



MEMORANDUM

TO: Cumberland County Regional Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: March 12, 2026

SUBJECT: March 19, 2026 Planning Commission Meeting

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The Cumberland County Regional Planning Commission will hold its regularly scheduled meeting on Thursday, March 19, 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 February 19, 2026 minutes.
3. Public Comment regarding agenda items.
4. Consideration of final subdivision plat for property located on U. S. Highway 70S (Kidwell Division).
5. Consideration of final combination plat for property located on Blueberry Creek Court (Salavat Combination) \*
6. Consideration regarding adding Maple Ridge Lane and Maple Ridge Drive to the county road list.
7. Public Hearing and Consideration of adding Nicholson Drive to the county road list.
8. Public Hearing and Consideration of adding Catoosa Ridge Drive, Ridge Trail, Bluff View Circle, Bluff View Drive, Bluff View Way and Bluff View Point to the county road list.
9. Staff Report—Green Division, Moore Division, Nelson Division, Stout Division, Bennett Combination, Boerema Combination, Glaser Combination, Lanzilotta Combination, Monohan Combination, Phillips Combination, Williams Combination and Hayes Adjustment. \*
10. Other business as necessary.
11. Other public comment.
12. Adjourn.

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**  
**MARCH 19, 2026**

**Kidwell Division—Final**

Luther Kidwell submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on U. S. Highway 70S. The proposed new lot would consist of 3.50 and is currently vacant. This is a lot of record but it requires PC approval once a septic permit is issued. The recorded plat and septic permit are included for review

**Salavat Combination—Final**

Ayupov Salavat submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Blueberry Creek Court. The proposed new lot would consist of 2.10 acres and is currently vacant. Blueberry Creek Court is a private drive.

**Green Division—Final**

Darrell Green submitted a final subdivision plat for the purpose of subdividing 2.10 acres into two (2) proposed new lots located on Red Williams Road. Lot 1 would consist of 0.60 acres and an existing residential structure. Lot 2 would consist of 1.50 acres, an existing residential structure and an existing accessory structure. The proposed new lots would be served by an existing two (2) inch water line and would comply with all Cumberland County Subdivision Regulations.

**Moore Division—Final**

Dennie Moore submitted a final subdivision plat for the purpose of subdividing 1.289 acres into two (2) proposed new lots located on Highway 70N. Lot 1 would consist of 0.628 acres and is currently vacant. Lot 2 would consist of 0.661 acres and is currently vacant. The proposed new lots would be served by an existing ten (10) inch water line and would comply with all Cumberland County Subdivision Regulations.

**Nelson Division—Final**

Paul Nelson submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Gollither Road. The proposed new lot would consist of 3.58 acres and is currently vacant. The proposed new lot would be served by an existing four (4) inch water line and would comply with all other Cumberland County Subdivision Regulations.

**Stout Division—Final**

Fred Stout 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 0.85 acres, an existing residential structure and an existing accessory structure. The proposed new lot would be served by an existing six (6) inch water line and would comply with all other Cumberland County Subdivision Regulations.

**Bennett Combination—Final**

Patrick Bennett 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 Rolling Green Drive. The proposed new lot would consist of 0.69 acres and is currently vacant. The proposed new lot is served by an existing six (6) inch water line, an

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 \_\_\_

existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

**Boerema Combination—Final**

Timothy Boerema submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Brooks Lane. The proposed new lot would consist of 0.64 acres and an existing residential structure. 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.

**Glaser Combination—Final**

Joel Glaser submitted a final combination plat for the purpose of creating one (1) proposed new lot from three (3) existing lots located on Austin Drive and Willow Lane. The proposed new lot would consist of 3.18 acres and an existing residential structure. The proposed new lot is served by an existing well and would comply with all Cumberland County Subdivision Regulations.

**Lanzilotta Combination—Final**

Jesse Lanzilotta submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Wimberly Road and Rosewood Lane. The proposed new lot would consist of 0.52 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.

**Monohan Combination—Final**

Michael Monohan submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Albemarle Lane. The proposed new lot would consist of 0.52 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.

**Phillips Combination—Final**

Eric Phillips submitted a final combination plat for the purpose of creating two (2) proposed new lot from three (3) existing lots located on Sioux Road. Lot 1 (shown as Lot 7) would consist of 0.39 acres and is currently vacant. Lot 2 (shown as Lot 9) would consist of 0.38 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.

**Williams Combination—Final**

Timothy Williams submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Hickory Cove Lane and Anglewood Drive. The proposed new lot would consist of 0.50 acres, an existing residential structure and an existing accessory structure. The proposed new lot is served by an existing six (6) inch water line, an existing four (4) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

**Hayes Adjustment—Final**

Randall Hayes submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on State Route 68. After the adjustment, Lot 1 would consist of 4.31 acres and an existing residential structure. Lot 2 is larger than five (5) acres and is not subject to the jurisdiction of the PC. The proposed new lot is served by an existing six (6) inch water 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  
FEBRUARY 19, 2026**

**MEMBERS PRESENT**

Wendell Wilson  
John Stubbs  
Linda Clark  
Sheryl Webb  
John Wedgworth  
Nathan Brock  
Joe Sherrill  
David Gibson  
Sheryl Webb

**MEMBERS ABSENT**

None

**STAFF REPRESENTATIVE**

Tommy Lee, UCDD

**OTHERS PRESENT**

Philip Burnett, County Attorney  
Stanley Hall, Road Superintendent  
Gary Nelson, Crossville Chronicle  
Jared Phillips  
Fred Stout  
Ronald Phillips  
Donald Beech  
JT Smith  
Ayupov Salavat  
John Krismantis  
Lavena Heald  
Christine Lester  
Stephen Raper

**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 February 19, 2026 at the Cumberland County Courthouse.

**ITEM 2: APPROVAL OF JANUARY 15, 2026 MINUTES**

After calling the meeting to order, Chairman Wedgworth asked for approval of the January 15, 2026 minutes. Joe Sherrill made a motion to dispense with the reading of the minutes and approve the minutes as presented. Nathan Brock 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: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED NEAR PARNELL ROAD (BEECH CEMETERY DIVISION)**

Brian Beech submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located off Parnell Road. The proposed new lot would consist of 0.04 acres (1,850 square feet) and is currently vacant. The proposed new lot is to be established as a cemetery and would have access to Parnell Road via an existing forty (40) foot ingress/egress easement. The proposed new lot would require a fifty (50) foot road frontage variance and a Subsurface Sewage Disposal (SSD) certificate block variance. After discussion, Joe Sherrill made a motion to grant the aforementioned variances. David Gibson 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 5: CONSIDERATION OF FINAL LOT LINE ADJUSTMENT PLAT FOR PROPERTY LOCATED ON BEACHWOOD DRIVE AND CAPPSHIRE ROAD (HANSEL ADJUSTMENT)**

Staff Planner presented a final lot line adjustment plat on behalf of Robert Hansel for the purpose of adjusting the common boundary line of two (2) existing parcels located on Beachwood Drive and Cappshire Road. After

the adjustment, Lot 1 (shown as 292) would consist of 0.421 acres and an existing residential structure. Lot 2 (shown as 293) would consist of 0.554 acres and an existing residential structure. Lot 2 would require a ten (10) foot side setback variance. The proposed new lot is served by an existing six (6) inch water line, an existing six (6) inch sewer line, an existing fire hydrant and would comply with all Cumberland County Subdivision Regulations. After discussion, Linda Clark made a motion to grant the aforementioned variance. Wendell Wilson 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. Jon Stubbs seconded and the motion passed with a vote of all ayes.

**ITEM 6: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON STAR DRIVE AND CANYON VIEW (PAGE DIVISION)**

Stephen Raper submitted a final subdivision plat on behalf of Tony Page for the purpose of subdividing 2.94 acres into four (4) proposed new lots located on Star Drive and Canyon View. Lot 1 (shown as Lot 10) would consist of 0.47 acres, Lot 2 (shown as Lot 11) would consist of 0.57 acres, Lot 3 (shown as Lot 12) would consist of 0.94 acres, Lot 4 (shown as Lot 13) would consist of 0.96 and all of the proposed new lots are currently vacant. Canyon View is a private drive and would require a maintenance agreement. The proposed new lots would be served by an existing four (4) inch water line and would comply with all other Cumberland County Subdivision Regulations. After discussion, it was determined that a maintenance agreement would need to be submitted with the final plat. The plat was withdrawn.

**ITEM 7: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON WOODGATE DRIVE (REEVES DIVISION)**

Staff Planner presented a final subdivision plat on behalf of Johnny Reeves for the purpose of subdividing 5.12 acres into nine (9) proposed new lots located on Woodgate Drive. The proposed new lots would range in size from 0.25 acres to 1.02 acres and all of the proposed new lots are currently vacant. Lots 7 and 9 would both require a twenty-five (25) foot road frontage variance. The proposed new lots would be served by an existing six (6) inch water line, a proposed six (6) inch water line, a proposed sewer line, a proposed fire hydrant and would comply with all other Cumberland County Subdivision Regulations. No one was in attendance to represent the plat. After discussion, Linda Clark made a motion to deny the plat due to a lack of representation. Joe Sherrill seconded and the motion passed with a vote of all ayes.

**ITEM 8: CONSIDERATION OF FINAL COMBINATION PLAT FOR PROPERTY LOCATED ON BLUEBERRY CREEK COURT (SALAVAT COMBINATION)**

Ayupov Salavat submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Blueberry Creek Court. The proposed new lot would consist of 2.10 acres and is currently vacant. Blueberry Creek Court is a private drive. During discussion, it was determined that the plat submitted to the staff planner and the presented plat had different information. After discussion, it was determined that a maintenance agreement would need to be submitted with the corrected final plat. The plat was withdrawn.

**ITEM 9: DISCUSSION REGARDING ADDING MAPLE RIDGE LANE AND MAPLE RIDGE DRIVE 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. At the February 19, 2026 meeting, discussion continued about a possible warranty for Maple Ridge Lane and Maple Ridge Drive between Developer J. T. Smith and County Attorney Philip Burnett. Several options were discussed between Smith, Burnett and the members of the PC. After discussion, it was determined that Smith and Burnett would attempt to establish language that would benefit both parties if Maple Ridge Drive and Maple Ridge Lane were added to the county road list.

**ITEM 10: DISCUSSION REGARDING THE INSTALLATION OF THE FIRE HYDRANT FOR THE SMART DEVELOPMENT LOCATED ON HOUSTON DRIVE.**

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. Staff Planner and Secretary Linda Clark stated that they would research the issue. At the January 15, 2026 meeting, Clark stated that she had reached out to the South Cumberland Utility District (SCUD) to inquire about the status of the submitted surety instrument for the Smart development. Clark stated that she had not been successful in making contact with them. County Attorney Philip Burnett stated that Pam Fountain, a realtor that has experience with the area, stated that other phases of the development had fire hydrants installed. Attorney Burnett stated that Fountain stated that SCUD instructed the developer to not install the hydrant that was required by the approved final plat. Attorney Burnett suggested that Staff Planner reach out to Cumberland County Water Authority (CCWA) General Manager Jeff Dyer. Attorney Burnett stated that CCWA now manages SCUD and that Dyer may be able to obtain the information regarding the fire hydrant not being installed. Staff Planner stated that he would report his findings at the next PC meeting. At the February 19, 2026 meeting, Staff Planner stated that he had spoken with Jeff Dyer and that it was Dyer's belief that SCUD officials had instructed Smart to install a four (4) inch water line and to not install a fire hydrant despite what was shown on the approved final plat. After discussion, County Attorney recommended that the property owners take the recorded final plat to Dyer and ask him what size of water line was installed. Discussion was tabled.

**ITEM 11: DISCUSSION REGARDING ADDING NICHOLSON DRIVE TO THE COUNTY ROAD LIST.**

Staff Planner presented a request on behalf of Fred Stout to add Nicholson Drive to the county road list. Stout stated that the roads have been built to county road specifications and have been inspected by Road Superintendent Stanley Hall. Staff Planner stated that Stout would need to submit an application for acceptance and pay the associated fee. After discussion, Chairman Wedgworth requested the Staff Planner to schedule a public hearing for March 19, 2026.

## **ITEM 12: STAFF REPORT**

Staff Planner presented a report for fourteen (14) subdivision plats that had been administratively approved since the last planning commission meeting. The administratively approved subdivision plats are as follows:

### **Osborne Division—Final**

John Osborne submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on U. S. Highway 70 East. The proposed new lot would consist of 0.55 acres and an existing residential structure. The proposed new lot would be served by an existing ten (10) inch water line and would comply with all other Cumberland County Subdivision Regulations.

### **Wade Division—Final**

April Wade submitted a final subdivision plat for the purpose of subdividing 4.38 acres into two (2) proposed new lots located on Old Highway 70. Lot 1 would consist of 1.12 acres and an existing residential structure. Lot 2 would consist of 3.26 acres and is currently vacant. The proposed new lots would be served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

### **Wyatt Division—Final**

Sarah Wyatt submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Highway 70 North. The proposed new lot would consist of 1.02 acres and an existing residential structure. The proposed new lot would be served by an existing ten (10) inch water line and would comply with all other Cumberland County Subdivision Regulations.

### **Dellisanti Combination—Final**

Jonathan Dellisanti submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Ewa Drive, Kila Drive and Iowa Drive. The proposed new lot would consist of 0.60 acres and an existing residential structure. The proposed new lot is served by an existing six (6) inch water line and would comply with all Cumberland County Subdivision Regulations.

### **Escobar Combination—Final**

Gerardo Escobar submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Snead Drive. The proposed new lot would consist of 0.48 acres and is currently vacant. 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.

### **Farmer Combination—Final**

Wayne Farmer submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on St George Drive. The proposed new lot would consist of 0.51 acres and is currently vacant. The proposed new lot is served by an existing eight (8) inch water line, an existing twelve (12) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

### **Greenburg Combination—Final**

Robert Greenburg submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Sherwood Circle. The proposed new lot would consist of 0.69 acres and is currently vacant. The proposed new lot is served by an existing two (2) inch water line, an existing three (3) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

### **Kleyweg Combination—Final**

Donald Kleyweg submitted a final combination plat for the purpose of creating one (1) proposed new lot

from two (2) existing lots located on Burrough Lane. The proposed new lot would consist of 0.48 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.

**Legacy Development Group LLC Combination—Final**

Legacy Development Group LCC submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Malvern Road and Yorktown Court. The proposed new lot would consist of 0.47 acres and is currently vacant. 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.

**O'Hara Combination—Final**

Francis O'Hara submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Bromley Lane and Amherst Lane. The proposed new lot would consist of 0.59 acres and an existing residential structure. 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.

**Ozias Combination—Final**

Todd Ozias submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Sneed Drive. The proposed new lot would consist of 0.54 acres and is currently vacant. 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.

**Stanquist Combination—Final**

Gerald Stanquist submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Rotherham Drive and Brummel Lane. The proposed new lot would consist of 0.651 acres and an existing residential structure. The proposed new lot is served by an existing six (6) inch water line, an existing two (2) inch sewer line and would comply with all Cumberland County Subdivision Regulations.

**Troio Combination—Final**

Matthew Troio submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Stillington Loop and Pomeroy Drive. The proposed new lot would consist of 0.93 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.

**Wierer Combination—Final**

Charles Wierer submitted a final combination plat for the purpose of creating one (1) proposed new lot from two (2) existing lots located on Lytham Way. The proposed new lot would consist of 0.738 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.

**ITEM 13: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON CHESTNUT HILL ROAD AND GATE ROAD (STOUT DIVISION)**

Stephen Raper submitted a final subdivision plat on behalf of Fred Stout for the purpose of subdividing 5.09 acres into four (4) proposed new lots located on Chestnut Hill Road and Gate Road. Lot 1 (shown as Lot 1A) would consist of 1.05 acres and is currently vacant. Lot 2 (shown as Lot 1B) would consist of 0.90 acres, an existing residential structure and two (2) existing accessory structures. Lot 3 (shown as Lot 1C) would consist of 0.85 acres, an existing residential structure and an existing accessory structure. Lot 4 (shown as Lot 1D)

would consist of 2.29 acres and an existing structure. The proposed new lots would be served by an existing six (6) inch water line and would comply with all other Cumberland County Subdivision Regulations. After discussion, Linda Clark made a motion to approve the submitted final plat pending that all required signatures be obtained. Jon Stubbs seconded and the motion passed with a vote of all ayes.

**ITEM 14: DISCUSSION REGARDING ADDING CATOOSA RIDGE DRIVE, RIDGE TRAIL, BLUFF VIEW CIRCLE, BLUFF VIEW DRIVE, BLUFF VIEW WAY AND BLUFF VIEW POINT TO THE COUNTY ROAD LIST.**

Staff Planner presented a request on behalf of the Millard Oakley family trust to add Catoosa Ridge Drive, Ridge Trail, Bluff View Circle, Bluff View Drive, Bluff View Way and Bluff View Point to the county road list. Staff stated that the roads have been built to county road specifications and have been inspected by Road Superintendent Stanley Hall. Staff Planner stated that the application for acceptance and the associated fee had been submitted. After discussion, Chairman Wedgworth requested the Staff Planner to schedule a public hearing for March 19, 2026.

**ITEM 15: OTHER BUSINESS AS NECESSARY**

Secretary Linda Clark addressed the Planning Commission (PC) to clarify the procedure for recommending a road's acceptance onto the official county road list. To streamline the approval process, Secretary Clark proposed two administrative changes: first, removing the requirement for an Environmental Committee signature on the application; and second, eliminating the need for the County Attorney's signature, except in cases where a title opinion is required. Additionally, Clark recommended reviewing the subdivision regulations to determine if an amendment is necessary to establish a formal timeline for when newly constructed roads may be added to the county list. Following discussion, Chairman Wedgworth directed the Staff Planner to schedule a public hearing for the April 16, 2026, meeting to consider this proposed timeline amendment.

With no other business, Shane Flowers made a motion to adjourn. John Stubbs seconded and the motion passed with a vote of all ayes. The next scheduled meeting of the Cumberland County Planning Commission is scheduled for March 19, 2026.

CTL

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date

**CERTIFICATE OF EXISTING STATE OR COUNTY ROAD**

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

8-23-94  
Date Signed  
8-31-94

*Vann Music*  
Signature of Cumberland County Road Authority  
Vann Music

**CERTIFICATE OF EXISTING WATER LINES OR OTHER UTILITIES**

I hereby certify that the water lines and other utilities shown hereon are in place and are approved and maintained by the Water Utility District to serve the property herein subdivided.

8-23-94  
Date Signed  
8-31-94

*Donna Allen*  
Signature of Representative  
Donna Allen

**CERTIFICATE OF APPROVAL OF PROPERTY RECORDS**

I hereby certify that the subdivision as shown hereon and proposed thereon have been analyzed properly in accordance with the Cumberland County Road Planning and Property Numbering System, and that hereafter the property shall be addressed as shown hereon.

08/30/94  
Date Signed  
08/31/94

*Keith Dawson*  
Signature of Approver  
Keith Dawson

**NOTE:** Tract 3 has not been approved for septic tank use and cannot be developed or resold until such time as it is approved by the Cumberland County Environmentalist and a plot is resubmitted to and approved by the Cumberland County Regional Planning Commission.

**CERTIFICATE OF OWNERSHIP AND IDENTIFICATION**

I (we) hereby certify that I (we and 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 herein. I (we) further acknowledge that any change to this subdivision requires a re-subdivision and requests the approval of the Planning Commission.

8-23-94  
Date Signed  
7-28-94

*Luther B. Kidwell*  
Owner's Signature  
Luther B. Kidwell

**CERTIFICATE OF ACCURACY AND PRECISION**

I hereby certify that the plan shown and described hereon is a true and correct Class 20 survey, and the ratio of precision is 1/2500 performed in accordance with current Tennessee Standards of Practice for Land Surveyors. I further certify that the measurements have been placed as shown hereon, to the specifications of the Cumberland County Planning Commission.

8/29/94  
Date Signed  
8/29/94

*Norman E. Hinkle*  
Surveyor's Signature  
Norman E. Hinkle

**CERTIFICATE OF APPROVAL FOR RECORDING**

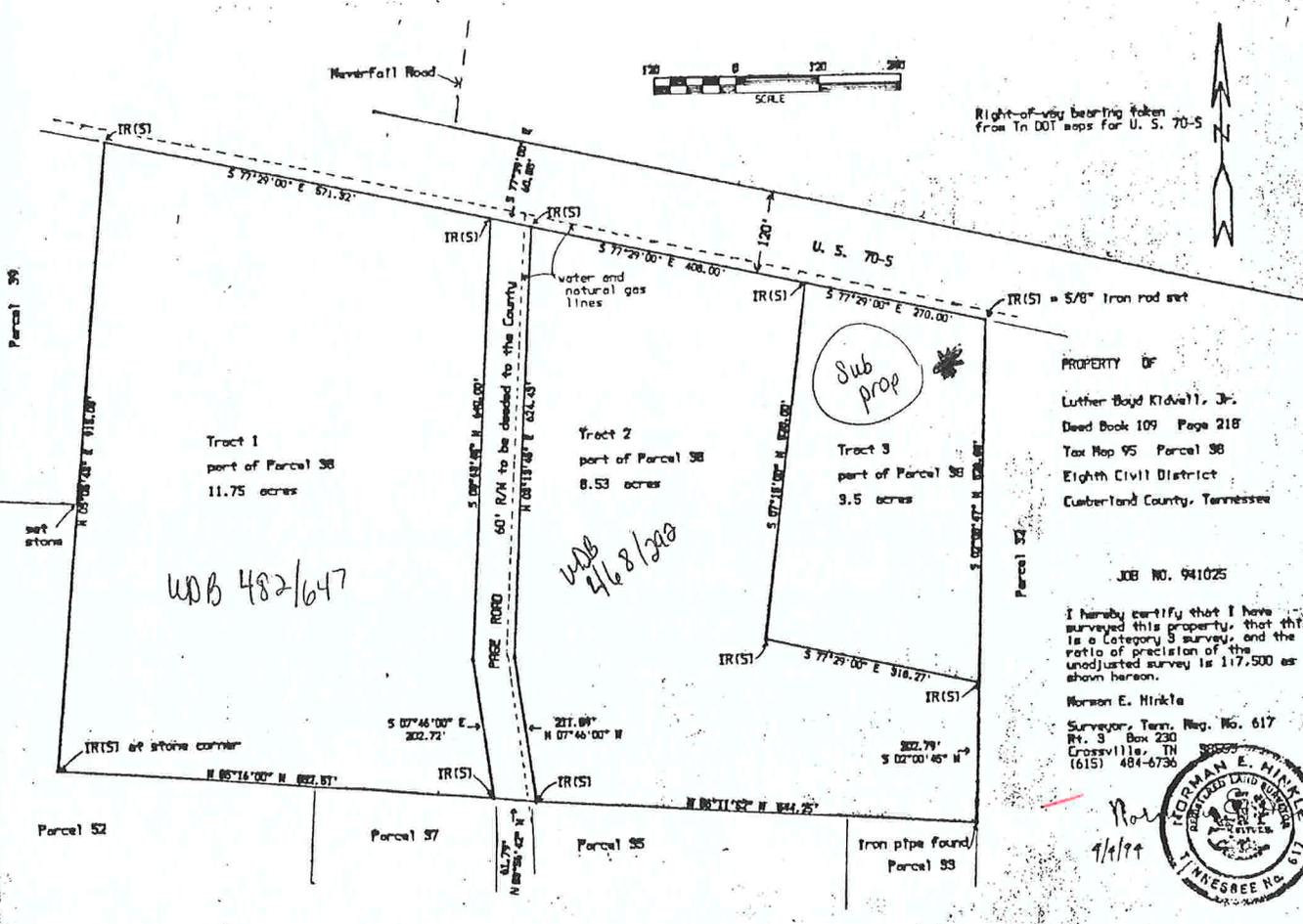
I hereby certify that the Subdivision Plan shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and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

8/29/94  
Date Signed

*Edward E. Edinger*  
Secretary, Cumberland County Planning Commission  
Edward E. Edinger

State of Tennessee, County of DEKALB  
Received for record the 06 day of  
SEPTEMBER 1994 at 2:42 PM. (REC'D 126660)  
Recorded in official record PLAT  
Book 193 Page 473-473  
Notebook 8 Page 428  
State Tax \$ .00 Clerks Fee \$ .00  
Recorder's \$ 10.00 Total \$ 10.00  
Register or Deeds 2021 MARKET BOWLING  
Deputy Register VELMA BURBERRY

BOOK 193 PAGE 473  
Slide 193-A



plot 91473



Tennessee Department of Environment and Conservation - Division of Water Resources  
 Permit for Construction of a Subsurface Sewage Disposal System



Issued To: Paul Kidwell

Location: Mike 1 US-70

Crossville, TN

Inspector: Richard Root, ESII

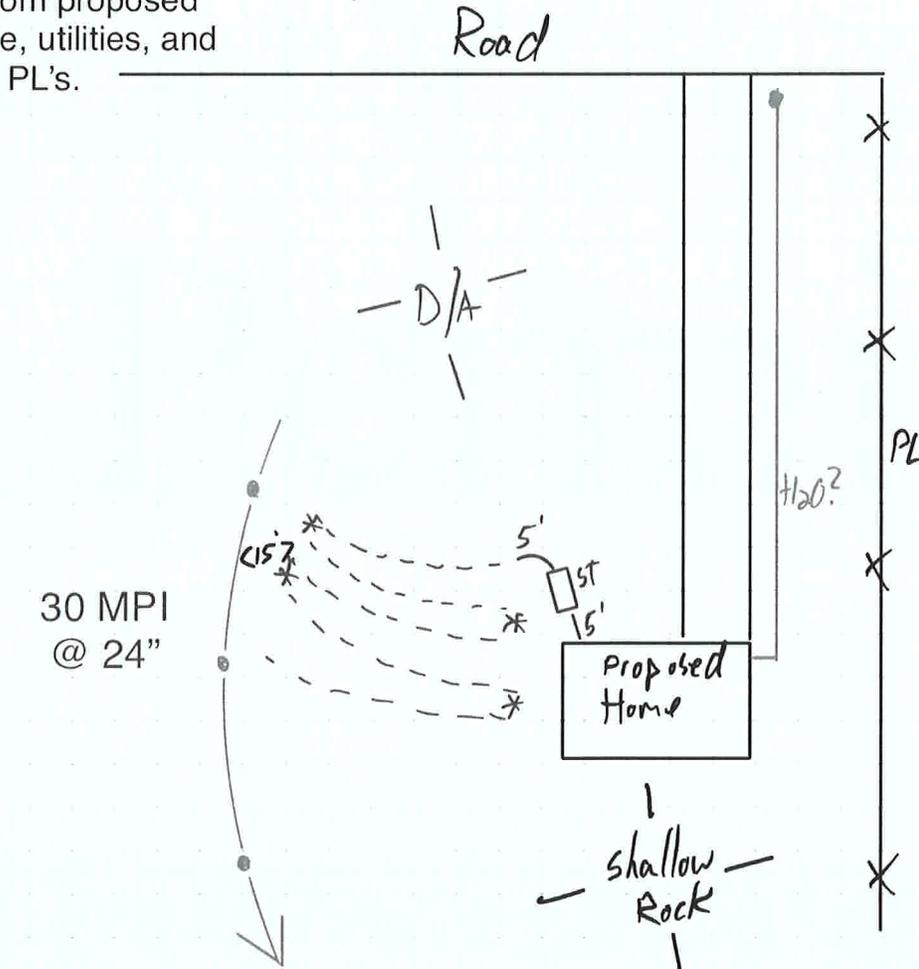
Date: 08/14/2023

**General Notes:**

- Please refer to the design specifications for the subsurface sewage disposal system on the first page of the construction permit.
- Contact the local Division of Water Resources representative to schedule a final inspection.
- All electric components (e.g., pump, alarm, etc.) for the subsurface sewage disposal system must be inspected and approved by the appropriate electrical inspector prior to requesting a final inspection. Documentation of the electrical inspection must be available during the final inspection.

Install field lines along land contour and keep field lines at least 10' away from proposed home site, utilities, and PL's.

Install field lines along land contour. They may be different than what is presented in this sketch.



2. LANDOWNER:

Names: Paul Kidwell
Address: 22100 Blackburn Street
Clair Shores, Michigan 48080
Day Phone: 5088735423
Original Owner: Luther Boyd Kidwell

APPLICANT:

Names: Ellen Doucette
Address: 196 Grove Ave
Leominster, Massachusetts 01453
Day Phone: 5088735423
Email: ellen-property@usa.net

Site Address:

Address: Mile 1 US-70
Sparta, Tennessee 38583

3. LOCATION OF LOT OR SITE:

a) Subdivision Name: Lot #

This property is between Page Rd and Faith Lane on Hwy 70 S and across from Smith Chapel Free Will Baptist Church, Sparta Hwy Crossville TN . It is directly west (to the right) of the horse pasture which is west of Faith Lane and directly east (to the left) of 13327 Hwy 70 S. It is the wooded lot between Faith Lane and Page Rd. There is an open pathway into the property against the barbed wire of the horse pasture. This is being requested and paid for by me as part of Purchase an Sale agreement.

https://tnmap.tn.gov/arcgis/rest/directories/arcgisoutp
ut/CADASTRAL/ExportParcelWebMap\_GPServer/
\_ags\_WebMap\_f130b7a8-25ca-11ee-b5a4-
00505688cb38.pdf?
token=QKxacRxFsYjWYQX6dFqR1AjVz2Gq4RpX
505bqD9bsTmAwnzEjCJBcUKe9jq4tgtmdrJPVJo6
opVNakIBIG\_5NbYAfgpKha462Tf2ri-
mpQ.&time=1689726419893

It should be staked and flagged but as I am in Massachusetts I can not check it myself. The house is not designed yet but expect 40 ft by 60 ft and approx 200 ft from Hwy 70 and 90 ft from horse pasture side. The design will be for the house to face the back of the property and I would like the septic to be somewhat near the house, between the house and hwy then midway between sides of lot. Driveway will be along current pathway and 18 or 20 ft wide. Parking off of driveway between house and hwy. Utilities will run along opposite side of driveway from horse pasture and in to house. The water estimated use is based on current water usage which is only 4,000 gal per month so I have doubled that. Please call 508-873-5423 if this is not the information you need or if it can be done without stakes but general area of requested septic system. I am not sure how to attach pictures.

b) In a subdivision? No Give specific directions and address to the lot or site
c) Tax Map 095 Parcel 038.02

FOR SSDS PERMIT

- 4. ONLY: a) Size of lot 3.50 b) Number of Bedrooms 4 Bedrooms Added
c) How many occupants? 4 d) Excavated Basement? Yes No X
e) Basement Plumbing Fixtures? Yes No X
f) Amount of water used monthly (gallons) 9000
g) Water Supply: Public X Well Spring
h) Is the lot staked? Yes If not, date it will be staked:
Is the house staked? yes If not, date it will be staked:
i) Installer, if known:

5. FOR INSPECTION LETTER ONLY AND CERTIFICATE OF VERIFICATION ONLY:

- a) Age of house b) Is house vacant? How long?
c) Original sewage system inspected
d) Date of previous repairs Inspected
e) Is wastewater "backing up" into plumbing fixtures? Surfacing on the ground?
f) All wastewater including washing machines routed into septic tank

- 6. FOR WATER SAMPLE ONLY: a) Source of Supply: Spring Well Other
b) Is there an outside faucet? c) Is the source chlorinated?
d) For Wells: Is the casing 6" above the ground? Is a sanitary seal on the casing?

7. I certify that the above information is true and correct to the best of my knowledge: I have been authorized by the above name landowner to submit this application for Environmental Services to the Division of Water Resources.

DATE: Jul 19, 2023 SIGNATURE: Ellen Doucette AMOUNT PAID: 500.00 RECEIPT NUMBER: 3854873823



TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
DIVISION OF WATER RESOURCES  
Land-Based Systems Unit  
William R. Snodgrass – Tennessee Tower  
312 Rosa L. Parks Ave., 11th Floor  
Nashville, TN 37243-110

APPLICATION FOR WATER RESOURCES SERVICES  
APPLICANT  
COMPLETE QUESTIONS

I. Service Requested (Check Service)	Fees Due
<input checked="" type="checkbox"/> Septic System Construction Permit	
<input checked="" type="checkbox"/> Dwelling	\$ 400.00 PAID
Commercial: gdp	\$ _____
System Modification	\$ _____
Repair	\$ _____
<input checked="" type="checkbox"/> Conventional Construction Inspection	\$ 100.00 PAID
Inspection Letter	\$ _____
Certificate of Verification	\$ _____
Water Sample	
Total Coliform	\$ _____
Fecal Coliform	\$ _____
Alternative System Permit	\$ _____
Alternative Construction Inspection	\$ _____
Large Conventional System Plan Review	\$ _____
Large Alternative System Plan Review	\$ _____
Experimental System Plan Review	\$ _____
Subdivision Evaluation: Lots: _____	\$ _____
Pumping Contractor – Septage Application	\$ _____

Date: Wed, 19 Jul 2023 03:54:17 PM EDT  
From: noreply@fisgov.com  
To: ellen-property@usa.net  
Subject: Payment Confirmation - TDEC Environment

This e-mail will serve as confirmation that your payment was received.  
The Transaction information is listed below:

Receipt Number: 3854873823  
Authorization Code: 906063  
Transaction Date and Time: 07/19/2023 02:53 PM

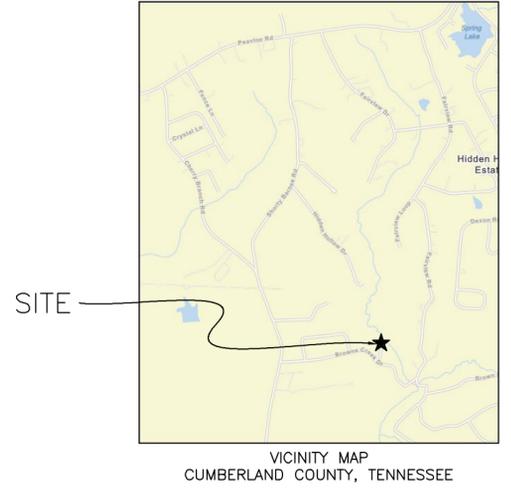
Payment Method Code: VI  
Account Holder Name: Ellen Doucette  
Billing E-mail Address: ellen-property@usa.net  
Last 4 Digits of Account Number: 5215  
Billing Address: 196 Grove Ave  
Billing City: Leominster  
Billing State: MA  
Billing Zip Code: 01453  
Billing Country: US

Payment Details

Item	Description	Payment Amount
192175	Permit - Dwelling, Conventional, New	\$400.00
192175	Inspection	\$100.00
		Payment Amount: <b>\$500.00</b>

PLEASE KEEP THIS FOR YOUR RECORDS.

# SALAVAT DIVISION



## NOTES:

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

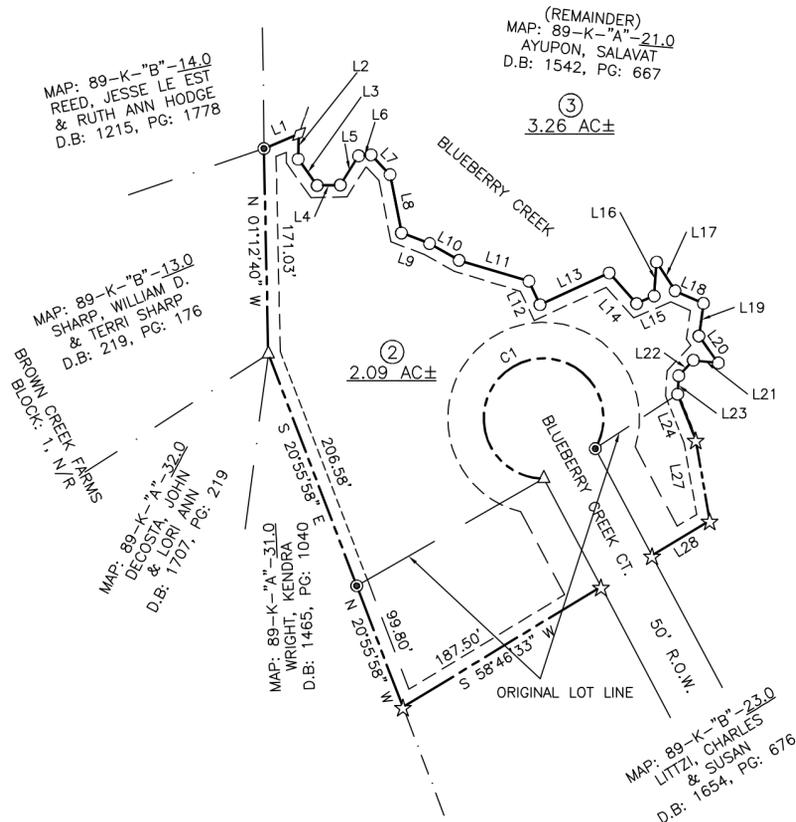
----- THERE IS A 10' BUILDING SETBACK PARALLEL TO ALL INTERIOR LOT LINES. TYPICAL ALL LOTS.

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

### NOTE:

THE REMAINDER OF THIS PROPERTY IS 3.25 AC±. IT WILL BE ADDED TO ADJOINING PROPERTIES TO MAKE IT MORE THAN 5 ACRES.

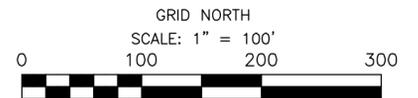
LINE	BEARING	DISTANCE
L1	N 67°43'00" E	31.60'
L2	S 01°45'52" W	20.92'
L3	S 35°51'27" E	26.99'
L4	N 88°38'42" E	19.33'
L5	N 32°23'24" E	28.60'
L6	N 85°00'30" E	10.41'
L7	S 44°01'41" E	22.80'
L8	S 11°05'48" E	49.55'
L9	S 69°25'45" E	25.08'
L10	S 60°32'16" E	28.23'
L11	S 73°19'17" E	60.96'
L12	S 25°12'37" E	21.49'
L13	N 65°29'05" E	63.50'
L14	S 42°02'30" E	34.25'
L15	N 66°40'42" E	15.82'
L16	N 04°16'59" E	28.29'
L17	S 32°55'39" E	28.43'
L18	S 66°09'35" E	25.87'
L19	S 07°52'10" W	27.40'
L20	S 35°41'32" E	27.69'
L21	N 83°41'49" W	20.95'
L22	S 43°14'08" W	17.77'
L23	S 03°32'52" W	15.32'
L24	N 21°46'58" EW	35.46'
L25	N 08°43'27" W	71.70'
L26	S 77°02'05" W	44.97'
L27	N 09°55'49" W	64.21'
L28	N 58°46'33" E	50.55'



## LEGEND

These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- △ EX. 1/2" REBAR
- ⊙ EX. 1/2" IRON PIPE
- EX. METAL FENCE POST
- CALCULATED POINT
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ROAD RIGHT OF WAY



### CERTIFICATE OF OWNERSHIP AND DEDICATION

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

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

### SURVEYOR'S CERTIFICATION

I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category 1 survey, and the ratio and precision of the unadjusted closure is 1:10,000 as per the State of Tennessee standards of practice, Chapter 0820-3. This survey was made according to information of public record and/or observed ground evidence.

Date \_\_\_\_\_ O.D. Pugh, Jr., R.L.S. #699  
Tennessee Registration  
80 West Avenue  
Crossville, TN 38555

### CERTIFICATION OF EXISTING WATER LINES

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

Date \_\_\_\_\_ Signature of Public Works Director  
or Water Superintendent

### CERTIFICATION OF EXISTING ROAD

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

Date \_\_\_\_\_ Signature of Public Works Director  
or County Road Superintendent

### CERTIFICATE OF APPROVAL FOR RECORDING

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

Date \_\_\_\_\_ Signature of the Secretary of  
Cumberland County Regional Planning Commission

### GPS INFORMATION

- Type of GPS Field Procedure Used: Real Time Kinematic
- Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
- Relative Positional Accuracy: H = 0.05', V = 0.05'
- Date(s) of Survey: January 19, 2026
- Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
- Fixed Control Station: AUTONOMOUS
- Fixed Control Station Position: Not Applicable
- Geoid Model Used: GEOID18
- Combined Grid Factor: Not Applicable

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	262.09'	49.75'	S 60°03'17" W	300°19'58"

<b>MID-STATE SURVEYING</b> P.O. BOX 212 80 WEST AVE. CROSSVILLE, TENNESSEE	
FINAL PLAT <b>SALAVAT DIVISION</b> PRESENTED TO CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION	
OWNER: AYUPOV SALAVAT ADDRESS: 435 HIDDEN HOLLOW DR. CROSSVILLE, TN 38571 TELEPHONE: (931) 202-1502	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
OWNER: LITZL, CHARLES & SUSAN ADDRESS: 2551 BROWN CREEK RD. CROSSVILLE, TN 38571 TELEPHONE: _____ FIRST CIVIL DISTRICT OF CUMBERLAND COUNTY, TN	ACREAGE SUBDIVIDED: 2.10 AC± NUMBER OF LOTS: 1 SCALE: 1"=100' DATE: 1/19/26 DEED BOOK--11.0: 1542 PAGE: 667 DEED BOOK--22.0: 1654 PAGE: 676
TAX MAP: 89-F-"A"-11.0 (PORTION) PARCEL: 89-K-"B"-22.0 ALL GROUP: _____	JOB NUMBER: 24073 DRAWING NUMBER: 24073-COMBO-2 DRAWN BY: ROBIN POWERS

**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 WEST CUMBERLAND UTILITY DISTRICT TO SERVE THE PROPERTY HEREIN SUBDIVIDED.

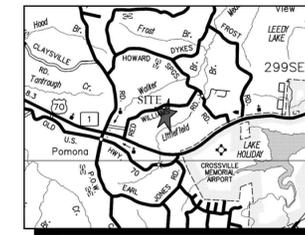
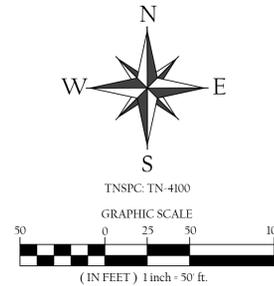
DATE \_\_\_\_\_ SIGNATURE OF WATER OR OTHER UTILITY DISTRICT REPRESENTATIVE \_\_\_\_\_

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	525.00'	79.78'	79.71'	N 59°12'20" E	8°42'26"
C2	775.00'	131.82'	131.66'	N 67°30'47" E	9°44'43"
C3	725.00'	62.71'	62.70'	N 69°54'27" E	4°57'23"

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 63°33'33" E	16.61'
L2	N 72°23'08" E	29.15'
L3	N 67°25'46" E	11.86'



VICINITY MAP (NOT TO SCALE)

**PARCEL REFERENCE**

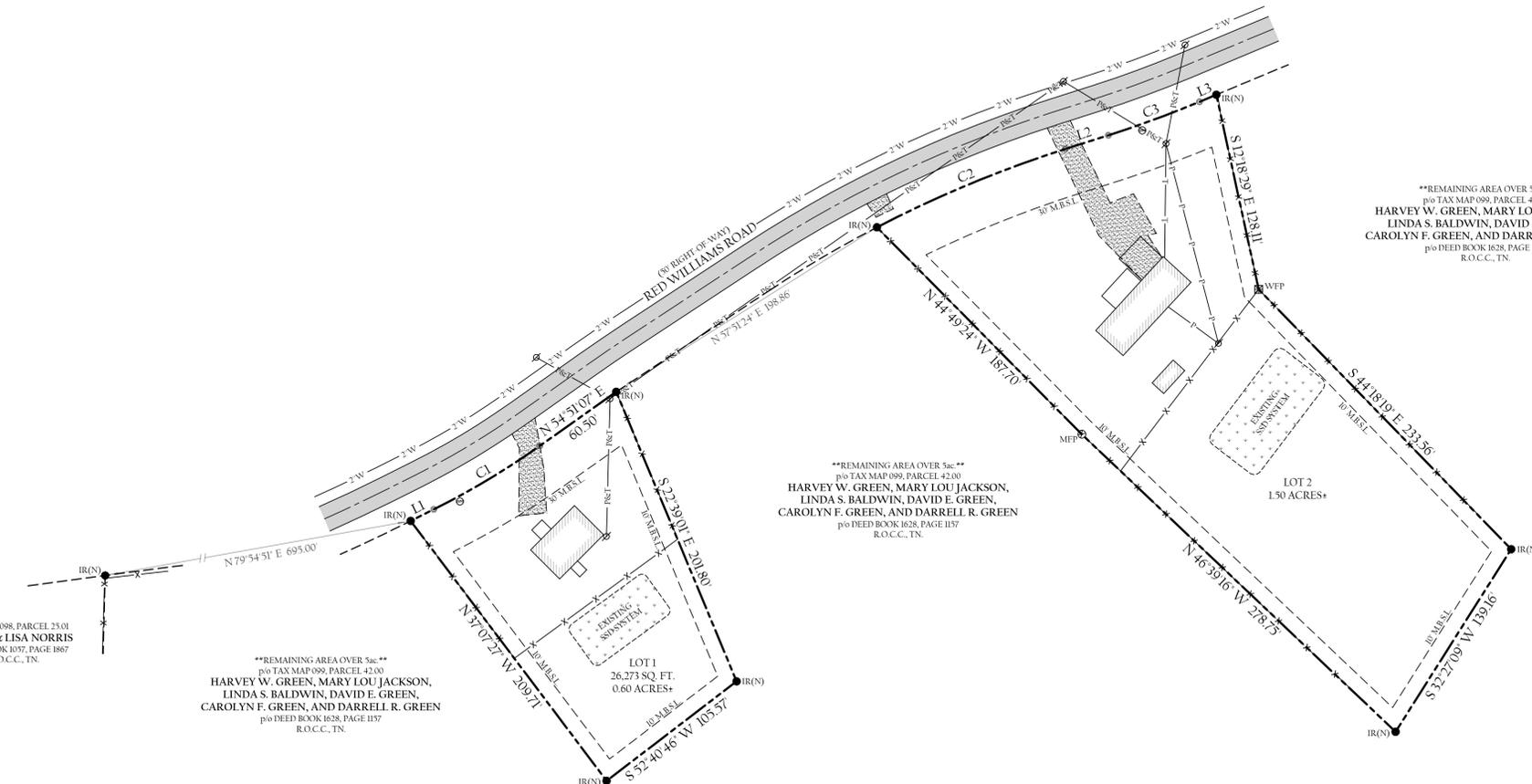
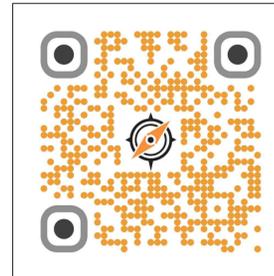
BEING A PORTION OF PARCEL 42.00, AS SHOWN ON CUMBERLAND COUNTY TAX MAP 099.

**DEED REFERENCE**

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HARVEY W. GREEN, MARY LOU JACKSON, LINDA S. BALDWIN, DAVID E. GREEN, CAROLYN F. GREEN, AND DARRELL R. GREEN, OF RECORD IN DEED BOOK 1628 PAGE 1157, 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

**WLS**  
**WHITTENBURG LAND SURVEYING**  
 214 East Stevens St. Cookeville, TN 38501 930-919-6300



TAX MAP 098, PARCEL 25.01  
**ARLES & LISA NORRIS**  
 DEED BOOK 1057, PAGE 1867  
 R.O.C.C., TN.

\*\*REMAINING AREA OVER 5ac\*\*  
 p/o TAX MAP 099, PARCEL 42.00  
**HARVEY W. GREEN, MARY LOU JACKSON,  
 LINDA S. BALDWIN, DAVID E. GREEN,  
 CAROLYN F. GREEN, AND DARRELL R. GREEN**  
 p/o DEED BOOK 1628, PAGE 1157  
 R.O.C.C., TN.

\*\*REMAINING AREA OVER 5ac\*\*  
 p/o TAX MAP 099, PARCEL 42.00  
**HARVEY W. GREEN, MARY LOU JACKSON,  
 LINDA S. BALDWIN, DAVID E. GREEN,  
 CAROLYN F. GREEN, AND DARRELL R. GREEN**  
 p/o DEED BOOK 1628, PAGE 1157  
 R.O.C.C., TN.

\*\*REMAINING AREA OVER 5ac\*\*  
 p/o TAX MAP 099, PARCEL 42.00  
**HARVEY W. GREEN, MARY LOU JACKSON,  
 LINDA S. BALDWIN, DAVID E. GREEN,  
 CAROLYN F. GREEN, AND DARRELL R. GREEN**  
 p/o DEED BOOK 1628, PAGE 1157  
 R.O.C.C., TN.

**GENERAL NOTES**

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) RESIDENTIAL LOTS.
2. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
3. GNSS INFORMATION:  
 GNSS EQUIPMENT: DUAL FREQUENCY - TOPCON HIPER HR  
 GNSS SURVEY: REAL TIME KINEMATIC (RTK)  
 DATES OF OBSERVATION: FEBRUARY 26, 2026 & FEBRUARY 27, 2026  
 HORIZONTAL DATUM: NAD83(2011) EPOCH: 2010  
 VERTICAL DATUM/GEOID: NAVD88/GEOID 18  
 ORIGIN POINT: (N) 593,610.6249 (E) 2,234,722.8640  
 COMBINED SCALE FACTOR: 1.000129769396  
 GNSS PRECISION: GNSS VECTORS DO NOT EXCEED H (0.03') V (0.08')  
 DISTANCES SHOWN HEREON: GROUND
4. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
5. 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.
6. 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.
7. LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
8. ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 47035C0305D DATED 11-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.

**LEGEND**

● IR(N)	1/2" IRON REBAR (NEW)
○	NON-MONUMENTED POINT
○ MFP	METAL FENCE POST
○ WFP	WOOD FENCE POST
⊕	WATER METER
⊙	UTILITY POLE
—P—	POWER LINE
—X—	FENCE LINE
—T—	TELEPHONE LINE
—W—	WATER LINE
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
R.O.C.C., TN.	REGISTER'S OFFICE CUMBERLAND COUNTY, TN.
▨	GRAVEL AREA
▩	ASPHALT SURFACE

**LOT 1 AREA = 26,273 SQ. FT. OR 0.60 ACRES±**  
**LOT 2 AREA = 1.50 ACRES±**  
**TOTAL AREA = 2.10 ACRES±**

FINAL SUBDIVISION PLAT  
**ALDERMAN AND GREEN DIVISION**  
 8th CIVIL DISTRICT,  
 CUMBERLAND COUNTY, TENNESSEE

DRAWN BY: TLD	ACRES: 2.10±
NUMBER OF LOTS: 2	JOB NUMBER: 26-042
PARCEL #: p/o MAP 099, PARCEL 42.00	DATE: 03-09-2026
ADDRESS: 828 RED WILLIAMS ROAD	SCALE: 1"=50'

**OWNERS**  
 DARRELL GREEN, ETAL  
 1000 RED WILLIAMS ROAD  
 CROSSVILLE, TN. 38571  
 931-200-3131

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

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 \_\_\_\_\_

AREA RESERVED FOR  
SOILS RESTRICTIONS

CERTIFICATE OF ACCURACY AND PRECISION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT CATEGORY I 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

CERTIFICATE OF EXISTING WATER LINES OR OTHER UTILITIES

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

DATE \_\_\_\_\_ SIGNATURE OF WATER OR OTHER UTILITY  
DISTRICT REPRESENTATIVE

CERTIFICATE OF EXISTING STATE OR COUNTY ROAD

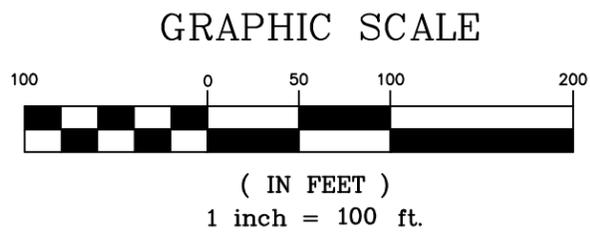
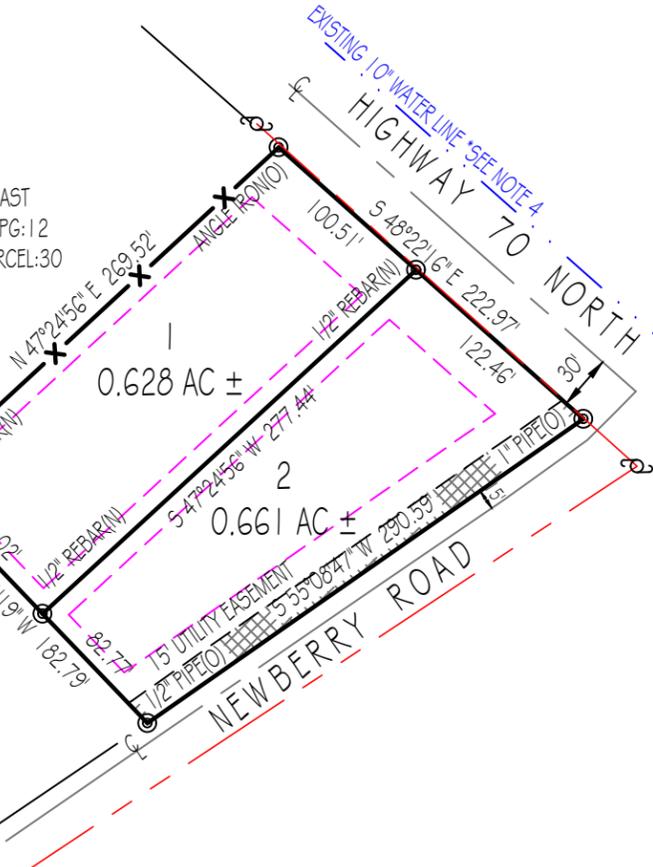
I HEREBY CERTIFY THAT THE ROAD SHOWN ON THIS PLAT HAS THE STATUS OF AN ACCEPTED ROAD REGARDLESS OF CURRENT CONDITION.

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

RUTH MAST  
RB: 1589 PG: 12  
MAP: 59 PARCEL: 30

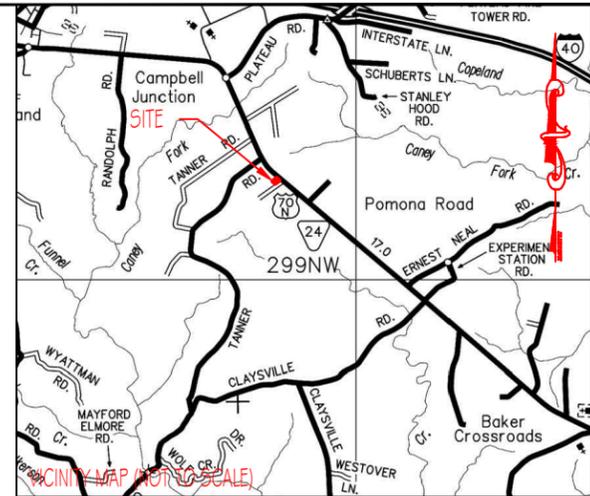
DENNIE MOORE, JR., SHIRLEY  
NETHERTON, & JOHNNY MOORE  
WDB: 156 PG: 417  
MAP: 59 P/O PARCEL: 31  
OVER 5 ACRES REMAINING

△ BASE STATION:  
N: 617,859.10  
E: 2,216,772.74



**LEGEND**

(N)	(NEW)
(O)	(OLD)
⊥	CENTERLINE
⊕	POWER POLE
-X-	FENCELINE
FC	FENCE CORNER
FL	FENCE LINE
WP	WOOD POST
SP	STEEL POST



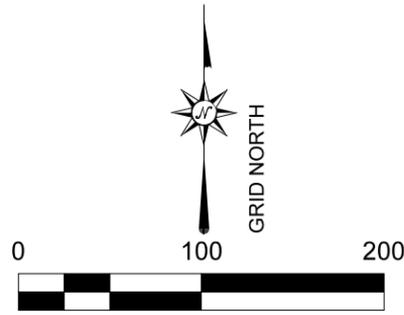
NOTES:

- THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
- THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47035CO150D, EFFECTIVE NOVEMBER 16, 2007.
- INFORMATION FROM UTILITY COMPANY WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY OR DIAL 811.
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT:  
LOCAL: 30'  
COLLECTOR: 40'  
ARTERIAL: 50'  
SIDE: 10'  
REAR: 10'

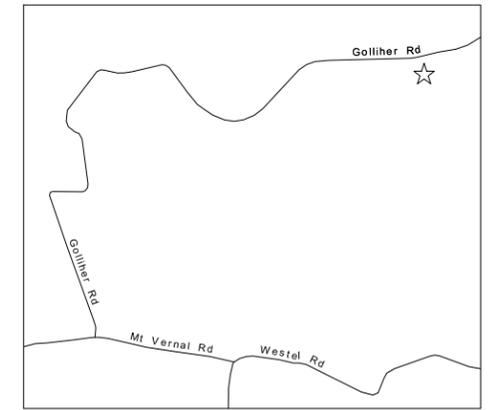
GNSS CERTIFICATION:

I, ALLEN MAPLES, JR., HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GNSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:  
A: POSITIONAL ACCURACY - 0.05 FEET  
B: TYPE OF GNSS FIELD PROCEDURE - REAL TIME KINEMATIC  
C: DATES OF SURVEY - 12/03/2025  
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) - 0.99986461  
H: CONVERGENCE ANGLE - 0°29'30"  
I: BASE STATIONS USED - TN28, TN27, & TN23

FINAL PLAT FOR	
<b>MOORE &amp; NETHERTON DIVISION</b>	
PRESENTED TO CUMBERLAND COUNTY PLANNING COMMISSION	
OWNER: DENNIE MOORE, JR.	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 620 MAXWELL STREET COOKEVILLE, TN 38501	ADDRESS: 38 MAYBERRY STREET SPARTA, TN 38583
TELEPHONE: (615) 489-5765	TELEPHONE: (931) 837-5446
P/L WDB: 508 PG: 430	TAX MAP: 59 P/O PARCEL: 31
DATE: 12/03/2025	2ND C.D. - CUMBERLAND COUNTY, TN
SCALE: 1" = 100'	ACREAGE SUBDIVIDED: 1.289 AC ±
DRAWING # 25-400 A3	NUMBER OF LOTS: 2



Owner: Paul & Holly Nelson  
1526 Gollieher Rd  
Rockwood, TN 37854



Vicinity Map

**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 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's Signature

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

**Certificate of Existing Water Lines or Other Utilities**  
I hereby certify that the water lines and/or other utilities shown hereon are in place and are operated and maintained by the \_\_\_\_\_ Water Utility District to serve the property herein subdivided.

\_\_\_\_\_  
Date  
\_\_\_\_\_  
Signature of Water or Other Utility District Representative

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

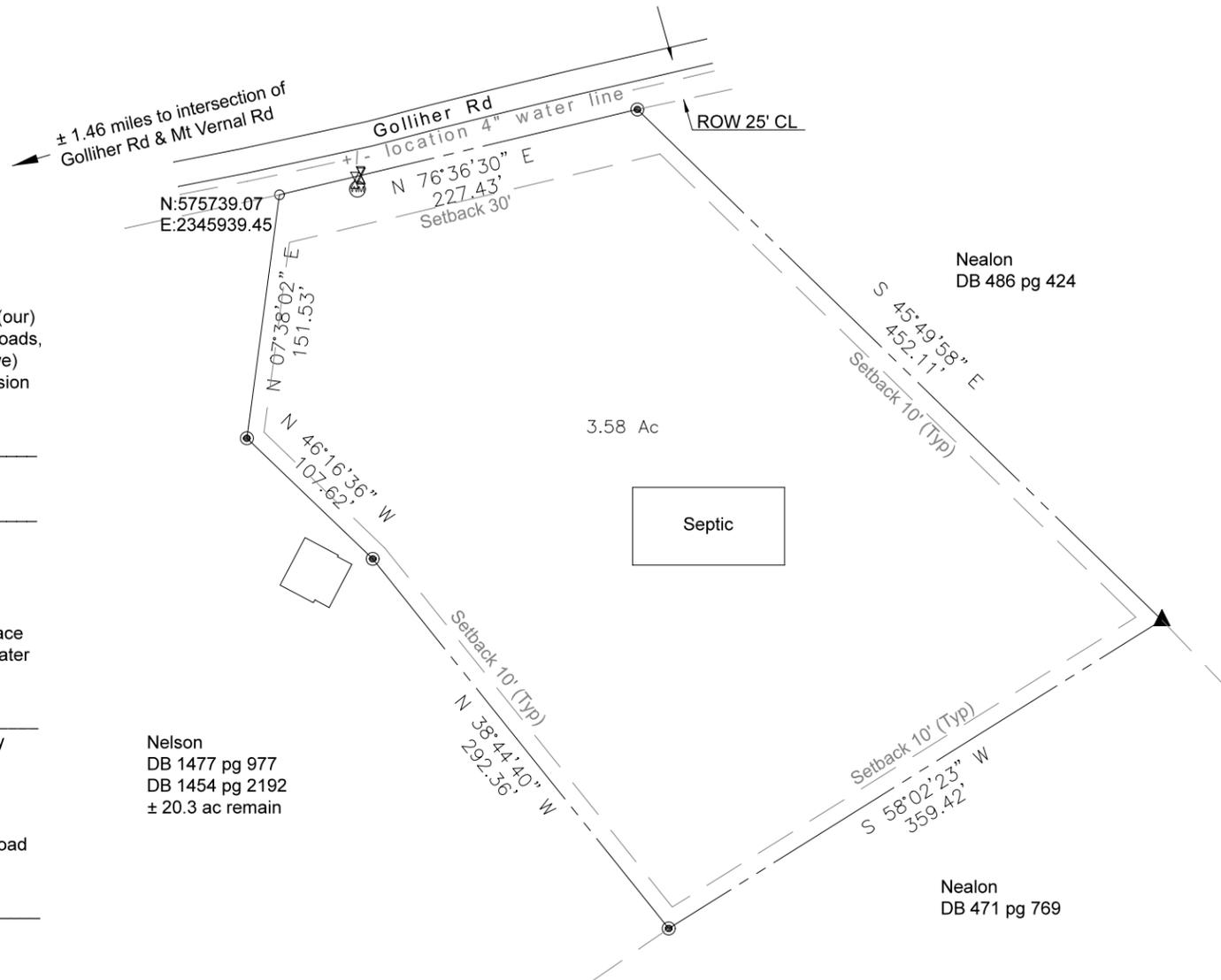
\_\_\_\_\_  
Date  
\_\_\_\_\_  
Signature of Cumberland County Road Representative

**Certificate of Approval of Property Number(s)**  
I hereby certify that the subdivision as shown hereon, and the properties therein, have been assigned property numbers, as per the Cumberland County Road Naming and Property Numbering System and that hereafter, the properties shall be addressed as shown hereon.

\_\_\_\_\_  
Date  
\_\_\_\_\_  
Director, Cumberland County E-911 Board

**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  
\_\_\_\_\_  
Signature of 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 I survey, and the ratio of precision is 1: 10000, 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 for the Cumberland County Planning Commission

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

**Preliminary Draft  
For Information Only  
Not for Recording**

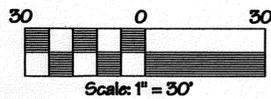
1. Tax Map 132 Parcel 030.00
2. Deed book 1477 page 977
3. Deed book 1454 page 2192
4. Setback 30' Front; 10' sides and rear
5. Cumberland Plateau Utility District 4" Water line
6. Rights of Way, Easements, & Restrictions as applicable
7. FIRM: 47035C0400D; Zone X
8. Grid: Tennessee State Plane NAD 83 (2011)

- ▲ Metal T Post
- Iron Pin Set
- Point
- ⊗ Water Meter
- ⊗ Water Valve



## Nelson Property 1 Lot Subdivide

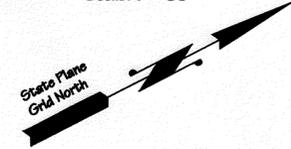
<b>Nelson, Paul</b>		
DRAWN	DATE	Sixth Civil District
	02/28/2026	Cumberland County, Tennessee
APPROVED	DATE	1542 Gollieher Rd
		Rockwood, TN 37854
SCALE	SHEET	PROJECT NO.
1" = 100'		



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	564.58'	171.10'	170.42'	N 12°35'00" E

LINE	BEARING	DISTANCE
L1	S 12°39'20" W	13.58'
L2	N 65°31'27" W	20.27'



**GPS CERTIFICATION:**

I, William C. Willhite, 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: 20 November 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

State Plane Coordinates		
	Northing	Easting
GPS Base Point	591476.55	2281108.91

Note: The point of beginning is a 1/2" pipe (set) being the northwestern corner of this parcel located in the southern right-of-way of Chestnut Hill Road as well as being located S 16°30'46" W 54.67 feet from a power pole and furthermore being located S 34°21'36" W 258.14 feet from a GPS Base Point.

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.)

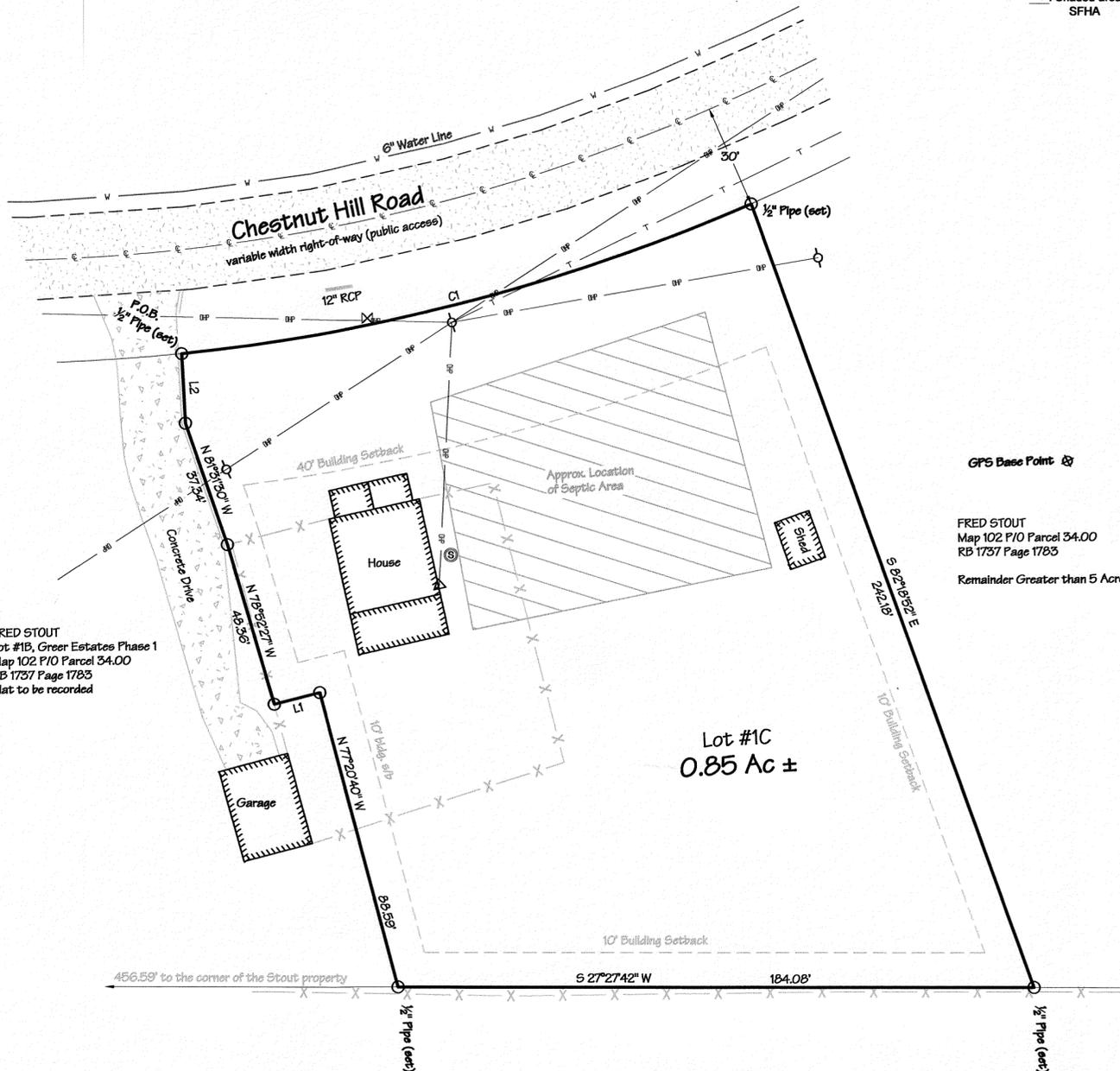
Note: This property may be subject to utility ingress/egress and/or right-of-ways.

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: SLN File: 23-346c2 Greer Estates, PH I Lot 1C



FRED STOUT  
 Lot #1B, Greer Estates Phase 1  
 Map 102 P/O Parcel 34.00  
 RB 1737 Page 1783  
 Plat to be recorded

CHRISTOPHER S. SHIPE &  
 REBEKAH D. SHIPE  
 Map 102 Parcel 33.00  
 Book 1464 Page 2468

LEGEND	
⊕	GPS Base Point
⊙	Power Pole
⊗	Water Meter
○	1/2" Pipe (set)
⊙	Septic Tank
⊙	Electric Meter
— w —	Water Line
— T —	Telephone Line
— X —	Fence Line
— OHIP —	Overhead Power
— C —	Centerline
— S —	Setback Line
— P.O.B. —	Point of Beginning
— RCP —	Reinforced Concrete Pipe
▨	Septic Area

Setbacks:  
 Local Roads - 30'  
 Collector Roads - 40'  
 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.

Lot #1C 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.

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

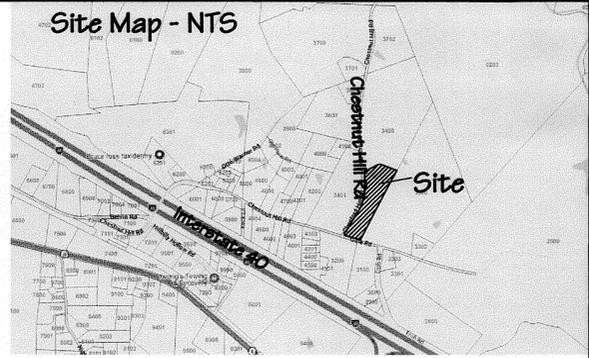
**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**

According to the FEMA FIRM #47035C0330D,

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**  
 I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my 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 further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

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

**CERTIFICATE OF EXISTING SEPTIC SYSTEM**  
 I am the owner of the proposed lots (Lot # 1-B & 1-C) shown on the presented subdivision plat. To the best of my knowledge, there are existing septic tanks located on Lots #1-B & 1-C. They are in satisfactory operating condition and they have not been evaluated by the Tennessee Department of Environment and Conservation.

Date Signed \_\_\_\_\_ Owner's 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 Cumberland Plateau Water Authority 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 Gate Road & Chestnut Hill Road, as shown on this plat, has the status of accepted roads regardless of current condition.

Date Signed \_\_\_\_\_ Signature of Cumberland County Road Superintendent \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, 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 ACCURACY AND PRECISION**  
 I hereby certify that the plan shown and described hereon is a true and correct Class II survey, and the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Standards of Practice for Surveying. I further certify that the monuments have been placed as shown on the plat and are located on the Cumberland County Planning Commission.

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



1st Civil District	
Final Plat	
For	
Lot #1C of Greer Estates Phase 1	
Presented to	
Cumberland County Regional Planning Commission	
DEVELOPER: Fred Stout	SURVEYOR: Christopher M. Vick
ADDRESS: Chestnut Hill Road & Gate Road Cookeville, TN 38571	ADDRESS: 2772 Hidden Cove Road Cookeville, TN. 38506
TELEPHONE: 931-979-6256	TELEPHONE: 931-372-1286
ENGINEER: _____	OWNER: Fred Stout
ADDRESS: _____	ADDRESS: Chestnut Hill Road & Gate Road Cookeville, TN 38571
TELEPHONE: _____	TELEPHONE: 931-979-6256
ACREAGE SUBDIVIDED: 0.85 LOTS: 1	TAX MAP: 102 P/O PARCEL NO: 34.00
DEED BOOK REFERENCE: RB 1737 Pg. 1783	SCALE: 1"=30'-0" DATE: 12 February 2026

**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**

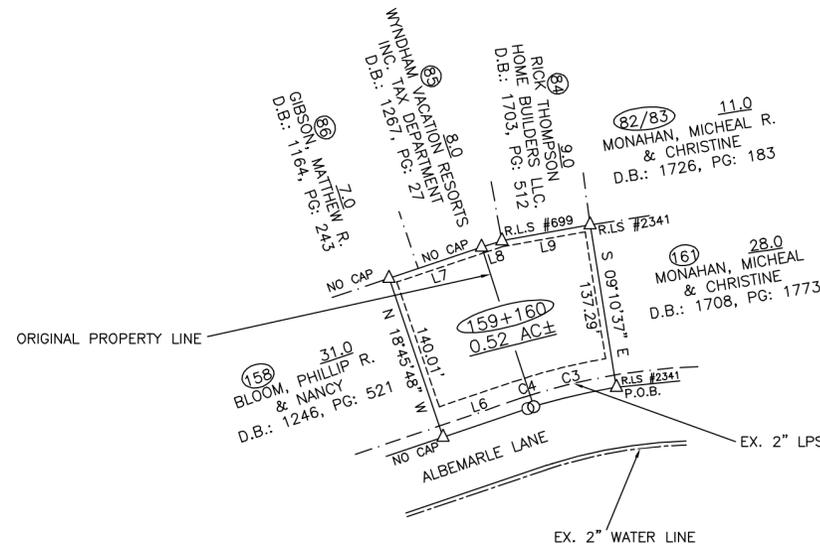
I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category \_\_\_\_\_ survey, and the ratio and precision of the unadjusted closure is 1:\_\_\_\_\_ as per the State of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

SITE



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

SCALE: 1" = 100'



**LEGEND**

These standard symbols will be found in the drawing.

- △ EX. 1/2" REBAR
- 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 #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: February 13, 2026
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

LINE	BEARING	DISTANCE
L6	S 71°18'06" W	74.30'
L7	N 71°22'22" E	81.28'
L8	N 72°11'08" E	17.63'
L9	N 79°52'48" E	74.57'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	459.48'	70.68'	70.61'	S 76°49'39" W	8°48'50"
C4	459.48'	5.19'	5.19'	S 72°09'31" W	0°38'51"

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

FINAL PLAT  
 FOR  
 COMBINATION OF LOT #'S 159 & 160, BLOCK 1, DRUID HILLS ADDITION TO FAIRFIELD GLADE RESORT  
 RECORDED IN PLAT BOOK: 4, PAGE: 3  
 PRESENTED TO  
 CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER-BOTH: MONAHAN, MICHEAL & CHRISTINE ADDRESS: 229 ALBEMARLE CIR CROSSVILLE, TN 38558 TELEPHONE: (231) 383-1319	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
OWNER: ADDRESS: TELEPHONE:	29.0 DEED BOOK: 1737 PAGE: 2718 30.0 DEED BOOK: 1739 PAGE: 888 SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN ACREAGE SUBDIVIDED: 0.52 AC± NUMBER OF LOTS: 1
TAX MAP: 90-B PARCEL: 29.0 & 30.0 GROUP: "B"	SCALE: 1"=100' DATE: 2/13/2026 DRAWN BY: ROBIN POWERS JOB NO.: 26036

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.

2-12-2026

Date Signed

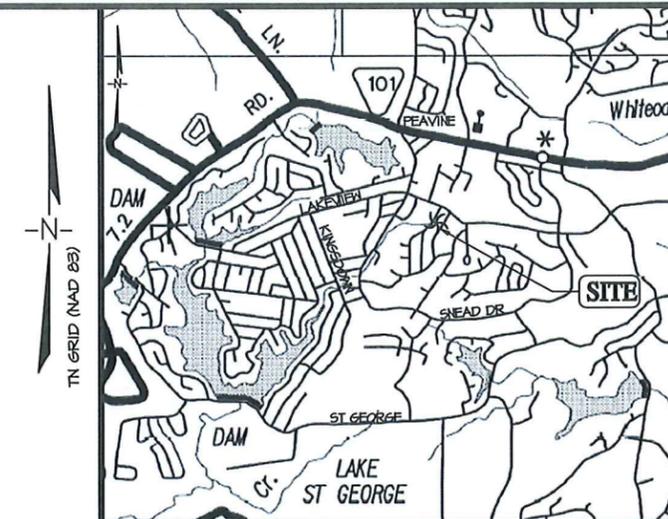
*Rusty Norrod*

Registered Land Surveyor  
Tennessee Number: 2635

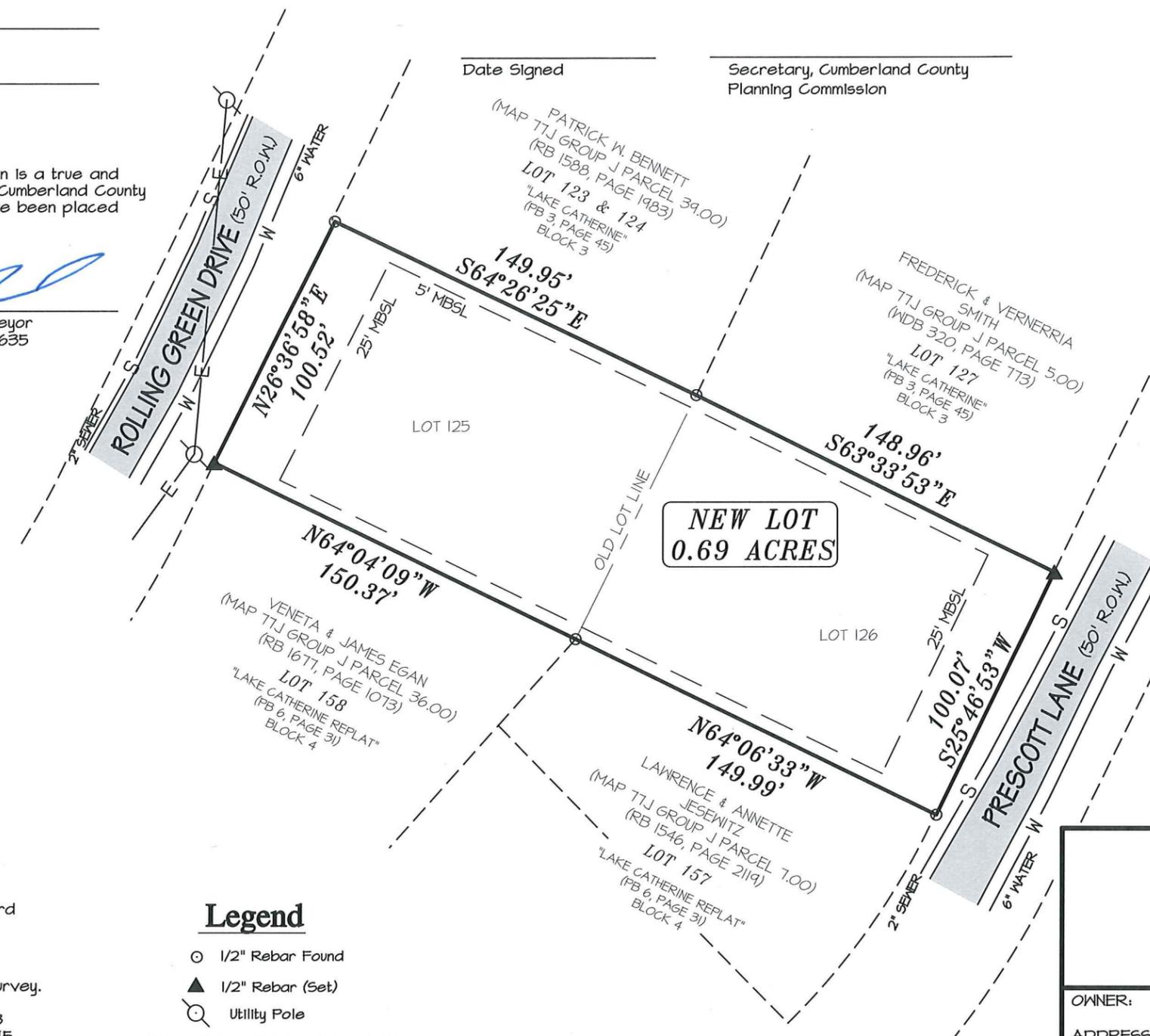
CERTIFICATE OF APPROVAL FOR RECORDING

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 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.

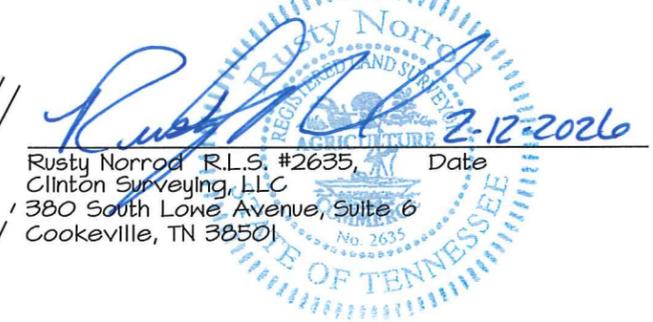
Date Signed \_\_\_\_\_ Secretary, Cumberland County Planning Commission



Vicinity (N.T.S.)



I hereby certify that the survey shown hereon was performed in compliance with the current Tennessee Minimum Standards of Practice and that it is a category "I and IV" survey and that the survey meets or exceeds the accuracy requirements thereof.



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

GPS CERTIFICATION:

I, Rusty L. Norrod, hereby certify that this map was drawn under my supervision from an actual GPS & Conventional Survey made under my supervision and the following information was used to perform the survey:

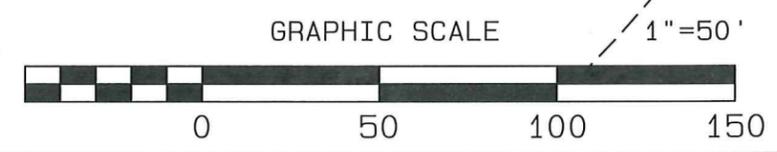
- (a) Type of Survey: Real Time Kinematic
- (b) Positional Accuracy: 0.05 feet
- (c) Date of (original) Field survey: January 30th, 2026
- (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
- (e) Published/Fixed Control Used: TDOT CORS Network
- (f) Geoid model: Geoid 12A
- (g) All distances shown are GRID DISTANCES.

NOTES:

1. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current accurate title search will reveal.
2. This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
3. Source of Title: Tax Map 71J Group J  
Parcel 6.00 : Record Book 1741, Page 1053  
Parcel 37.00 : Record Book 1741, Page 1045
4. Any future construction must fall within the current setback restrictions.
5. Location of utilities is approximate. Contact the appropriate utility for location of underground services.
6. No areas of the subject property depicted on this plat are in a Special Flood Hazard Area according to the FEMA FIRM # 47035C0195D, Dated 11/16/07.

Legend

- 1/2" Rebar Found
- ▲ 1/2" Rebar (Set)
- Utility Pole
- MBSL = Minimum Building Setback Line
- E— Overhead Electric
- S— Sewer Line
- W— Water Line



FINAL PLAT OF  
**PATRICK BENNETT COMBINATION**  
"LAKE CATHERINE"  
(Plat Book 3, Page 45)  
Block 3 Lots 125 & 126  
PRESENTED TO  
CUMBERLAND COUNTY PLANNING COMMISSION  
2nd Civil District, Cumberland County, Tennessee

OWNER:	PATRICK BENNETT	SURVEYOR:	Clinton Surveying LLC
ADDRESS:	107 ROLLING GREEN DR CROSSVILLE, TN 38558	ADDRESS:	380 S.Lowe Ave. Suite 6 Cookeville, TN 38501
TELEPHONE:	931-255-4613	TELEPHONE:	931-372-0146
ENGINEER:	NA	ACREAGE SUBDIVIDED:	0.69 Acres
ADDRESS:	NA	NUMBER OF LOTS:	01
TELEPHONE:	NA	SCALE:	1" = 50'
		DATE:	02-11-26
		TAX MAP REFERENCE:	MAP 71J Group J Parcels 37 & 6

North Meridian is oriented to the bearing of record for the northerneaster line of Lot 34 per Plat Book 9, p. 257

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

Date \_\_\_\_\_ Owner \_\_\_\_\_

Date \_\_\_\_\_ Owner \_\_\_\_\_

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

Registered Land Surveyor

Date \_\_\_\_\_

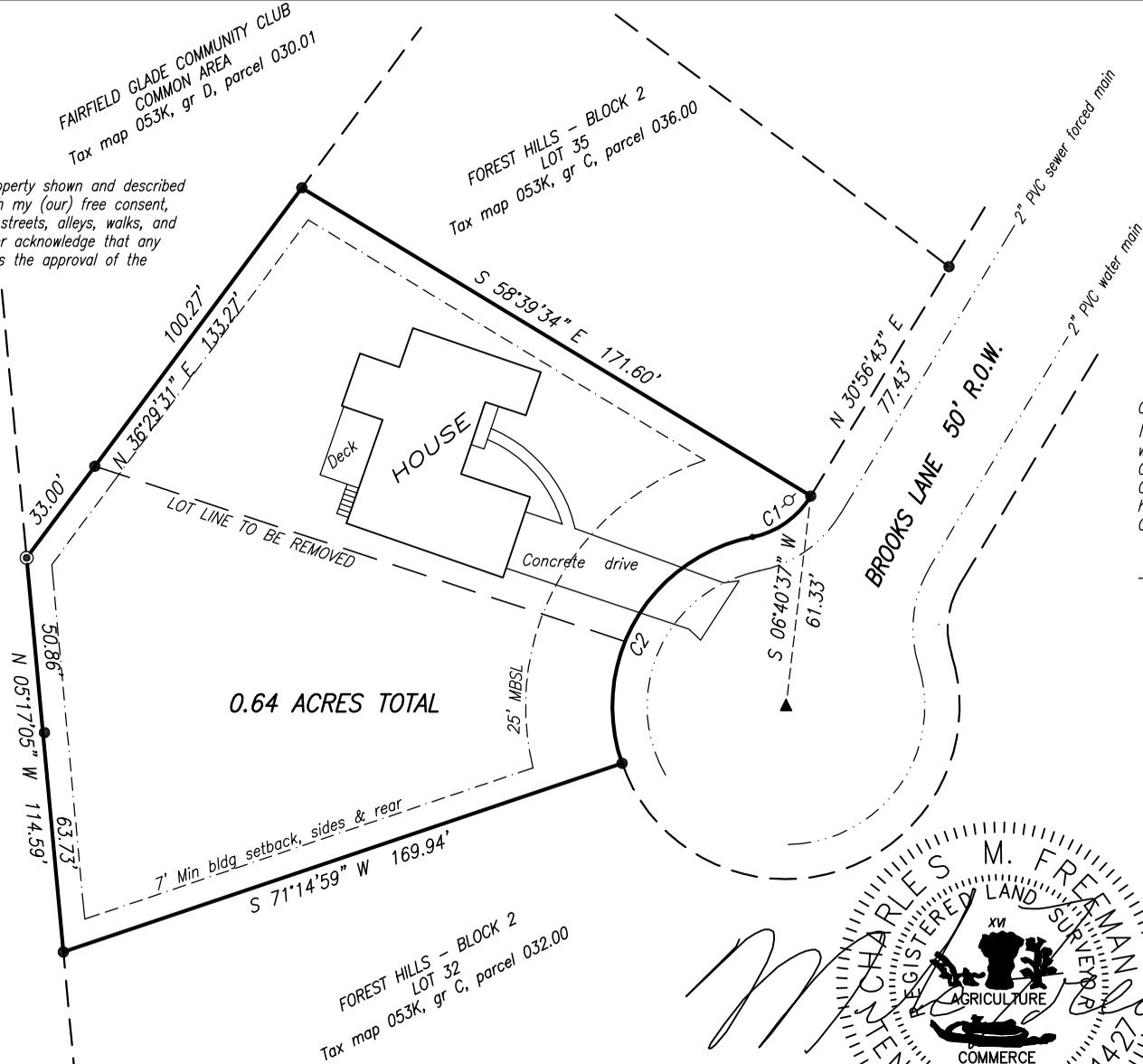
**LEGEND**

These standard symbols will be found in the drawing.

- 1/2" DIAMETER REBAR FOUND
- ⊙ 1/2" DIAMETER REBAR SET
- UNMONUMENTED POINT
- ▲ MAG NAIL FOUND
- ⊗ UTILITY POLE

**NOTES:**

1. This survey is prepared from the current deeds of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current and accurate title search will reveal.
2. Source of Title: Tax Map 53K, group C, parcels 033.00 & 034.00  
 Warranty Deed Book 1731, p 229  
 Timothy Calvin & Deborah Bence Boerema, owners  
 40 Brooks Lane; Fairfield Glade, TN 38558  
 (845) 699-8029
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.



0.64 ACRES TOTAL



**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.

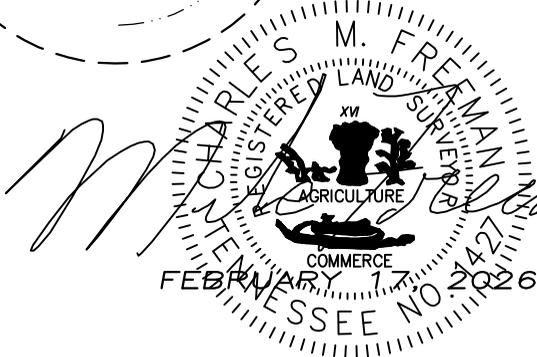
Date \_\_\_\_\_ Secretary, Cumberland County Planning Commission \_\_\_\_\_

Having consulted the FEMA Flood Insurance Rate Map (FIRM), 47035C0195D, dated November 16, 2007, I found that this property does NOT lie in a Special Flood Zone.

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

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

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



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	21.13'	20.51'	S 54°42'18" W	48°25'53"
C2	50.00'	85.64'	75.55'	S 29°51'14" W	98°08'01"

**FINAL PLAT**  
**COMBINATION OF LOTS 33 & 34**  
**BLK 2 - FOREST HILLS ADDITION TO**  
**FAIRFIELD GLADE**  
**Second Civil District Cumberland County**  
 Scale 1" = 50'  
 February 17, 2026  
 Mike Freeman Land Surveyor  
 118 Exeter Drive Crossville, TN 38558  
 (865) 696-0327

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this 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 19, 2026 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

**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

**GPS INFORMATION**

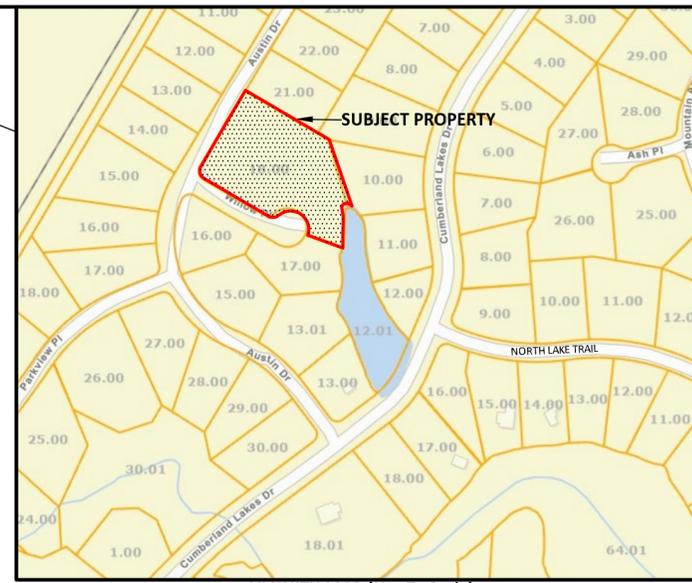
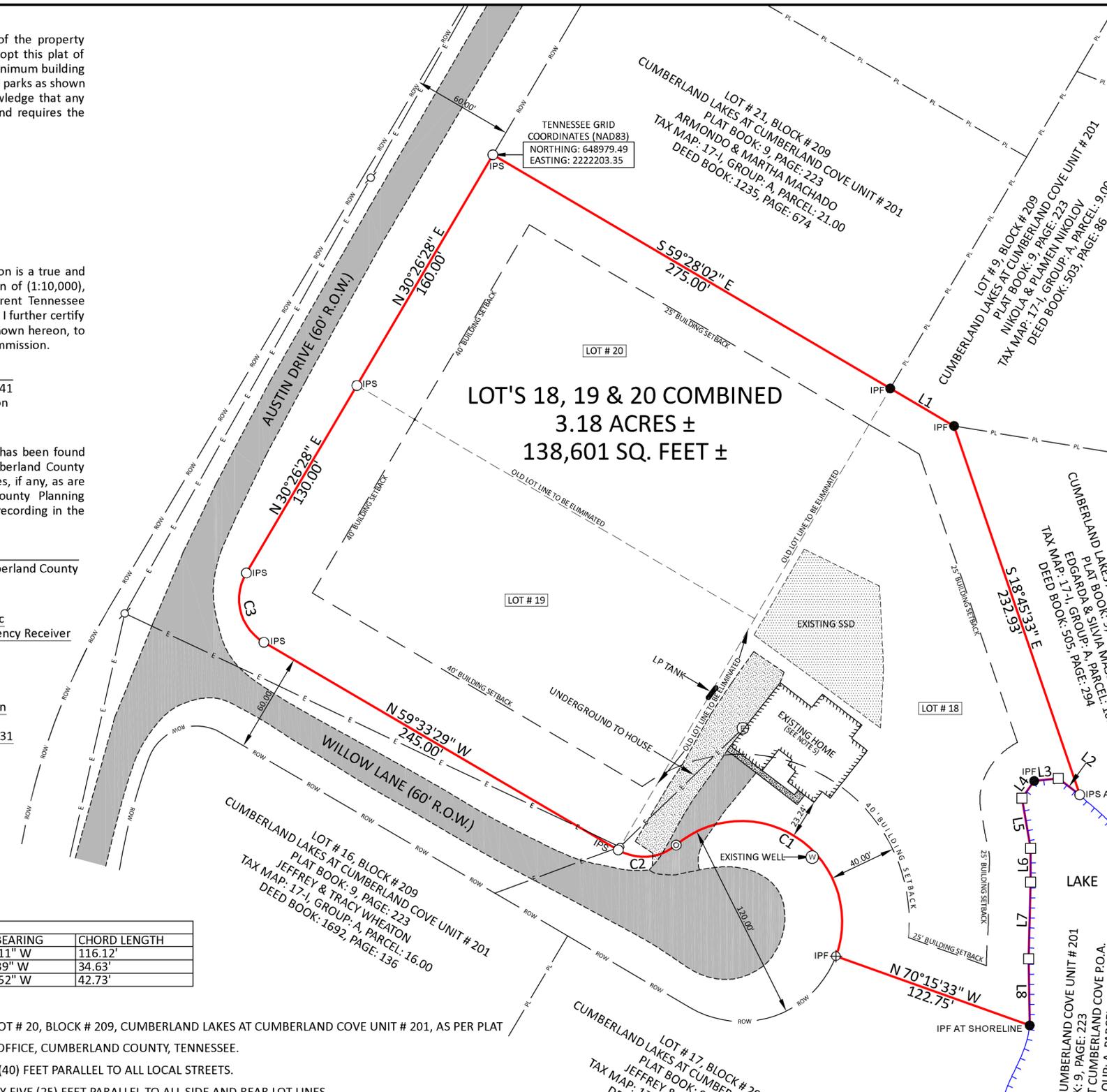
1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: CHCNAV i93 Dual Frequency Receiver
3. Relative Positional Accuracy: H = 0.05', V = 0.05'
4. Date(s) of Survey: February 19, 2026
5. Datum/Epoch: NAD 83 (2011)/Epoch 2010.00
6. Fixed Control Station: TDOT GNSS Reference Network
7. Fixed Control Station Position: Virtual Reference Station
8. Geoid Model Used: GEOID18
9. Combined Grid Factor (Grid to Ground): 1.000125558531

LINE	BEARING	DISTANCE
L1	S 59°33'01" E	44.15'
L2	N 52°40'31" W	16.07'
L3	S 83°59'03" W	14.46'
L4	S 35°25'00" W	12.56'
L5	S 09°54'06" E	30.47'
L6	S 00°16'59" W	20.25'
L7	S 01°31'26" W	45.69'
L8	S 01°01'49" E	39.99'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	157.88'	60.00'	N 55°07'11" W	116.12'
C2	36.91'	30.00'	S 85°11'39" W	34.63'
C3	47.56'	30.00'	N 14°08'52" W	42.73'

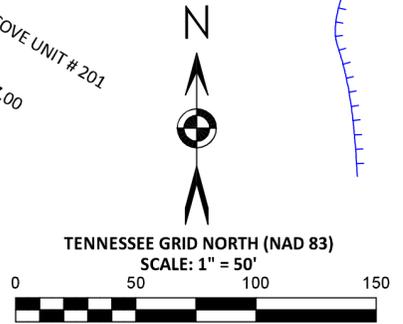
**SURVEYOR'S NOTES:**

1. BEING A COMBINATION OF LOT # 18, LOT # 19, AND LOT # 20, BLOCK # 209, CUMBERLAND LAKES AT CUMBERLAND COVE UNIT # 201, AS PER PLAT RECORDED IN PLAT BOOK: 9, PAGE: 223, REGISTER'S OFFICE, CUMBERLAND COUNTY, TENNESSEE.
2. THERE IS AN EXISTING BUILDING SETBACK OF FORTY (40) FEET PARALLEL TO ALL LOCAL STREETS.
3. THERE IS AN EXISTING BUILDING SETBACK OF TWENTY-FIVE (25) FEET PARALLEL TO ALL SIDE AND REAR LOT LINES.
4. THERE IS AN EXISTING BUILDING SETBACK OF TWENTY-FIVE (25) FEET PARALLEL TO THE SHORELINE OF THE LAKE.
5. THE EXISTING HOME ON OLD LOT # 18 ON THIS PLAT IS EXEMPT FROM THE EXISTING FORTY (40) FOOT ROAD RIGHT-OF-WAY SETBACK REQUIREMENT OF THE CUMBERLAND LAKES AT CUMBERLAND COVE P.O.A. IF THE AFOREMENTIONED HOME, SHOWN WITHIN THE REQUIRED SETBACK AT THE TIME OF PLAT APPROVAL, IS SUBSEQUENTLY DESTROYED, TORN DOWN OR MOVED, THEN ANY NEW STRUCTURE(S) MUST COMPLY WITH THE SETBACKS REQUIRED ON THIS PLAT. NO STRUCTURAL ADDITIONS MAY BE MADE TO THE AFOREMENTIONED STRUCTURE OUTSIDE THE REQUIRED SETBACK SHOWN ON THIS PLAT.
6. THE LOT SHOWN AND DESCRIBED HEREON IS NOT SERVED BY PUBLIC WATER AND SEWER.
7. ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND SHALL NOT BE RELIED ON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. PLEASE CALL 811 BEFORE YOU DIG.
8. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DEFINED BY FEMA FLOOD INSURANCE MAP # 47035C150D (NOT PRINTED) FOR CUMBERLAND COUNTY, TENNESSEE.
9. 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.
10. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH AND IS SUBJECT TO ANY STATE OF FACTS THAT A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL.
11. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET.
12. PLEASE REFER TO LEGEND FOR SYMBOL AND LINE TYPE DESCRIPTIONS.



**LEGEND**

IPS ○	NEW 1/2" REBAR AND CAP, R.L.S. # 2341 SET
IPF ●	5/8" REBAR FOUND
IPF ⊕	1/2" REBAR AND CAP, R.L.S. # 699 FOUND
⊙	CORNER IN PAVED DRIVEWAY
□	POINT AT SHORELINE OF LAKE
⊕	EXISTING WELL
⊕	ELECTRIC METER
⊕	EXISTING UTILITY POLE
—	SURVEYED PROPERTY LINE
—	ADJOINING PROPERTY LINE
---	EXISTING BUILDING SETBACK LINE
—	ROAD RIGHT-OF-WAY
---	EDGE OF ROAD, DRIVEWAY OR EASEMENT
---	EXISTING ELECTRIC AND/OR COMMUNICATION LINE
---	OLD LOT LINE TO BE ELIMINATED
—	EDGE OF LAKE
▨	PAVED ROAD OR DRIVEWAY
▨	CONCRETE SIDEWALK
▨	EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM
▨	GRAVEL DRIVEWAY



**SEAN PUGH SURVEYING**  
8334 CHEROKEE TRAIL, CROSSVILLE, TN, 38572  
PHONE: (931) 200-5227  
EMAIL: [surveytenn@gmail.com](mailto:surveytenn@gmail.com)

**FINAL PLAT FOR LOT COMBINATION OF CUMBERLAND LAKES AT CUMBERLAND COVE UNIT # 201 BLOCK # 209, LOT # 18, LOT # 19 & LOT # 20 (PLAT BOOK: 9, PAGE: 223)**  
Located in the Second Civil District of Cumberland County, Tennessee  
**PRESENTED TO CUMBERLAND COUNTY PLANNING COMMISSION**

DEVELOPER: JOEL & NANCY GLASER ADDRESS: 73 WILLOW LANE MONTEREY, TN 38547 TELEPHONE: (904) 651-0579	SURVEYOR: SEAN PUGH, R.L.S # 2341 ADDRESS: 8334 CHEROKEE TRAIL CROSSVILLE, TN, 38572 TELEPHONE: (931) 200-5227
ENGINEER: NA ADDRESS: NA	ACREAGE SUBDIVIDED: 3.25 ACRES ± NUMBER OF LOTS: 1 SCALE: 1" = 50' TAX MAP: 17-1, GROUP: A, PARCEL: 18.00 LOT # 18--DEED BOOK: 1699, PAGE: 373 LOT # 19--DEED BOOK: 1732, PAGE: 2497 LOT # 20--DEED BOOK: 1715, PAGE: 1496 DATE: FEBRUARY 19, 2026

TELEPHONE: NA

**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**

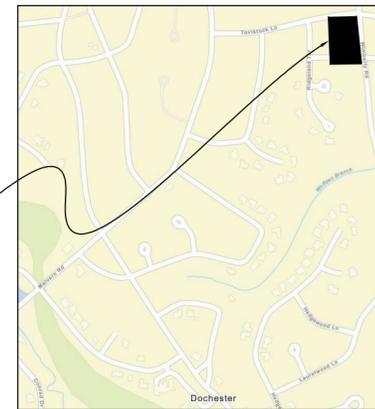
I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category \_\_\_\_\_ survey, and the ratio and precision of the unadjusted closure is 1:\_\_\_\_\_ as per the State of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

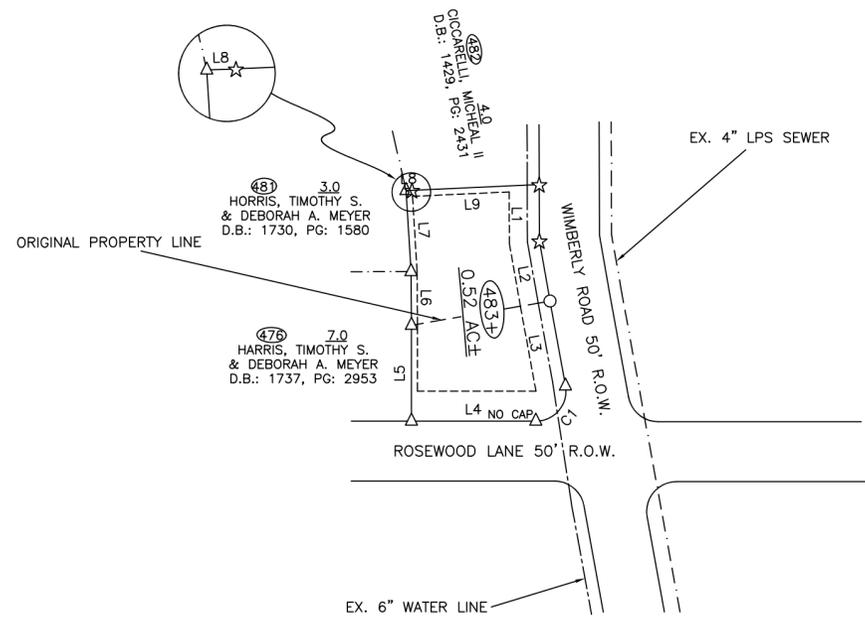
**CERTIFICATE OF APPROVAL FOR RECORDING**

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



SITE



**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.

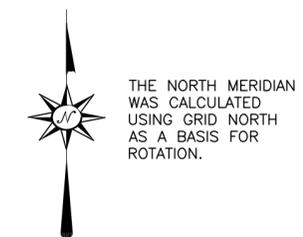
THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FEMA FLOOD MAP, COMMUNITY PANEL #47035C0355D.

**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: Febuary 17, 2026
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

LINE	BEARING	DISTANCE
L1	S 00°09'17" E	46.99'
L2	S 10°00'32" E	51.00'
L3	S 10°17'53" E	72.03'
L4	S 89°59'58" W	103.56'
L5	N 00°02'58" E	79.99'
L6	N 00°24'26" W	44.90'
L7	N 03°29'32" W	67.75'
L8	N 87°59'55" E	4.87'
L9	N 87°23'28" E	106.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	43.79'	38.40'	S 39°59'39" W	100°21'55"



SCALE: 1" = 100'



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

FINAL PLAT FOR COMBINATION OF LOT #S 483 & 484, BLK: 1, WINDSOR BLUFF ADDITION TO FAIRFIELD GLADE RESORT RECORDED IN PLAT BOOK: 5, PAGE: 87 PRESENTED TO CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER-BOTH: LANZILOTTA, JESSE ADDRESS: 3773 PEAVINE RD CROSSVILLE, TN 38571 TELEPHONE: (931)248-6304	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931)484-7702
OWNER: _____ ADDRESS: _____ TELEPHONE: _____	5.0 DEED BOOK: 1732 PAGE: 2232 6.0 DEED BOOK: 1710 PAGE: 760 SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN ACREAGE SUBDIVIDED: 0.52 AC± NUMBER OF LOTS: 1
TAX MAP: 91-1 PARCEL: 5.0 & 6.0 GROUP: "B"	SCALE: 1"=100' DATE: 2/17/2026 DRAWN BY: ROBIN POWERS JOB NO.: 26045

**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**

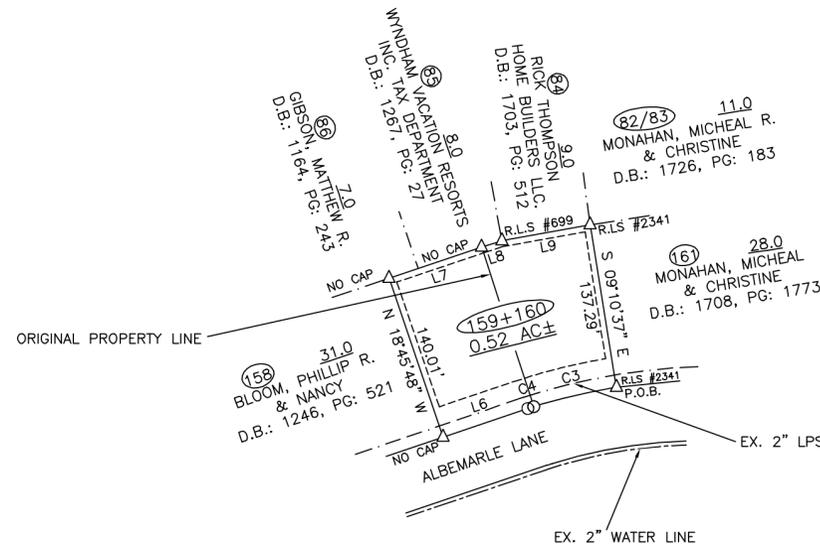
I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category \_\_\_\_\_ survey, and the ratio and precision of the unadjusted closure is 1:\_\_\_\_\_ as per the State of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

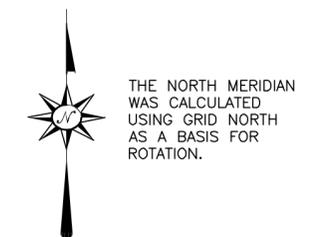
Date \_\_\_\_\_ Signature of the Secretary of  
 Cumberland County Planning Commission



SITE



VICINITY MAP  
 CUMBERLAND COUNTY, TENNESSEE



SCALE: 1" = 100'



**LEGEND**

These standard symbols will be found in the drawing.

- △ EX. 1/2" REBAR
- 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 #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: February 13, 2026
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

LINE	BEARING	DISTANCE
L6	S 71°18'06" W	74.30'
L7	N 71°22'22" E	81.28'
L8	N 72°11'08" E	17.63'
L9	N 79°52'48" E	74.57'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	459.48'	70.68'	70.61'	S 76°49'39" W	8°48'50"
C4	459.48'	5.19'	5.19'	S 72°09'31" W	0°38'51"

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

FINAL PLAT  
 FOR  
 COMBINATION OF LOT #'S 159 & 160, BLOCK 1, DRUID HILLS ADDITION TO FAIRFIELD GLADE RESORT  
 RECORDED IN PLAT BOOK: 4, PAGE: 3  
 PRESENTED TO  
 CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER-BOTH: MONAHAN, MICHEAL & CHRISTINE ADDRESS: 229 ALBEMARLE CIR CROSSVILLE, TN 38558 TELEPHONE: (231) 383-1319	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
OWNER: ADDRESS: TELEPHONE:	29.0 DEED BOOK: 1737 PAGE: 2718 30.0 DEED BOOK: 1739 PAGE: 888 SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN ACREAGE SUBDIVIDED: 0.52 AC± NUMBER OF LOTS: 1
TAX MAP: 90-B PARCEL: 29.0 & 30.0 GROUP: "B"	SCALE: 1"=100' DATE: 2/13/2026 DRAWN BY: ROBIN POWERS JOB NO.: 26036

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

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

**SURVEYOR'S CERTIFICATION**

I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category 1 survey, and the ratio and precision of the unadjusted closure is 1: 10,000 as per the State of Tennessee standards of practice, Chapter 0820-3. This survey was made according to information of public record and/or observed ground evidence.

Date \_\_\_\_\_ O.D. Pugh, Jr., R.L.S. #699  
 Tennessee Registration  
 80 West Avenue  
 Crossville, TN 38555

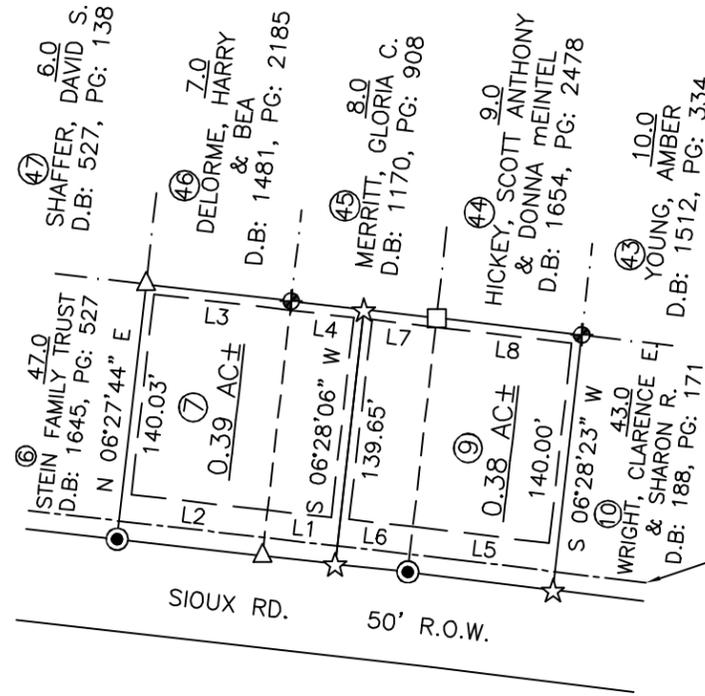
**CERTIFICATE OF APPROVAL FOR RECORDING**

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: October 13, 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



**LEGEND**

These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- △ EX. 1/2" REBAR
- EX. 1/2" IRON PIPE
- EX. 5/8" REBAR, R.L.S. #617
- ◆ N.P. MAG NAIL IN TREE ROOT
- — — — — PROPERTY LINE
- - - - - ADJOINING PROPERTY LINE
- ===== ROAD RIGHT OF WAY

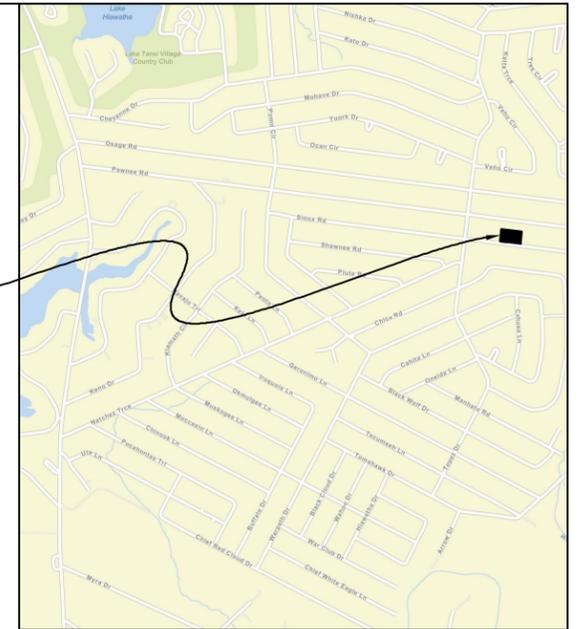
----- THERE IS A 25' BUILDING SETBACK FROM ALL STREET RIGHT OF WAYS. TYPICAL ALL LOTS.

----- 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 #47035C475D.

LINE	BEARING	DISTANCE
L1	N 83°37'45" W	39.99'
L2	N 83°30'20" W	79.99'
L3	S 83°22'00" E	80.00'
L4	S 83°21'59" E	40.00'
L5	N 82°59'07" W	80.00'
L6	N 83°37'45" W	39.99'
L7	S 83°21'59" E	40.00'
L8	S 83°22'00" E	80.01'

SITE



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  
 LOT #'S 7, 8, & 9, BLOCK: 8, CROW ADDITION TO LAKE TANSI RESORT,  
 RECORDED IN PLAT BOOK: 4, PAGE: 43  
 PRESENTED TO  
 CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER-ALL: PHILLIPS, ERIC H.  
 ADDRESS: 1291 CLARKRANGE MONTEREY HWY  
 CLARKRANGE, TN 38553  
 TELEPHONE: (931) 287-8922

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

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

DEED BOOK-44.0: 1580 PAGE: 298  
 DEED BOOK-45.0: 1580 PAGE: 301  
 DEED BOOK-46.0: 1643 PAGE: 650  
 THIRD CIVIL DISTRICT OF CUMBERLAND COUNTY, TN  
 ACREAGE SUBDIVIDED: 0.77 AC±  
 NUMBER OF LOTS: 2

TAX MAP: 150-J  
 PARCEL: 44.0, 45.0, & 46.0  
 GROUP: "E"

SCALE: 1"=100' DATE: 3/10/2026  
 DRAWN BY: ROBIN POWERS  
 JOB NO.: 25278

**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  
80 West Ave.  
Crossville, TN 38555

**CERTIFICATE OF APPROVAL FOR RECORDING**

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

\_\_\_\_\_  
Date  
Signature of the Secretary of  
Cumberland County Planning Commission

**LEGEND**

These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- △ EX. 1/2" REBAR
- ⊙ WATER METER
- — — — — PROPERTY LINE
- - - - - ADJOINING PROPERTY LINE
- \_\_\_\_\_ ROAD RIGHT OF WAY

**GPS INFORMATION**

1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
3. Relative Positional Accuracy: H = 0.05', V = 0.05'
4. Date(s) of Survey: January 28, 2026
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	152.92'	69.23'	68.64'	S 68°32'13" E	25°56'14"

LINE	BEARING	DISTANCE
L1	S 37°42'20" W	106.86'
L2	N 75°24'46" E	24.03'
L3	S 15°09'29" E	85.00'
L4	N 15°09'27" W	85.17'
L5	N 75°25'05" E	51.92'
L6	N 51°05'25" W	48.00'

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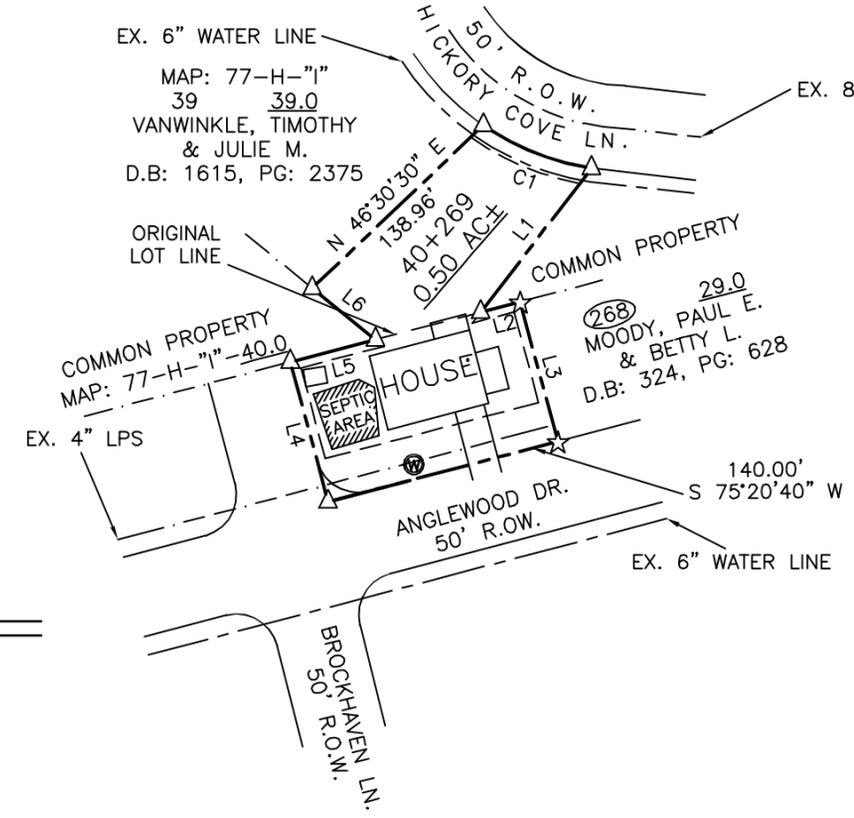
THERE IS A 25' BUILDING SETBACK FROM ANGLEWOOD DRIVE. TYPICAL ALL LOTS.

THERE IS A 5' BUILDING SETBACK FROM ALL SIDE AND REAR LOT LINES NOT ADJOINING A LAKE, GOLF COURSE, OR STREET RIGHT OF WAY ON LOT #269.

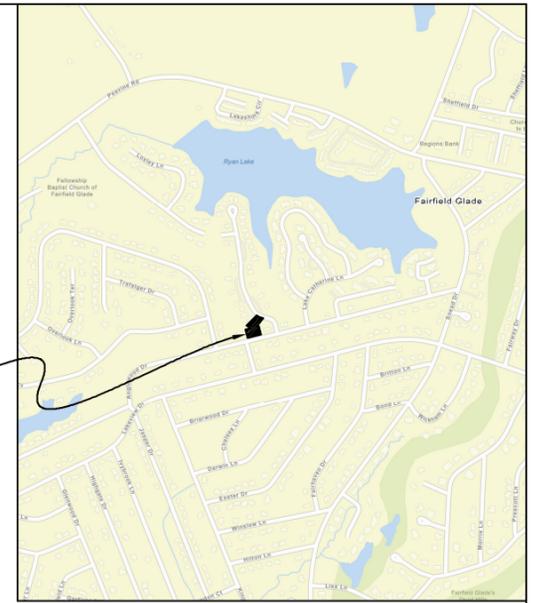
THERE IS A 10' BUILDING SETBACK FROM HICKORY COVE LANE. TYPICAL ALL LOTS.

THERE IS A 0' BUILDING SETBACK FROM ALL SIDE AND REAR LOT LINES NOT ADJOINING A LAKE, GOLF COURSE, OR STREET RIGHT OF WAY ON LOT #40.

THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FEMA FLOOD MAP, COMMUNITY PANEL #47035C0195D.



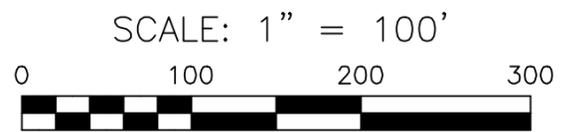
SITE



VICINITY MAP  
CUMBERLAND COUNTY, TENNESSEE



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  
COMBINATION OF LOT #269, BLOCK: 1, LAKE CATERINE ADDITION TO FAIRFIELD GLADE RESORT RECORDED IN PLAT BOOK: 3, PAGE: 41 & LOT #40, BLOCK: 1, HICKORY COVE ADDITION TO FAIRFIELD GLADE RESORT, RECORDED IN PLAT BOOK: 9, PAGE: 50  
PRESENTED TO  
CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

OWNER-BOTH: WILLIAMS, TIMOTHY & ANNETTE ADDRESS: 154 ANGLEWOOD DR CROSSVILLE, TN 38558 TELEPHONE: (727) 723-5111	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931)484-7702
OWNER: _____ ADDRESS: _____ TELEPHONE: _____	DEED BOOK-30.0: 1737 PAGE: 855 DEED BOOK-40.0: ? PAGE: ? SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TN ACREAGE SUBDIVIDED: 0.50 AC± NUMBER OF LOTS: 1
TAX MAP: 77-G-"A"-30.0 TAX MAP: 77-H-"I"-40.0	SCALE: 1"=100' DATE: 1/28/26 DRAWN BY: ROBIN POWERS JOB NO.: 26001





# Application to Amend Cumberland County Road List

ADMIN USE ONLY

DATE RECEIVED: 2/20/26

There is a nonrefundable \$100 fee taken at the time of application to cover the cost of required public notice. Please return completed application, with fee, to the Cumberland County Mayor's Office.

AMOUNT: \$100

Check  Cash

If seeking to close or shorten a current road on the road list, applicant is required to produce a title opinion from a licensed attorney regarding the closure or shortening. The opinion must confirm that there are no easements, rights-of-way, or other claims or encumbrances in the chain of title that could be adversely impacted by the closure. Cost of the opinion is to be incurred by the applicant.

INITIALS: BWD

### Applicant Information:

NAME: Fred Stoyt  
STREET ADDRESS: 1625 Bannanhood  
CITY: Crossville TN STATE: TN ZIP: 38571

PHONE: 931-979-0884

EMAIL: \_\_\_\_\_

### IF NECESSARY, LIST ANY ADDITIONAL PARTIES HERE:

NAME: <u>Ronia Relys</u>	NAME: _____	NAME: _____
ADDRESS: <u>Montey Ln</u>	ADDRESS: _____	ADDRESS: _____
PHONE: <u>931-979-6256</u>	PHONE: _____	PHONE: _____

### Roadway Information:

ROAD NAME: Nicholson Drive

LENGTH OF ROAD (Nearest tenth of a mile): <u>2.983 FF.</u>	WIDTH OF ROAD (feet): <u>20</u>	WIDTH OF ROADBED (feet): <u>24</u>
WIDTH OF PAVED SURFACE (feet): <u>20</u>	NUMBER OF DRAINAGE STRUCTURES: <u>2</u>	MAX LOAD ALLOWED: _____
SPEED LIMIT (if any): _____	AGE OF ROAD: <u>New</u>	WEIGHT-LIMITED BRIDGE? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no

ADDITIONAL TYPES OF VEHICLES, IF ANY, USING THE ROADWAY:  Agricultural equipment  Logging trucks  Commercial  ATVs

TYPE OF SURFACE:  Asphalt  Tar & Chip  Gravel

DESCRIPTION OF BEGINNING AND END POINTS BEING CONSIDERED:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**History:**

Has the road appeared on previous road lists? If yes, what year(s)?

Yes  No

Is there proof of previous county maintenance on the road?

Yes  No

Do deeds along the roadway denote the road as a county road? Which deed?

Yes  No

Is this a clerical error on the list? (Example: wrong length, misspelled name, etc.)

Yes  No

Type of error: \_\_\_\_\_

**Right-of-Way:**

Is the title clear?

Yes  No

Comments: \_\_\_\_\_

Are there any current court proceedings or judgements regarding use of the road?

Yes  No

Comments: \_\_\_\_\_

Are there any deeds describing special use of the land that goes under the road?

Yes  No

Comments: \_\_\_\_\_

Is the right-of-way taxed?

Yes  No

BELOW THIS LINE FOR ROAD SUPERINTENDENT AND PLANNING USE ONLY

**RECOMMENDATIONS**

**A. Cumberland County Road Superintendent**

- 1. Estimated cost of meeting road acceptance standards: \$ \_\_\_\_\_
- 2. Estimated yearly maintenance cost: \$ \_\_\_\_\_
- 3. Anticipated lifespan before maintenance required: \_\_\_\_\_
- 4. Request meets road acceptance standards Yes  No
- 5. Recommended Class:  1  2  3  4
- 6. Recommended Classification:  Arterial  Collector  Local  Cul-de-sac
- 7.  Approve  Deny

\_\_\_\_\_  
Superintendent, Highway Department (Signature)

\_\_\_\_\_  
Date

Comments: \_\_\_\_\_

**B. Cumberland County Regional Planning Commission**

- 1. A variance is required for approval Yes  No
- 2. Variance will not be detrimental to public safety, welfare, or property Yes  No
- 3. Variance request is unique to the property Yes  No
- 4. A hardship to the owner will result if variance is not approved Yes  No

\_\_\_\_\_  
Secretary, Cumberland County Regional Planning Commission (Signature) Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**C. Environmental Committee**  Approve  Deny

\_\_\_\_\_  
Chairman, Environmental Committee (Signature) Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**D. County Attorney**  Approve  Deny

\_\_\_\_\_  
County Attorney (Signature) Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**E. Cumberland County Commission**  Approve  Deny

Resolution No. \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# Application to Amend Cumberland County Road List

There is a nonrefundable \$100 fee taken at the time of application to cover the cost of required public notice.

Please return finished application, with fee, to the Cumberland County Mayor's Office.

ADMIN USE ONLY

DATE RECEIVED: \_\_\_\_\_

AMOUNT: \$100

Check  Cash

INITIALS: BWD

## Applicant Information:

Catoosa Ridge Estates  
 NAME  
Po Box 520  
 STREET ADDRESS  
Livingston TN 38570  
 CITY STATE ZIP

931-265-8420  
 PHONE  
sdsstephens@gmail.com  
 EMAIL

IF NECESSARY, LIST ANY ADDITIONAL PARTIES HERE:

Sean Stephens  
 NAME  
653 Catoosa Ridge Dr  
 ADDRESS  
931-265-8420  
 PHONE

\_\_\_\_\_  
 NAME  
 \_\_\_\_\_  
 ADDRESS  
 \_\_\_\_\_  
 PHONE

\_\_\_\_\_  
 NAME  
 \_\_\_\_\_  
 ADDRESS  
 \_\_\_\_\_  
 PHONE

## Roadway Information:

Catoosa Ridge Drive  
 ROAD NAME  
1.15 26' 20'  
 LENGTH OF ROAD (Nearest tenth of a mile) WIDTH OF ROAD (feet) WIDTH OF ROADBED (feet)  
20' \_\_\_\_\_ 50 ton  
 WIDTH OF PAVED SURFACE (feet) NUMBER OF DRAINAGE STRUCTURES MAX LOAD ALLOWED  
 \_\_\_\_\_ 18 years \_\_\_\_\_  
 SPEED LIMIT (if any) AGE OF ROAD WEIGHT-LIMITED BRIDGE?  
 yes  no

ADDITIONAL TYPES OF VEHICLES, IF ANY, USING THE ROADWAY:  Agricultural equipment  Logging trucks  Commercial  ATVs

TYPE OF SURFACE:  Asphalt  Tar & Chip  Gravel

DESCRIPTION OF BEGINNING AND END POINTS BEING CONSIDERED:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**History:**

Has the road appeared on previous road lists? If yes, what year(s)? Yes  No

Is there proof of previous county maintenance on the road? Yes  No

Do deeds along the roadway denote the road as a county road? Which deed? Yes  No

Is this a clerical error on the list? (Example: wrong length, misspelled name, etc.) Yes  No

Type of error: \_\_\_\_\_

**Right-of-Way:**

Is the title clear? Yes  No

Comments: \_\_\_\_\_

Are there any current court proceedings or judgements regarding use of the road? Yes  No

Comments: \_\_\_\_\_

Are there any deeds describing special use of the land that goes under the road? Yes  No

Comments: \_\_\_\_\_

Is the right-of-way taxed? Yes  No

BELOW THIS LINE FOR ROAD SUPERINTENDENT AND PLANNING USE ONLY

**RECOMMENDATIONS**

**A. Cumberland County Road Superintendent**

- 1. Estimated cost of meeting road acceptance standards: \$ 0
- 2. Estimated yearly maintenance cost: \$ \$16,000
- 3. Anticipated lifespan before maintenance required: 10 YEARS to 15
- 4. Request meets road acceptance standards Yes  No
- 5. Recommended Class:  1  2  3  4
- 6. Recommended Classification:  Arterial  Collector  Local  Cul-de-sac
- 7.  Approve  Deny

Stacy Hall  
Superintendent, Highway Department (Signature)

2-24-2016  
Date

Comments: IT IS IN GOOD SHAPE ABOVE AVERAGE FOR AGE OF ROAD

**B. Cumberland County Regional Planning Commission**

- 1. A variance is required for approval Yes  No
- 2. Variance will not be detrimental to public safety, welfare, or property Yes  No
- 3. Variance request is unique to the property Yes  No
- 4. A hardship to the owner will result if variance is not approved Yes  No

\_\_\_\_\_  
Secretary, Cumberland County Regional Planning Commission (Signature) Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**C. Environmental Committee**  Approve  Deny

\_\_\_\_\_  
Chairman, Environmental Committee (Signature) Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**D. County Attorney**  Approve  Deny

\_\_\_\_\_  
County Attorney (Signature) Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**E. Cumberland County Commission**  Approve  Deny

Resolution No. \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# Application to Amend Cumberland County Road List

There is a nonrefundable \$100 fee taken at the time of application to cover the cost of required public notice. Please return completed application, with fee, to the Cumberland County Mayor's Office.

If seeking to close or shorten a current road on the road list, applicant is required to produce a title opinion from a licensed attorney regarding the closure or shortening. The opinion must confirm that there are no easements, rights-of-way, or other claims or encumbrances in the chain of title that could be adversely impacted by the closure. Cost of the opinion is to be incurred by the applicant.

ADMIN USE ONLY

DATE RECEIVED: \_\_\_\_\_

AMOUNT: \$100

Check  Cash

INITIALS: BND

## Applicant Information:

Catoosa Ridge Estates  
NAME  
PO Box 520  
STREET ADDRESS  
Livingston TN 38570  
CITY STATE ZIP

931 265 8420  
PHONE  
sdrstephens@yahoo.com  
EMAIL

IF NECESSARY, LIST ANY ADDITIONAL PARTIES HERE:

<u>Sean Stephens</u> NAME	_____	NAME	_____	NAME	_____
<u>653 Catoosa Ridge</u> ADDRESS	_____	ADDRESS	_____	ADDRESS	_____
<u>931 265 8420</u> PHONE	_____	PHONE	_____	PHONE	_____

## Roadway Information:

Bluff View Drive  
ROAD NAME

<u>.44</u> LENGTH OF ROAD (Nearest tenth of a mile)	<u>26'</u> WIDTH OF ROAD (feet)	<u>20'</u> WIDTH OF ROADBED (feet)
<u>20'</u> WIDTH OF PAVED SURFACE (feet)	NUMBER OF DRAINAGE STRUCTURES	<u>50 ton</u> MAX LOAD ALLOWED
SPEED LIMIT (if any)	<u>18 yr</u> AGE OF ROAD	WEIGHT-LIMITED BRIDGE? <input type="checkbox"/> yes <input type="checkbox"/> no

ADDITIONAL TYPES OF VEHICLES, IF ANY, USING THE ROADWAY:  Agricultural equipment  Logging trucks  Commercial  ATVs  
TYPE OF SURFACE:  Asphalt  Tar & Chip  Gravel

DESCRIPTION OF BEGINNING AND END POINTS BEING CONSIDERED:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**History:**

Has the road appeared on previous road lists? If yes, what year(s)?

Yes  No

Is there proof of previous county maintenance on the road?

Yes  No

Do deeds along the roadway denote the road as a county road? Which deed?

Yes  No

Is this a clerical error on the list? (Example: wrong length, misspelled name, etc.)

Yes  No

Type of error: \_\_\_\_\_

**Right-of-Way:**

Is the title clear?

Yes  No

Comments: \_\_\_\_\_

Are there any current court proceedings or judgements regarding use of the road?

Yes  No

Comments: \_\_\_\_\_

Are there any deeds describing special use of the land that goes under the road?

Yes  No

Comments: \_\_\_\_\_

Is the right-of-way taxed?

Yes  No

BELOW THIS LINE FOR ROAD SUPERINTENDENT AND PLANNING USE ONLY

**RECOMMENDATIONS**

**A. Cumberland County Road Superintendent**

1. Estimated cost of meeting road acceptance standards:

\$ 0

2. Estimated yearly maintenance cost:

\$ 8000

3. Anticipated lifespan before maintenance required:

10 YEARS OR MORE

4. Request meets road acceptance standards

Yes  No

5. Recommended Class:

1  2  3  4

6. Recommended Classification:  Arterial  Collector  Local  Cul-de-sac

7.  Approve  Deny

*Steve Hall*

*2-24-2026*

Superintendent, Highway Department (Signature)

Date

Comments: IN GOOD SHAPE

**B. Cumberland County Regional Planning Commission**

- 1. A variance is required for approval Yes  No
- 2. Variance will not be detrimental to public safety, welfare, or property Yes  No
- 3. Variance request is unique to the property Yes  No
- 4. A hardship to the owner will result if variance is not approved Yes  No

\_\_\_\_\_  
Secretary, Cumberland County Regional Planning Commission (Signature)      Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**C. Environmental Committee**  Approve       Deny

\_\_\_\_\_  
Chairman, Environmental Committee (Signature)      Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**D. County Attorney**  Approve       Deny

\_\_\_\_\_  
County Attorney (Signature)      Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**E. Cumberland County Commission**  Approve       Deny

Resolution No. \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**History:**

Has the road appeared on previous road lists? If yes, what year(s)?  
\_\_\_\_\_

Yes  No

Is there proof of previous county maintenance on the road?  
\_\_\_\_\_

Yes  No

Do deeds along the roadway denote the road as a county road? Which deed?  
\_\_\_\_\_

Yes  No

Is this a clerical error on the list? (Example: wrong length, misspelled name, etc.)  
Type of error: \_\_\_\_\_

Yes  No

**Right-of-Way:**

Is the title clear?  
Comments: \_\_\_\_\_

Yes  No

Are there any current court proceedings or judgements regarding use of the road?  
Comments: \_\_\_\_\_

Yes  No

Are there any deeds describing special use of the land that goes under the road?  
Comments: \_\_\_\_\_

Yes  No

Is the right-of-way taxed?  
\_\_\_\_\_

Yes  No

BELOW THIS LINE FOR ROAD SUPERINTENDENT AND PLANNING USE ONLY

**RECOMMENDATIONS**

**A. Cumberland County Road Superintendent**

- 1. Estimated cost of meeting road acceptance standards: \$ 0-
- 2. Estimated yearly maintenance cost: \$ \$8,000-
- 3. Anticipated lifespan before maintenance required: 10 YEARS OR MORE
- 4. Request meets road acceptance standards Yes  No
- 5. Recommended Class:  1  2  3  4
- 6. Recommended Classification:  Arterial  Collector  Local  Cul-de-sac
- 7.  Approve  Deny

Shan Hall  
Superintendent, Highway Department (Signature)

2-24-2026  
Date

Comments: IN GOOD SHAPE

**B. Cumberland County Regional Planning Commission**

- 1. A variance is required for approval Yes  No
- 2. Variance will not be detrimental to public safety, welfare, or property Yes  No
- 3. Variance request is unique to the property Yes  No
- 4. A hardship to the owner will result if variance is not approved Yes  No

\_\_\_\_\_  
Secretary, Cumberland County Regional Planning Commission (Signature)      Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**C. Environmental Committee**  Approve  Deny

\_\_\_\_\_  
Chairman, Environmental Committee (Signature)      Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**D. County Attorney**  Approve  Deny

\_\_\_\_\_  
County Attorney (Signature)      Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**E. Cumberland County Commission**  Approve  Deny

Resolution No. \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# Application to Amend Cumberland County Road List

ADMIN USE ONLY

DATE RECEIVED:

There is a nonrefundable \$100 fee taken at the time of application to cover the cost of required public notice. Please return completed application, with fee, to the Cumberland County Mayor's Office.

AMOUNT: \$100

Check  Cash

If seeking to close or shorten a current road on the road list, applicant is required to produce a title opinion from a licensed attorney regarding the closure or shortening. The opinion must confirm that there are no easements, rights-of-way, or other claims or encumbrances in the chain of title that could be adversely impacted by the closure. Cost of the opinion is to be incurred by the applicant.

INITIALS: BND

## Applicant Information:

Catoosa Ridge Estates  
NAME  
PO Box 520  
STREET ADDRESS  
Livingston TN 38570  
CITY STATE ZIP

931 265 8420  
PHONE  
sdsstephens8@gmail.com  
EMAIL

IF NECESSARY, LIST ANY ADDITIONAL PARTIES HERE:

<u>Sean Stephens</u> NAME	NAME	NAME
<u>653 Catoosa Ridge</u> ADDRESS	ADDRESS	ADDRESS
<u>931 265 8420</u> PHONE	PHONE	PHONE

## Roadway Information:

Bluff View Way  
ROAD NAME

.042 LENGTH OF ROAD (Nearest tenth of a mile)     26' WIDTH OF ROAD (feet)     20' WIDTH OF ROADBED (feet)

20' WIDTH OF PAVED SURFACE (feet)     NUMBER OF DRAINAGE STRUCTURES     50 ton MAX LOAD ALLOWED

SPEED LIMIT (if any)     18 yr AGE OF ROAD     WEIGHT-LIMITED BRIDGE?  
 yes  no

ADDITIONAL TYPES OF VEHICLES, IF ANY, USING THE ROADWAY:  Agricultural equipment  Logging trucks  Commercial  ATVs

TYPE OF SURFACE:  Asphalt  Tar & Chip  Gravel

DESCRIPTION OF BEGINNING AND END POINTS BEING CONSIDERED:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**History:**

Has the road appeared on previous road lists? If yes, what year(s)?  
 \_\_\_\_\_

Is there proof of previous county maintenance on the road?  
 \_\_\_\_\_

Do deeds along the roadway denote the road as a county road? Which deed?  
 \_\_\_\_\_

Is this a clerical error on the list? (Example: wrong length, misspelled name, etc.)  
 Type of error: \_\_\_\_\_

Yes  No

Yes  No

Yes  No

Yes  No

**Right-of-Way:**

Is the title clear?  
 \_\_\_\_\_

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Are there any current court proceedings or judgements regarding use of the road?  
 \_\_\_\_\_

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Are there any deeds describing special use of the land that goes under the road?  
 \_\_\_\_\_

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Is the right-of-way taxed?  
 \_\_\_\_\_

Yes  No

Yes  No

Yes  No

Yes  No

BELOW THIS LINE FOR ROAD SUPERINTENDENT AND PLANNING USE ONLY

**RECOMMENDATIONS**

**A. Cumberland County Road Superintendent**

1. Estimated cost of meeting road acceptance standards: \$   -0-
2. Estimated yearly maintenance cost: \$   \$8,000
3. Anticipated lifespan before maintenance required:   10 YEARS OR MORE
4. Request meets road acceptance standards Yes  No
5. Recommended Class:  1  2  3  4
6. Recommended Classification:  Arterial  Collector  Local  Cul-de-sac
7.  Approve  Deny

Stacy Hall  
 Superintendent, Highway Department (Signature)

2-24-2020  
 Date

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**B. Cumberland County Regional Planning Commission**

- 1. A variance is required for approval Yes  No
- 2. Variance will not be detrimental to public safety, welfare, or property Yes  No
- 3. Variance request is unique to the property Yes  No
- 4. A hardship to the owner will result if variance is not approved Yes  No

\_\_\_\_\_  
Secretary, Cumberland County Regional Planning Commission (Signature) Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**C. Environmental Committee**  Approve  Deny

\_\_\_\_\_  
Chairman, Environmental Committee (Signature) Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**D. County Attorney**  Approve  Deny

\_\_\_\_\_  
County Attorney (Signature) Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**E. Cumberland County Commission**  Approve  Deny

Resolution No. \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# Application to Amend Cumberland County Road List

ADMIN USE ONLY

DATE RECEIVED: \_\_\_\_\_

There is a nonrefundable \$100 fee taken at the time of application to cover the cost of required public notice. Please return completed application, with fee, to the Cumberland County Mayor's Office.

AMOUNT: \$100

Check  Cash

If seeking to close or shorten a current road on the road list, applicant is required to produce a title opinion from a licensed attorney regarding the closure or shortening. The opinion must confirm that there are no easements, rights-of-way, or other claims or encumbrances in the chain of title that could be adversely impacted by the closure. Cost of the opinion is to be incurred by the applicant.

INITIALS: BND

## Applicant Information:

Catoosa Ridge Estates  
NAME  
Po Box 520  
STREET ADDRESS  
Livingston TN 38570  
CITY STATE ZIP

931 265 8420  
PHONE  
sdstephens@gmail.com  
EMAIL

IF NECESSARY, LIST ANY ADDITIONAL PARTIES HERE:

Sean Stephens  
NAME  
653 Catoosa Ridge  
ADDRESS  
931 265 8420  
PHONE

\_\_\_\_\_  
NAME  
\_\_\_\_\_  
ADDRESS  
\_\_\_\_\_  
PHONE

\_\_\_\_\_  
NAME  
\_\_\_\_\_  
ADDRESS  
\_\_\_\_\_  
PHONE

## Roadway Information:

Bluff View Point  
ROAD NAME  
.073 LENGTH OF ROAD (Nearest tenth of a mile) 26' WIDTH OF ROAD (feet) 20' WIDTH OF ROADBED (feet)  
20' WIDTH OF PAVED SURFACE (feet) NUMBER OF DRAINAGE STRUCTURES MAX LOAD ALLOWED 50 tons  
SPEED LIMIT (if any) AGE OF ROAD 18 yr WEIGHT-LIMITED BRIDGE?  
 yes  no

ADDITIONAL TYPES OF VEHICLES, IF ANY, USING THE ROADWAY:  Agricultural equipment  Logging trucks  Commercial  ATVs

TYPE OF SURFACE:  Asphalt  Tar & Chip  Gravel

DESCRIPTION OF BEGINNING AND END POINTS BEING CONSIDERED:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_







# Application to Amend Cumberland County Road List

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ADMIN USE ONLY

DATE RECEIVED: \_\_\_\_\_

AMOUNT: \$100

Check  Cash

INITIALS: BND

## Applicant Information:

Catoosa Ridge Estates  
NAME  
PO Box 520  
STREET ADDRESS  
Livingston TN 38570  
CITY STATE ZIP

931 265 8420  
PHONE  
sstephens8@gmail.com  
EMAIL

IF NECESSARY, LIST ANY ADDITIONAL PARTIES HERE:

<u>Sean Stephens</u> NAME	_____	NAME	_____
<u>653 Catoosa Ridge</u> ADDRESS	_____	ADDRESS	_____
<u>931 265 8420</u> PHONE	_____	PHONE	_____

## Roadway Information:

Bluff View Circle  
ROAD NAME

<u>.0299</u> LENGTH OF ROAD (Nearest tenth of a mile)	<u>26'</u> WIDTH OF ROAD (feet)	<u>20'</u> WIDTH OF ROADBED (feet)
<u>20'</u> WIDTH OF PAVED SURFACE (feet)	NUMBER OF DRAINAGE STRUCTURES	<u>50 ton</u> MAX LOAD ALLOWED
SPEED LIMIT (if any)	<u>18</u> AGE OF ROAD	WEIGHT-LIMITED BRIDGE? <input type="checkbox"/> yes <input type="checkbox"/> no

ADDITIONAL TYPES OF VEHICLES, IF ANY, USING THE ROADWAY:  Agricultural equipment  Logging trucks  Commercial  ATVs

TYPE OF SURFACE:  Asphalt  Tar & Chip  Gravel

DESCRIPTION OF BEGINNING AND END POINTS BEING CONSIDERED:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**History:**

Has the road appeared on previous road lists? If yes, what year(s)?  
 \_\_\_\_\_

Is there proof of previous county maintenance on the road?  
 \_\_\_\_\_

Do deeds along the roadway denote the road as a county road? Which deed?  
 \_\_\_\_\_

Is this a clerical error on the list? (Example: wrong length, misspelled name, etc.)  
 Type of error: \_\_\_\_\_

Yes  No

Yes  No

Yes  No

Yes  No

**Right-of-Way:**

Is the title clear?  
 Comments: \_\_\_\_\_

\_\_\_\_\_

Are there any current court proceedings or judgements regarding use of the road?  
 Comments: \_\_\_\_\_

\_\_\_\_\_

Are there any deeds describing special use of the land that goes under the road?  
 Comments: \_\_\_\_\_

\_\_\_\_\_

Is the right-of-way taxed?

Yes  No

Yes  No

Yes  No

Yes  No

BELOW THIS LINE FOR ROAD SUPERINTENDENT AND PLANNING USE ONLY

**RECOMMENDATIONS**

**A. Cumberland County Road Superintendent**

1. Estimated cost of meeting road acceptance standards: \$ 0
2. Estimated yearly maintenance cost: \$ \$8,000
3. Anticipated lifespan before maintenance required: 10 YEARS to 15
4. Request meets road acceptance standards Yes  No
5. Recommended Class:  1  2  3  4
6. Recommended Classification:  Arterial  Collector  Local  Cul-de-sac
7.  Approve  Deny

Stacy Hall 2-24-2026  
 Superintendent, Highway Department (Signature) Date

Comments: IT IS IN GOOD SHAPE

\_\_\_\_\_

\_\_\_\_\_

**B. Cumberland County Regional Planning Commission**

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\_\_\_\_\_  
Secretary, Cumberland County Regional Planning Commission (Signature)                      Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**C. Environmental Committee**  Approve       Deny

\_\_\_\_\_  
Chairman, Environmental Committee (Signature)                      Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**D. County Attorney**  Approve       Deny

\_\_\_\_\_  
County Attorney (Signature)                      Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**E. Cumberland County Commission**  Approve       Deny

Resolution No. \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_