



MEMORANDUM

TO: Cumberland County Regional Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: January 8, 2026

SUBJECT: January 15, 2026 Planning Commission Meeting

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The Cumberland County Regional Planning Commission will hold its regularly scheduled meeting on Thursday, January 15, 2026 at 4:30 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 December 18, 2025 minutes.
3. Public Comment regarding agenda items.
4. Consideration of final combination plat for property located near Westel Road (Flatrock Land Holdings LLC Combination 1)
5. Consideration of final combination plat for property located near Westel Road (Flatrock Land Holdings LLC Combination 2)
6. Consideration regarding adding Maple Ridge Lane and Maple Ridge Drive to the county road list.
7. Discussion regarding the installation of the fire hydrant for the Smart development located on Houston Drive.
8. Staff Report—Kerley Combination, O’Neal Combination, Wickham Combination and FGH Land Tennessee LLC Adjustment. \*
9. Other business as necessary.
10. Other public comment.
11. Adjourn.

CTL

**\*See agenda review**

Wendell Wilson \_\_\_ John Stubbs \_\_\_ Linda Clark \_\_\_ Joe Sherrill \_\_\_ David Gibson \_\_\_ John Wedgworth \_\_\_

Nathan Brock \_\_\_ Shane Flowers \_\_\_ Sheryl Webb \_\_\_ Stanley Hall-Road Superintendent \_\_\_

Philip Burnett-County Attorney \_\_\_

**AGENDA REVIEW**  
**CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION**  
**JANUARY 15, 2026**

**Flatrock Land Holdings LLC Combination 1—Final**

Flatrock Land Holdings LLC submitted a final combination plat for the purpose of combining four (4) existing lots into three (3) proposed new lots located near Westel Road. After the combination, Lot 1 (shown as Lot 1R) would consist of 0.31 acres and is currently vacant. Lot 2 (shown as Lot 2R) would consist of 0.26 acres and is currently vacant. Lot 3 (shown as Lot 3R) would consist of 0.26 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line, existing sewer line and would comply with all Cumberland County Subdivision Regulations.

**Flatrock Land Holdings LLC Combination 2—Final**

Flatrock Land Holdings LLC submitted a final combination plat for the purpose of combining five (5) existing lots into four (4) proposed new lots located near Westel Road. After the combination, Lot 1 (shown as Lot 15R) would consist of 0.22 acres and is currently vacant. Lot 2 (shown as Lot 16R) would consist of 0.23 acres and is currently vacant. Lot 3 (shown as Lot 17R) would consist of 0.26 acres and is currently vacant. Lot 4 (shown as Lot 18R) would consist of 0.26 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line, existing sewer line and would comply with all Cumberland County Subdivision Regulations.

**Kerley Combination—Final**

David Kerley submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Ridgeland Terrace and Rowewood Lane. The proposed new lot would consist of 0.79 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.

**O’Neal Combination—Final**

Jennifer O’Neal submitted a final combination plat for the purpose of creating one (1) proposed new lot from three (3) existing lots located on Hawes Circle. The proposed new lot would consist of 0.746 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line, an existing four (4) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

**Wickham Combination—Final**

William Wickham submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Beachwood Drive and Meadowood Lane. The proposed new lot would consist of 0.77 acres and an existing residential structure. The proposed new lot is served by an existing six (6) inch water line, an existing four (4) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

Wendell Wilson \_\_\_ John Stubbs \_\_\_ Linda Clark \_\_\_ Joe Sherrill \_\_\_ David Gibson \_\_\_ John Wedgworth \_\_\_

Nathan Brock \_\_\_ Shane Flowers \_\_\_ Sheryl Webb \_\_\_ Stanley Hall-Road Superintendent \_\_\_

Philip Burnett-County Attorney \_\_\_

**FGH Land Tennessee LLC Adjustment—Final**

FGH Land Tennessee LLC submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on Maple Ridge Drive. After the adjustment, Lot 1 would consist of 0.445 acres and is currently vacant. Lot 2 is larger than five (5) acres and is not subject to the jurisdiction of the PC. The proposed new lot is served by an existing six (6) inch water line, an existing sewer line and would comply with all Cumberland County Subdivision Regulations.

Wendell Wilson \_\_\_ John Stubbs \_\_\_ Linda Clark \_\_\_ Joe Sherrill \_\_\_ David Gibson \_\_\_ John Wedgworth \_\_\_

Nathan Brock \_\_\_ Shane Flowers \_\_\_ Sheryl Webb \_\_\_ Stanley Hall-Road Superintendent \_\_\_

Philip Burnett-County Attorney \_\_\_

**MINUTES  
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION  
DECEMBER 18, 2025**

**MEMBERS PRESENT**

Wendell Wilson  
John Stubbs  
Linda Clark  
Shane Flowers  
John Wedgworth  
Nathan Brock  
David Gibson  
Sheryl Webb

**MEMBERS ABSENT**

None

**STAFF REPRESENTATIVE**

Tommy Lee, UCDD

**OTHERS PRESENT**

Chris Sexton  
Stanley Hall, Road Superintendent  
Pattie Pitchford  
Michael Chilbert  
Steve Heald  
Cindi Chilbert  
Tim Siecker  
JT Smith  
Mike Bond

**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 4:30 P.M. on December 18, 2025 at the Cumberland County Courthouse.

**ITEM 2: APPROVAL OF NOVEMBER 20, 2025 MINUTES**

After calling the meeting to order, Chairman Wedgworth asked for approval of the November 20, 2025 minutes. John Stubbs 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: PUBLIC COMMENT REGARDING AGENDA ITEMS.**

No public comments regarding agenda items.

**ITEM 4: PUBLIC HEARING AND CONSIDERATION REGARDING ADDING RAQUET CLUB DRIVE TO THE COUNTY ROAD LIST.**

At the November 20, 2025 meeting, Staff Planner presented a request on behalf of Pattie Pitchford (Deer Creek HOA President) to add Raquet Club Drive to the county road list. Pitchford stated that during a request for stop signs she found out that Raquet Club Drive was not on the county road list. Pitchford stated that all of the surrounding roads are on the county road list. After discussion, Chairman Wedgworth requested the Staff Planner to schedule a public hearing for December 18, 2025. County Attorney Philip Burnett requested that Staff confirm the spelling of the aforementioned road with E-911 and also confirm that Raquet Club Drive has not been listed on the county road list. At the December 18, 2025 meeting, Chairman Wedgworth closed the PC meeting and opened a public hearing regarding the aforementioned request. There was no public comment and thus Chairman Wedgworth closed the public hearing and reopened the PC meeting. Road Superintendent Stanley Hall recommended that the aforementioned road be added to the county road list. After discussion, David Gibson made a motion to recommend to the Environmental Committee that Raquet Club Drive be added to the county road list and use the spelling used on the application. Wendell Wilson seconded and the motion passed with a vote of all ayes.

**ITEM 5: PUBLIC HEARING AND CONSIDERATION REGARDING ADDING HOUSTON DRIVE TO THE COUNTY ROAD LIST.**

At the November 20, 2025 meeting, Steve Heald and Tim Siecker addressed the PC regarding a plat that was approved by the PC on August 19, 2021. Heald and Siecker stated that the Smart Division on Houston Drive was approved by the PC with accepted letters of credit to guarantee that Calvin Smart (developer) would install water

lines, a fire hydrant and extend Houston Drive (a county road). Heald and Siecker stated that while the water lines were installed, the fire hydrant and road construction have not been completed. At the December 18, 2025 meeting, Staff Planner presented a request on behalf of Heald and Siecker to add the end section (0.27 miles) of Houston Drive to the county road list. Chairman Wedgworth closed the PC meeting and opened a public hearing regarding the aforementioned request. There was no public comment and thus Chairman Wedgworth closed the public hearing and reopened the PC meeting. Road Superintendent Stanley Hall recommended that the aforementioned section of road be added to the county road list. After discussion, Shane Flowers made a motion to recommend to the Environmental Committee that the end section of Houston Drive be added to the county road list. David Gibson seconded and the motion passed with a vote of all ayes.

**ITEM 6: PUBLIC HEARING AND CONSIDERATION REGARDING ADDING MAPLE RIDGE LANE, MAPLE RIDGE DRIVE, CHESTNUT RIDGE LANE AND CHESTNUT RIDGE COURT TO THE COUNTY ROAD LIST.**

At the November 20, 2025 meeting, Staff Planner presented a request on behalf of JT Smith to add four (4) roads (Chestnut Ridge Lane, Chestnut Ridge Court, Maple Ridge Lane and Maple Ridge Drive) to the county road list. Smith stated that the roads have been built to county road specifications and have been inspected by Road Superintendent Stanley Hall. After discussion, Chairman Wedgworth requested the Staff Planner to schedule a public hearing for December 18, 2025. At the December 18, 2025 meeting, Chairman Wedgworth closed the PC meeting and opened a public hearing regarding the aforementioned request. Mike Bond addressed the PC and stated that he had sent a letter to the PC opposing the addition of the roads in the Chestnut Ridge development to the county road list due to several violations of the subdivision regulations. Staff Planner stated that he did distribute the Bond letter to the members of the PC. There was no other public comment and thus Chairman Wedgworth closed the public hearing and reopened the PC meeting. Road Superintendent Stanley Hall recommended that Chestnut Ridge Land and Chestnut Ridge Court be added to the county road list. After discussion, Joe Sherrill made a motion to recommend to the Environmental Committee that Chestnut Ridge Land and Chestnut Ridge Court be added to the county road list. Nathan Brock seconded and the motion passed with a vote of all ayes. Developer JT Smith stated that most of the Maple Ridge development had not been built out. Smith stated that the reason that he is petitioning to have Maple Ridge Lane and Maple Ridge Drive added to the county road list is so that the letter of credit for the roads can be released. Staff Planner and Road Superintendent Hall both had concerns regarding adding the roads to the county road list with a minimal build out due to the fact that heavy trucks related to the construction of houses could significantly damage the roads. Staff Planner suggested that he, Hall, Smith and County Attorney Philip Burnett discuss the matter further and possibly come up with some alternative solutions. After discussion, Joe Sherrill made a motion to table the request to add Maple Ridge Drive and Maple Ridge Lane to the county road list.

**ITEM 7: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED OFF CLAYSVILLE ROAD (CHILBERT DIVISION)**

Michael Chilbert submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located off Claysville Road. The proposed new lot would consist of 2.06 acres and is currently vacant. The proposed new lot would have access to Claysville Road via an existing thirty (30) foot ingress/egress easement named Fuller Lane. The proposed new lot is served by an existing four (4) inch water line and would comply with all other Cumberland County Subdivision Regulations. Chilbert produced a maintenance agreement for Fuller Lane due to the fact that it serves more than one (1) parcel. Staff Planner stated that the easement would require a twenty (20) foot width variance and a two (2) foot surface width variance. After discussion, Linda Clark made a motion to grant the aforementioned variances. Joe Sherrill seconded and the motion passed with a vote of all ayes. Then, Linda Clark made a motion to approve the submitted final plat pending that all required signatures be obtained. Joe Sherrill seconded and the motion passed with a vote of all ayes.

## **ITEM 8: 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:

### **Cunningham Division—Final**

Norman Cunningham submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Glade Creek Road. The proposed new lot would consist of 1.68 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line and would comply with all other Cumberland County Subdivision Regulations.

### **Bolinger Combination—Final**

Charles Bolinger submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Ewa Drive. The proposed new lot would consist of 0.53 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.

### **FGH Land Tennessee LLC Combination 1—Final**

FGH Land Tennessee LLC submitted a final combination plat for the purpose of adding an existing common space to one (1) existing lot located on Maple Ridge Drive. After the addition, the lot would consist of 0.589 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line, existing sewer line and would comply with all Cumberland County Subdivision Regulations.

### **FGH Land Tennessee LLC Combination 2—Final**

FGH Land Tennessee LLC submitted a final combination plat for the purpose of adding an existing common space to two (2) existing lots located on Maple Ridge Drive. After the addition, Lot 1 (shown as Lot 30) would consist of 0.350 acres and is currently vacant. Lot 2 (shown as Lot 31) would consist of 0.435 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line, existing sewer line and would comply with all Cumberland County Subdivision Regulations.

### **Czajka Combination—Final**

Kenneth Czajka submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Roundstone Terrace. The proposed new lot would consist of 1.32 acres and an existing residential structure. The proposed new lot is served by an existing four (4) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

### **Reyna Combination—Final**

Teresa Reyna submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Fox Den Court. The proposed new lot would consist of 0.50 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.

### **Arnold Adjustment—Final**

Emily Arnold submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on Wolf Creek Drive. After the adjustment, Lot 1 would consist of 4.1009 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 not served by public water and would comply with all Cumberland County Subdivision Regulations.

**Lockhart Adjustment—Final**

Scott Lockhart submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on Open Range Road. After the adjustment, Lot 1 would consist of 1.981 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 ten (10) inch water line and would comply with all Cumberland County Subdivision Regulations.

With no other business, Joe Sherrill made a motion to adjourn. David Gibson seconded and the motion passed with a vote of all ayes. The next scheduled meeting of the Cumberland County Planning Commission is scheduled for January 15, 2026.

CTL

\_\_\_\_\_

Chairperson

\_\_\_\_\_

Date

\_\_\_\_\_

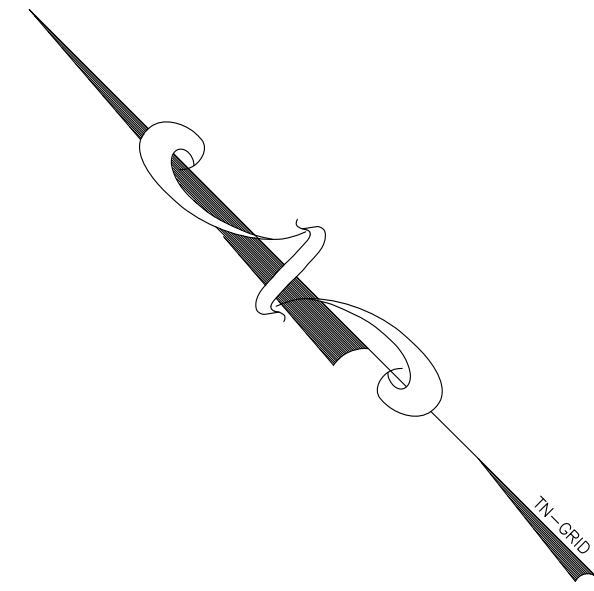
Secretary

\_\_\_\_\_

Date

TOTAL AREA  
0.83 ACRES  
or 36,370 SQ. FT.

TOTAL LOTS = 3  
REMAINDER OF LOT 29 IS  
GREATER THAN 5 ACRES



**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**

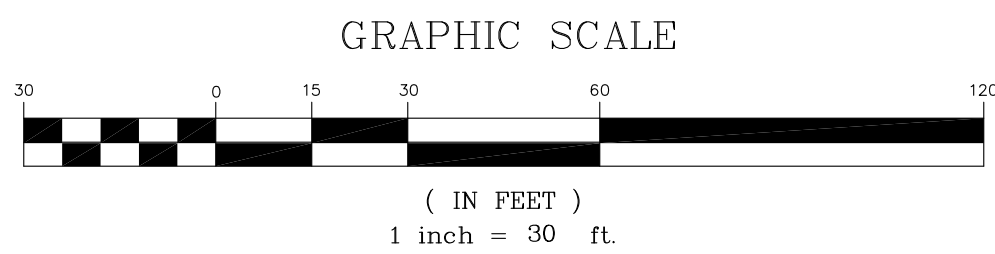
I hereby certify that (1) roads, drainage system (assessments, culverts, etc.) and other improvements (curbs, sidewalks, etc.) as required by the Cumberland County Planning Commission are installed in an acceptable manner and according to required specifications; or (2) a Financial Guarantee acceptable 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 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



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

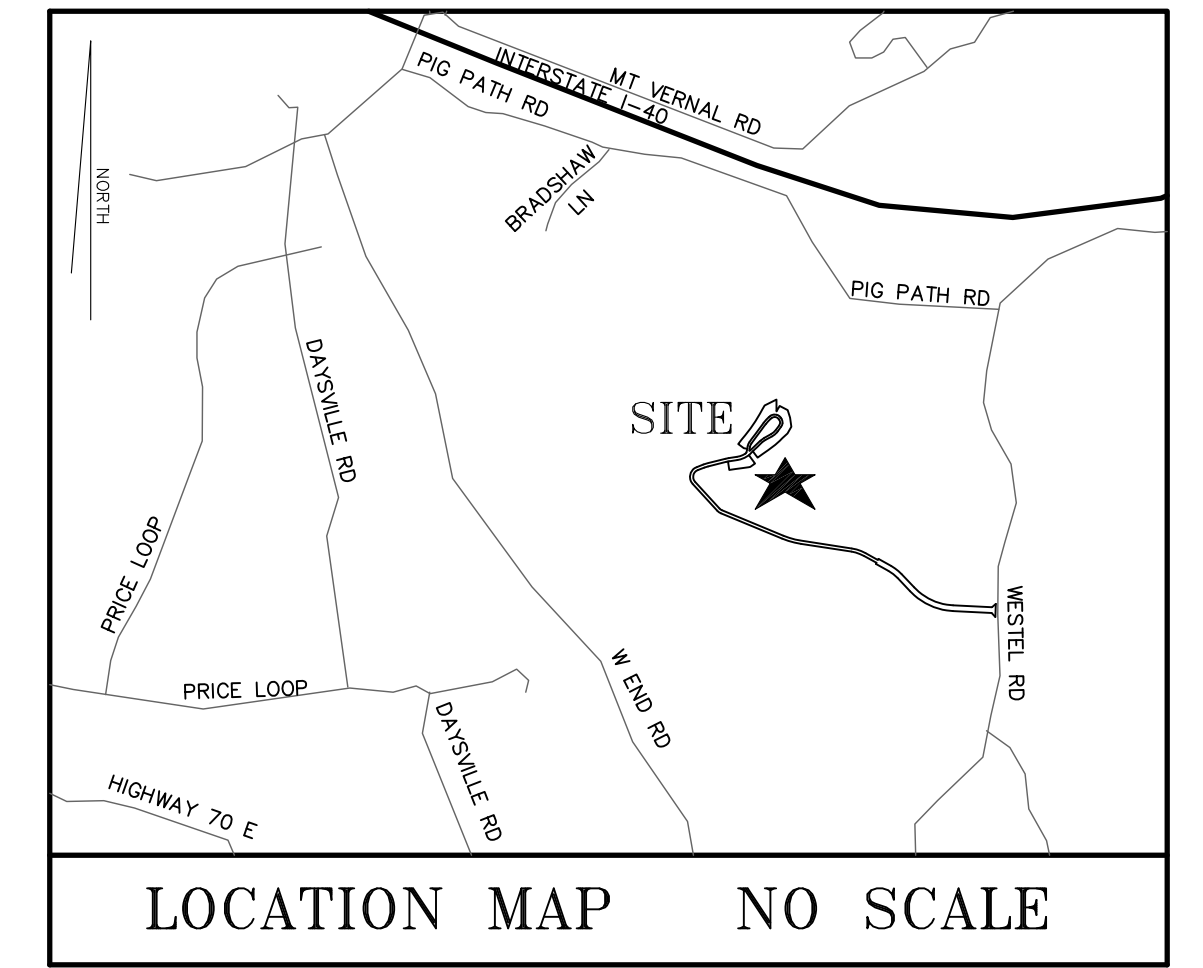
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all roads, utility lines and easements as shown to the public 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 TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S27°58'12"W	27.41	115.00	27.48
C2	S14°18'03"W	27.33	115.00	27.39
C3	S19°04'23"W	8.77	35.00	8.79
C4	S41°09'06"W	17.98	35.00	18.19
C5	S67°48'49"W	112.25	275.00	113.05

SYMBOL LEGEND	
●	IRON ROD SET
○	UNMONUMENTED POINT
⊙	SANITARY MANHOLE
◀	WATER VALVE



GPS SURVEY NOTE:  
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON VR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1L2) GPS SURVEY PERFORMED WAS 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.

**NOTES:**

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 16" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- CLT TAX MAP 1440 GROUP "A" PARCELS 020, 021, 022, 023 & 029
- DEED REFERENCES - DB 1627 PG 1927  
PLAT REFERENCES - PB 12 PG 653, RB 1699 PG 1737
- 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.
- SANITARY SEWER LINES AND WATER LINES ARE SHOWN PER DESIGN PLANS.

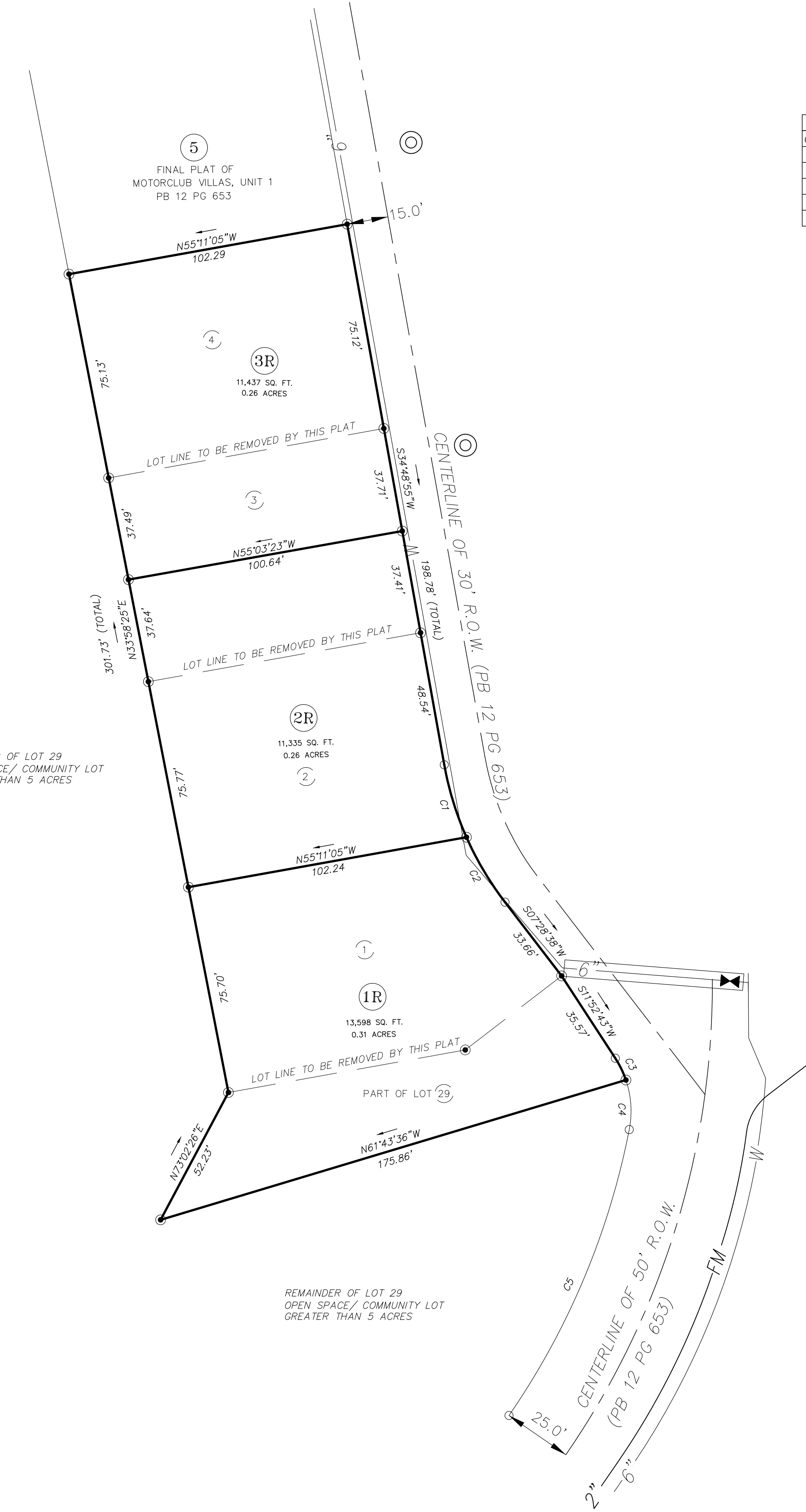
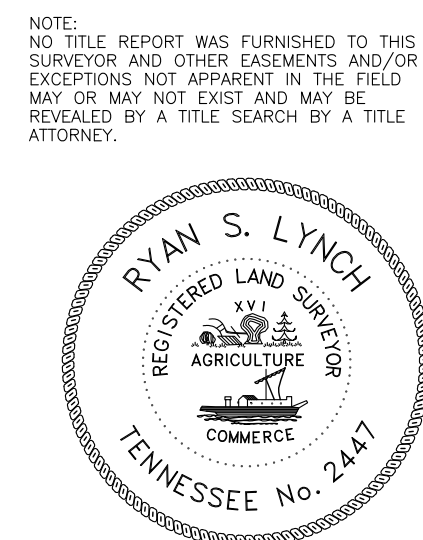
**Certification of Class and Accuracy of Survey**

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

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



RESUBDIVISION OF:  
**Lots 1, 2, 3, 4 & Part of 29  
Motorclub Villas, Unit I  
District 6, 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 COSTER RD. KNOXVILLE, TENN. 37912  
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

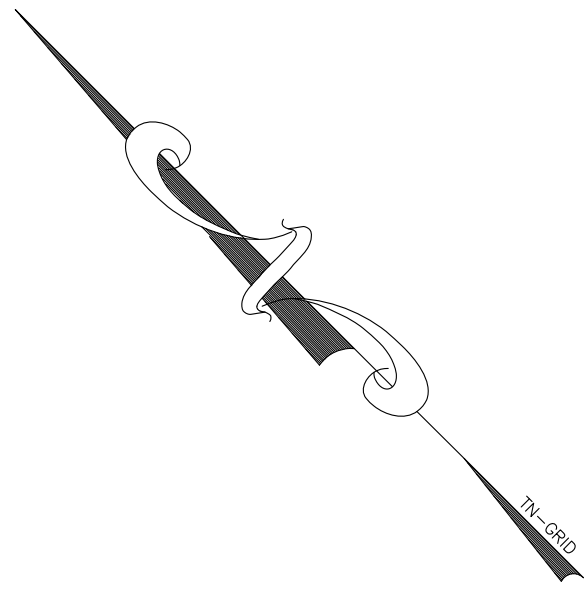
PROJECT NO.	REVISIONS
4610-21	1
	2
	3
	4
	5
	6

DRAWN BY: CIV  
CHECKED BY: R. LYNCH  
APPROVED BY: R.S.L.  
SCALE: 1"=30'  
DATE: 12/12/2025

SHEET NO.  
**1 of 1**

TOTAL AREA  
0.98 ACRES  
or 42,565 SQ. FT.

TOTAL LOTS = 4



**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**

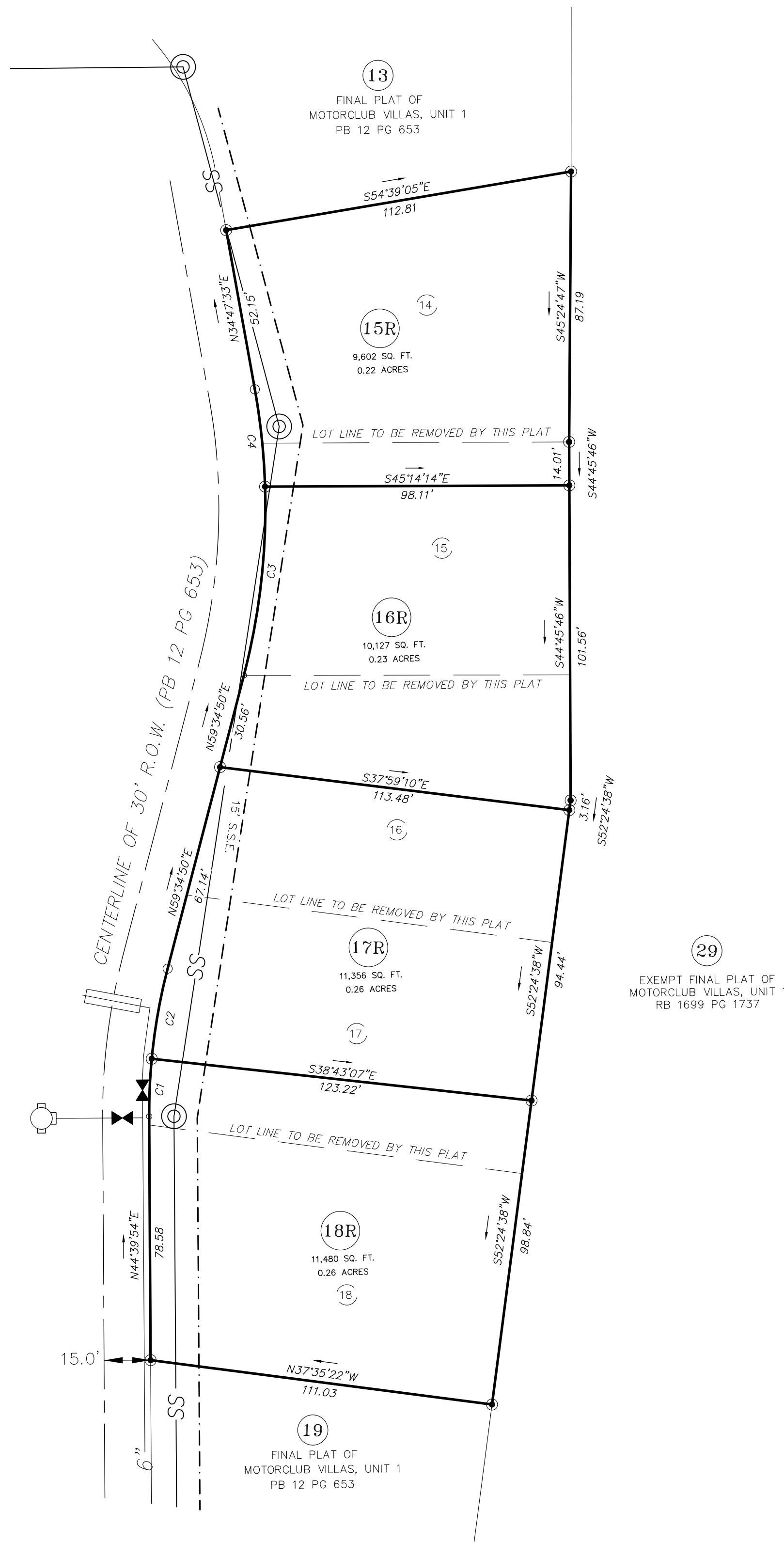
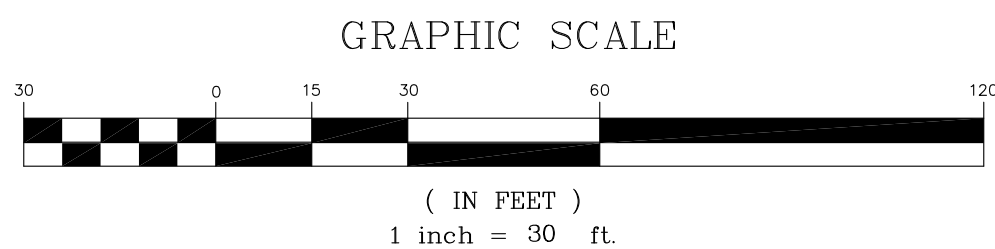
I hereby certify that (1) roads, drainage system (assessments, culverts, etc.) and other improvements (curbs, sidewalks, etc.) as required by the Cumberland County Planning Commission are installed in an acceptable manner and according to required specifications; or (2) a Financial Guarantee acceptable 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 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



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

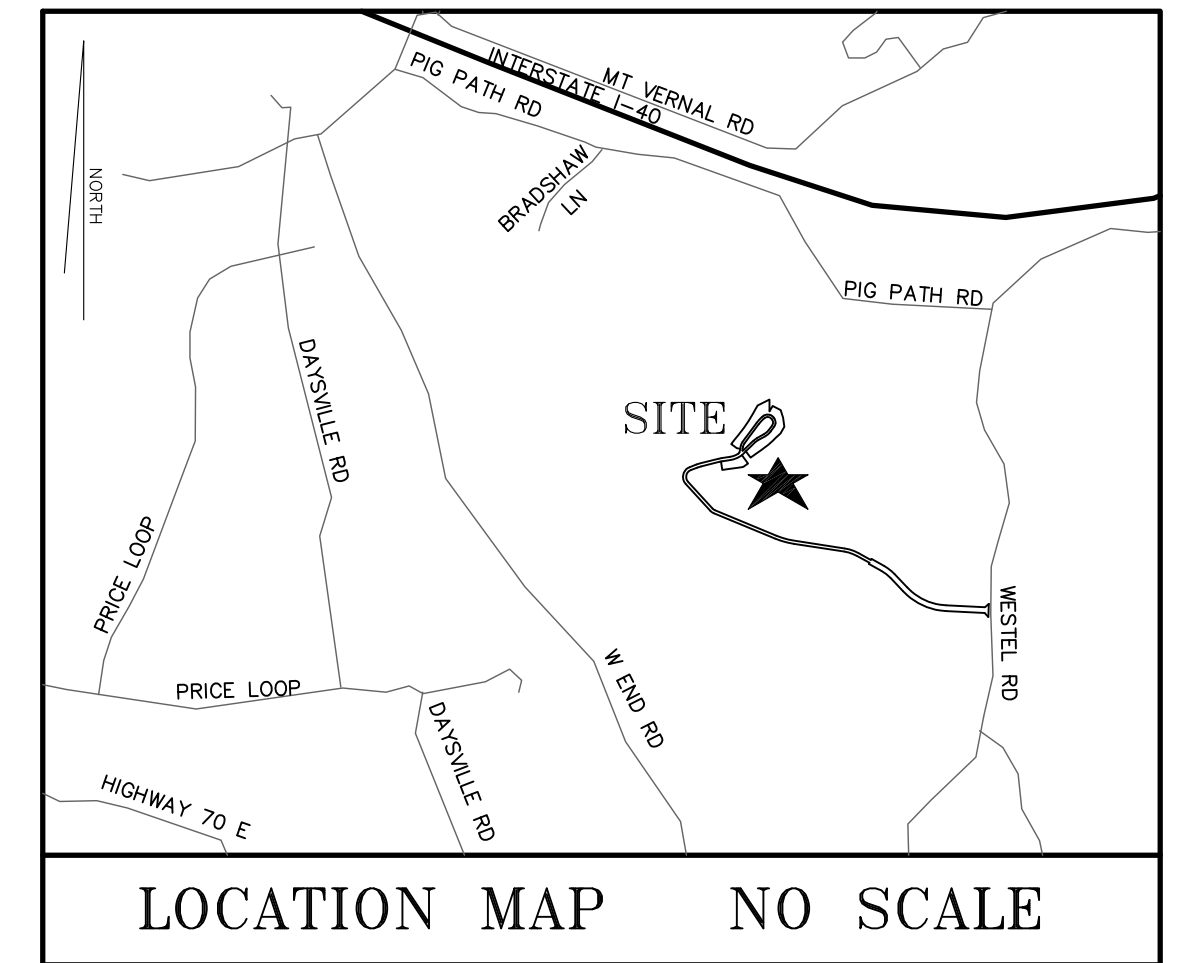
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all roads, utility lines and easements as shown to the public 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 TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N47°32'57"E	18.62	185.00	18.63
C2	N55°00'25"E	29.50	185.00	29.53
C3	N51°23'37"E	61.23	215.00	61.44
C4	N38°59'59"E	31.55	215.00	31.57

SYMBOL LEGEND	
●	IRON ROD SET
○	UNMONUMENTED POINT
⊙	SANITARY MANHOLE
⊕	WATER VALVE



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 TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD88, 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.

**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 1440 GROUP "A" PARCELS 006, 007, 008, 009 & 010
- DEED REFERENCES - OB 1627 PG 1927  
PLAT REFERENCES - PB 12 PG 653
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBERS: 47035C04000 AND 47035C03750 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.
- SANITARY SEWER LINES AND WATER LINES ARE SHOWN PER DESIGN PLANS.

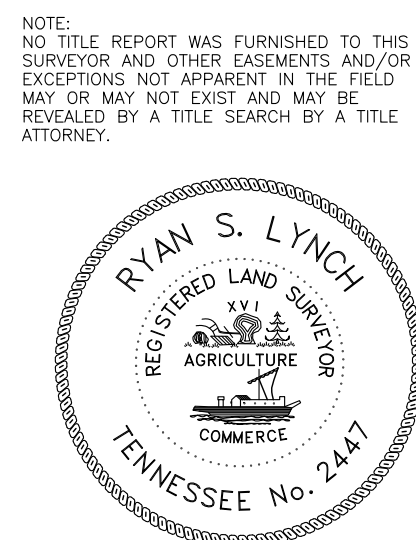
**Certification of Class and Accuracy of Survey**

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

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

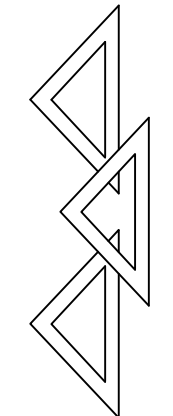


RESUBDIVISION OF:  
**Lots 14, 15, 16, 17 & 18  
Motorclub Villas, Unit I  
District 6, Cumberland County, Tennessee**

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 COSTER RD. KNOXVILLE, TENN. 37912  
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

PROJECT NO.	REVISIONS	SHEET NO.
4610-21	1	1 of 1
	2	
	3	
	4	
	5	
	6	



**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**

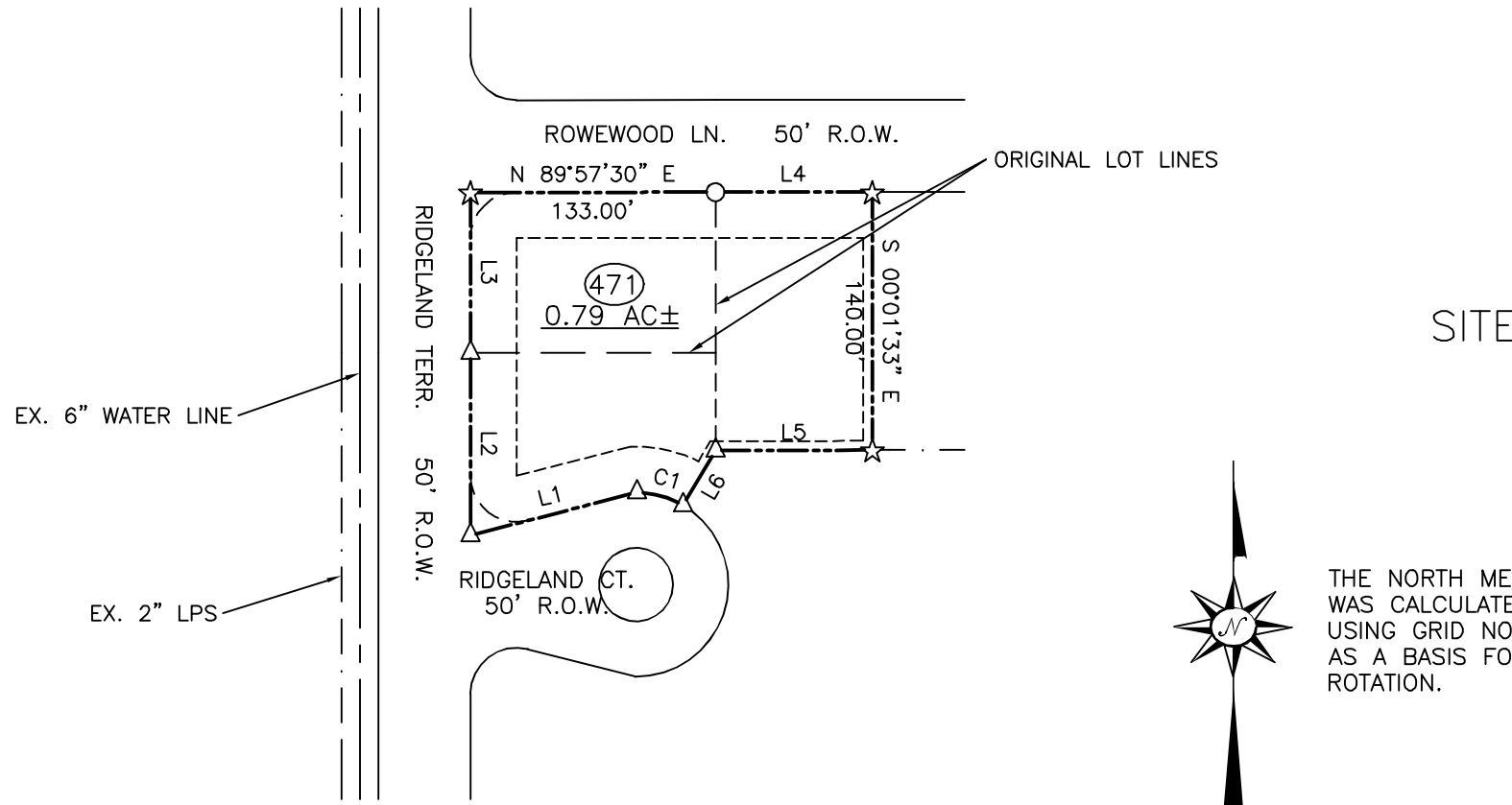
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said 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: December 4, 2025
5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
6. Fixed Control Station: TDOT CORS NETWORK (TN 23)
7. Fixed Control Station Position: Northing: 578,937.15'  
 Easting: 2,264,792.00'
8. Geoid Model Used: GEOID18
9. Combined Grid Factor: Not Applicable

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	26.34'	26.03'	N 74°29'22" W	30°10'50"



**LEGEND**

These standard symbols will be found in the drawing.

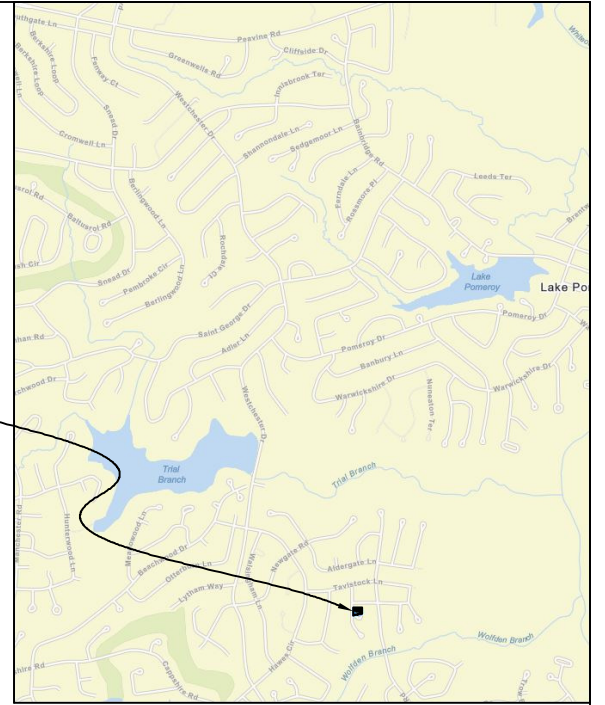
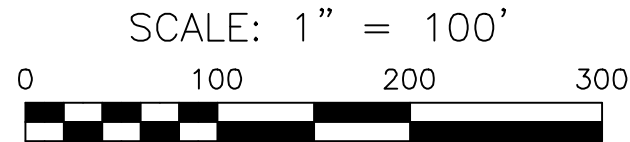
- ☆ N.P. 1/2" REBAR
- △ EX. 1/2" REBAR, R.L.S. #699
- CALCULATED POINT
- — — — — PROPERTY LINE
- . - . - . - . - ADJOINING PROPERTY LINE
- — — — — ROAD RIGHT OF WAY

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

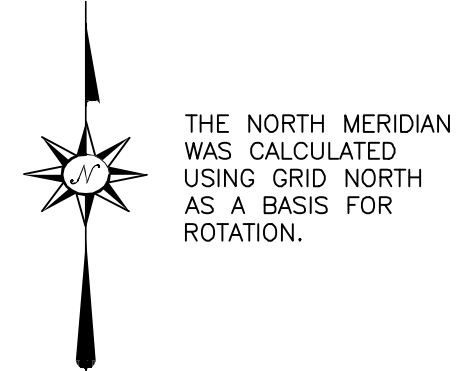
THERE IS A 5' BUILDING SETBACK FROM ALL SIDE AND REAR LOT LINES NOT ADJOINING A LAKE, GOLF COURSE, OR STREET RIGHT OF WAY. TYPICAL ALL LOTS.

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

LINE	BEARING	DISTANCE
L1	S 75°33'16" W	93.23'
L2	N 00°01'07" W	99.17'
L3	N 00°00'21" W	87.00'
L4	N 90°00'00" E	85.00'
L5	S 89°55'50" W	84.96'
L6	S 30°38'34" W	34.72'



VICINITY MAP  
 CUMBERLAND COUNTY, TENNESSEE



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

FINAL PLAT  
 FOR  
 COMBINATION OF LOT #'S 471, 472, & 473, BLOCK: 1, WINDSOR BLUFF ADDITION TO FAIRFIELD GLADE RESORT  
 RECORDED IN PLAT BOOK: 5, PAGE: 87  
 PRESENTED TO  
 CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER-ALL: DAVID KERLEY CONSTRUCTION, LLC. ADDRESS: 2838 PIGEON RIDGE RD. CROSSVILLE, TN 38555 TELEPHONE: (931) 260-6908	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931)484-7702
DEED BOOK-22.0: 1685 PAGE: 1156 DEED BOOK-23.0: 1738 PAGE: 63 DEED BOOK-24.0: 1738 PAGE: 874	SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN ACREAGE SUBDIVIDED: 0.79 AC± NUMBER OF LOTS: 1
TAX MAP: 91-1 PARCEL: 22.0, 23.0 & 24.0 GROUP: "A"	SCALE: 1"=100' DATE: 12/4/2025 DRAWN BY: ROBIN POWERS JOB NO.: 25327

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

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

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

CERTIFICATE OF ACCURACY AND PRECISION

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

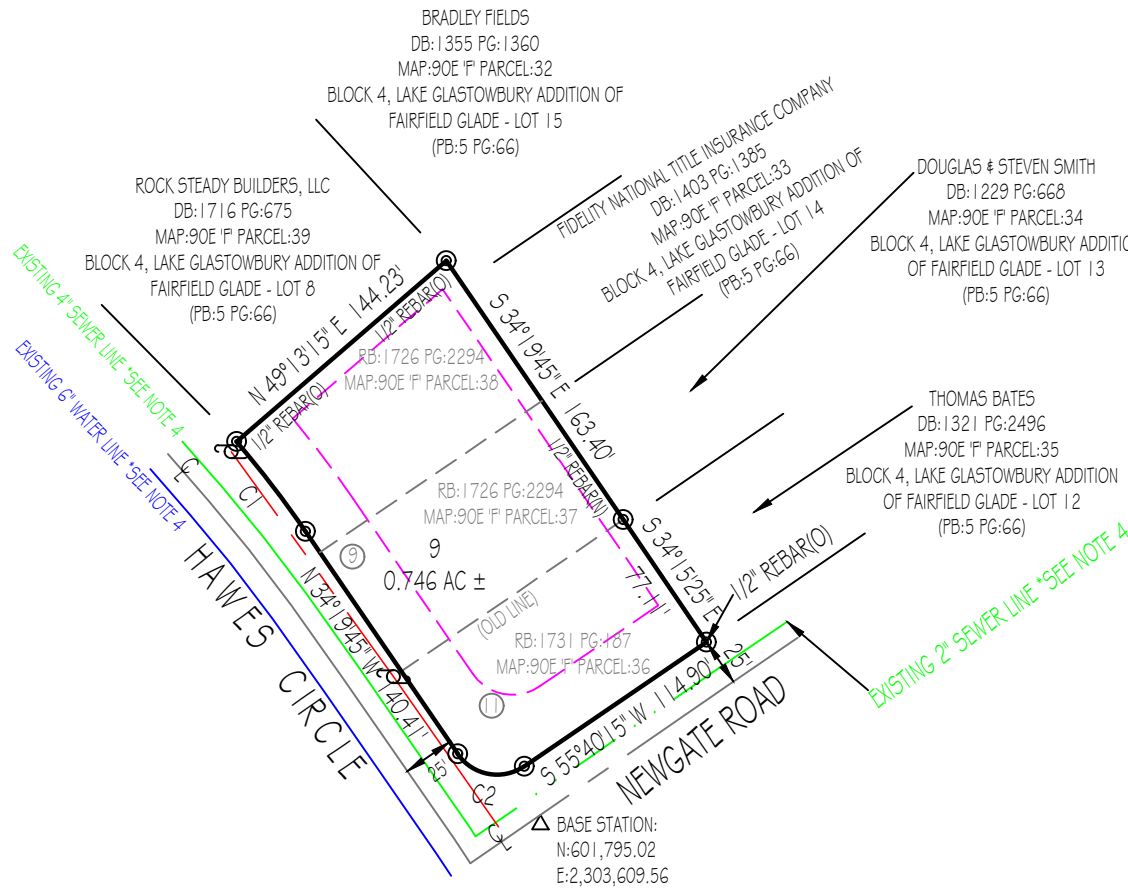
DATE \_\_\_\_\_ REGISTERED ENGINEER OR SURVEYOR  
RL5#2171

CERTIFICATE OF APPROVAL FOR RECORDING

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

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	525.02'	59.02'	58.99'	N 37°32'59" W	6°26'28"
C2	25.00'	39.27'	35.36'	N 79°19'45" W	90°00'00"



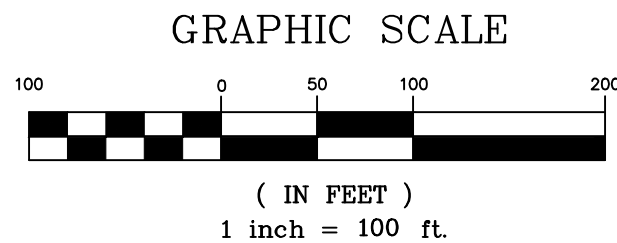
NOTES:

1. THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
3. THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47035C0355D, EFFECTIVE NOVEMBER 16, 2007.
4. INFORMATION FROM UTILITY COMPANY WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY OR DIAL 811.
5. BEING LOT 11 OF BLOCK 4, LAKE GLASTOWBURY ADDITION OF FAIRFIELD GLADE, RECORDED IN PLAT BOOK: 5, PAGE: 66.
6. BEING LOT 9 OF COMBINATION PLAT FOR LOTS 9 & 10 OF BLOCK 4, LAKE GLASTOWBURY ADDITION OF FAIRFIELD GLADE (PB:5 PG:66), RECORDED IN RECORD BOOK: 1729, PAGE: 2891.
7. THIS PROPERTY IS SUBJECT TO RESTRICTIONS RECORDED IN DEED BOOK: 99, PAGE: 370.
8. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT:  
LOCAL: 30'  
COLLECTOR: 40'  
ARTERIAL: 50'  
SIDE: 10'  
REAR: 10'

REVISED DATE: 12/08/2025

GPS CERTIFICATION:

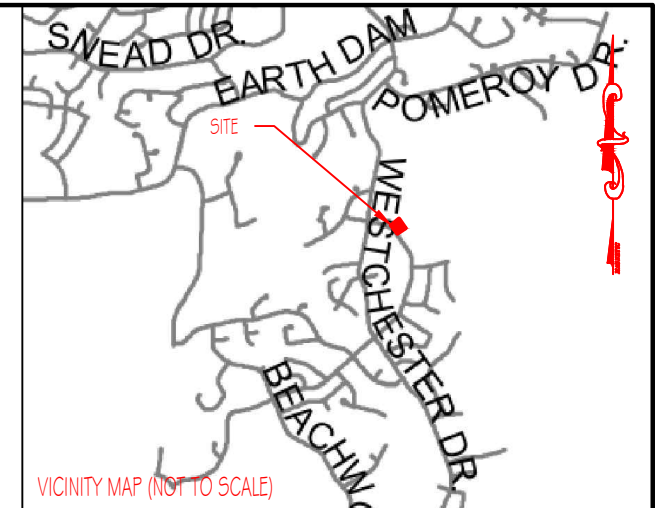
I, ALLEN MAPLES, JR., HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:  
 A: POSITIONAL ACCURACY - 0.05 FEET  
 B: TYPE OF GPS FIELD PROCEDURE - REAL TIME KINEMATIC  
 C: DATES OF SURVEY - 04/21/2025  
 D: DATUM/EPOCH - NAD83 (2011) / EPOCH:2010.0000  
 E: PUBLISHED/FIXED-CONTROL USE - ASSUMED (AS SHOWN ON PLAT)  
 F: GEOID MODEL - GEOID 2018  
 G: COMBINED GRID FACTOR(S) - 0.99987317  
 H: CONVERGENCE ANGLE - 0°39'47"



LEGEND

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

COMBINATION PLAT FOR LOTS 9 - 11 OF BLOCK 4, LAKE GLASTOWBURY ADDITION OF FAIRFIELD GLADE (PB:5 PG:66) PRESENTED TO CUMBERLAND COUNTY PLANNING COMMISSION	
OWNER: JENNIFER O'NEAL	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 9087 SOUTHWEST 70TH LOOP OCALA, FL 34481	ADDRESS: 38 MAYBERRY STREET SPARTA, TN 38583
TELEPHONE: (727) 599-3557	TELEPHONE: (931) 837-5446
P/L: SEE PLAT	TAX MAP: 90E 'F' PARCEL: 36, 37, & 38
DATE: 04/21/2025	2ND C.D. - CUMBERLAND COUNTY, TN
SCALE: 1"=100'	ACREAGE SUBDIVIDED: 0.746 AC ±
DRAWING # 25-119 A3	NUMBER OF LOTS: 1



**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**

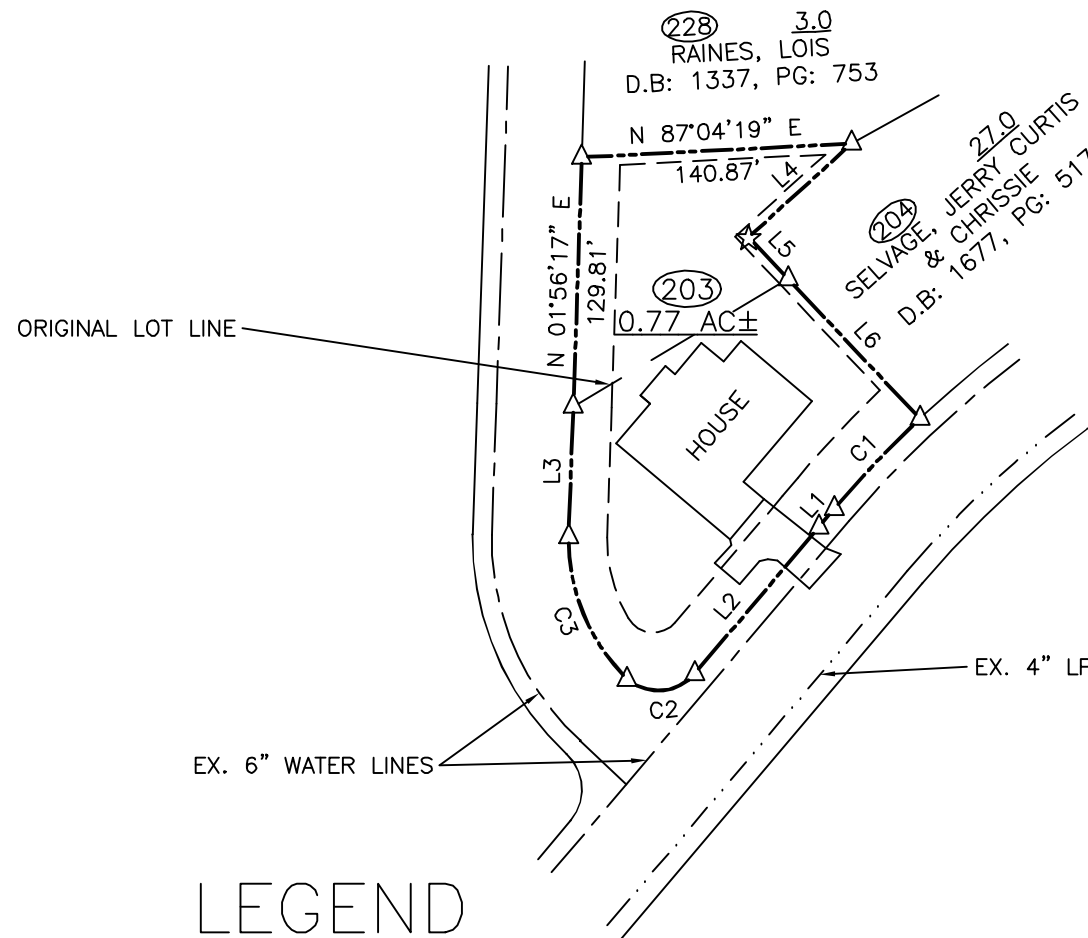
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said 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: December 3, 2025
5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
6. Fixed Control Station: TDOT CORS NETWORK (TN 23)
7. Fixed Control Station Position: Northing: 578,937.15'  
Easting: 2,264,792.00'
8. Geoid Model Used: GEOID18
9. Combined Grid Factor: Not Applicable

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	571.20'	64.82'	64.79'	S 43°29'36" W	6°30'08"
C2	25.00'	39.27'	35.36'	S 85°15'04" W	90°00'00"
C3	104.00'	82.49'	80.34'	N 22°22'59" W	45°26'38"



**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

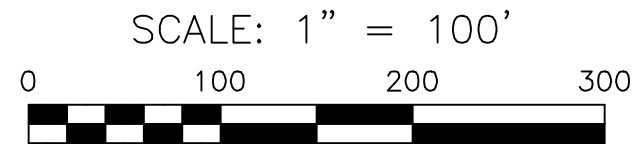
THERE IS A 25' BUILDING SETBACK FROM ALL STREET RIGHT OF WAYS. TYPICAL ALL LOTS.

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

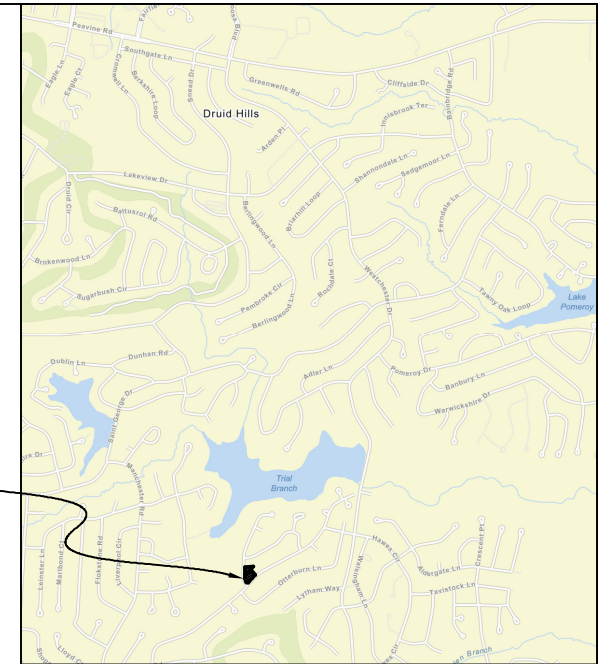
THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FEMA FLOOD MAP, COMMUNITY PANEL #47035C0335D.



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



SITE



VICINITY MAP  
 CUMBERLAND COUNTY, TENNESSEE

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

FINAL PLAT

COMBINATION OF LOT #'S 203 & 229, BLOCK: 2, LAKE GLASTOWBURY ADDITION TO FAIRFIELD GLADE RESORT  
 RECORDED IN DEED BOOK: 1658, PG: 47, & PLAT BOOK: 5, PAGE: 21

PRESENTED TO  
 CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER-BOTH: WICKHAM, WILLIAM A. & BRENDA L.  
 ADDRESS: 150 BEACHWOOD DR.  
 CROSSVILLE, TN 38558  
 TELEPHONE: (813) 892-0309

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

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

DEED BOOK-28.0: 1658 PAGE: 47  
 DEED BOOK-2.0: 1633 PAGE: 561  
 SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN  
 ACREAGE SUBDIVIDED: 0.77 AC±  
 NUMBER OF LOTS: 1

TAX MAP: 90-E  
 PARCEL: 2.0 & 28.0  
 GROUP: "E"

SCALE: 1"=100' DATE: 12/3/2025  
 DRAWN BY: ROBIN POWERS  
 JOB NO.: 22102-1

**LEGEND**

- ⊙ = 1/2" REBAR (O)
- ⊙ = 1/2" REBAR (N) W/ SEXTON CAP
- = PL

**Note:**  
 Iron rods set for this revision shall be 1/2" diameter iron rebar, 18" inches in length with plastic cap stamped Sexton RLS # 1898. Any existing iron rods previously set by Alan Maples which differ from this revision of the original subdivision Lot 22 shall be removed.

**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

FUTURE DEVELOPMENT  
 FGH LAND TENNESSEE, LLC  
 P.O. BOX 1081  
 MAPLEWOOD, NJ 07040  
 DEED BOOK 1501 PAGE 1650

**Flood Note:**  
 This property is not located within a special flood hazard area as determined by FEMA. Subject property lies within Zone X. Zone X is defined as areas outside the 100 year flood. Reference FEMA Firm Map 47035C0213D, effective on 11/16/2007.

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate:  
 Easements, other than possible easements that were visible at the time of making of this survey;  
 Building set backs lines;  
 Restrictive covenants; Subdivision restrictions; Zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.

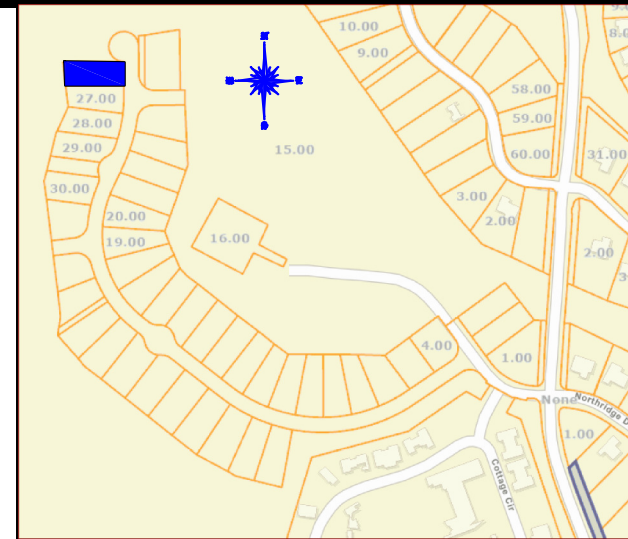
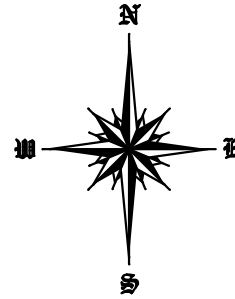
**Notes:**  
 This survey has been made using the latest recorded deeds and other information, and there are no encroachments or projections other than those shown hereon. This survey is subject to the findings of a title report. This parcel is subject to all restrictions, covenants, and easements applicable.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	46.96'	45.25'	S 64°04'37" E	53°48'42"

**THE PURPOSE OF THIS REVISION IS TO ADD EXTRA WIDTH TO THE PROPERTY AS SHOW ON PLAT 12 PAGE 713, LOT 24. THIS MAKES THE AREA 0.445 ACRES WHICH INCREASES THE NUMBER OF HOUSE PLANS FITTING THE LOT.**

FUTURE DEVELOPMENT  
 FGH LAND TENNESSEE, LLC  
 P.O. BOX 1081  
 MAPLEWOOD, NJ 07040  
 DEED BOOK 1501 PAGE 1650

NOTE: BEARINGS ARE RELATIVE TO NAD 83 (NSRS2011)



VICINITY MAP (NTS)

**GPS NOTES:**

- 1) Class of survey: IV
- 2) Type of GPS field procedure: RTK
- 3) Dates of survey: 12/12/2025
- 4) Datum/Epoch: NAD83 (2011) Epoch 2010
- 5) Published/Fixed-control use: IDOT CORS Station TN23  
 N: 578,937.13  
 E: 2,264,792.02  
 Z: 1,825.33
- 6) Geoid model: Geoid 18
- 7) Combined grid factor(s): 0.99986673
- 8) Units: US Survey Feet
- 9) Sokkia GCX3-H: 10mm + 0.8 ppm, V: 15 mm + 1.0 ppm

**GRAPHIC SCALE**

1" = 60'



FUTURE DEVELOPMENT  
 FGH LAND TENNESSEE, LLC  
 P.O. BOX 1081  
 MAPLEWOOD, NJ 07040  
 DEED BOOK 1501 PAGE 1650

**SURVEYOR'S CERTIFICATE:**  
 I hereby certify that this is a category IV RTK GPS survey which meets all the technical requirements set forth by the Tennessee State Board of Examiners for land surveyors. The survey shown hereon was performed by me or under my direct supervision, and in compliance with the current Tennessee Minimum Standards of Practice, as defined under rule 0820-03-07, effective May 7, 2025.

Date Of Signature \_\_\_\_\_ John Chris Sexton TN # 1898

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

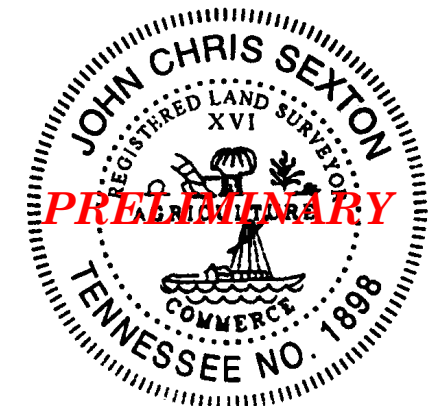
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public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

**CHRIS SEXTON SURVEYING**

467 Southridge Cir.  
 Crossville, TN. 38555  
 615.785.3609  
 931.787.6943  
 email: chris.sexton53@gmail.com

BOUNDARY LINE ADJUSTMENT SURVEY  
 FGH LAND TENNESSEE, LLC  
 P.O. BOX 1531 FAIRFIELD GLADE, TN 38558  
 LOCATED IN THE SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TENNESSEE, IN THE FAIRFIELD GLADE COMMUNITY  
 DEED BOOK 1501 PAGE 1650  
 REGISTER'S OFFICE OF CUMBERLAND COUNTY



TAX MAP REF.: MAP: 066H GROUP D PARCEL: 025.00	CHECKED BY: JCS, JPS
SURVEYED BY: JCS	SCALE: 1"=60'
DRAWING DATE: 12/12/2025	PROJECT NUMBER: 2025-099
DRAWN BY: JCS, JPS	FILE NAME: C:\CARLSON2025\ BARRY FIELD-LOT 23 REVISED.dwg

**SHEET NUMBER: 1 OF 1**