

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 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 1:10,000, performed on July 14th, 2026 in accordance to current Tennessee Standards of Practice for Land Surveyors. 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 Signed _____ Surveyor's Signature _____

CERTIFICATION OF EXISTING ROAD(S)

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

Date Signed _____ Signature of Director of Public Works or County Road Supervisor _____

CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS

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

Date Signed _____ Signature of City Director of Public Works _____

CERTIFICATE OF APPROVAL FOR RECORDING

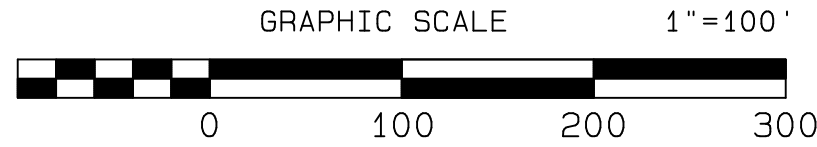
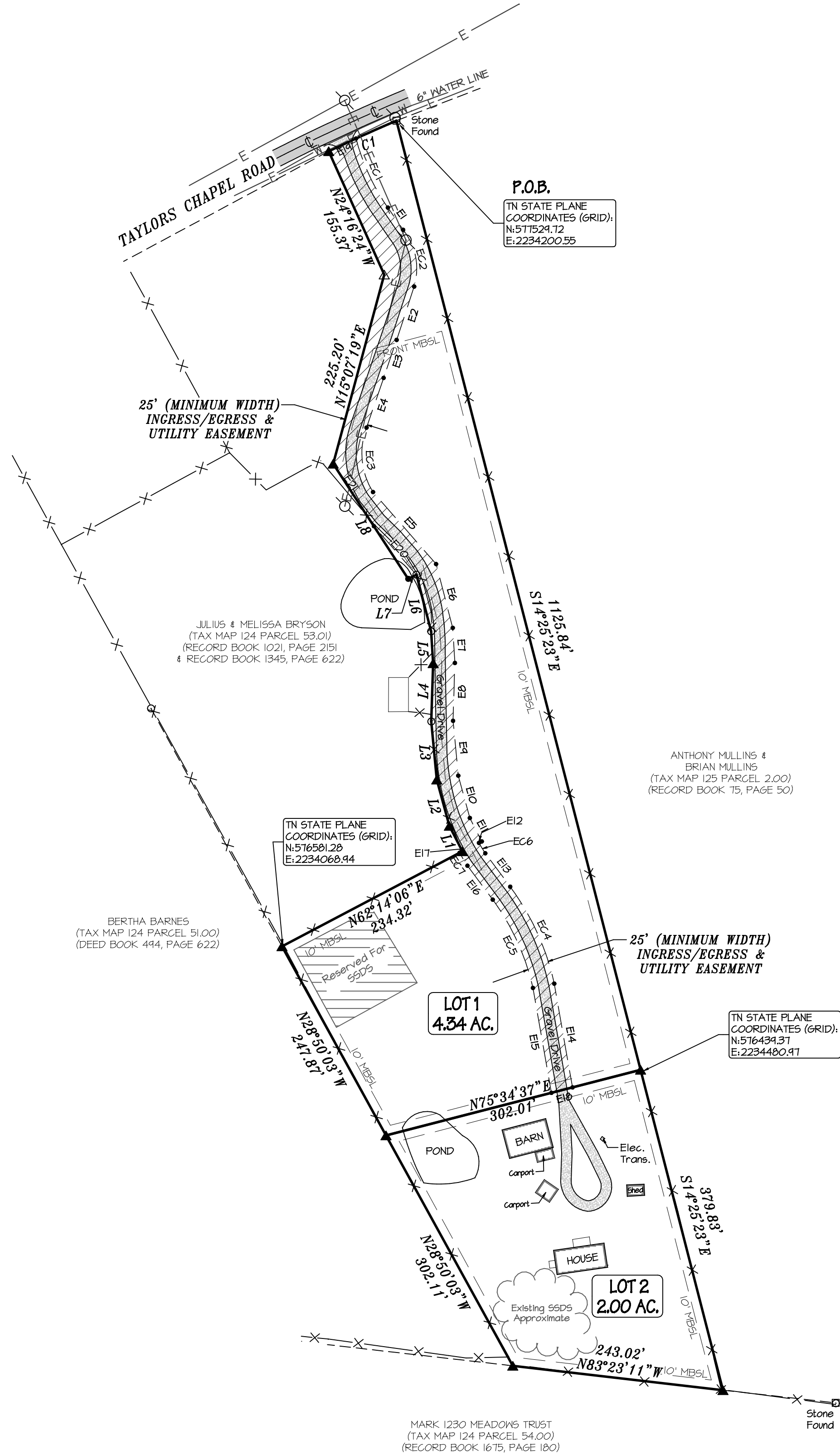
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Crossville Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Crossville Planning Commission, and that said plat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

Date Signed _____ Secretary, Crossville Regional Planning Commission _____

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

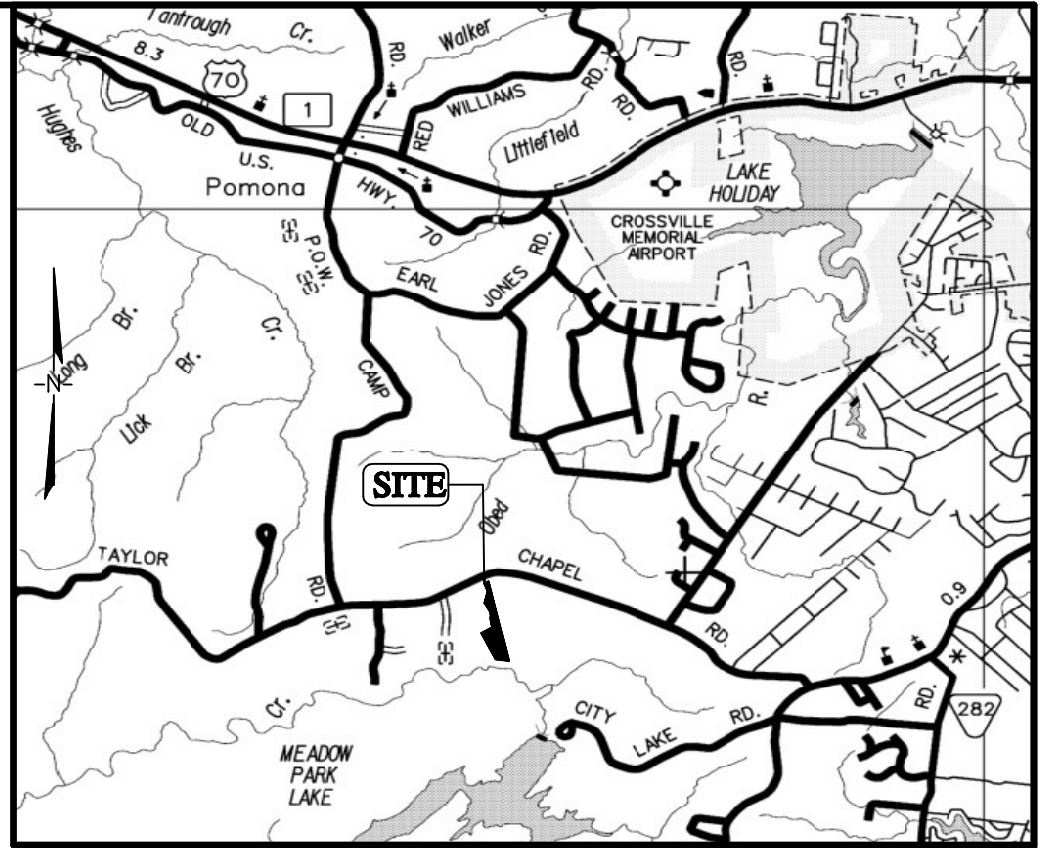
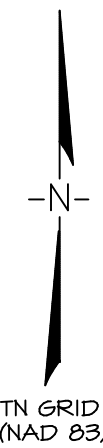
According to the FEMA FIRM # 41035C0315D, Dated: 11/16/07. Check One:

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



LEGEND

- Calculated Point
- ▲ 1/2" Rebar New
- 1/2" Rebar Found
- 1" Iron Pipe Found
- △ Mag Nail New
- Utility Pole
- Water Line
- Centerline of Road
- Fence Line
- Overhead Electric
- Sewer Line
- MBSL = Minimum Building Setback Lines



Vicinity Map N.T.S.

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

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

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

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the *Regulations to Govern Subsurface Sewage Disposal Systems* in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 1:
Lot 1 is limited to a maximum of 4 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.

Lot 2:
Not Approved: This lot has not been evaluated, pursuant to this plat review, for an Ssds system and plat approval does not constitute approval of this lot or the existing system.

Environmental Scientist
TN Division of Water Resources

Date _____

MINIMUM BUILDING SETBACK LINES:

FRONT: COLLECTOR: 40'
MINOR: 30'
SIDE: 10'
REAR: 10'

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

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

GPS CERTIFICATION:

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

- (a) Type of Survey: Real Time Kinematic
- (b) Positional Accuracy: 0.05 feet
- (c) Date of (original) Field survey: July 14th 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 are Grid Distances.

NOTES:

- This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current accurate title search will reveal.
- This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
- Source of Title: Warranty Deed Book 164, Page 642 & Warranty Deed Book 421 Portion of Page 610
- Property is currently not zoned.
- Location of utilities is approximate. Contact the appropriate utility for location of underground services.
- Tax Map Reference: Map 124 Parcel 53.00

LINE TABLE

LINE	BEARING	DISTANCE
L1	N27°02'13"W	32.82'
L2	N15°17'51"W	55.12'
L3	N05°23'32"W	67.04'
L4	N01°46'58"E	66.89'
L5	N03°29'27"W	36.82'
L6	N14°35'39"W	67.19'
L7	S63°15'26"W	10.49'
L8	N33°09'02"W	157.73'
E1	S34°29'29"E	30.99'
E2	S18°15'13"W	64.54'
E3	S18°52'08"W	46.12'
E4	S18°59'34"W	60.37'
E5	S41°14'06"E	109.98'
E6	S14°35'39"E	75.73'
E7	S03°29'27"E	40.40'
E8	S01°46'58"W	66.48'
E9	S05°23'32"E	63.30'
E10	S15°17'51"E	50.38'
E11	S27°02'13"E	30.25'
E12	S62°57'47"W	3.67'
E13	S36°41'54"E	47.94'
E14	S09°58'53"E	121.01'
E15	N09°58'53"W	122.38'
E16	N36°41'54"W	48.59'
E17	N62°14'06"E	3.69'
E18	S75°34'37"W	25.08'
E19	N64°59'43"E	34.63'
E20	N41°14'06"W	74.13'
E21	N33°09'22"W	85.52'

CURVE TABLE

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	85.43'	N65°43'08"E	2011.06'	2°26'03"	85.43'	42.72'
EC1	87.81'	S24°44'27"E	248.40'	20°15'17"	87.35'	44.37'
EC2	69.01'	S11°02'26"E	72.05'	54°52'38"	66.40'	37.41'
EC3	77.12'	S05°46'12"E	83.58'	52°52'20"	74.42'	41.55'
EC4	123.18'	S24°25'49"E	297.25'	23°44'37"	122.30'	62.49'
EC5	112.19'	N24°28'46"W	272.25'	23°36'36"	111.40'	56.90'
EC6	13.96'	S31°30'14"E	230.64'	3°28'09"	13.96'	6.98'
EC7	17.40'	N31°27'44"W	255.64'	3°53'58"	17.40'	8.70'

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

26-068

FINAL PLAT
OF
THREET - BRYSON DIVISION

PRESENTED TO
CROSSVILLE REGIONAL PLANNING COMMISSION
8th Civil District, Cumberland County, Tennessee

OWNER:	Charley Threet & Kalinda Buck	SURVEYOR:	Clinton Surveying, LLC
ADDRESS:	1461 Taylors Chapel Rd Crossville TN 38512	ADDRESS:	380 S.Lowe Ave, Suite 6 Cookeville, TN 38501
TELEPHONE:		TELEPHONE:	931-312-0146
ENGINEER:		ACREAGE SUBDIVIDED:	6.34 Acres
ADDRESS:		NUMBER OF LOTS:	02
TELEPHONE:		SCALE: AS SHOWN DATE:	07-23-26
		TAX MAP REFERENCE:	Map 126 Parcel 53.00