

# STEPP PROPERTY

## CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

### GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 1-2 defined as Stepp Property - 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 should 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:

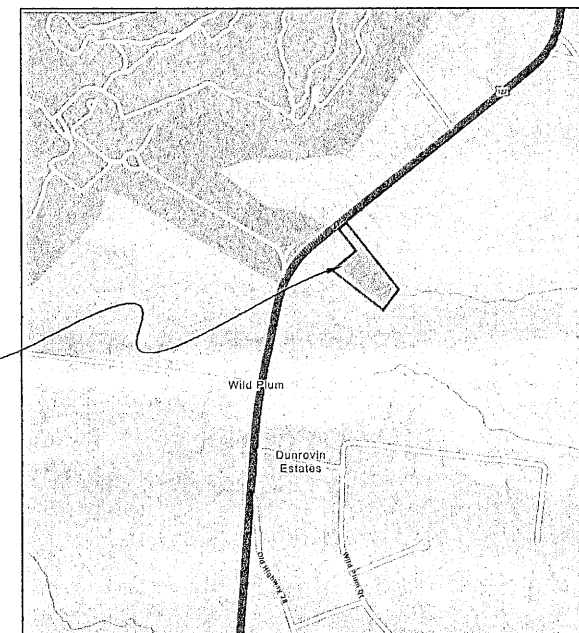
#### Lot 1:

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

#### Lot 2:

Lot 2 is limited to a maximum of 3 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.

*Burr T. EMI* 7-6-26  
Environmental Scientist Date  
TN Division of Water Resources



VICINITY MAP  
CUMBERLAND COUNTY, TENNESSEE

### GPS INFORMATION

1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
3. Relative Positional Accuracy: H = 0.05', V = 0.05'
4. Date(s) of Survey: May 4, 2026
5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
6. Fixed Control Station: TDOT CORS NETWORK (TN 23)
7. Fixed Control Station Position: Northing: 578,937.15'  
Easting: 2,264,792.00'
8. Geoid Model Used: GEOID18
9. Combined Grid Factor: Not Applicable

The existing structures on lot # 1 of this plat dated May 4, 2026 are exempt from the existing 12-foot Building setback requirement of the Cumberland County Regional Planning Commission Subdivision Regulations. The before-mentioned structure on lot # 1 is within the Building setback requirement. If the before-mentioned structures, shown within the required setback at the time of plat approval, are subsequently destroyed, torn down or moved, then any new structure(s) must comply with setbacks required in the notes. No structural additions may be made to the before-mentioned structures outside the required setback shown in the notes.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat of subdivision with my (our) free consent, established 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.

7-9-26 Date  
*[Signature]* Owner's Signature  
Date  
Owner's Signature

### SURVEYOR'S CERTIFICATION

I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category 1 survey, and the ratio and precision of the undistorted closure is 1:10,000 as per the State of Tennessee Standards of practice, Chapter 0820-3. This survey was made according to information of public record and/or observed ground evidence.

5/4/26 Date  
*[Signature]* O.D. Pugh, Jr., Surveyor  
Tennessee Registration  
107 Livingston Road  
Crossville, TN 38555

### CERTIFICATION OF EXISTING WATER LINES

I hereby certify that the water lines hereon are in place.

Date Signature of Public Works Director or Water Superintendent

### CERTIFICATION OF EXISTING ROAD

I hereby certify that the road shown on this plat has the status of an accepted public road regardless of current condition.

Date Signature of Public Works Director or County Road Superintendent

### 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 Regional Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

Date Signature of the Secretary of Crossville Regional Planning Commission

### NOTES:

THERE IS A 50' BUILDING SETBACK PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.

THERE IS A 12' UTILITIES EASEMENT PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.

THERE IS A 12' UTILITIES EASEMENT, 6' LEFT, RIGHT, & PARALLEL TO ALL SIDE LOT LINES, EXCEPT PERIMETER LOT LINES. TYPICAL ALL LOTS.

THERE IS A 10' BUILDING SETBACK PARALLEL TO ALL INTERIOR LOT LINES. TYPICAL ALL LOTS.

THERE IS A 12' BUILDING SETBACK AND UTILITIES EASEMENT PARALLEL TO ALL PERIMETER LOT LINES. TYPICAL ALL LOTS.

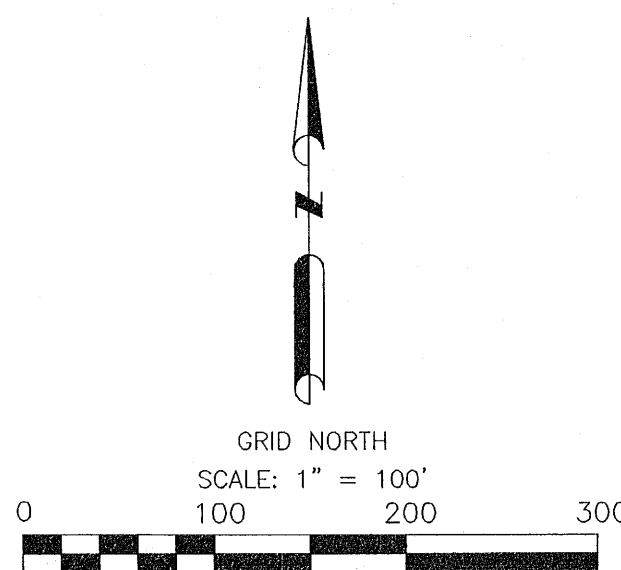
THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL #47035C0340D.

## LEGEND

These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- △ EX. 1/2" REBAR
- ⊙ EX. 1/2" CONDUIT
- ⊕ EX. 6" POST WITH CAP
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ROAD RIGHT OF WAY

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 50°55'11" E | 99.96'   |
| L2   | S 50°51'22" W | 71.18'   |
| L3   | S 18°01'31" E | 37.82'   |
| L4   | S 39°08'00" E | 102.85'  |



MID-STATE SURVEYING  
P.O. BOX 212 80 WEST AVE.  
CROSSVILLE, TENNESSEE

### FINAL PLAT

### STEPP PROPERTY

PRESENTED TO  
CROSSVILLE REGIONAL PLANNING COMMISSION

|                                                                                                                 |                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| OWNER: STEPP, RANDY<br>ADDRESS: 3596 PEAVINE FIRETOWER RD.<br>CROSSVILLE, TN 38571<br>TELEPHONE: (931) 210-3848 | SURVEYOR: MID-STATE SURVEYING<br>ADDRESS: 80 WEST AVE.<br>CROSSVILLE, TN 38555<br>TELEPHONE: (931) 484-7702    |
| OWNER: _____<br>ADDRESS: _____<br>TELEPHONE: _____<br>FIRST: CIVIL DISTRICT OF CUMBERLAND COUNTY, TN            | ACREAGE SUBDIVIDED: 4.31 AC±<br>NUMBER OF LOTS: 2<br>SCALE: 1"=100' DATE: 5/4/26<br>DEED BOOK: 1689 PAGE: 1547 |
| TAX MAP: 139<br>PARCEL: 70.02<br>GROUP: _____                                                                   | JOB NUMBER: 26124<br>DRAWING NUMBER: 26124-ROBIN<br>DRAWN BY: ROBIN POWERS                                     |