REVISION OF VAILEY ROAD ADE RECORDED IN DEED BOOK: 31, PAGE: 202

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: March 3, 2025
- 5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
- 6. Fixed Control Station: City of Crossville, TN Network
- 7. Fixed Control Station Position: 588,417.70;2,256,580.01
- 8. Geoid Model Used: GEOID18
- 9. Combined Grid Factor: Not Applicable

CERTIFICATE OF OWNERSHIP AND DEDICATION

i 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. l (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the planning commission.

Date

Owner's Signature

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 unadjusted closure is 1:10,000 as per the State of Tempessee etchdards of practice, Chapter 0820-3. This survey was made topording to information of public record and/of observed ground evidence.

3-3-25

80 West Aver Crossville, TN Crossville,

CERTIFICATION OF EXISTING WATER 1 hereby certify that the water lines shown hereon are in place.

Date

Signature of Public Works Director . or Water Superintendent

CERIFICATION OF EXISTING SEWER LINES

l hereby certify that the sewer lines shown hereon are in place.

Date

Signature of Public Works Director or Sewer Superintendent

CERTIFICATION OF EXISTING ROAD

hereby certify that the road shown hereon has the status of an accepted public road regardless of current condition.

Date

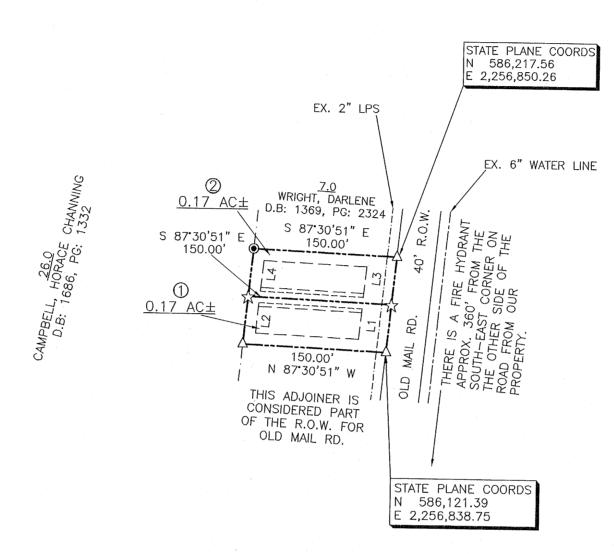
Signature of Public Works Director or County Road Superintendent

CERTIFICATE OF APPROVAL FOR RECORDING

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



THE CURRENT CODE REQUIREMENT IS FOR 60' WIDTH AT THE SET BACK LINE. WE ARE REQUESTING A VARIANCE TO ALLOW FOR 50' WIDTH AT THE SETBACK LINE. THIS WILL MAKE THE WIDTH AT THE SETBACK LINE THE SAME AS THE FRONT PROPERTY LINE.

WE ARE ALSO REQUESTING A VAFIANCE FOR THE SETBACKS ON CENTER DIVISION PROPERTY LINE. WE ARE REQUESTING A 5' SETBACK ON EITHER SIDE OF THE DIVIDING PROPERTY LINE. WE ARE PLANNING ON CONSTRUCTING TWO SINGLE FAMILY HOMES PARALLEL TO EACH OTHER ON THESE PARCELS. THE HOMES HAVE AN OVERALL WIDTH OF 23' AND OVERALL LENGTH OF 48'. PLEASE SEE DRAWINGS FOR REFERENCE. THIS SHOULD BE REFLECTED IN THE MINUTES OF THE MEETING HELD ON APRIL 12, 2025.

LEGEND

These standard symbols will be found in the drawing.

N.P. 1/2" REBAR EX. IRON ROD

EX. IRON PIPE EX. WOOD FENCE POST PROPERTY LINE

ADJOINING PROPERTY LINE

ROAD RIGHT OF WAY

M GRID NORTH SCALE: 1" = 100'100 200 300

VICINITY MAP

CUMBERLAND COUNTY, TENNESSEE

SITE -

THERE IS A 30' 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 #47035C0309D.

LEGEND

These standard symbols will be found in the drawing.

- $\stackrel{\wedge}{\sim}$ N.P. 1/2" REBAR N.P. MAG NAIL
- EX. FENCE POST \otimes D STONE
- 0 CALCULATED POINT IN R.O.W. PROPERTY: LINE ADJOINING PROPERTY LINE ROAD RIGHT OF WAY

S 05'47'15" W N 05'47'15" E

PARCEL:

GROUP:

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

FINAL PLAT REVISION OF VALLEY ROAD ADDITION RECORDED IN DEED BOOK: 31, PAGE: 202

PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION

OWNER: WALKER, JARET DRESS: 1239 P.O.W. CAMP RD. CROSSVILLE, TN 38572 LEPHONE: (931) 200-8570	SURVEYOR: MID—STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931)484-7702
OWNER: DRESS: LEPHONE: ST CIVIL DISTRICT OF CUMBERLAND COUNTY, TN	ACREAGE SUBDIVIDED: 0.34 NUMBER OF LOTS: 2 SCALE: 1"=100' DATE: 3/3/25 DEED BOOK: 1700 PAGE: 967
X MAP:113-F	JOB NUMBER: 24102

DRAWING NUMBER: 24102-2-REC

DRAWN BY: ROBIN POWERS