

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 _____ 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.

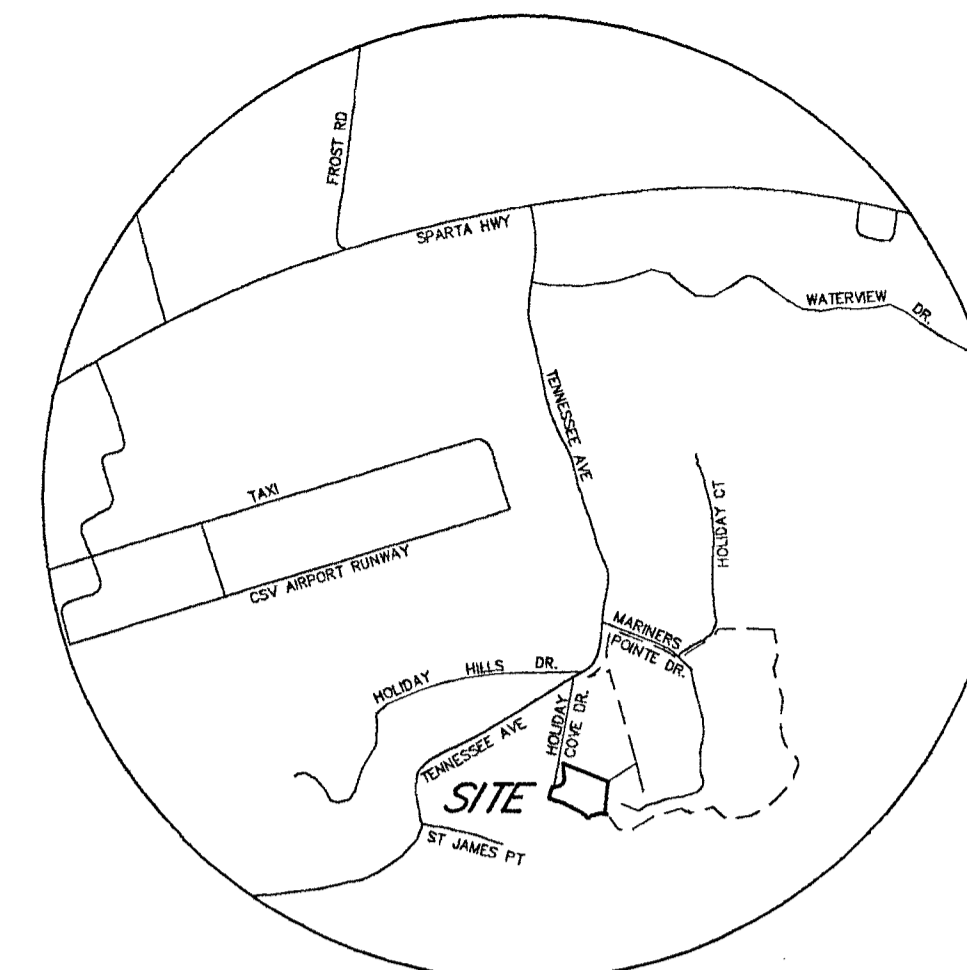
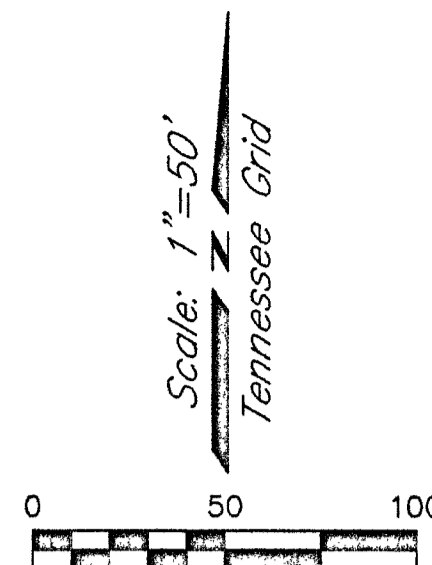
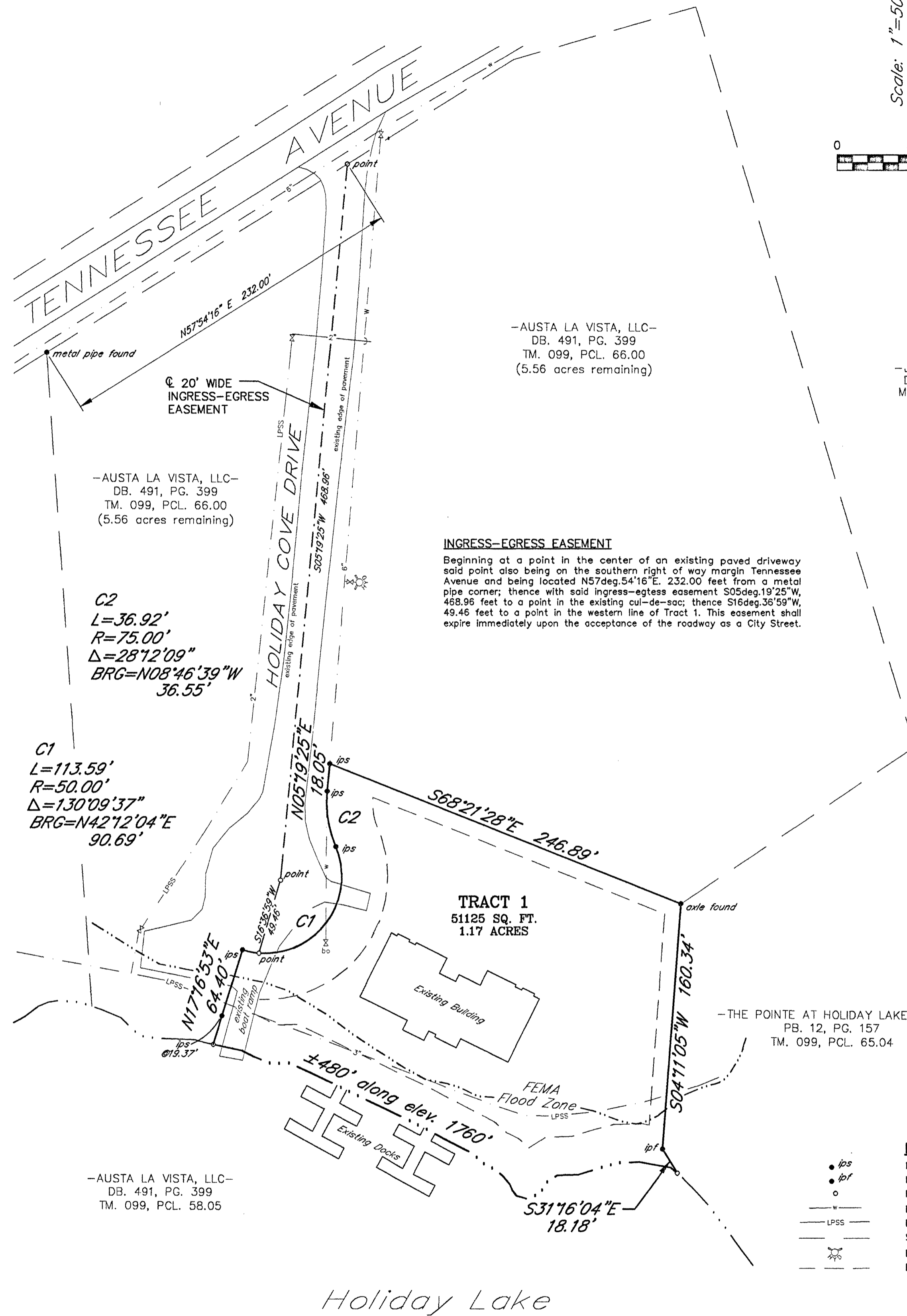
Date Signed _____ Public Works Director/
City Engineer or County Road Supervisor _____

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 _____

-PATRICIA COPELAND-
DB. 236, PG. 545



SITE LOCATION MAP
NOT TO SCALE

-AUSTA LA VISTA, LLC-
DB. 491, PG. 399
TM. 099, PCL. 66.00
(5.56 acres remaining)

-JAMES A. CANTRELL-
DB. 1542, PG. 2372
Map 099, Pcl. 065.01

NOTES:

- 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.
- BUILDING SETBACKS SHALL BE AS FOLLOWS:
 ..THIRTY (30) FEET ALONG ALL LOT LINES ABUTTING HOLIDAY COVE DIVE.
 ..TEN (10) FEET ALONG ALL SIDE AND REAR LOT LINES
 ..TWENTY FIVE (25) FEET ALONG LAKE FRONT LOTS
- PUBLIC UTILITY AND DRAINAGE 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
 ..TWENTY (20) FEET AS MEASURED FROM THE CENTER OF ALL MAJOR DRAINS, STREAMS AND EDGE OF LAKE.

References:
Deed Book 491, Page 408 (Tract 14)
Tax Map 99, Parcel 66

FINAL PLAT FOR HOLIDAY COVE SUBDIVISION PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION	
DEVELOPER: ASTA LA VISTA, LLC ADDRESS: 57 MCLARTY LANE CROSSVILLE, TN 38555 TELEPHONE: (931) 456-1536	SURVEYOR: TARE, INC. ADDRESS: P.O. BOX 846 CROSSVILLE, TN 38557 TELEPHONE: (931) 484-7543
ENGINEER: TARE, INC. ADDRESS: P.O. BOX 846 CROSSVILLE, TN 38557 TELEPHONE: (931) 484-7543	ACREAGE SUBDIVIDED: 1.17 NUMBER OF LOTS: 1 SCALE: 1"=50' DATE: August, 2019 TAX MAP REFERENCE: Tax Map 99, Parcel 66.00