

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 _____

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 May 23, 2024 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 Crossville Regional Planning Commission.

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

CERTIFICATION OF EXISTING ROAD(S)

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

Date _____ Public Works Director/City Engineer _____

CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS

I hereby certify that the existing water lines and/or fire hydrants shown hereon are in place and maintained by the City of Crossville.

Date _____ Public Works Director/City Engineer _____

CERTIFICATION OF EXISTING SEWER LINES

I hereby certify that the existing sewer lines shown hereon are in place and that lots in this subdivision are connected to city sewer (Or can be connected upon approval of city & payment of required fees).

Date _____ Public Works Director/City Engineer _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date _____ Secretary of the Crossville Regional
Planning Commission

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TAX MAP: 113-D, GROUP: D, PARCEL: 1.00 INTO FOUR (4) RESIDENTIAL LOTS.
2. EXISTING HOMES ARE LOCATED ON LOT # 1 AND LOT # 2 ON THIS PLAT.
3. THE EXISTING SINGLE WIDE TRAILER SHOWN ON LOT # 3 ON THIS PLAT SHALL BE REMOVED.
4. THE PROPOSED NEW HOMES SHOWN ON LOT # 3 AND LOT # 4 ON THIS PLAT SHALL COMPLY WITH ALL BUILDING SETBACK REQUIREMENTS SHOWN ON PLAT.
5. THERE SHALL BE A SEWER EASEMENT OF TWELVE (12) FEET IN WIDTH TO THE CITY OF CROSSVILLE AND TO THE PROPERTY OWNERS OF LOT # 1 AND LOT # 2 ON THIS PLAT RUNNING FROM THE EXISTING SEWER EASEMENT SHOWN ON LOT # 4 (DEED BOOK: 523, PAGE: 385) TO SAID LOT # 1 AND LOT # 2. (SEE SHADED AREA)
6. THERE SHALL BE A BUILDING SETBACK OF THIRTY (30) FEET PARALLEL TO DAYTON AVENUE.
7. THERE SHALL BE A BUILDING SETBACK OF TEN (10) FEET PARALLEL TO ALL SIDE AND REAR LOT LINES AND ALONG THE PERIMETER OF THE SUBDIVISION.
8. THERE SHALL BE A UTILITY-DRAINAGE EASEMENT OF TWELVE (12) FEET PARALLEL TO ALL LOCAL STREETS.
9. THERE SHALL BE A UTILITY-DRAINAGE EASEMENT OF SIX (6) FEET PARALLEL TO ALL SIDE AND REAR LOT LINES OF ABUTTING LOTS WITHIN THE SUBDIVISION.
10. THERE SHALL BE A UTILITY-DRAINAGE EASEMENT OF TWELVE (12) FEET PARALLEL TO ALL SIDE AND/OR REAR LOT LINES THAT ARE ALONG THE PERIMETER OF THE SUBDIVISION.
11. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DEFINED BY FEMA FLOOD INSURANCE MAP # 47035C0309D FOR THE CITY OF CROSSVILLE, TENNESSEE.
12. THE EXISTING STRUCTURE ON LOT # 3 ON THIS PLAT-DATED MAY 23, 2024 IS EXEMPT FROM THE EXISTING 10-FOOT BUILDING SETBACK REQUIREMENT OF THE CROSSVILLE REGIONAL PLANNING COMMISSION SUBDIVISION REGULATIONS. IF THE AFOREMENTIONED STRUCTURE, SHOWN WITHIN THE REQUIRED SETBACK AT THE TIME OF PLAT APPROVAL, IS SUBSEQUENTLY DESTROYED, TORN DOWN OR MOVED, THEN ANY NEW STRUCTURE MUST COMPLY WITH SETBACKS REQUIRED IN THE NOTES. NO STRUCTURAL ADDITIONS MAY BE MADE TO THE AFOREMENTIONED STRUCTURE OUTSIDE THE REQUIRED SETBACK SHOWN IN THE NOTES.
13. 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.
14. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET.
15. PLEASE REFER TO LEGEND FOR SYMBOL AND LINE TYPE DESCRIPTIONS.

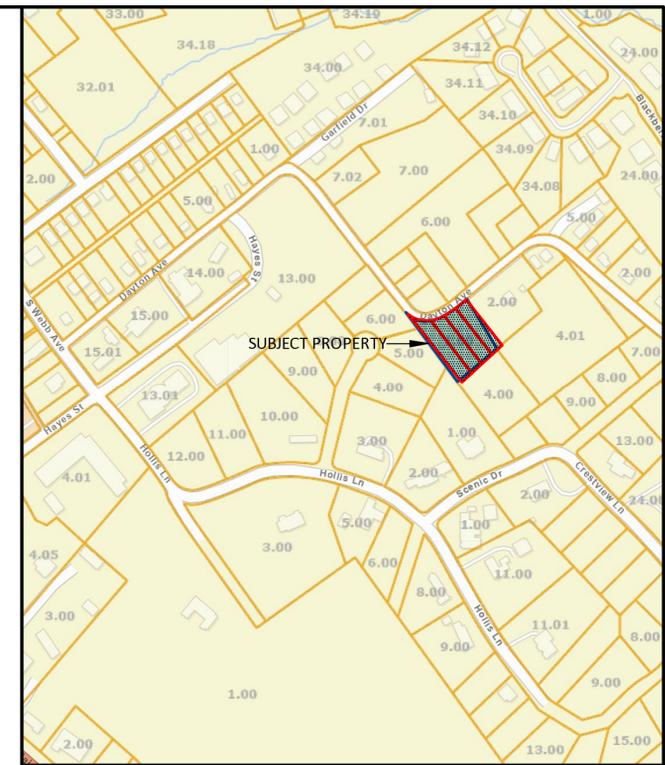
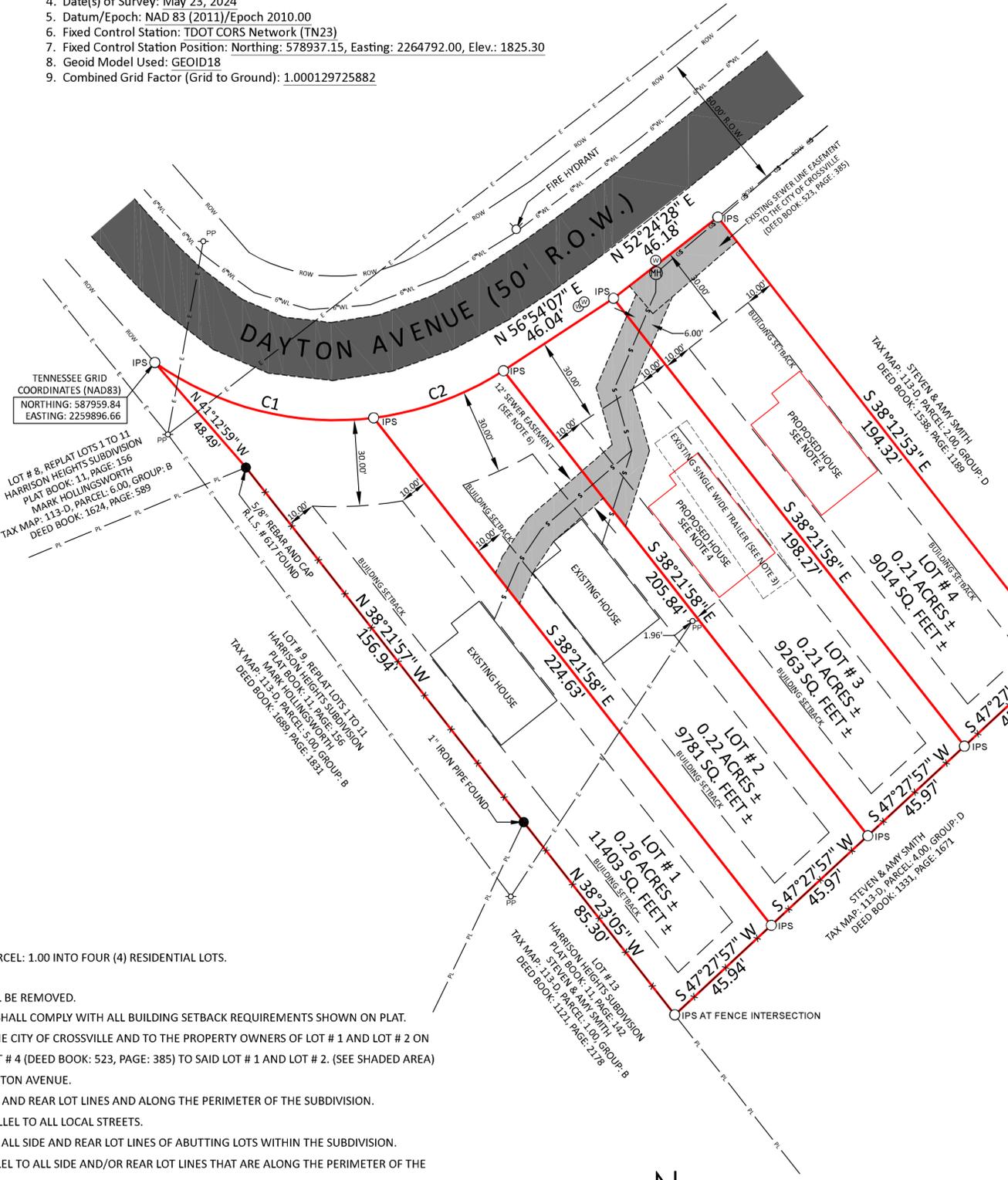
VARIANCES REQUESTED:

1. A VARIANCE FROM THE EXISTING 60 FEET MINIMUM RESIDENTIAL LOT WIDTH REQUIREMENT OF THE CROSSVILLE REGIONAL PLANNING COMMISSION IS REQUESTED TO ACCEPT A PROPOSED 45.85 FEET LOT WIDTH TO CONSTRUCT SMALLER AND MORE AFFORDABLE HOMES.
2. A VARIANCE FROM THE EXISTING 50 FEET MINIMUM RESIDENTIAL LOT ROAD FRONTAGE REQUIREMENT OF THE CROSSVILLE REGIONAL PLANNING COMMISSION IS REQUESTED TO ACCEPT A PROPOSED 48.78 FEET OF ROAD FRONTAGE FOR LOT # 2, A PROPOSED 46.04 FEET OF ROAD FRONTAGE FOR LOT # 3 AND A PROPOSED 46.18 FEET OF ROAD FRONTAGE FOR LOT # 4 AS SHOWN ON THIS PLAT.

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: May 23, 2024
5. Datum/Epoch: NAD 83 (2011)/Epoch 2010.00
6. Fixed Control Station: TDOT CORS Network (TN23)
7. Fixed Control Station Position: Northing: 578937.15, Easting: 2264792.00, Elev.: 1825.30
8. Geoid Model Used: GEOID18
9. Combined Grid Factor (Grid to Ground): 1.000129725882

CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	CHORD BEARING
C1	80.93'	110.00'	S 75°57'13" E
C2	48.78'	110.00'	N 70°15'38" E



VICINITY MAP (Not To Scale)

LEGEND

IPS ○	NEW 1/2" EBAR AND CAP, R.L.S. # 2341 SET
●	POINT DESCRIBED ON PLAT
⊕	MANHOLE
⊙	WATER METER
⊕	UTILITY POLE
⊕	FIRE HYDRANT
—	SURVEYED PROPERTY LINE
— s —	PROPOSED GRAVITY SEWER LINE FROM HOUSE TO MH
— PL —	ADJOINING PROPERTY LINE
— — —	BUILDING SETBACK LINE
— ROW —	ROAD RIGHT-OF-WAY
— GS —	EXISTING GRAVITY SEWER LINE (CITY OF CROSSVILLE)
— — — — —	EDGE OF ROAD, DRIVEWAY OR EASEMENT
— E —	ELECTRIC DISTRIBUTION LINE
— 6" WL —	EXISTING 6" WATER LINE (CITY OF CROSSVILLE)
— X —	EXISTING FENCE
■	EXISTING SEWER EASEMENT
■	EXISTING PAVED ROAD OR DRIVEWAY



TENNESSEE GRID NORTH (NAD 83)
SCALE: 1" = 30'
0 30 60 90



SEAN PUGH SURVEYING
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SHEET: 1 OF 1 | DRAWN BY: SEAN PUGH | JOB NUMBER: SPS23077

FINAL PLAT FOR DAYTON AVENUE ESTATES
Located in the First Civil District of Cumberland County, Tennessee
PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION

DEVELOPER: MARK HOLLINGSWORTH ADDRESS: 343 HOLLIS LANE CROSSVILLE, TN 38555 TELEPHONE: (931) 265-3992	SURVEYOR: SEAN PUGH, R.L.S. # 2341 ADDRESS: 8334 CHEROKEE TRAIL CROSSVILLE, TN, 38572 TELEPHONE: (931) 200-5227
ENGINEER: ADDRESS:	ACREAGE SUBDIVIDED: 0.91 ACRES ± NUMBER OF LOTS: 4 SCALE: 1" = 30' TAX MAP: 113-D, GROUP: D, PARCEL: 1.00 DEED BOOK: 1649, PAGE: 683 DATE: MAY 23, 2024