

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.

1/19/21
Date Signed
1/19/21
Date Signed

David & Tammy Dodson
Owner's Signature
David E. Dodson
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 May 8, 2012 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.

1-14-2021
Date Signed

Rusty Norrod
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

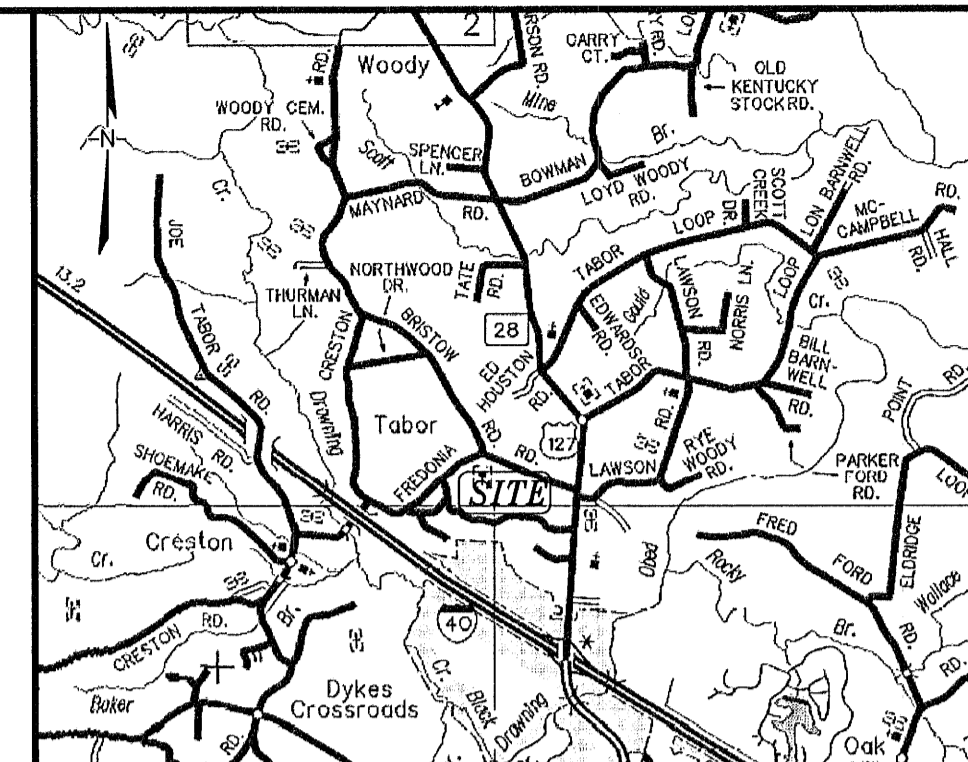
I hereby certify that the water lines and/or existing hydrants shown hereon are in place and are maintained by the City of Crossville OR _____ Utility District.

Date Signed _____
Signature of City Director of Public Works or Manager of Utility District

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



Vicinity (N.T.S.)

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

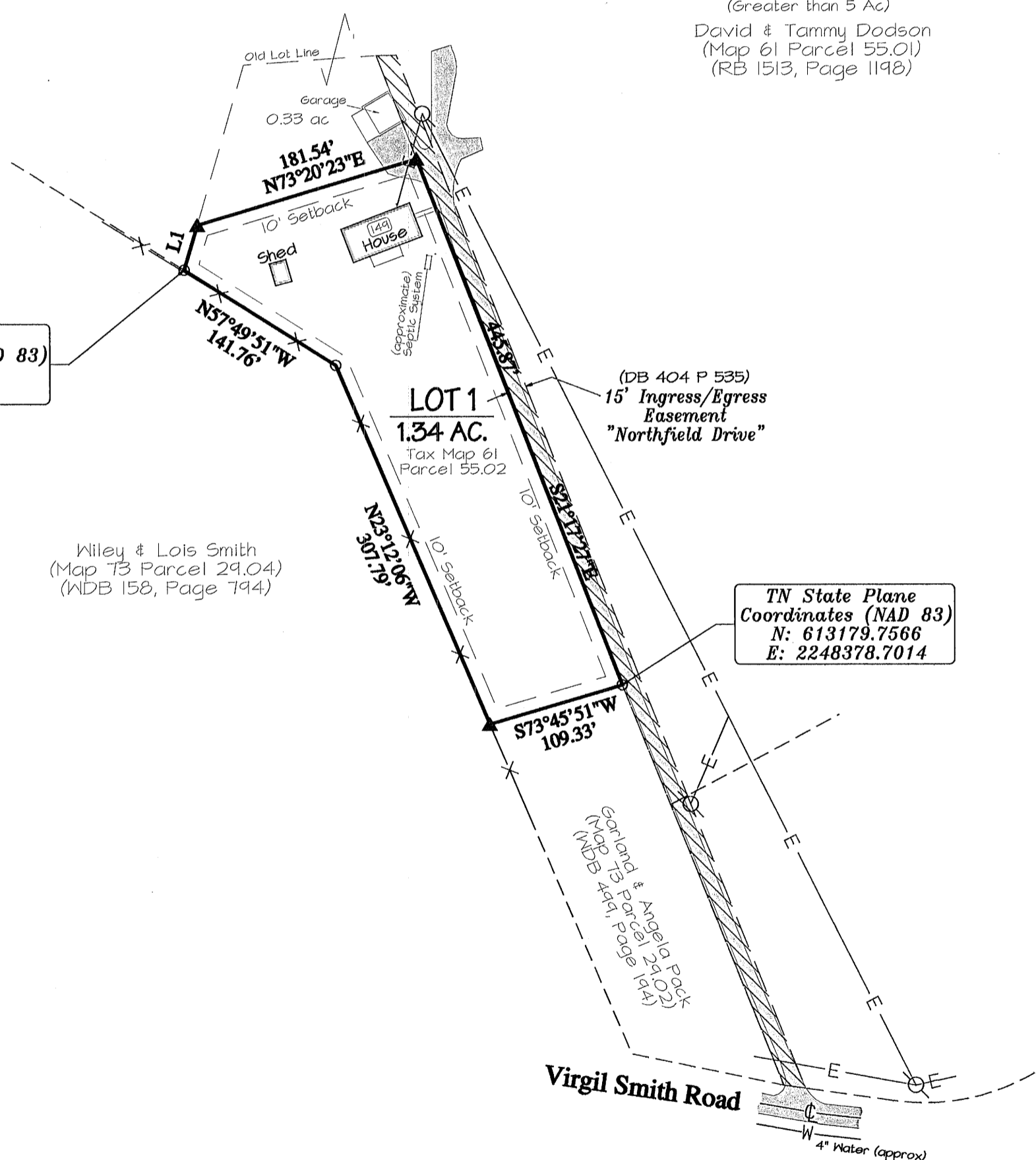
- TWELVE (12) FEET ALONG ALL STREET FRONT PROPERTY LINES
- SIX (6) FEET ALONG ALL SIDE AND REAR LOT LINES OF ABUTTING LOTS WITHIN THE SUBDIVISION
- TWELVE (12) FEET ALONG ANY SIDE OR REAR LOT LINES THAT IS ALONG THE PERIMETER OF THE SUBDIVISION

TN State Plane Coordinates (NAD 83)
N: 613507.5600
E: 2248032.4787

Wiley & Lois Smith
(Map 73 Parcel 29.04)
(WDB 158, Page 744)

(Greater than 5 Ac)
David & Tammy Dodson
(Map 61 Parcel 55.01)
(RB 1513, Page 1198)

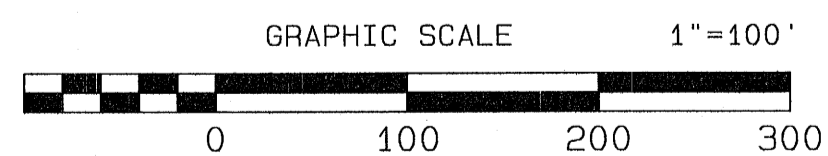
TN State Plane Coordinates (NAD 83)
N: 613179.7566
E: 2248378.7014



Setback Restrictions:
Front: 30'
Side: 10'
Rear: 10'

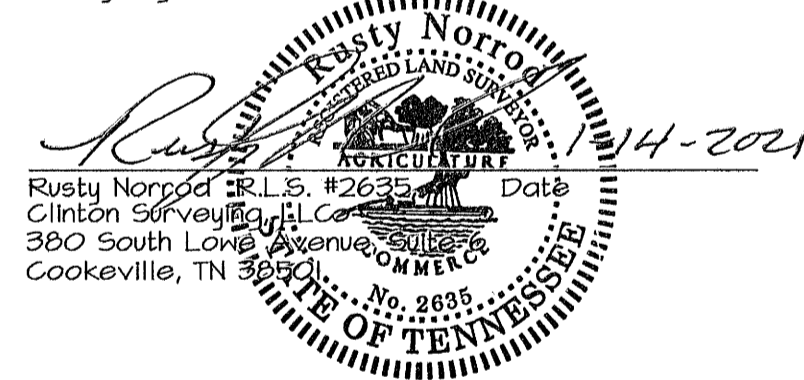
BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N16°18'04"E	37.08'



- 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. All corners are 1/2" rebar set unless otherwise noted.
 4. Source of Title:
Tax Map 61 Parcel 55.01, RB 1513, Page 1198
Tax Map 61 Parcel 55.02, RB 1173, Page 504
 5. No areas of the subject property depicted on this plat are in a SFHA according to the FEMA FIRM # 4714C0175D, Dated: 5/16/07.

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 "1" survey and the ratio of precision of the unadjusted survey is greater than 1:10,000.



20-201

FINAL PLAT OF David Dodson Lot Line Adjustment, PH 2	
PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION 1st Civil District, Cumberland County, Tennessee	
DEVELOPER: David & Tammy Dodson	SURVEYOR: Clinton Surveying LLC
ADDRESS: 152 Northfield Drive Crossville, TN 38571	ADDRESS: 380 S.Lowe Ave. Suite 6 Cookeville, TN 38501
TELEPHONE: 431.337.6285	TELEPHONE: 431-372-0427
OWNER: William & Pamela Godsey	ACREAGE SUBDIVIDED: 1.34 Acres
ADDRESS: 149 Northfield Drive Crossville, TN 38571	NUMBER OF LOTS: 01
TELEPHONE:	SCALE: AS SHOWN DATE: 01-13-21
	TAX MAP REFERENCE: MAP 61 P/O Parcel 55.02