

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 \_\_\_\_\_

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.

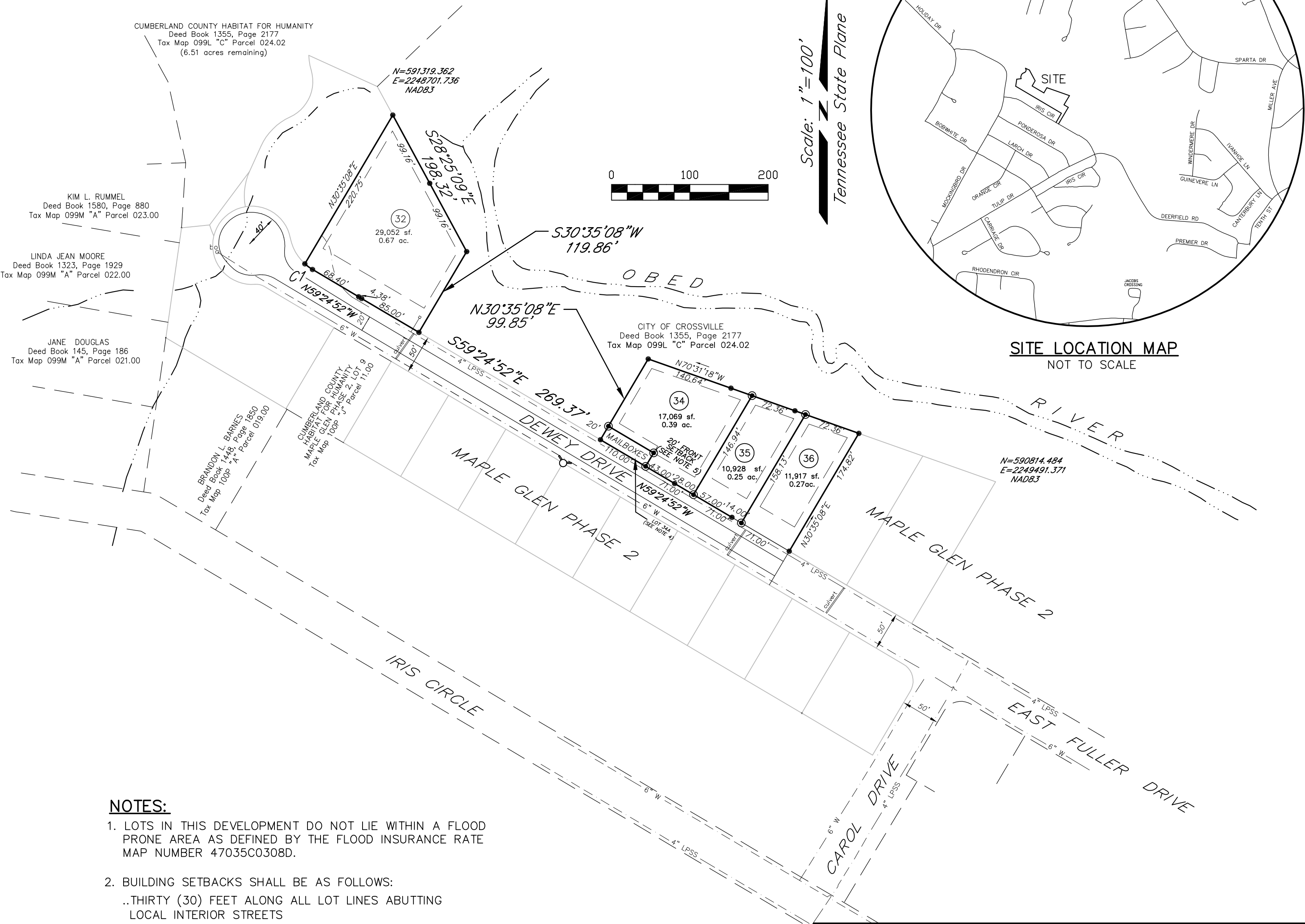
Date Signed \_\_\_\_\_ Secretary  
Crossville Regional Planning Commission \_\_\_\_\_

LEGEND:

- 6" w --- EXISTING WATER LINE  
--- 4" LPSS --- EXISTING LOW PRESSURE SEWER LINE  
• 5/8" IRON PIN FOUND  
— — — — — PROPERTY LINE  
— — — — — BUILDING SETBACK  
⊕ EXISTING FIRE HYDRANT  
⊕ BLOW-OFF HYDRANT  
⊙ 5/8" IRON PIN SET

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.00'	12.21'	11°39'47"	S53°34'58"E	12.19'



SITE LOCATION MAP  
NOT TO SCALE

NOTES:

- LOTS IN THIS DEVELOPMENT DO NOT LIE WITHIN A FLOOD PRONE AREA AS DEFINED BY THE FLOOD INSURANCE RATE MAP NUMBER 47035C0308D.
- BUILDING SETBACKS SHALL BE AS FOLLOWS:  
..THIRTY (30) FEET ALONG ALL LOT LINES ABUTTING LOCAL INTERIOR STREETS  
..TEN (10) FEET ALONG ALL SIDE AND REAR LOT LINES
- 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
- A VARIANCE TO ALLOW COMMON GROUND PARCEL FOR THE PLACEMENT OF THE MAILBOX KIOSK, GRANTED BY THE CROSSVILLE REGIONAL PLANNING COMMISSION
- A VARIANCE WAS GRANTED TO REDUCE THE FRONT SETBACK LINE TO 20' ON LOT 34 BY THE CROSSVILLE REGIONAL PLANNING COMMISSION

FINAL PLAT FOR <b>CONSOLIDATION OF LOTS 32 &amp; 33, AND REVISION OF LOTS 34, 35, &amp; 36 ADJUSTMENT TO LOTS AS SHOWN ON PLAT BOOK 12 PAGE 289</b>  Located in the First Civil District of Cumberland County, Tennessee PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION	
DEVELOPER: CUMBERLAND COUNTY HABITAT FOR HUMANITY ADDRESS: 329 MCLARTY LANE CROSSVILLE, TN 38555 TELEPHONE: (931) 484-4565	SURVEYOR: TARE, INC. ADDRESS: P.O. BOX 846 CROSSVILLE, TENNESSEE 38557 TELEPHONE: (931) 484-7543
ENGINEER: TARE, INC. ADDRESS: P.O. BOX 846 CROSSVILLE, TENNESSEE 38557 TELEPHONE: (931) 484-7543	ACREAGE SUBDIVIDED: 1.61 NUMBER OF LOTS: 4 SCALE: 1"=100' DATE: July, 2025 TAX MAP REFERENCE: Map 100P, Group "J" Parcels: 7, 8, 9, & 10