

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner 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 re-subdivision and requires the approval of the Planning Commission.

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 I survey, with a ratio of precision of 1: 10,000, performed 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 SEWER LINES**

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

Date Signed \_\_\_\_\_ Public Works Director/  
City Engineer \_\_\_\_\_

**CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS**

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

Date Signed \_\_\_\_\_ Public Works Director/  
City Engineer \_\_\_\_\_

**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 Signed \_\_\_\_\_ Public Works Director/  
City Engineer or County Road Supervisor \_\_\_\_\_

**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 Cumberland County, Tennessee.

Date Signed \_\_\_\_\_ Secretary  
Crossville Regional Planning Commission \_\_\_\_\_

**INGRESS-EGRESS EASEMENT TABLE:**

LINE	BEARING	DISTANCE
L1	S45°10'06"E	114.31'
L2	S00°29'51"E	88.02'
L3	S15°19'33"E	98.40'
L4	S11°44'25"E	147.01'
L5	S39°32'00"W	30.52'
L6	S10°23'23"W	66.00'
L7	S06°20'40"W	55.14'
L8	S05°40'16"E	30.83'
L9	S13°59'44"E	35.33'
L10	S06°45'52"E	24.79'
L11	S20°15'15"W	20.02'
L12	S46°11'07"W	27.58'
L13	S67°33'36"W	78.37'
L14	S74°17'56"W	54.75'
L15	S75°44'16"W	117.99'
L16	S74°36'37"W	22.24'
L17	S56°39'50"W	11.12'

REFERENCES:  
Deed Book 1542, Page 2372  
Tax Map 99, Parcel 65.01

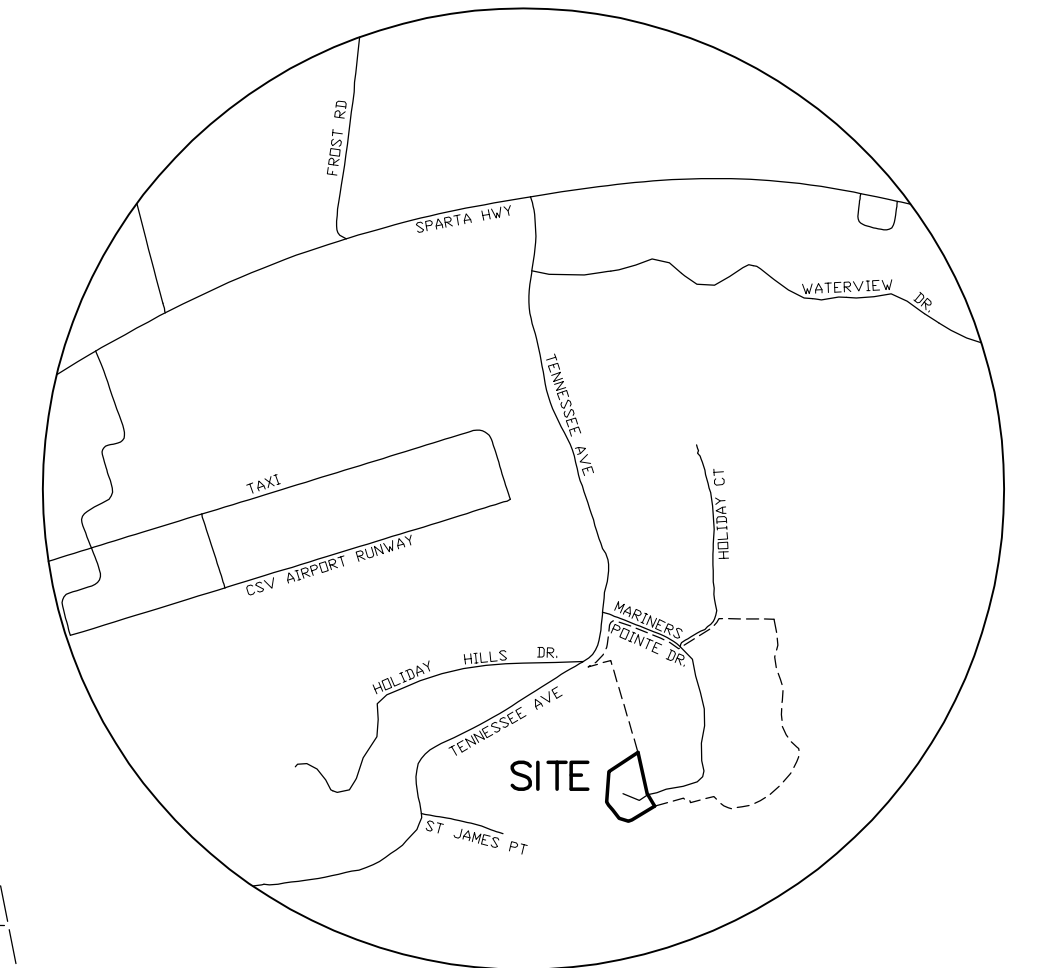
**LEGEND:**

- ips IRON PIN SET
- IRON PIN FOUND
- POINT ALONG LAKE (±1860')
- BUILDING SETBACK
- - - 6" W EXISTING WATER LINE
- ⊗ EXISTING FIRE HYDRANT
- - - lpss EXISTING SEWER (low pressure)
- - - ss EXISTING SEWER (8" gravity)
- mh EXISTING SEWER MANHOLE
- SPECIAL FLOOD HAZARD AREA
- SURROUNDING OWNER

**LEGEND**

- ips IRON PIN SET
- ipf IRON PIN FOUND
- POINT
- L1 LINE NUMBER

SCALE: 1"=100'  
(State Plane North)

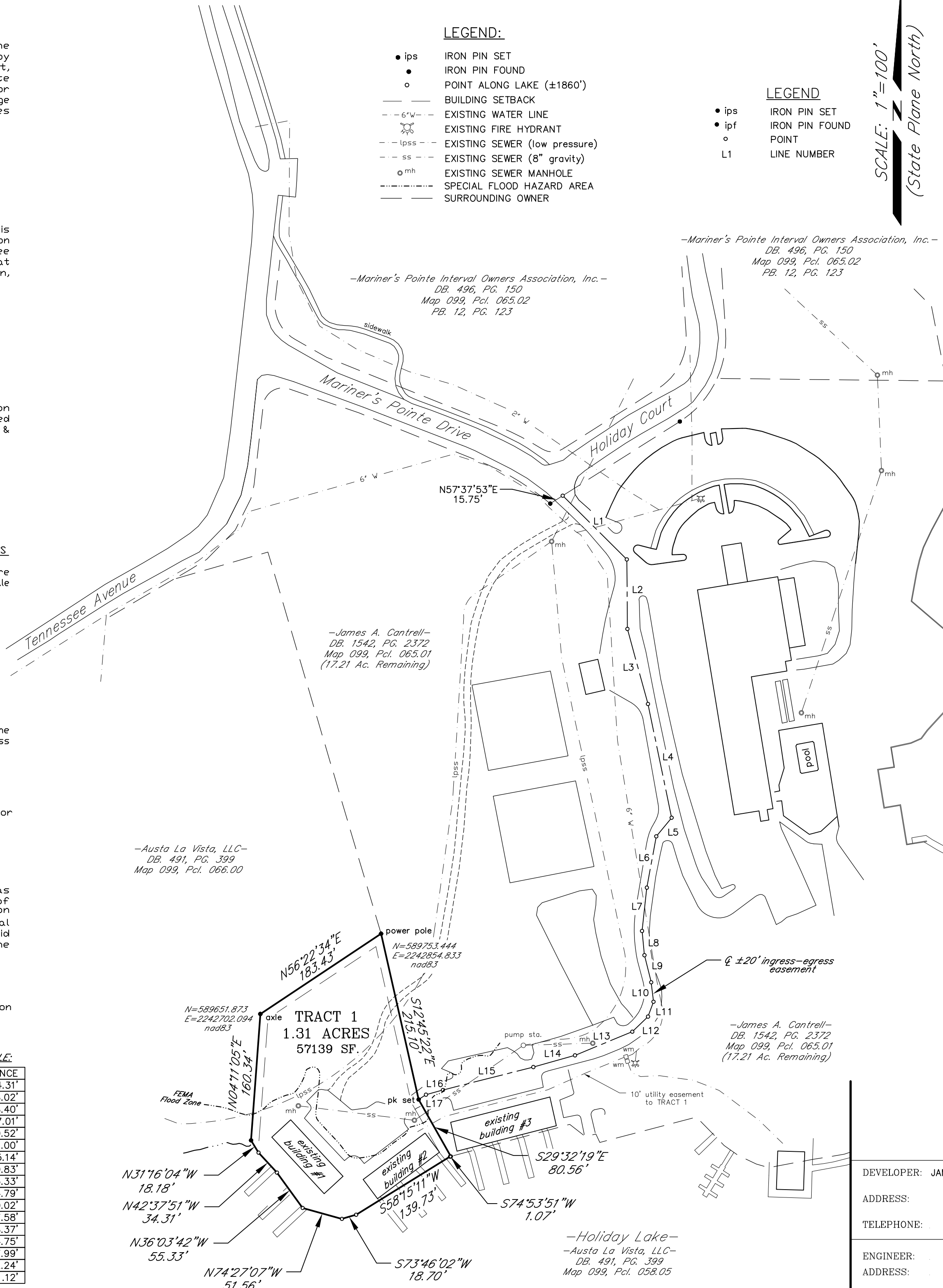


**SITE LOCATION MAP**  
NOT TO SCALE

-Holiday Lake-  
-Austa La Vista, LLC-  
DB: 491, PG. 399  
Map 099, Pcl. 058.05

**NOTES:**

1. A PORTION OF TRACT 1 LIES WITHIN A FLOOD PRONE AREA AS DEFINED BY THE FLOOD INSURANCE RATE MAP NUMBER 47035C0305D EFFECTIVE DATE NOVEMBER 16, 2007, DEFINED AS ZONE "A" SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
2. BUILDING SETBACKS SHALL BE AS FOLLOWS:  
..TEN (10) FEET ALONG ALL SIDE AND REAR LOT LINES
3. PUBLIC UTILITY EASEMENTS SHALL BE AS FOLLOWS:  
..TWELVE (12) FEET ALONG ALL FRONT PROPERTY LINES  
..SIX (6) FEET ALONG ALL SIDE AND REAR LOT LINES  
..TWELVE (12) FEET ALONG SIDE AND REAR LOT LINES ALONG THE PERIMETER OF THE SUBDIVISION
4. AQUATIC BUFFER ZONE:  
..THIRTY (30) FEET AS MEASURED FROM THE BANK OF ALL MAJOR DRAINS AND WATER BODIES.
5. SEWER LINE EASEMENT:  
..TEN (10) FEET EITHER SIDE OF THE CENTERLINE OF THE EXISTING SEWER LINES (20 FOOT WIDE EASEMENT)
6. BUILDINGS 1 & 2 ARE SERVED BY AN EXISTING WATER METER. BUILDING 3 WILL REQUIRE CONNECTION TO AN ALTERNATIVE METERED WATER SOURCE.



-Mariner's Pointe Interval Owners Association, Inc.-  
DB: 496, PG. 150  
Map 099, Pcl. 065.02  
PB: 12, PG. 123

-Mariner's Pointe Interval Owners Association, Inc.-  
DB: 496, PG. 150  
Map 099, Pcl. 065.02  
PB: 12, PG. 123

-James A. Cantrell-  
DB: 1542, PG. 2372  
Map 099, Pcl. 065.01  
(17.21 Ac. Remaining)

-Austa La Vista, LLC-  
DB: 491, PG. 399  
Map 099, Pcl. 066.00

-James A. Cantrell-  
DB: 1542, PG. 2372  
Map 099, Pcl. 065.01  
(17.21 Ac. Remaining)

-Holiday Lake-  
-Austa La Vista, LLC-  
DB: 491, PG. 399  
Map 099, Pcl. 058.05

**OMMISSION**

DEVELOPER: JAMES A. CANTRELL	SURVEYOR:
ADDRESS:	ADDRESS: P.O. BOX 846 CROSSVILLE, TENNESSEE 38557
TELEPHONE:	TELEPHONE: (931) 46
ENGINEER:	ACREAGE SUBDIVIDED: 1.31
ADDRESS:	NUMBER OF LOTS: 1
TELEPHONE:	SCALE: 1"=100' DATE: February, 2019
	TAX MAP REFERENCE: Map 099, Parcel 065.01