINIA PATTON PROPERTY

PRESENTED TO
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

DEVELOPER: JEFFREY A. PATTON	SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: 380 OBED RIVER ROAD	ADDRESS: 2772 Hidden Cove Road
TELEPHONE: 931-271-0277	COOKEVILLE, TENNESSEE 38556
	TELEPHONE: 931-372-1286
ENGINEER: _____	OWNER: JEFFREY A. PATTON AND VIRGINIA PATTON
ADDRESS: _____	ADDRESS: 380 OBED RIVER ROAD
	COOKEVILLE, TENNESSEE 38556
TELEPHONE: _____	TELEPHONE: 931-271-0277
ACREAGE SUBDIVIDED: 5.16 LOTS: 2	TAX MAP: 112 PARCEL NO: 47.00
DEED BOOK REFERENCE: 514 PAGE 232	SCALE: 1"=60'-0" DATE: 16 JANUARY 2025

North Meridian is oriented to the bearing of record for the common line of Lots 44 & 45 of this survey per Plat Book 8, p. 275

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 _____

Charles M. Freeman
 REGISTERED LAND SURVEYOR
 AGRICULTURE
 COMMERCE
 JANUARY 28, 2025
 TENNESSEE NO. 01427



LOCATION MAP
 Not to Scale

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

Registered Land Surveyor

Date _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date _____ Secretary, Cumberland County Planning Commission

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.

54834.1 SQ. FT.
 1.26 ACRES TOTAL

LEGEND

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

NOTES:

1. This survey is prepared from the current deeds of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current and accurate title search will reveal.
2. Source of Title: Tax Map 090L, group D, parcels 012.00 & 013.00
 Warranty Deed Books 1272, p 1819 & 1702, p. 1962
 John D & Diana M. Alders, owners
 67 Lytham Way; Fairfield Glade, TN 38558
 (617) 335-3240
3. Any future construction must fall within the current setback restrictions.
4. Location of utilities is approximate. Contact the appropriate utility for location of underground utilities.

FINAL PLAT
COMBINATION OF LOTS 24 & 25
BLK 1 - CLARET PLACE ADDITION TO
FAIRFIELD GLADE
Second Civil District Cumberland County
 Scale 1" = 50'
 January 28, 2025
 Freeman Engineering and Surveying
 118 Exeter Drive Crossville, TN 38558
 (865) 696-0327

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

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

SURVEYOR'S CERTIFICATION

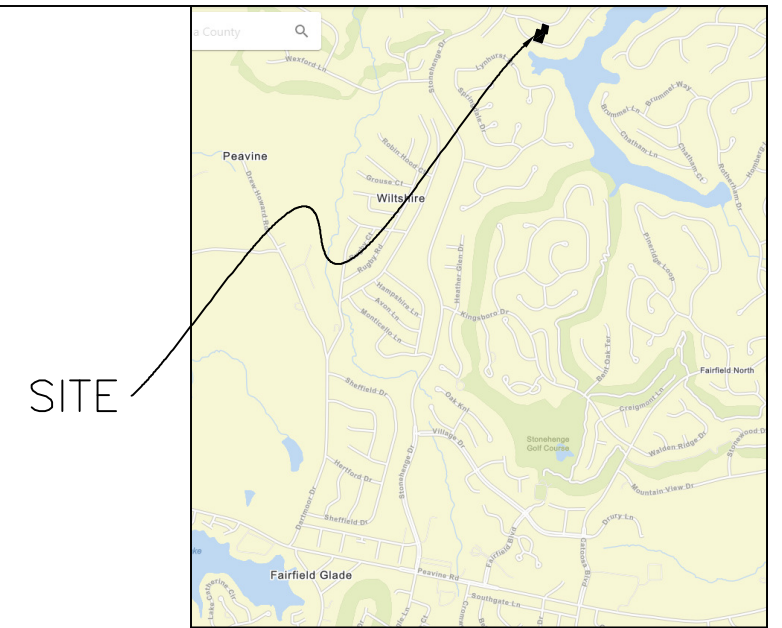
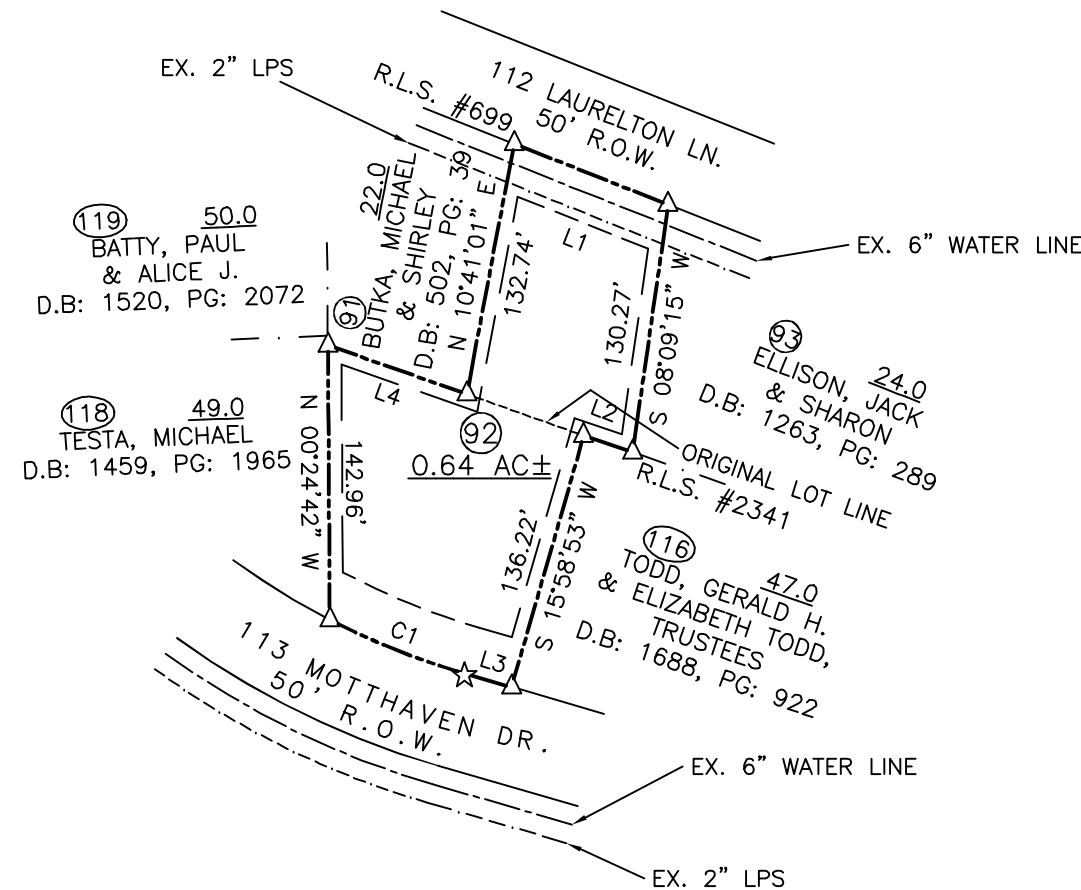
I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category _____ survey, and the ratio and precision of the unadjusted closure is 1:_____ as per the State of Tennessee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

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

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date _____ Signature of the Secretary of
 Cumberland County Planning Commission

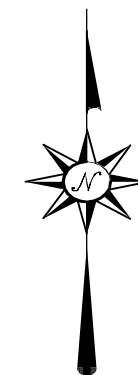


VICINITY MAP
 CUMBERLAND COUNTY, TENNESSEE

LEGEND

These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- △ EX. 1/2" REBAR
- 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'



GPS INFORMATION

1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
3. Relative Positional Accuracy: H = 0.05', V = 0.05'
4. Date(s) of Survey: January 7, 2025
5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
6. Fixed Control Station: City of Crossville Network
7. Fixed Control Station Position: 588,417.70;2,256,580.01
8. Geoid Model Used: GEOID18
9. Combined Grid Factor: Not Applicable

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

THERE IS A 7' 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 #47035C0195D.

LINE	BEARING	DISTANCE
L1	S 68°20'43" E	86.31'
L2	N 71°08'19" W	26.94'
L3	N 73°49'05" W	25.34'
L4	S 70°37'22" E	76.76'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	390.45'	75.90'	75.78'	N 68°16'15" W	11°08'15"

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

FINAL PLAT
 FOR
 COMBINATION OF LOT #'S 92 & 117, BLOCK: 8, LANCASTER ADDITION TO FAIRFIELD GLADE RESORT
 RECORDED IN PLAT BOOK: 9, PAGE: 280
 PRESENTED TO
 CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

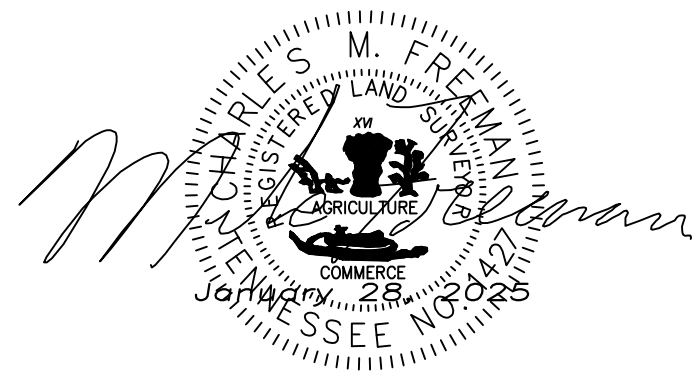
OWNER-BOTH: <u>FRAZIER, RONALD S. & KARLA P.</u> ADDRESS: <u>530 MONACO DR.</u> PUNTA GORDA, FL 33950 TELEPHONE: <u>(239) 293-6042</u>	SURVEYOR: <u>MID-STATE SURVEYING</u> ADDRESS: <u>80 WEST AVE.</u> CROSSVILLE, TN 38555 TELEPHONE: <u>(931)484-7702</u>
OWNER: _____ ADDRESS: _____ TELEPHONE: _____	DEED BOOK: <u>1592</u> PAGE: <u>1070</u> SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN ACREAGE SUBDIVIDED: <u>0.64 AC±</u> NUMBER OF LOTS: <u>1</u>
TAX MAP: <u>65-C</u> PARCEL: <u>25.0 & 48.0</u> GROUP: <u>"B"</u>	SCALE: <u>1"=100'</u> DATE: <u>1/7/2025</u> DRAWN BY: <u>ROBIN POWERS</u> JOB NO.: <u>25003</u>

North Meridian is oriented to the bearing of record for the southern line of this survey of this survey per Plat Book 6, p. 31

CERTIFICATE OF OWNERSHIP AND DEDICATION

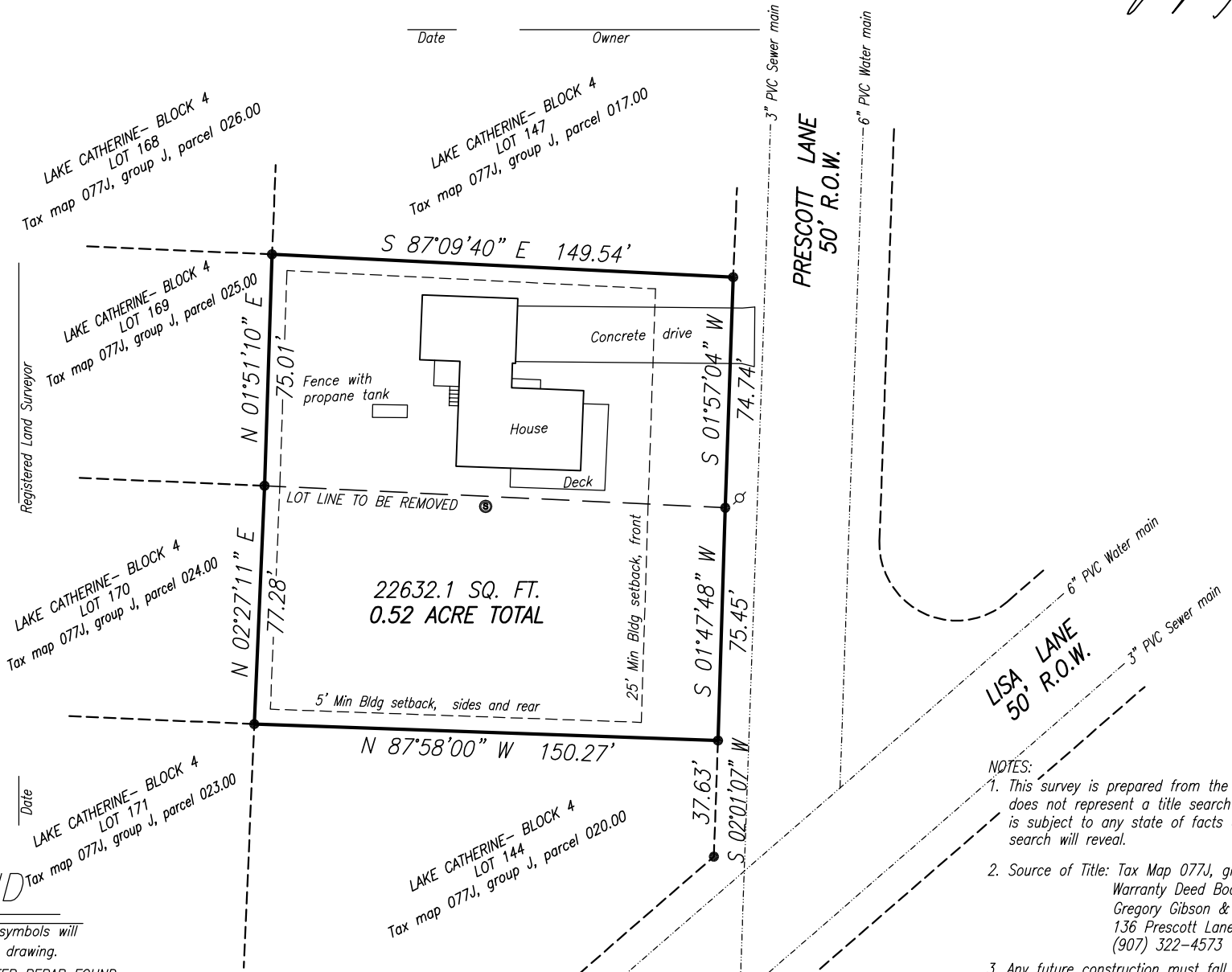
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public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



Not to Scale

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



CERTIFICATE OF APPROVAL FOR RECORDING

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

Date	Secretary, Cumberland County Planning Commission

Having consulted the FEMA Flood Insurance Rate Map (FIRM), 47035C0335D, dated November 16, 2007, I found that this property does NOT lie in a Special Flood Zone.

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

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

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

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 077J, group J, parcels 018.00 & 019.00 Warranty Deed Book 1686, p 1476 Gregory Gibson & Courtney Ann Havrilek, owners 136 Prescott Lane; Fairfield Glade, TN 38558 (907) 322-4573
- Any future construction must fall within the current setback restrictions.
- Location of utilities is approximate. Contact the appropriate utility for location of underground utilities.

- LEGEND**
- These standard symbols will be found in the drawing.
- 1/2" DIAMETER REBAR FOUND
 - ⊗ GRINDER PUMP
 - ⊕ UTILITY POLE

FINAL PLAT
COMBINATION OF LOTS 145 & 146
BLK 4 - LAKE CATHERINE ADDITION TO
FAIRFIELD GLADE
Second Civil District Cumberland County
 Scale 1" = 50'
 January 28, 2025
 Freeman Engineering and Surveying
 118 Exeter Drive Crossville, TN 38558
 (865) 696-0327

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

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

SURVEYOR'S CERTIFICATION

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

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

CERTIFICATION OF EXISTING WATER LINES

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

Date _____ Signature of Public Works Director
 or Water Superintendent _____

CERTIFICATION OF EXISTING SEWER LINES

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

Date _____ Signature of Public Works Director
 or Water Superintendent _____

CERTIFICATION OF EXISTING ROAD

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

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

CERTIFICATE OF APPROVAL FOR RECORDING

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

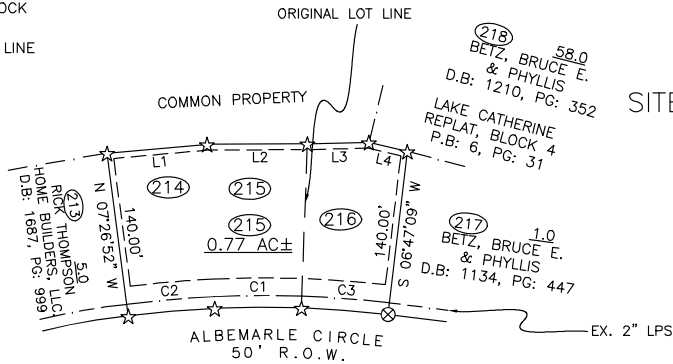
Date _____ Signature of the Secretary of
 Cumberland County Regional Planning Commission _____

**REVISION OF COMBINATION OF LOT #'S 214, 215 & 216, BLOCK: 1,
 DRUID HILLS ADDITION TO FAIRFIELD GLADE RESORT
 RECORDED IN DEED BOOK: 1704, PAGE: 2053**

LEGEND

These standard symbols will be found in the drawing.

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



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

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

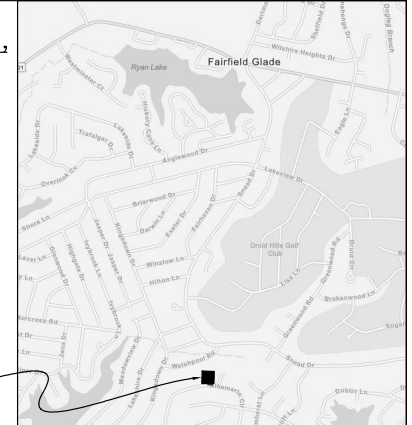
THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FEMA FLOOD MAPS, COMMUNITY PANEL #47035C0335D.

GPS INFORMATION

1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
3. Relative Positional Accuracy: H = 0.05', V = 0.05'
4. Date(s) of Survey: January 2, 2025
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

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

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



VICINITY MAP
 CUMBERLAND COUNTY, TN



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



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

FINAL PLAT
 FOR
**REVISION OF COMBINATION OF LOT #'S 214, 215 & 216, BLOCK: 1,
 DRUID HILLS ADDITION TO FAIRFIELD GLADE RESORT
 RECORDED IN DEED BOOK: 1704, PAGE: 2053**
 PRESENTED TO
 CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER-3.01:HORTON, DAVID R. & DENA B. ADDRESS: 228 ALBEMARLE CIR. FAIRFIELD GLADE, TN 38558 TELEPHONE: (470) 292-5361	SURVEYOR: MID-STATE SURVEYING ADDRESS: 107 LIVINGSTON RD CROSSVILLE, TN 38555 TELEPHONE: (931)484-7702
OWNER-3.01:RICK THOMPSON HOME BUILDER, LLC. ADDRESS: 114 LAUREL RD. CROSSVILLE, TN 38555 TELEPHONE: (931) 265-3199	DEED BOOK-3.0: 1710 PAGE: 647 DEED BOOK-3.01: 1704 PAGE: 2053 SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN ACREAGE SUBDIVIDED: 0.77 ACRES± NUMBER OF LOTS: 1
TAX MAP: 90-B PARCEL: 3.0 & 3.01 GROUP: "A"	SCALE: 1"=100' DATE: 1-2-25 DRAWN BY: ROBIN POWERS JOB NO.: 23235-REVISED

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.

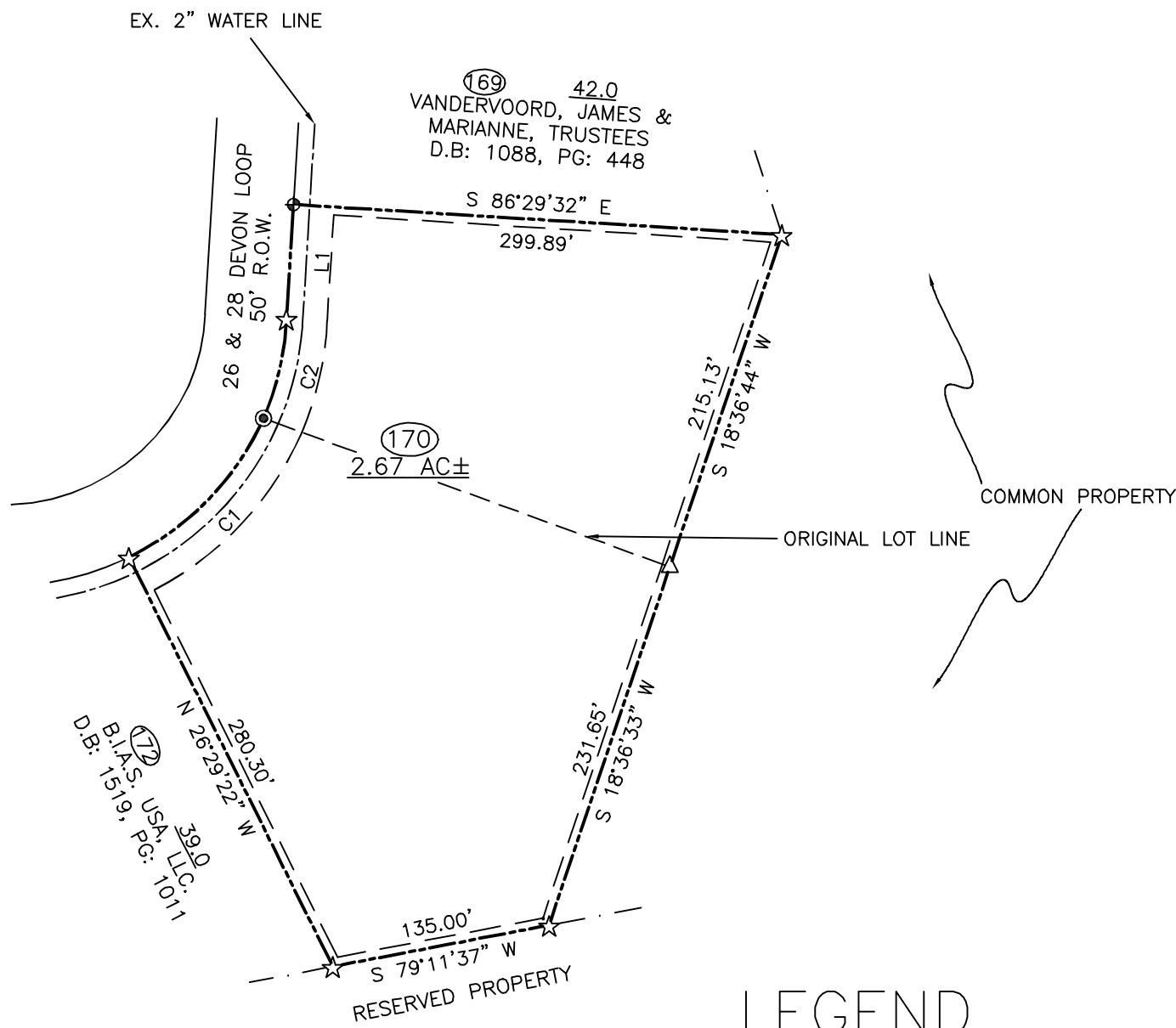
Date _____ Signature of the Secretary of
 Cumberland County Planning Commission

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: January 7, 2025
5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
6. Fixed Control Station: City of Crossville Network
7. Fixed Control Station Position: 588,417.70; 2,256,580.01
8. Geoid Model Used: GEOID18
9. Combined Grid Factor: Not Applicable

LINE	BEARING	DISTANCE
L1	N 03°30'00" E	70.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	120.95'	118.56'	N 44°05'26" E	39°36'03"
C2	175.00'	63.12'	62.78'	N 12°59'32" E	20°40'02"



LEGEND

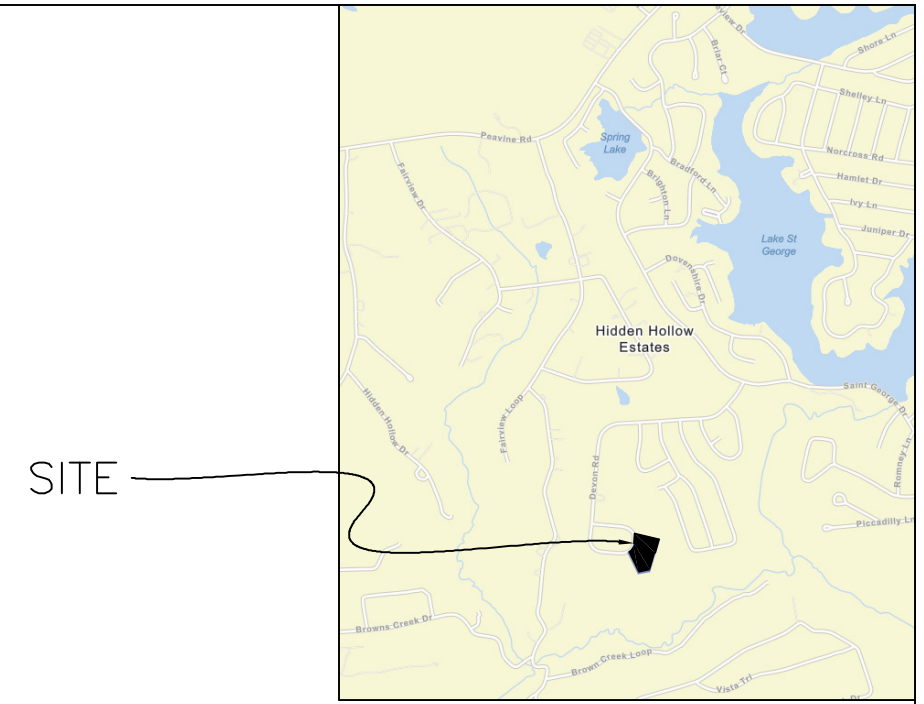
These standard symbols will be found in the drawing.

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

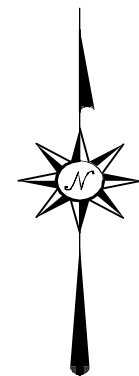
THERE IS A 25' BUILDING SETBACK FROM ALL STREET RIGHT OF WAYS. TYPICAL ALL LOTS.

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

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



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 #170 & 171, BLOCK: 6, ST. GEORGE REPLAT ADDITION TO FAIRFIELD GLADE RESORT RECORDED IN PLAT BOOK: 8, PAGE: 12 PRESENTED TO CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION	
OWNER-BOTH: INGALLS, CONNIE S. & ANDERS, KATHLEEN M. ADDRESS: 661 HEFNER DR. LIMA, OH 45801 TELEPHONE: (931) 248-0093	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
OWNER: _____ ADDRESS: _____ TELEPHONE: _____	DEED BOOK-40.0: 1713 PAGE: 2141 DEED BOOK-41.0: 1577 PAGE: 837 SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN ACREAGE SUBDIVIDED: 2.67 AC± NUMBER OF LOTS: 1
TAX MAP: 89-F PARCEL: 40.0 & 41.0 GROUP: "A"	SCALE: 1"=100' DATE: 1/7/2025 DRAWN BY: ROBIN POWERS JOB NO.: 23108-1

North Meridian is oriented to the bearing of record for the northern line of Lot 17 of this survey per Plat Book 8, p. 90

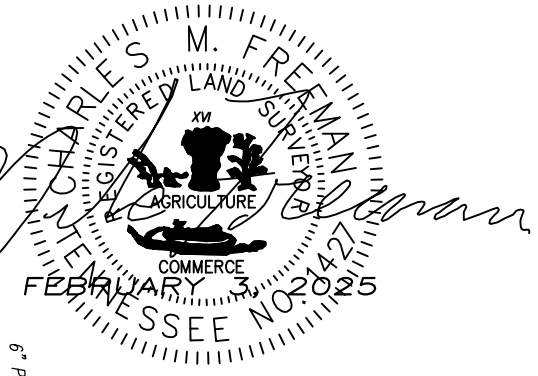
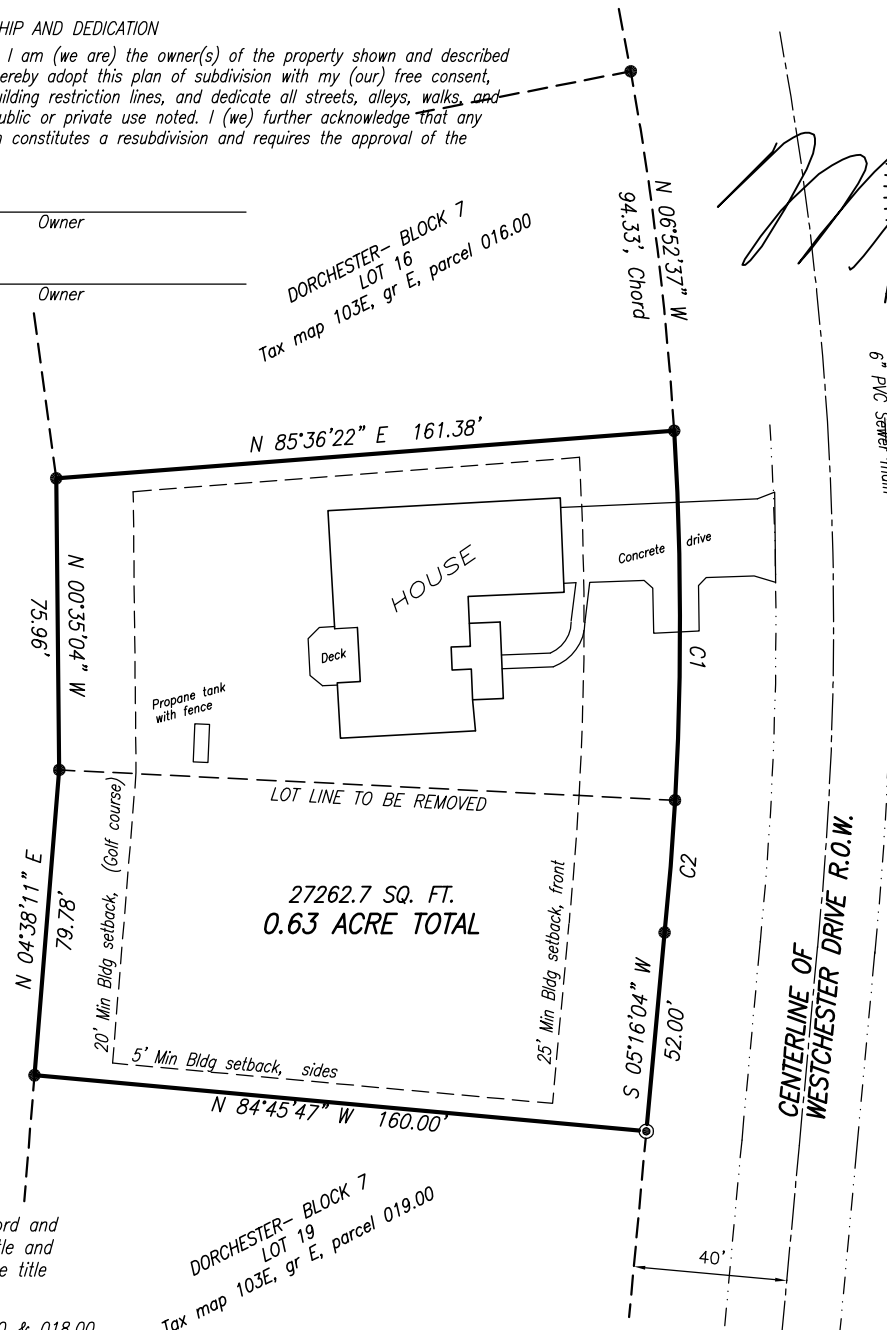
CERTIFICATE OF OWNERSHIP AND DEDICATION

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 _____

DORCHESTER - BLOCK 7
 LOT 16
 Tax map 103E, gr E, parcel 016.00

FAIRFIELD GLADE COMMUNITY CLUB
 Dorchester Golf Course
 Tax map 103D, group D, parcel 030.00



LOCATION MAP
 Not to Scale

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date _____ Secretary, Cumberland County Planning Commission _____

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.

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 103E, group E, parcels 017.00 & 018.00
 Warranty Deed Books 1667, p 682 & 1675, p. 2344
 Donald C. & Ann M. Molen, owners
 736 Westchester Drive; Fairfield Glade, TN 38558
 (845) 699-8029
- Any future construction must fall within the current setback restrictions.
- Location of utilities is approximate. Contact the appropriate utility for location of underground utilities.

DORCHESTER - BLOCK 7
 LOT 19
 Tax map 103E, gr E, parcel 019.00

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	810.35'	96.29'	96.24'	S 00°08'10" E	06°48'30"
C2	810.35'	34.53'	34.53'	S 04°29'20" W	02°26'30"

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

LEGEND
 These standard symbols will be found in the drawing.
 ● 1/2" DIAMETER REBAR FOUND
 ○ 1/2" DIAMETER REBAR SET
 ⊗ UTILITY POLE

FINAL PLAT
COMBINATION OF LOTS 17 & 18
BLK 7 - DORCHESTER ADDITION TO
FAIRFIELD GLADE
Second Civil District Cumberland County
 Scale 1" = 50'
 February 3, 2025
 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) THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, AND PARKS AS SHOWN TO THE PUBLIC OR PRIVATE USE NOTED. I (WE) FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CONSTITUTES A RESUBDIVISION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.

DATE _____ OWNER _____

CERTIFICATE OF EXISTING STATE OR COUNTY ROAD

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

DATE _____ SIGNATURE OF CUMBERLAND COUNTY ROAD SUPERINTENDENT _____

CERTIFICATE OF APPROVAL OF RECORDING

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

DATE _____ SECRETARY, CUMBERLAND COUNTY PLANNING COMMISSION _____

CERTIFICATE OF ACCURACY AND PRECISION

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

DATE _____ SURVEYOR _____

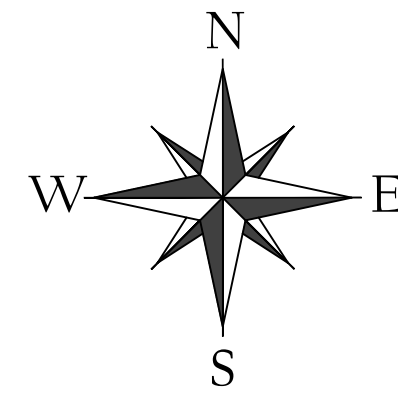
CERTIFICATE OF EXISTING WATER LINES OR OTHER UTILITIES

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

DATE _____ SIGNATURE OF WATER OR OTHER UTILITY DISTRICT REPRESENTATIVE _____

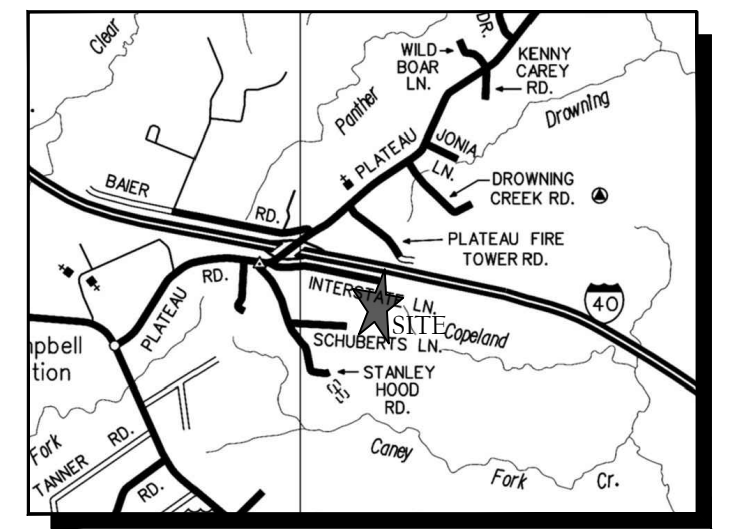
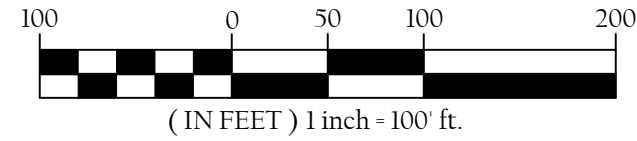
GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO ADJUST THE COMMON INTERIOR LOT LINE AS SHOWN HEREON.
- 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 BETWEEN JUNE 6, 2024 AND JANUARY 21, 2025 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 0.006', V 0.007'
- 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 47035C0150D DATED 11-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.

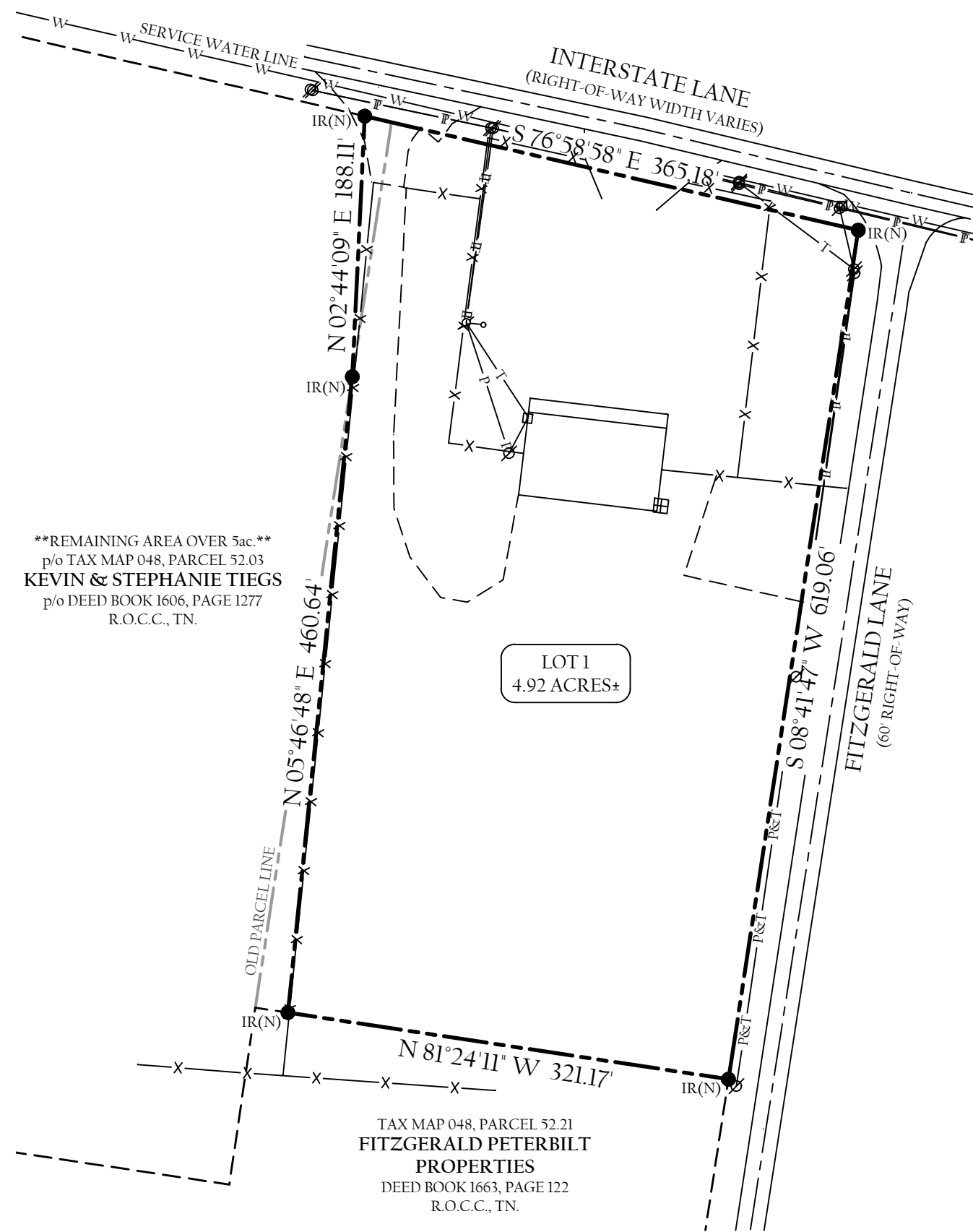


TNSPC: TN -4100

GRAPHIC SCALE



VICINITY MAP (NOT TO SCALE)



LEGEND

- IR(N) 1/2" IRON REBAR (NEW)
- ELECTRIC METER
- ▣ HVAC UNIT
- ⊙ UTILITY POLE
- P— POWER LINE
- X— FENCE LINE
- T— TELEPHONE LINE
- W— WATER LINE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.P.C., TN. REGISTER'S OFFICE PUTNAM COUNTY, TN.
- ▨ GRAVEL AREA
- ▩ CONCRETE AREA
- ASPHALT SURFACE

TOTAL AREA = 4.92 ACRES±

PARCEL REFERENCE

BEING A PORTION OF PARCELS 52.03 & 52.15, AS SHOWN ON CUMBERLAND COUNTY TAX MAP 048.

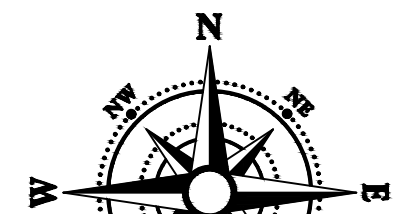
DEED REFERENCE

PARCEL 52.03
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO KEVIN & STEPHANIE TIEGS, OF RECORD IN DEED BOOK 1606 PAGE 1277, R.O.C.C., TN.

PARCEL 52.15
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO FITZGERALD PETERBILT PROPERTIES, OF RECORD IN DEED BOOK 1663 PAGE 122, 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

FINAL SUBDIVISION PLAT
FITZGERALD & TIEGS
LOT LINE ADJUSTMENT
2nd CIVIL DISTRICT,
CUMBERLAND COUNTY, TENNESSEE

DRAWN BY: _____	TLD	ACRES: _____	4.92
NUMBER OF LOTS: _____	2	JOB NUMBER: _____	24-191
PARCEL #: MAP 048, PARCEL 52.03 & 52.15		DATE: _____	01-22-2025
ADDRESS: _____	680 INTERSTATE LANE	SCALE: _____	1"=100'

OWNERS

FITZGERALD PETERBILT
PROPERTIES
P.O. BOX 489
COOKEVILLE, TN. 38503

SURVEYOR

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

KEVIN HINCH
 MAP 098 PARCEL 024.00 (PORTION)
 CUMBERLAND CO TN

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 WEST CUMBERLAND 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

NOTES

PUBLIC WATER SYSTEM PROVIDED BY WEST CUMBERLAND 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 AREA IS NOT IN A FLOODABLE AREA THIS

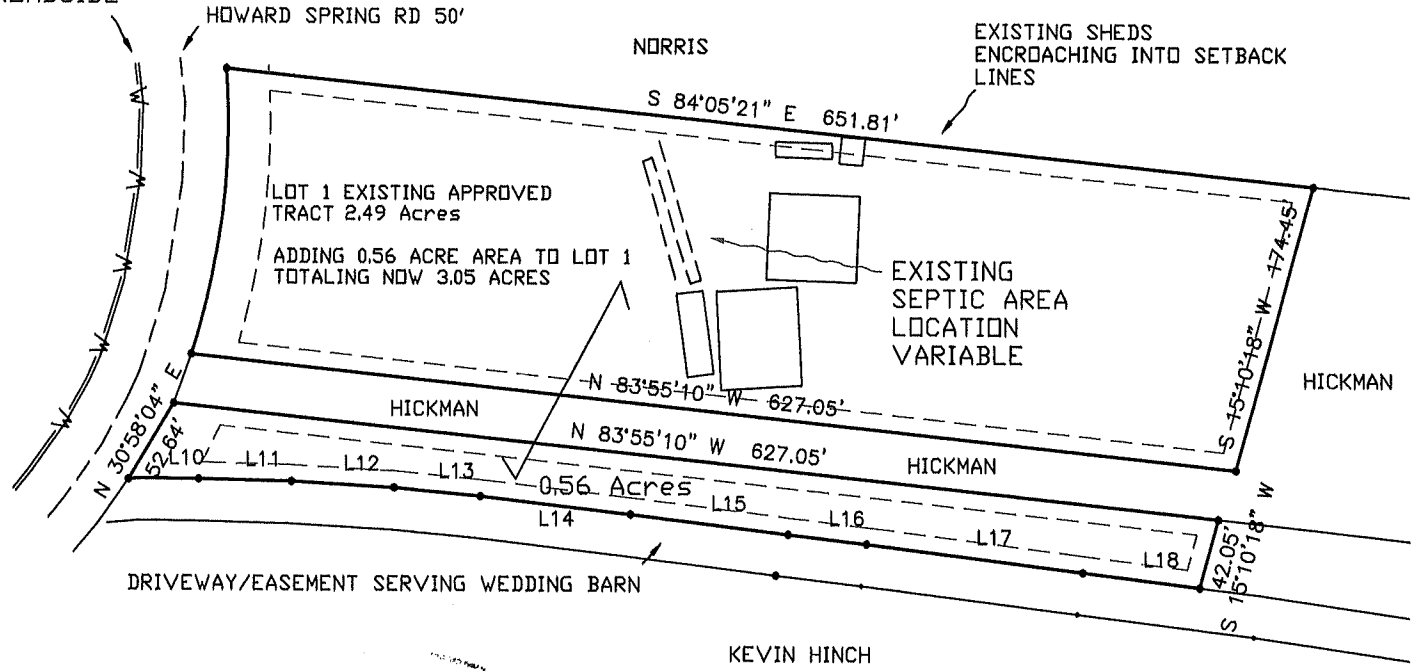
SURVEY REQUESTED BY KEVIN HINCH

ADDRESS: 2715 HOWARD SPRINGS RD

PHONE NUMBER 931-248-6305

FINAL PLAT

4 INCH WATER LINE VARIABLE TO ROADSIDE



I hereby certify that this is a category III survey and the ratio of precision of the unadjusted survey is 1:1000 as shown hereon.

Surveyor: Dion Ault
 Tenn. Reg. No. 2678

I further certify that the monuments have been placed as shown hereon in accordance with the specifications of the Cumberland County Planning Commission.



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



HINCH DIVISION		
DRAWN CAN	DATE 12/24/24	MID VALLEY SURVEYING 116 ASHLEY ACRES
APPROVED	DATE	PIKEVILLE TN
SCALE 1" = 100'	SHEET	PROJECT NO.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

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

SURVEYOR'S CERTIFICATION

I hereby certify that the plan shown and described hereon is a true and correct (Category I & IV) survey, with a ratio of precision of (1:10,000), performed on February 11, 2025 in accordance to current Tennessee Standards of Practice for Land Surveyors, Chapter 0820-3. I further certify that iron pins and/or monuments have been placed as shown hereon, to the specifications of the Cumberland County Planning Commission.

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

CERTIFICATION OF EXISTING ROAD(S)

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

Date _____ County Road Superintendent _____

CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS

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

Date _____ Utility District Representative _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date _____ Secretary of the Cumberland County
 Planning Commission

SURVEYOR'S NOTES:

1. BEING ALL OF TAX MAP: 50, PARCEL: 22.01 AND A 0.24 ACRE ± PORTION OF TAX MAP: 50, PARCEL: 29.04.
2. THERE SHALL BE A BUILDING SETBACK OF THIRTY (30) FEET PARALLEL TO ALL LOCAL STREETS.
3. THERE SHALL BE A BUILDING SETBACK OF TEN (10) FEET PARALLEL TO ALL SIDE LOT LINES AND ALONG THE PERIMETER OF THE SUBDIVISION.
4. THERE SHALL BE A UTILITY-DRAINAGE EASEMENT OF TWELVE (12) FEET PARALLEL TO ALL LOCAL STREETS.
5. THERE SHALL BE A UTILITY-DRAINAGE EASEMENT OF SIX (6) FEET PARALLEL TO ALL SIDE AND REAR LOT LINES OF ABUTTING LOTS WITHIN THE SUBDIVISION.
6. THERE SHALL BE A UTILITY-DRAINAGE EASEMENT OF TWELVE (12) FEET PARALLEL TO ALL SIDE AND/OR REAR LOT LINES THAT ARE ALONG THE PERIMETER OF THE SUBDIVISION.
7. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DEFINED BY FEMA FLOOD INSURANCE MAP # 47035C0175D FOR CUMBERLAND COUNTY, TENNESSEE.
8. THIS PROPERTY IS SUBJECT TO AND/OR AFFECTED BY ALL ZONING, BUILDING SETBACKS, RIGHT OF WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS THAT MAY NOT BE SHOWN ON THIS SURVEY.
9. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET.
10. PLEASE REFER TO LEGEND FOR SYMBOL AND LINE TYPE DESCRIPTIONS.

GPS INFORMATION

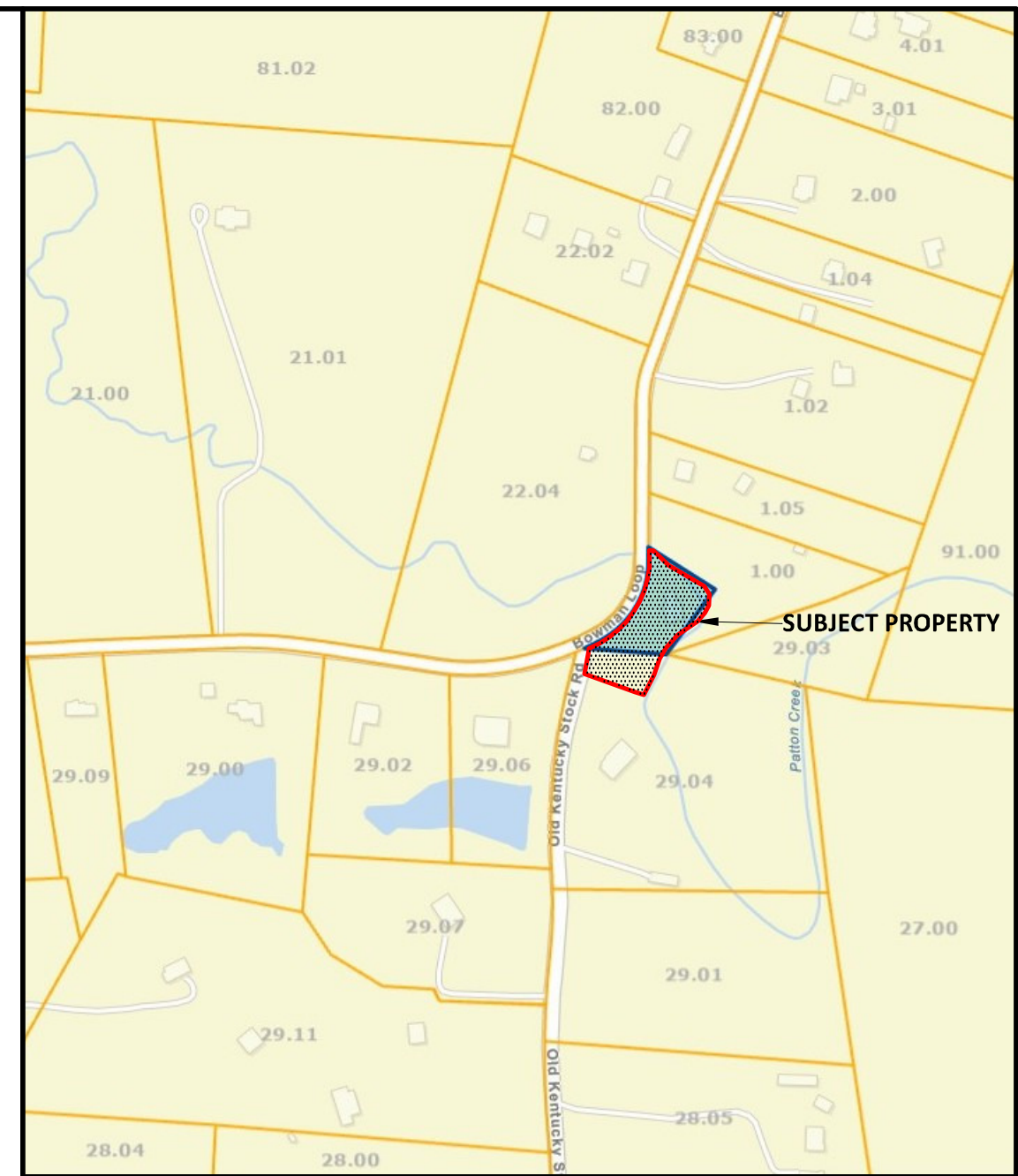
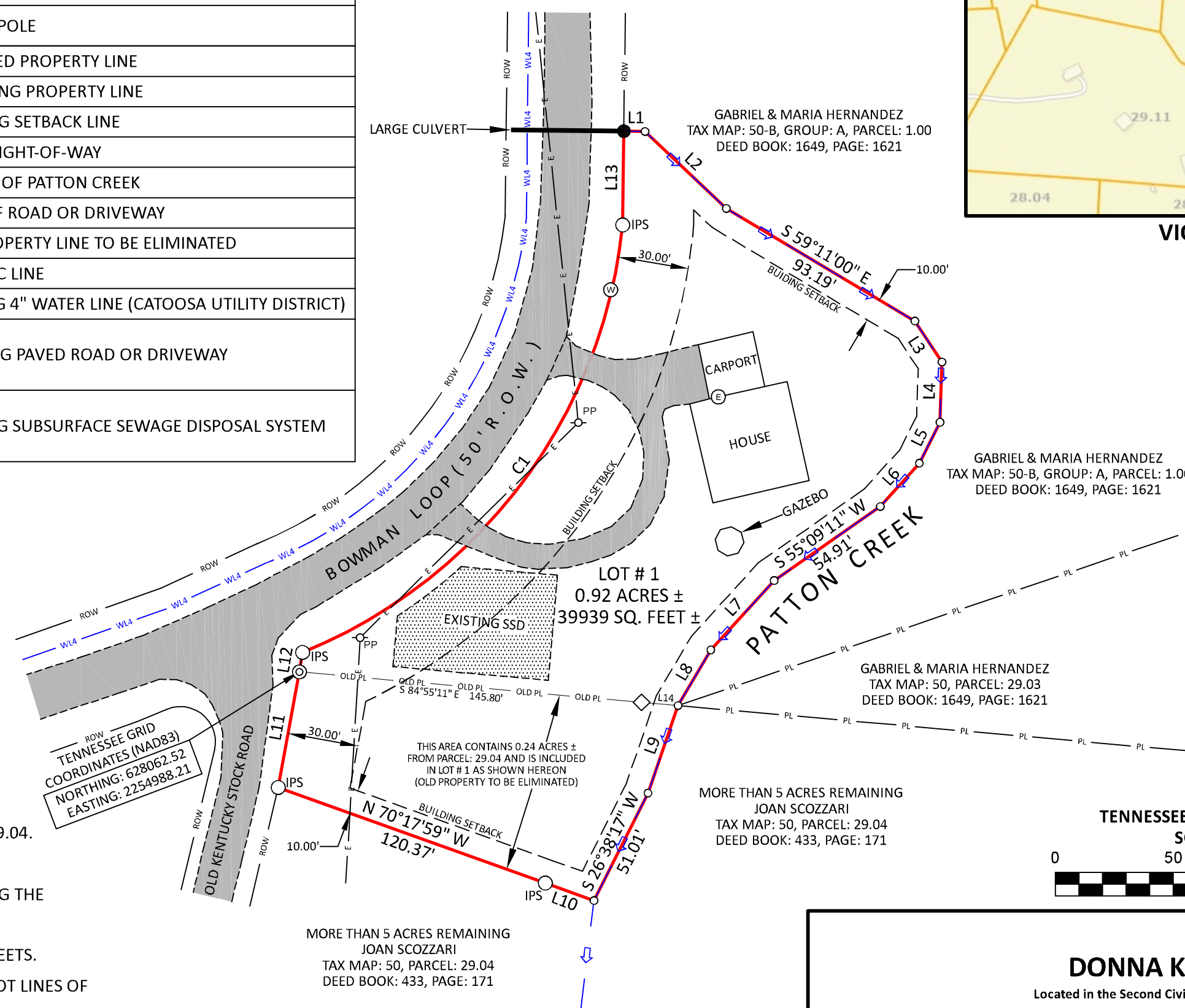
1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: CHCNAV i93 Dual Frequency Receiver
3. Relative Positional Accuracy: H = 0.05', V = 0.05'
4. Date(s) of Survey: February 11, 2025
5. Datum/Epoch: NAD 83 (2011)/Epoch 2010.00
6. Fixed Control Station: City of Crossville (CORS) Network
7. Fixed Control Station Position: Northing: 591157.97, Easting: 2255942.29, Elev.: 1910.36
8. Geoid Model Used: GEOID18
9. Combined Grid Factor (Grid to Ground): 1.000124187416

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	238.12'	220.00'	N 36°49'29" E	226.67'

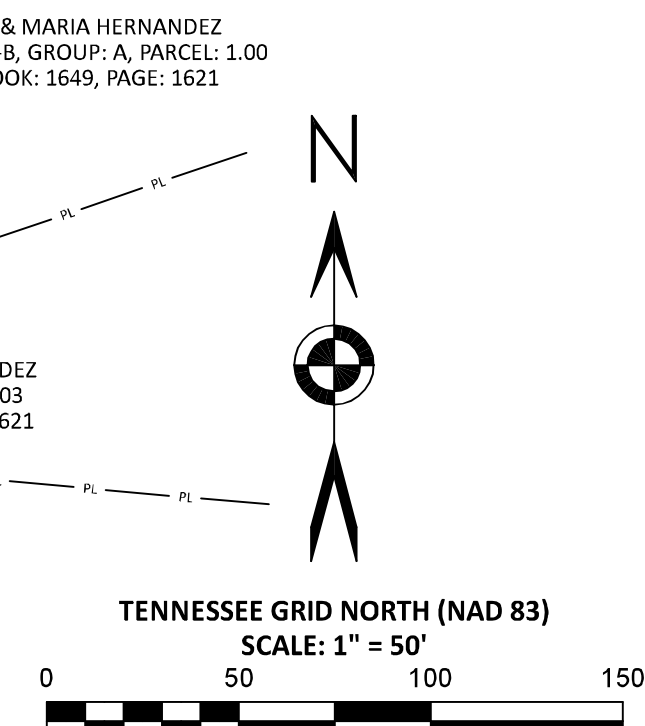
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°13'18" E	9.00'
L2	S 46°31'55" E	47.50'
L3	S 33°28'53" E	20.85'
L4	S 01°59'03" W	25.59'
L5	S 26°42'28" W	19.46'
L6	S 41°55'05" W	24.75'
L7	S 42°23'02" W	39.90'
L8	S 30°28'02" W	27.41'
L9	S 18°57'17" W	39.28'
L10	N 70°17'59" W	21.98'
L11	N 10°21'21" E	49.86'
L12	N 09°10'32" E	8.38'
L13	N 00°43'15" E	39.79'
L14	S 84°55'11" E	15.51'

LEGEND

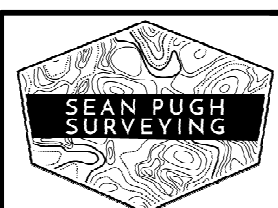
IPS ○	NEW 1/2" REBAR AND CAP, R.L.S. # 2341 SET
◇	METAL FENCE POST
⊙	AXLE FOUND
●	POINT ON TOP OF CULVERT
○	POINT IN CENTER OF PATTON CREEK
⊕	WATER METER
⊖	ELECTRIC METER
PP ○	UTILITY POLE
—	SURVEYED PROPERTY LINE
— PL —	ADJOINING PROPERTY LINE
- - - -	BUILDING SETBACK LINE
— ROW —	ROAD RIGHT-OF-WAY
— C —	CENTER OF PATTON CREEK
- - - -	EDGE OF ROAD OR DRIVEWAY
— OLD PL —	OLD PROPERTY LINE TO BE ELIMINATED
— E —	ELECTRIC LINE
— WL4 —	EXISTING 4" WATER LINE (CATOOSA UTILITY DISTRICT)
▨	EXISTING PAVED ROAD OR DRIVEWAY
▩	EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM



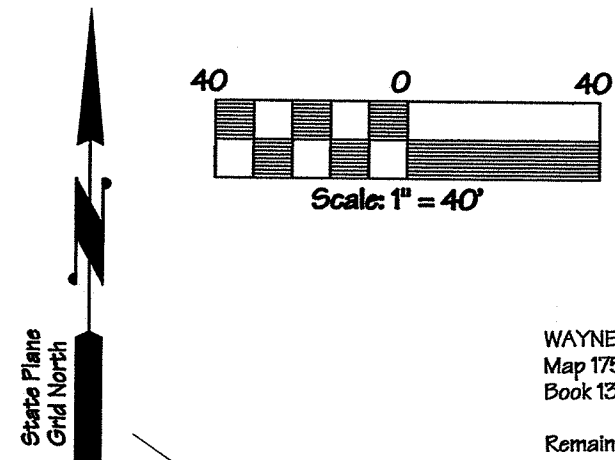
VICINITY MAP (Not To Scale)



FINAL PLAT FOR DONNA KERLEY PROPERTY	
Located in the Second Civil District of Cumberland County, Tennessee	
PRESENTED TO CUMBERLAND COUNTY PLANNING COMMISSION	
DEVELOPER: DONNA KERLEY	SURVEYOR: SEAN PUGH, R.L.S. # 2341
ADDRESS: 1800 BOWMAN LOOP CROSSVILLE, TN 38571	ADDRESS: 8334 CHEROKEE TRAIL CROSSVILLE, TN, 38572
TELEPHONE: (931) 250-3338	TELEPHONE: (931) 200-5227
ENGINEER: SEAN PUGH	ACREAGE SUBDIVIDED: 0.92 ACRES ±
ADDRESS:	NUMBER OF LOTS: 1
TELEPHONE:	SCALE: 1" = 50'
	TAX MAP: 50, PARCEL: 22.01 & PORTION OF 29.04
	DEED BOOK: 528, PAGE: 523
	DATE: FEBRUARY 11, 2025



SEAN PUGH SURVEYING
 8334 CHEROKEE TRAIL, CROSSVILLE, TN, 38572
 PHONE: (931) 200-5227
 EMAIL: surveytenn@gmail.com
 SHEET: 1 OF 1 | DRAWN BY: SEAN PUGH | DRAWING #: SPS25007



WAYNE ROBBINS
Map 175 P/O Parcel 14.08
Book 1349 Page 1519

Remainder to be added to
Tax Map 175 Parcel 14.03

Note: The point of beginning is a 1/2" pipe (found) being the southwestern corner of this parcel located N 44°58'21" W 348.80 feet from a 1/2" pipe (found) in the northern right-of-way of Kemmer Road as well as being located N 45°34'13" W 352.92 feet from the northeastern end of a 12" culvert and furthermore being located N 26°27'33" W 129.67 feet from a GPS Base Point.

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 GRANDVIEW WATER UTILITY DISTRICT TO SERVE THE PROPERTY HEREIN SUBDIVIDED.

DATE _____ SIGNATURE OF WATER OR OTHER UTILITY DISTRICT REPRESENTATIVE _____

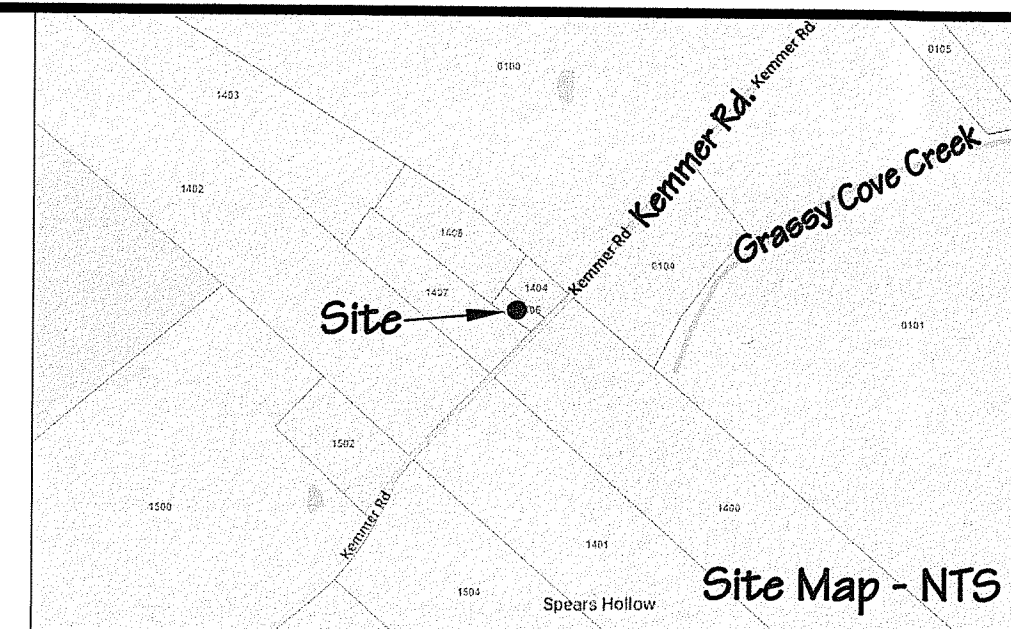
SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47035C0500D

Dated: 11/16/2007

Check One:

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



CERTIFICATE OF 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 _____

CERTIFICATE OF EXISTING SEPTIC SYSTEM

I am the owner of the proposed lot (Lot #1) shown on the presented subdivision plat. To the best of my knowledge, there is an existing septic tank located on Lot #1, it is in satisfactory operating condition and it has not been evaluated by the Tennessee Department of Environment and Conservation.

Date _____ Owner _____

CERTIFICATION OF EXISTING STATE OR COUNTY ROAD

I HEREBY CERTIFY THAT KEMMER 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

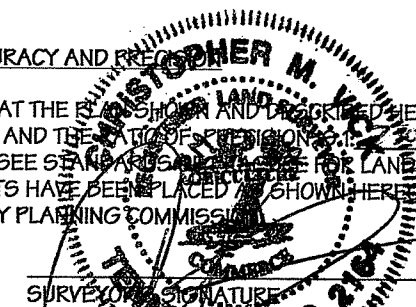
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE CUMBERLAND COUNTY PLANNING COMMISSION, AND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

I HEREBY CERTIFY THAT THE SURVEY AND PLAT SHOWN HEREON IS A TRUE AND CORRECT CLASS 1 SURVEY, AND THE SURVEY AND PLAT WERE PERFORMED IN ACCORDANCE TO CURRENT TENNESSEE STANDARDS AND PRACTICES FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE CUMBERLAND COUNTY PLANNING COMMISSION.

3/7/2025
DATE SIGNED



3RD CIVIL DISTRICT REF: Plat Book PL12 Page 727

FINAL PLAT
For the Lot Line Revision of the
Robbins & Robbins Properties

PRESENTED TO
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

DEVELOPER: Wayne Robbins ADDRESS: 2628 Kemmer Road Crossville, TN 38555 TELEPHONE: 931-335-1426	SURVEYOR: CHRISTOPHER M. VICK ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38506 TELEPHONE: 931-372-1286
OWNER: Wayne Robbins ADDRESS: 2628 Kemmer Road Crossville, TN 38555 TELEPHONE: 931-335-1426	OWNER: Wayne & Angela H. Robbins ADDRESS: Kemmer Road Crossville, TN 38555 TELEPHONE: 931-335-1426

ACREAGE REVISED: 1.61 LOTS: 1 TAX MAP: 175 PARCEL NO: 14.06 & P/O 14.08
DEED BOOK REFERENCE: 1679/701 & 1427/205 & 1331/452 & 1349/1519 SCALE: 1"=40'-0" DATE: 9 July 2024

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: 9 July 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): 0.99999496

State Plane Coordinates	
Northing	Easting
GPS Base Point	543644.29 2279214.94

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; cemeteries, easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

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

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

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

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

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

Drawn by: SLH File: 22-225c4

LEGEND

- ⊕ GPS BASE POINT
- ⊕ 1/2" PIPE (found)
- ⊕ POWER POLE
- ⊕ WATER METER
- ⊕ WOOD FENCE POST
- ⊕ 1/2" PIPE (set)
- ⊕ TAX HOOK
- ⊕ SEPTIC TANK
- W — WATER LINE
- OHP — OVERHEAD POWER
- P.O.B. - POINT OF BEGINNING
- CMP - CORRUGATED METAL PIPE
- ⊕ Septic Area

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.

Setbacks:
Front (local roads) - 30'
Side & Rear - 10'

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.

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

LINE	BEARING	DISTANCE
L1	S 45°47'35" W	12.90'
L2	S 38°45'13" W	15.53'

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
Becky Hogan
(Map 46 Parcel 94.00)
(RB 1603, P 1425)

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 Catoosa 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

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRMS # 47141C0150D, Dated: 5/16/07.
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

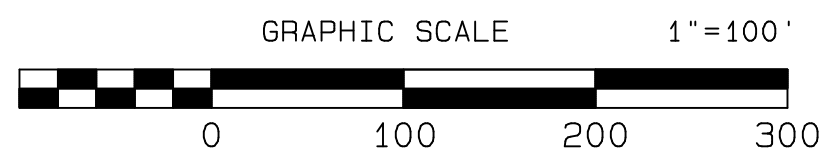
GPS CERTIFICATION:

I, Rusty L. Norrad, 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: December 16th, 2024
- (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
- (e) Published/Fixed Control Used: TDOT CORS Network
- (f) Geoid model: Geoid 12A
- (g) Combined Scale Factor (Used): 1.0000000

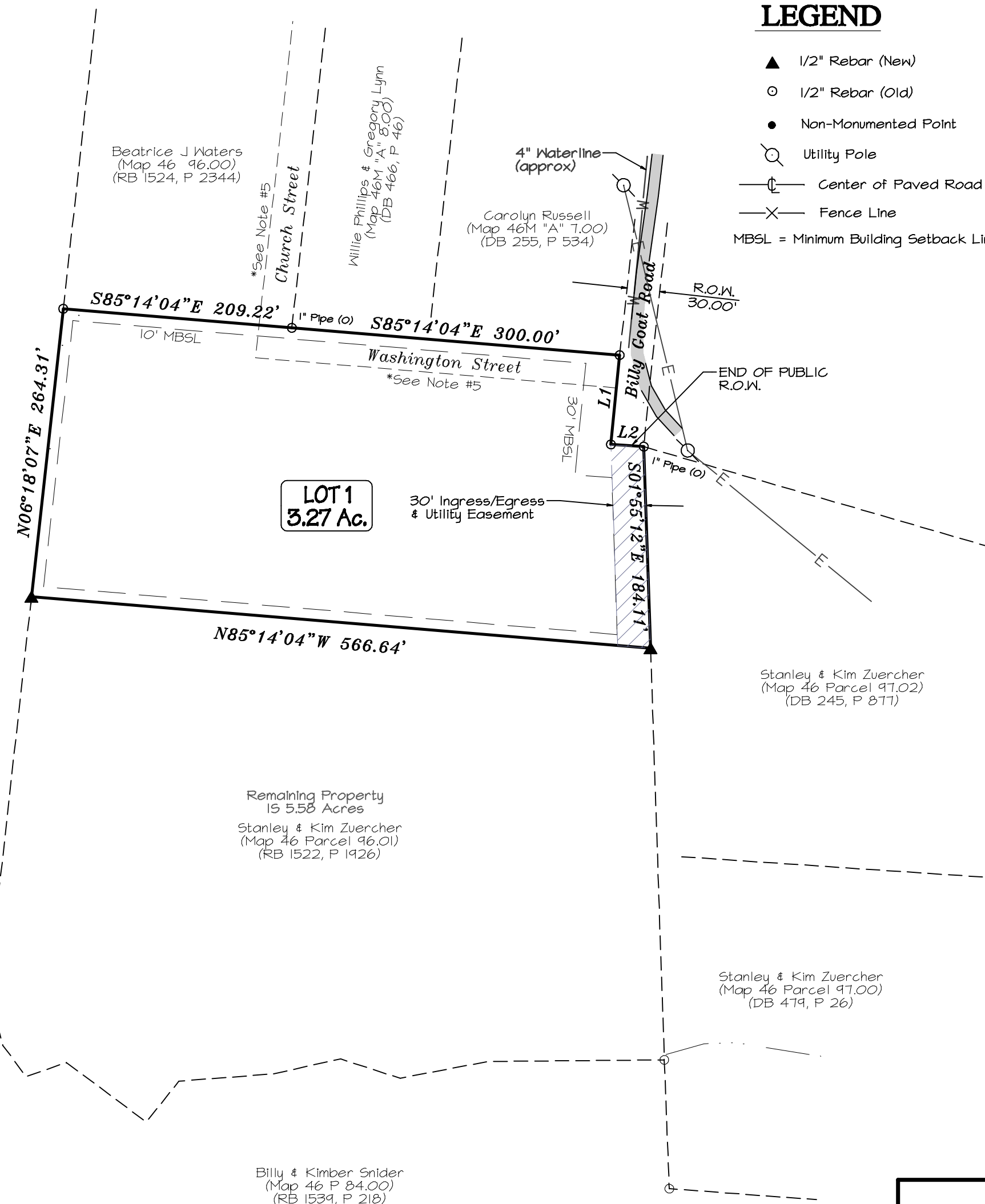
- NOTES:**
- This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current accurate title search will reveal.
 - This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
 - All corners are 1/2" rebar set unless otherwise noted.
 - Source of Title: Record Book 1522, Page 1926
 - Both Church Street and Washington Street are mentioned in a deed recorded in Deed Book 446 Page 47. These streets are shown on the Cumberland County Tax Maps. It is this surveyors opinion that Church Street and Washington Street were never dedicated as public streets and therefore remain part of the property shown hereon.

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



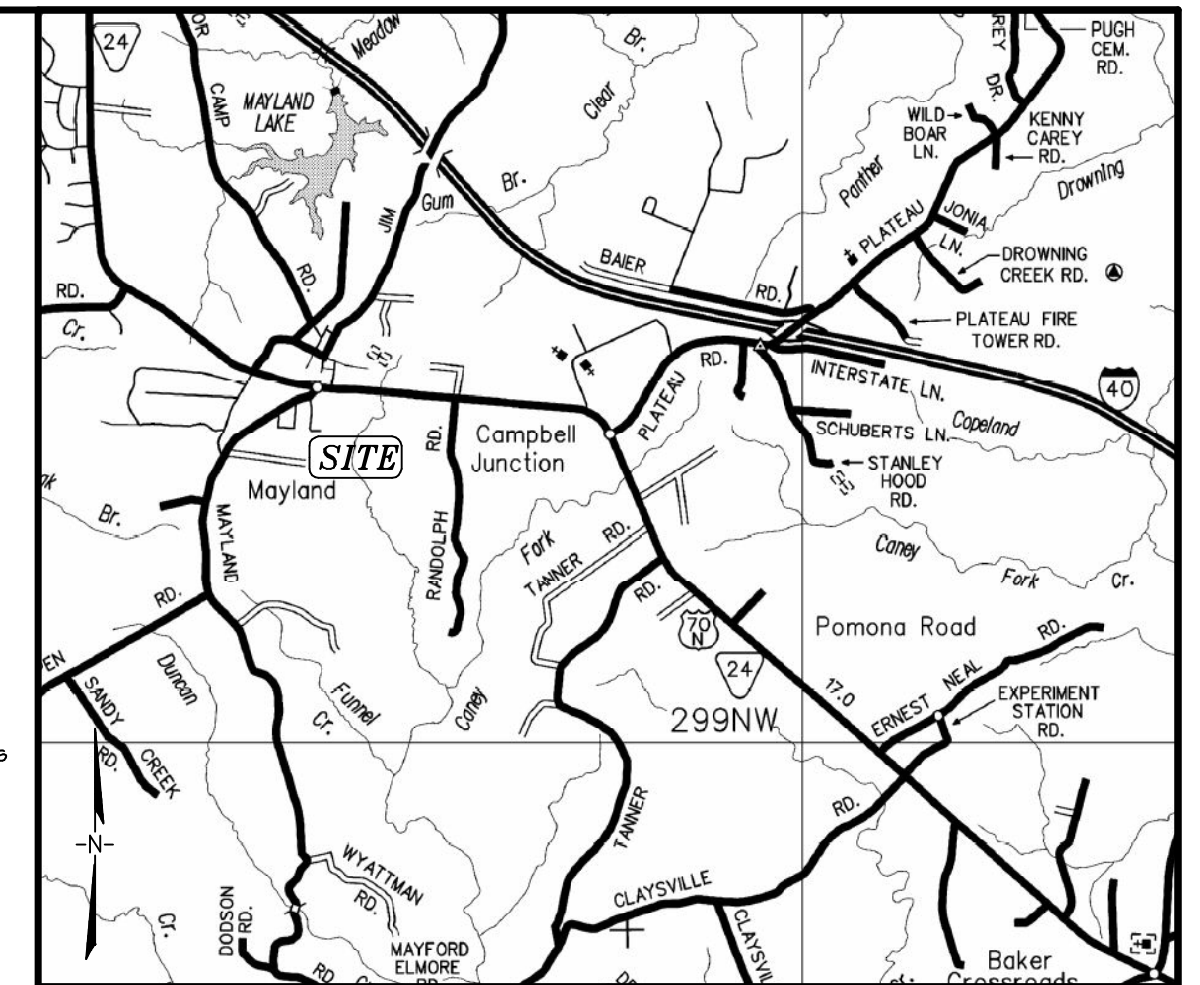
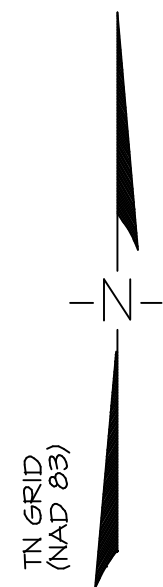
LEGEND

- ▲ 1/2" Rebar (New)
- 1/2" Rebar (Old)
- Non-Monumented Point
- Utility Pole
- Center of Paved Road
- X- Fence Line
- MBSL = Minimum Building Setback Lines



LINE TABLE

LINE	BEARING	DISTANCE
L1	S05°31'59"W	81.86ft
L2	S86°10'33"E	30.00ft



Vicinity (N.T.S.)

CERTIFICATION OF APPROVAL OF ON SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot 1 defined as France Division Phase 2 located in Cumberland County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

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

LOT RESTRICTIONS:

LOT 1:

Lot 1 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and dosing tank may be required. The primary and reserve septic system shall be located in the shaded areas indicated on the plat.

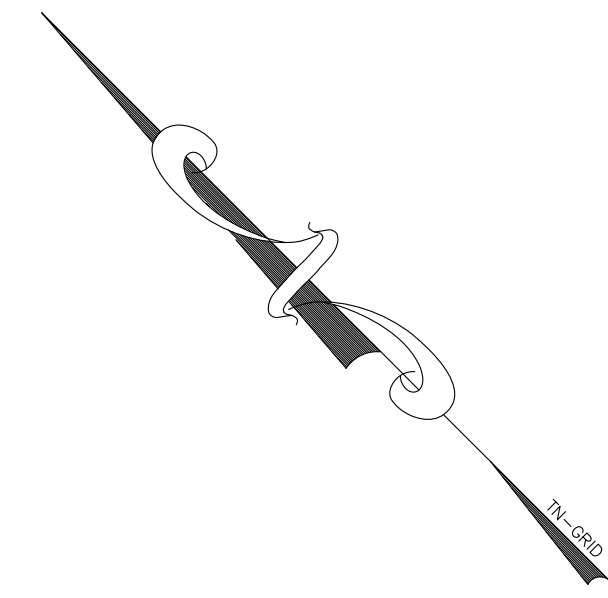
Date _____ Environment Specialist
TN Division of Ground Water Resources

FINAL PLAT OF		24-162
France Division, Phase II		
PRESENTED TO CUMBERLAND COUNTY PLANNING COMMISSION 2nd Civil District, Cumberland County, Tennessee		
OWNER:	Stanley & Kim Zuercher	SURVEYOR:
ADDRESS:	378 Billy Goat Rd Cookeville, TN 38571	Clinton Surveying LLC
TELEPHONE:	93.267.8123	ADDRESS:
ENGINEER:		380 S.Lowe Ave. Suite 6 Cookeville, TN 38501
ADDRESS:		TELEPHONE:
TELEPHONE:		431-372-0146
ACREAGE SUBDIVIDED: 3.27 Acres		NUMBER OF LOTS: 01
SCALE: AS SHOWN		DATE: 01-23-25
TAX MAP REFERENCE: (a portion of) MAP 046 PARCEL 96.01		

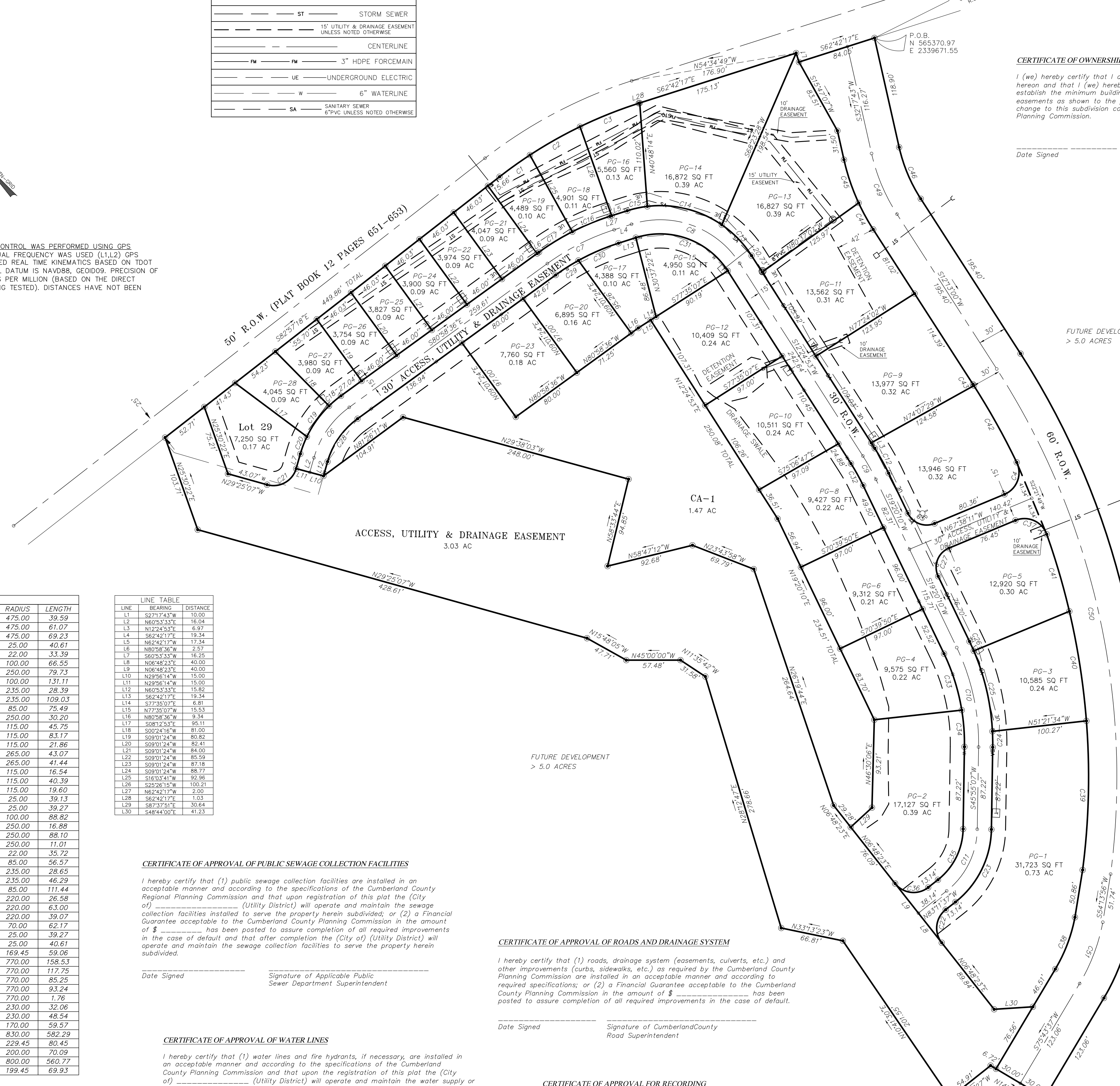
TOTAL AREA = 13.66 ACRES

TOTAL LOTS = 29

SYMBOL LEGEND	
○ IRON ROD (SIZE&TYPE)	● IRON ROD SET
CA = COMMON AREA	⊙ SEWER MANHOLE
R.O.W. = RIGHT-OF-WAY	□ ELECTRIC TRANSFORMER
LINE LEGEND	
---	ST STORM SEWER
---	15' UTILITY & DRAINAGE EASEMENT UNLESS NOTED OTHERWISE
---	CENTERLINE
---	3" HDPE FORCEMAIN
---	UNDERGROUND ELECTRIC
---	6" WATERLINE
---	SANITARY SEWER 6" PVC UNLESS NOTED OTHERWISE



GPS SURVEY NOTE:
 ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON VR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2). GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEOID09. PRECISION OF THE GPS WORK IS: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.



CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N80°34'01"W	39.58	475.00	39.59
C2	N74°29'44"W	61.03	475.00	61.07
C3	N66°52'47"W	69.17	475.00	69.23
C4	N65°49'29"E	36.29	25.00	40.61
C5	S24°09'00"E	30.28	22.00	33.39
C6	S79°57'29"W	65.33	100.00	66.55
C7	N71°50'26"W	79.39	250.00	79.73
C8	N25°08'42"W	121.92	100.00	131.11
C9	N15°52'31"E	28.37	235.00	28.39
C10	N32°37'38"E	108.05	235.00	109.03
C11	N71°21'45"E	73.04	85.00	75.49
C12	N15°52'31"E	30.18	250.00	30.20
C13	N01°01'06"E	45.45	115.00	45.75
C14	N31°05'46"W	81.37	115.00	83.17
C15	N67°19'34"W	21.83	115.00	21.86
C16	N67°21'39"W	43.02	265.00	43.07
C17	N76°29'49"W	41.40	265.00	41.44
C18	N85°05'52"W	16.53	115.00	16.54
C19	S80°43'08"W	40.18	115.00	40.39
C20	S65°46'29"W	19.57	115.00	19.60
C21	S73°57'07"E	35.26	25.00	39.13
C22	S51°48'23"W	35.36	25.00	39.27
C23	N71°21'45"E	85.93	100.00	88.82
C24	N43°59'05"E	16.87	250.00	16.88
C25	N31°57'20"E	87.64	250.00	88.10
C26	N20°35'54"E	11.01	250.00	11.01
C27	S65°51'00"W	31.92	22.00	35.72
C28	S79°57'29"W	55.53	85.00	56.57
C29	N77°29'01"W	28.64	235.00	28.65
C30	N68°20'51"W	46.21	235.00	46.29
C31	N25°08'42"W	103.63	85.00	111.44
C32	N15°52'31"E	26.56	220.00	26.58
C33	N27°32'21"E	62.78	220.00	63.00
C34	N40°49'50"E	39.02	220.00	39.07
C35	N71°21'45"E	60.15	70.00	62.17
C36	S38°11'52"E	35.36	25.00	39.27
C37	S21°05'51"E	36.29	25.00	40.61
C38	N65°45'18"E	58.76	169.45	59.06
C39	N46°26'43"E	158.25	770.00	158.53
C40	N36°09'58"E	117.64	770.00	117.75
C41	N28°36'48"E	85.21	770.00	85.25
C42	N15°49'01"E	93.19	770.00	93.24
C43	N12°18'56"E	1.76	770.00	1.76
C44	S16°12'37"W	32.04	230.00	32.06
C45	S26°14'59"W	48.45	230.00	48.54
C46	S22°15'22"W	59.27	170.00	59.57
C47	N32°18'53"E	570.42	830.00	582.29
C48	N65°41'41"E	80.04	229.45	80.45
C49	S22°15'22"W	69.73	200.00	70.09
C50	N32°15'52"E	549.36	800.00	560.77
C51	N65°41'41"E	69.57	199.45	69.93

LINE	BEARING	DISTANCE
L1	S27°17'43"W	10.00
L2	N60°33'33"E	16.04
L3	N12°24'53"E	6.97
L4	S62°42'17"E	19.34
L5	N62°42'17"E	17.34
L6	N80°28'36"W	7.57
L7	S60°53'33"W	16.25
L8	N86°48'23"E	40.00
L9	N86°48'23"E	40.00
L10	N29°56'14"W	15.00
L11	N29°56'14"W	15.00
L12	N80°53'33"E	15.82
L13	S62°42'17"E	19.34
L14	S77°35'07"E	6.81
L15	N77°49'07"W	15.53
L16	N80°28'36"W	9.34
L17	S81°23'33"E	98.11
L18	S00°24'16"W	81.00
L19	S09°30'24"W	80.82
L20	S09°30'24"W	84.41
L21	S09°30'24"W	84.00
L22	S09°30'24"W	85.59
L23	S09°30'24"W	87.18
L24	S09°30'24"W	88.77
L25	S16°03'41"W	92.96
L26	S25°26'10"W	100.21
L27	N62°42'17"E	2.00
L28	S62°42'17"E	1.83
L29	S87°37'51"E	30.64
L30	S48°44'00"E	41.23

CERTIFICATE OF APPROVAL OF PUBLIC SEWAGE COLLECTION FACILITIES

I hereby certify that (1) public sewage collection facilities are installed in an acceptable manner and according to the specifications of the Cumberland County Regional Planning Commission and that upon registration of this plat (the City of _____) (Utility District) will operate and maintain the sewage collection facilities installed to serve the property herein subdivided; or (2) a Financial Guarantee acceptable to the Cumberland County Planning Commission in the amount of \$ _____ has been posted to assure completion of all required improvements in the case of default and that after completion the (City of) (Utility District) will operate and maintain the sewage collection facilities to serve the property herein subdivided.

Date Signed _____ Signature of Applicable Public Sewer Department Superintendent _____

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 and that upon the registration of this plat (the City of) _____ (Utility District) will operate and maintain the water supply or other utility system installed to serve the property herein subdivided; or (2) a Financial Guarantee acceptable to the Cumberland County Planning Commission in the amount of \$ _____ has been posted to assure completion of all required improvements in the case of default and that after completion the (City of) (Utility District) will maintain the water supply or other utility system to serve the property herein subdivided.

Date Signed _____ Signature of Applicable Water Utility District Representative _____

CERTIFICATE OF APPROVAL OF ROADS AND DRAINAGE SYSTEM

I hereby certify that (1) roads, drainage system (easements, culverts, etc.) and other improvements (curbs, sidewalks, etc.) as required by the Cumberland County Planning Commission are installed in an acceptable manner and according to required specifications; or (2) a Financial Guarantee acceptable to the Cumberland County Planning Commission in the amount of \$ _____ has been posted to assure completion of all required improvements in the case of default.

Date Signed _____ Signature of Cumberland County Road Superintendent _____

CERTIFICATE OF APPROVAL FOR RECORDING

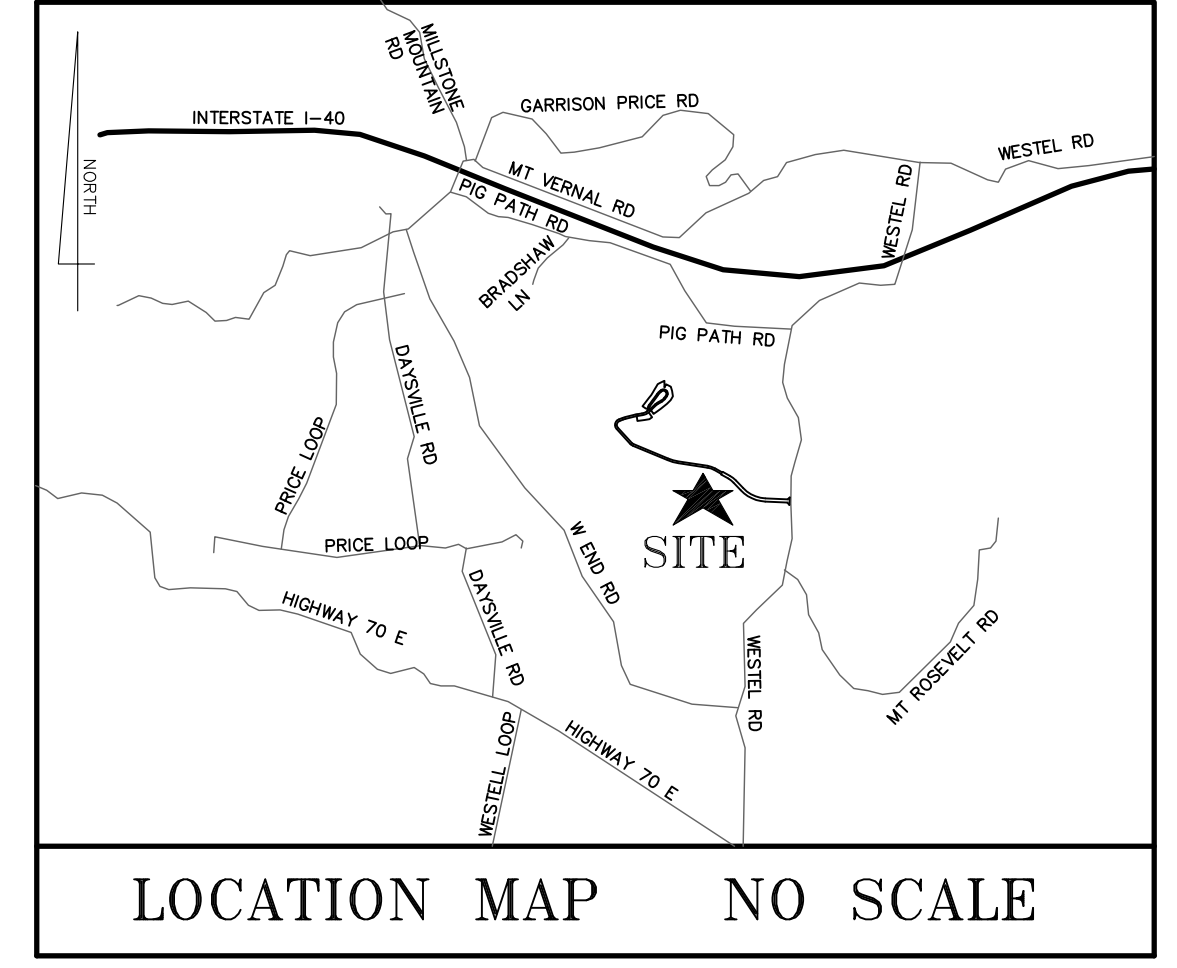
I hereby certify that the Subdivision Plat shown herein has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and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



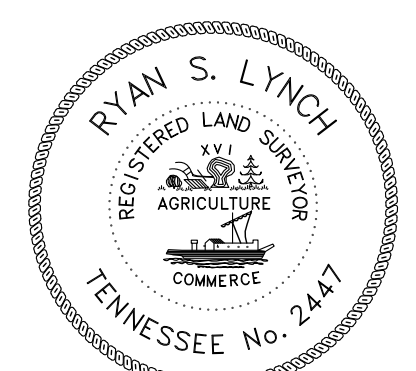
- NOTES:**
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
 - CLT TAX MAP 144 PARCEL 055.00.
 - DEED REFERENCES - DB 1627 PG 1927
 - THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBERS: 47035C0400D AND 47035C0375D EFFECTIVE DATE: NOVEMBER 11, 2007.
 - NORTH ROTATION: NAD83(NSRS2007)
 - 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED UNLESS OTHERWISE NOTED.
 - THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE FIFTEEN (15) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ALLOWED LESS THAN A FIVE (5) FOOT BUILDING SETBACK. NO EASEMENTS WILL RUN UNDERNEATH BUILDINGS.

FINAL PLAT OF:

**Flatrock Motorclub
 Paddock Garages**
 Tax ID: 144 055.00
 District 9, Cumberland County, Tennessee

FLATROCK LAND HOLDINGS LLC
 ATTN: H.E. BITTLE III
 1499 WESTEL RD
 ROCKWOOD, TN 37854

LYNCH SURVEYS LLC
 SUBDIVISIONS | AS-BUILTS | SITE DESIGN
 4405 COSTER RD. KNOXVILLE, TENN. 37912
 865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

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:(SEE NOTE THIS SHEET), performed in accordance to current Tennessee Standards of Practice for Land Surveys.

Date Signed _____ Surveyor's Signature _____

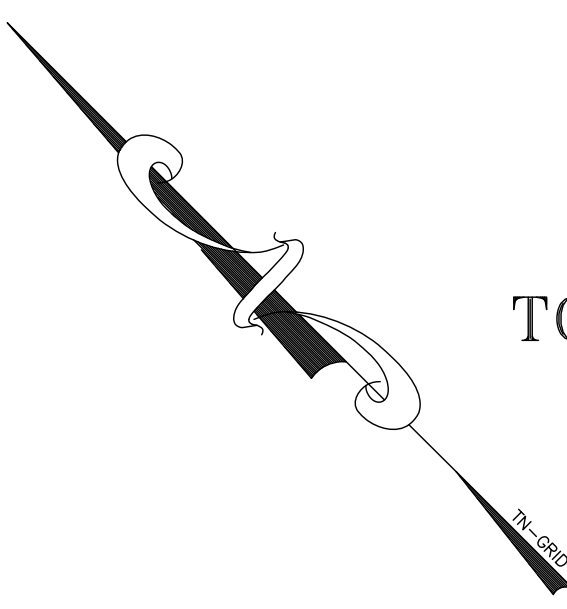
PROJECT NO.
4610-5

REVISIONS
1. UTILITY ADDITION 07/09/2025
2. LOT REVISION 02/10/2025
3
4
5
6

DRAWN BY: C. VITKUS
CHECKED BY: R. LYNCH
APPROVED BY: R.S.L.
SCALE: 1"=60'
DATE: 10/16/2024

**Flatrock Motorclub Paddock Garages
Variance Requests**

Lot Number	Variance								
	Side Setback (ft)			Front Setback (ft)		Lot Size (sf)		Lot Width (ft)	
	Right Side Provided	Left Side Provided	Minimum Required	Provided	Minimum Required	Provided	Minimum Required	Provided	Minimum Required
G1	-	-	-	10	30	-	-	-	-
G2	-	-	-	10	30	-	-	-	-
G3	-	-	-	10	30	-	-	-	-
G4	-	-	-	8	30	-	-	-	-
G5	-	-	-	10	30	-	-	-	-
G6	-	-	-	5	30	-	-	-	-
G7	-	-	-	10	30	-	-	-	-
G8	-	-	-	5	30	-	-	-	-
G9	-	-	-	10	30	-	-	-	-
G10	-	-	-	8	30	-	-	-	-
G11	-	-	-	10	30	-	-	-	-
G12	-	-	-	10	30	-	-	-	-
G13	-	9	10	10	30	-	-	-	-
G14	-	-	-	10	30	-	-	-	-
G15	-	-	-	13	30	4,950	6,000	-	-
G16	6	8	10	17	30	5,560	6,000	39	60
G17	5	-	10	14	30	4,388	6,000	-	-
G18	-	8	10	17	30	4,901	6,000	45	60
G19	8	8	10	17	30	4,489	6,000	44	60
G20	6	5	10	10	30	-	-	-	-
G21	8	8	10	17	30	4,047	6,000	46	60
G22	8	8	10	17	30	3,974	6,000	46	60
G23	-	-	-	10	30	-	-	-	-
G24	8	8	10	17	30	3,900	6,000	46	60
G25	8	8	10	17	30	3,827	6,000	46	60
G26	8	8	10	17	30	3,754	6,000	46	60
G27	8	8	10	17	30	3,980	6,000	43	60
G28	8	5	10	18	30	4,045	6,000	40	60
All Lots	Reduction in right-of-way to 30' from the minimum requirement of 50' . Topography and drainage restrict the development area (see attached exhibit with proposed contours).								



TOTAL AREA
33.35 ACRES

NOT INCLUDING EASEMENT

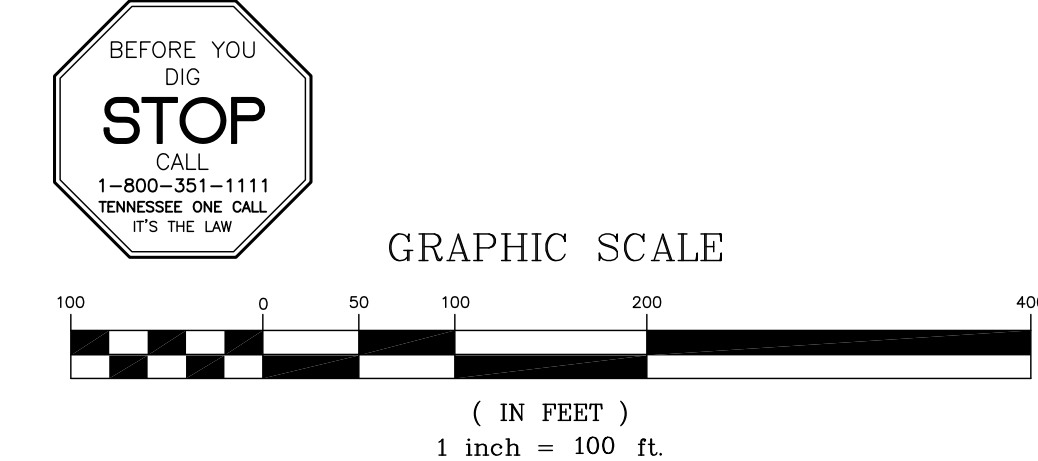
TOTAL PROPOSED UNITS = 38

LINE	LENGTH	BEARING
L1	23.75	N82°57'18"W
L2	50.97	N82°57'18"W
L3	1.92	N04°01'16"W
L4	13.95	S67°36'37"W
L5	22.28	N61°58'46"W
L6	12.91	S23°11'07"W
L7	14.24	S27°19'26"W
L8	30.10	N56°48'42"W
L9	24.11	N71°32'45"W
L10	10.36	N53°59'11"E
L11	13.48	N87°09'42"E
L12	18.23	S17°36'45"E
L13	22.28	S61°58'46"E
L14	13.95	N67°36'37"E
L15	11.06	S04°10'16"E
L16	40.00	N10°06'57"W
L17	120.00	N79°53'03"E
L18	40.00	S10°06'57"E
L19	120.00	S79°53'03"W
L20	20.00	S79°53'03"W
L21	120.00	S79°53'03"W
L22	40.00	N10°06'57"W
L23	120.00	N79°53'03"E
L24	40.00	S10°06'57"E
L25	56.00	N10°06'57"W
L26	40.00	N10°06'57"W
L27	120.00	N79°53'03"E
L28	40.00	S10°06'57"E
L29	120.00	S79°53'03"W
L30	49.71	N83°42'28"W
L31	40.00	N10°06'57"W
L32	120.00	N79°53'03"E
L33	40.00	S10°06'57"E
L34	120.00	S79°53'03"W
L35	40.00	N10°06'57"W
L36	120.00	N79°53'03"E
L37	40.00	S10°06'57"E
L38	120.00	S79°53'03"W
L39	20.00	N79°53'03"E
L40	40.00	N10°06'57"W
L41	120.00	N79°53'03"E
L42	40.00	S10°06'57"E
L43	120.00	S79°53'03"W
L44	60.00	S10°06'57"E
L45	120.00	N79°53'03"E
L46	40.00	S10°06'57"E
L47	120.00	S79°53'03"W
L48	40.00	N10°06'57"W
L49	49.71	S53°42'28"E
L50	40.00	S10°06'57"E
L51	120.00	S79°53'03"W
L52	40.00	N10°06'57"W
L53	120.00	N79°53'03"E
L54	56.00	S10°06'57"E
L55	33.07	N74°40'11"E
L56	40.00	N18°44'38"E
L57	120.00	S71°15'22"E
L58	40.00	S18°44'38"W
L59	120.00	N71°15'22"W
L60	37.00	N18°44'38"E
L61	40.00	N18°44'38"E
L62	120.00	S71°15'22"E
L63	40.00	S18°44'38"W
L64	120.00	N71°15'22"W
L65	56.00	N18°44'38"E
L66	40.00	N18°44'38"E
L67	120.00	S71°15'22"E
L68	40.00	S18°44'38"W
L69	120.00	N71°15'22"W
L70	28.83	N18°44'38"E
L71	40.00	N18°44'38"E
L72	120.00	S71°15'22"E
L73	40.00	S18°44'38"W
L74	120.00	N71°15'22"W
L75	56.00	N18°44'38"E
L76	40.00	N18°44'38"E
L77	120.00	S71°15'22"E
L78	40.00	S18°44'38"W
L79	120.00	N71°15'22"W
L80	20.00	S71°15'22"E
L81	120.00	S71°15'22"E
L82	40.00	S18°44'38"W
L83	120.00	N71°15'22"W
L84	40.00	N18°44'38"E
L85	29.17	N18°44'38"E
L86	120.00	N71°15'22"W
L87	40.00	N18°44'38"E
L88	120.00	S71°15'22"E
L89	40.00	S18°44'38"W
L90	56.00	N18°44'38"E
L91	120.00	N71°15'22"W
L92	40.00	N18°44'38"E
L93	120.00	S71°15'22"E
L94	40.00	S18°44'38"W
L95	56.00	S18°44'38"W
L96	120.00	S71°15'22"E
L97	40.00	S18°44'38"W
L98	120.00	N71°15'22"W
L99	40.00	N18°44'38"E
L100	28.83	S18°44'38"E
L101	120.00	S71°15'22"E
L102	40.00	S18°44'38"W
L103	120.00	N71°15'22"W
L104	40.00	N18°44'38"E
L105	56.00	S18°44'38"W

LINE	LENGTH	BEARING
L106	120.00	S71°15'22"E
L107	40.00	S18°44'38"W
L108	120.00	N71°15'22"W
L109	40.00	N18°44'38"E
L110	29.00	S18°44'38"W
L111	120.00	S71°15'22"E
L112	40.00	S18°44'38"W
L113	120.00	N71°15'22"W
L114	40.00	N18°44'38"E
L115	50.00	S71°15'22"E
L116	40.00	N18°44'38"E
L117	120.00	S71°15'22"E
L118	40.00	S18°44'38"W
L119	120.00	N71°15'22"W
L120	29.00	N18°44'38"E
L121	40.00	N18°44'38"E
L122	120.00	S71°15'22"E
L123	40.00	S18°44'38"W
L124	120.00	N71°15'22"W
L125	56.00	N18°44'38"E
L126	120.00	N71°15'22"W
L127	40.00	N18°44'38"E
L128	120.00	S71°15'22"E
L129	40.00	S18°44'38"W
L130	28.83	N18°44'38"E
L131	120.00	N71°15'22"W
L132	40.00	N18°44'38"E
L133	120.00	S71°15'22"E
L134	40.00	S18°44'38"W
L135	56.00	N18°44'38"E
L136	120.00	N71°15'22"W
L137	40.00	N18°44'38"E
L138	120.00	S71°15'22"E
L139	40.00	S18°44'38"W
L140	29.17	N18°44'38"E
L141	120.00	N71°15'22"E
L142	40.00	N18°44'38"E
L143	120.00	S71°15'22"E
L144	40.00	S18°44'38"W
L145	56.00	N18°44'38"E
L146	120.00	N71°15'22"W
L147	40.00	N18°44'38"E
L148	120.00	S71°15'22"E
L149	40.00	S18°44'38"W
L150	50.00	N71°15'22"E
L151	21.54	N86°56'33"E
L152	40.00	S76°02'35"E
L153	120.00	S13°57'25"W
L154	40.00	N76°02'35"W
L155	120.00	N13°57'25"E
L156	120.00	N40°53'40"W
L157	40.00	N49°06'20"E
L158	120.00	N40°53'40"E
L159	40.00	S49°06'20"W
L160	59.43	N32°42'27"E
L161	40.00	N49°07'06"E
L162	120.00	S40°59'24"E
L163	40.00	S49°07'06"W
L164	120.00	N40°52'54"W
L165	40.00	S18°31'54"W
L166	120.00	N71°28'06"W
L167	40.00	N18°31'54"E
L168	120.00	S71°28'06"E
L169	21.53	N25°32'14"W
L170	58.31	S79°47'25"E
L171	28.80	N77°41'50"E
L172	137.15	N64°54'23"W
L173	44.03	S58°11'47"W
L174	120.00	S07°44'48"E
L175	40.00	S87°45'12"E
L176	120.00	N07°14'48"W
L177	40.00	N82°45'12"E
L178	20.99	S07°09'02"W
L179	40.00	N87°40'46"E
L180	120.00	S02°19'14"E
L181	40.00	S87°40'46"W
L182	120.00	N02°19'14"W
L183	52.61	S85°26'55"E
L184	40.00	N85°09'04"W
L185	120.00	N04°50'56"E
L186	40.00	S85°09'04"E
L187	120.00	S04°50'56"W
L188	29.89	S14°55'52"W
L189	120.00	S17°33'03"W
L190	40.00	N72°26'57"W
L191	120.00	N17°33'03"E
L192	40.00	S72°26'57"E
L193	22.46	S33°53'07"W
L194	40.00	S41°09'02"E
L195	120.00	S48°50'58"W
L196	40.00	N41°09'02"E
L197	120.00	N48°50'58"E
L198	29.94	S38°39'44"E
L199	64.26	N61°05'22"W
L200	120.00	S04°50'56"W
L201	40.00	N85°09'04"E
L202	120.00	N04°50'56"E
L203	40.00	S85°09'04"E
L204	18.92	S03°15'58"W
L205	40.00	S66°57'19"E
L206	120.00	S23°02'41"W
L207	40.00	N66°57'19"W
L208	120.00	N23°02'41"E

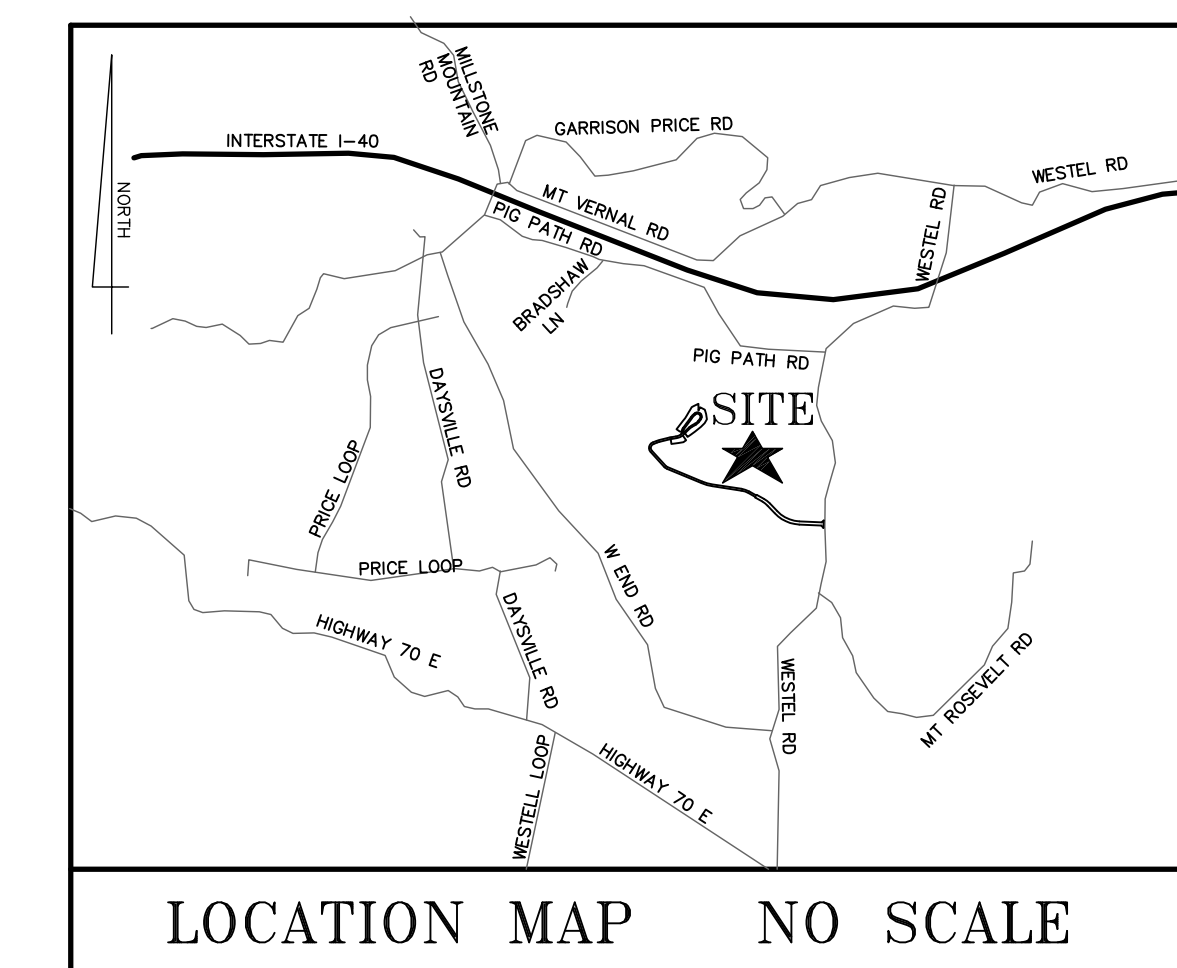


GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON VR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WITH NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEIOD09. PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.



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 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 _____



CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	142.82	75.00	N57°50'12"W	122.20
C2	109.98	125.00	S87°11'05"E	106.46
C3	105.36	125.00	S37°49'56"E	102.27
C4	171.65	171.54	S37°42'30"E	164.58
C5	54.76	25.03	S52°15'34"W	44.48
C6	131.36	374.83	S78°06'58"E	130.69

- NOTES:
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED 'LYNCH 2447'.
 - DEED TAX MAP 144 PARCEL 055.00.
 - DEED REFERENCES - DB 1627 PG 1927
 - THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBERS: 47035C0400D AND 47035C0375D EFFECTIVE DATE: NOVEMBER 11, 2007.
 - NORTH ROTATION: NAD83(NSRS2007)
 - 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.

I certify that this plat qualifies under the provisions of Section 13-3-401 of the Tennessee Code, Annotated and is exempt from the requirements of the Cumberland County Minimum Subdivision Regulations, because (a) no new street or utility construction is required, and (b) all resultant tracts are five (5) acres or greater in size.

Certification of Class and Accuracy of Survey
I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.
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:(SEE NOTE THIS SHEET), performed in accordance to current Tennessee Standards of Practice for Land Surveyors.

Date Signed _____ Surveyor's Signature _____

NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.



EXEMPT PLAT OF:

**North Garage Paddocks
Flatrock Motorsports Park
Tax ID: 144 055.00
District 9, Cumberland County, Tennessee**

SURVEY FOR:

**FLATROCK LAND HOLDINGS LLC
ATTN: H.E. BITTLE III
10784 HARDIN VALLEY RD
KNOXVILLE TN 37932**

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 GOSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

REVISIONS

1	2	3	4	5	6

PROJECT NO.
4610-4

DRAWN BY: C. VITKUS
CHECKED BY: R. LYNCH
APPROVED BY: R.S.L.
SCALE: 1"=100'
DATE: 10/16/2024