

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 1 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 _____

CERTIFICATE OF APPROVAL OF PROPERTY NUMBERS

I hereby certify the new street names shown on this plat have been approved by E911 in order to avoid duplication of current names of existing city or county roads.

Date Signed _____ Official of the E911 Board _____

CERTIFICATE OF NEW SEWAGE COLLECTION FACILITIES

I hereby certify that: X (1) public sewage collection facilities have been constructed and installed in an acceptable manner, according to specifications of Crossville Planning Commission and City of Crossville. (2) a Financial Guarantee (Letter of Credit/Escrow Account/Check) acceptable to the Crossville Planning Commission in the amount of \$ _____ has been given to the Planning Commission to assure completion of improvements in the case of default.

Date Signed _____ Public Works Director/
City Engineer _____

CERTIFICATION OF NEW WATER LINES AND HYDRANTS

I hereby certify that: X (1) water lines and fire hydrants, if necessary, have been installed in an acceptable manner, according to specifications of Crossville Planning Commission, and City of Crossville or _____ Utility District, which will maintain the water lines. (2) a Financial Guarantee (Letter of Credit/Escrow Account/Check) acceptable to the Crossville Planning Commission in the amount of \$ _____ has been given to the Planning Commission to assure the completion of improvements in the case of default.

Date Signed _____ Public Works Director/
City Engineer _____

CERTIFICATION OF STREETS AND DRAINAGE SYSTEM

I hereby certify that: X (1) streets, drainage system (easements, culverts, etc.) and other improvements (curbs, sidewalks, etc.) as required by the Crossville Planning Commission are installed in an acceptable manner and according to required specifications of Crossville Planning Commission and City of Crossville or Cumberland County Highway Department. (2) a Financial Guarantee (Letter of Credit/Escrow Account/Check) acceptable to the Crossville Planning Commission in the amount of \$ _____ has been given to the Planning Commission to assure completion of all improvements in case of default.

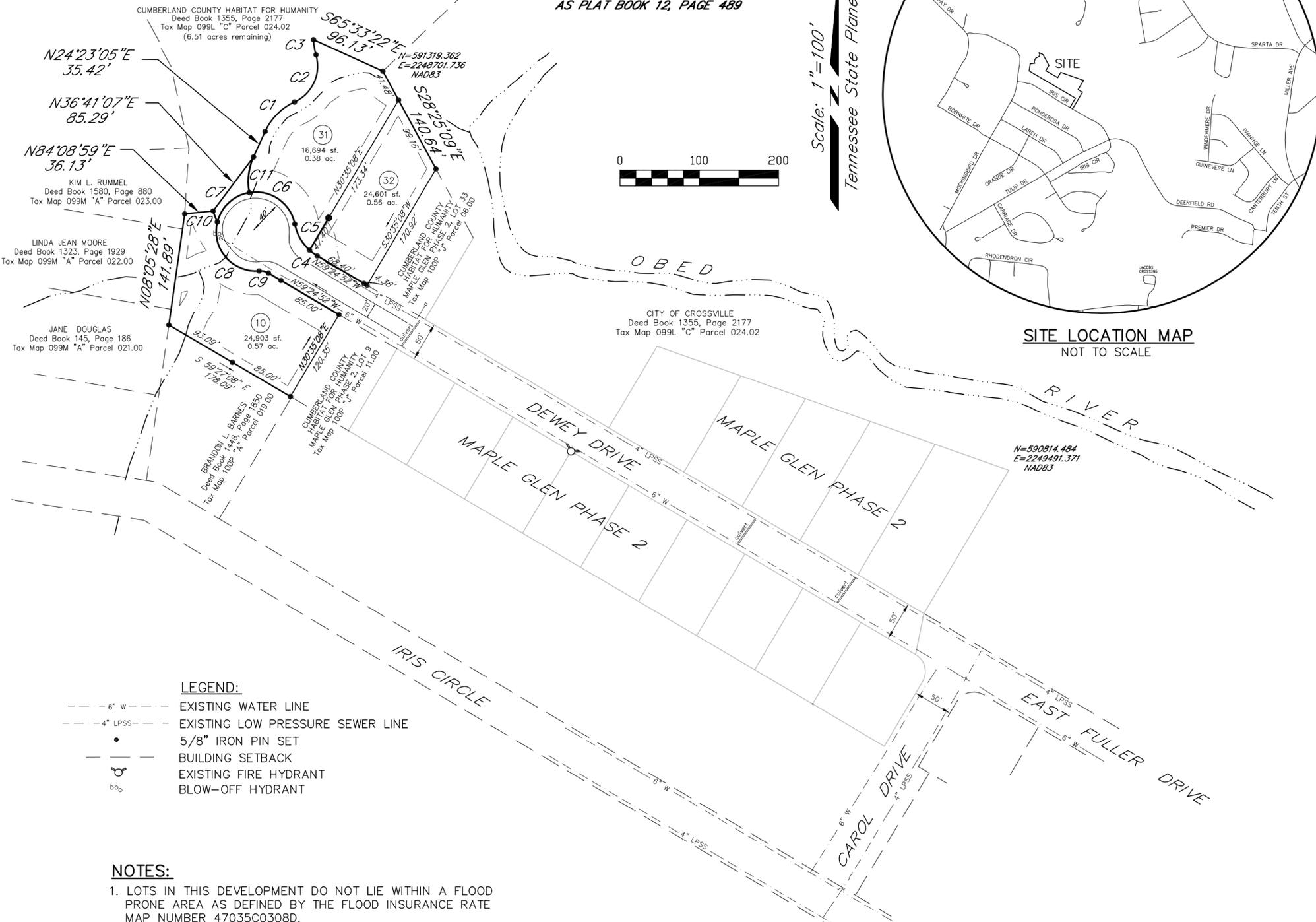
Date Signed _____ Public Works Director/
City Engineer or County Road Supervisor _____

CERTIFICATE OF APPROVAL FOR RECORDING

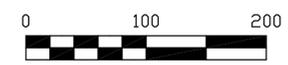
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Crossville Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Crossville Regional Planning Commission, and that this plat has been Approved for Recording in the Office of the Register of Cumberland County, Tennessee.

Date Signed _____ Secretary
Crossville Regional Planning Commission _____

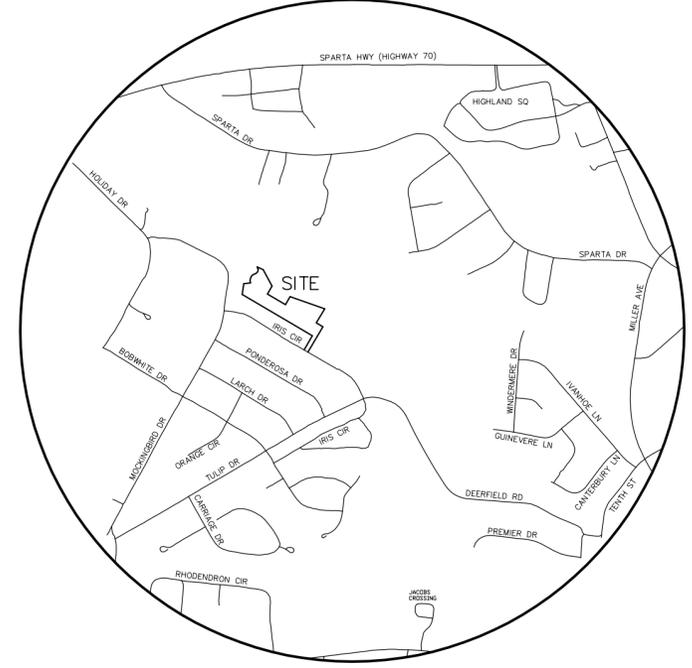
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.00'	53.66'	40°59'27"	N44°52'48"E	52.52'
C2	50.00'	71.53'	81°58'01"	N24°23'31"E	68.58'
C3	75.00'	19.39'	14°48'49"	N09°12'34"W	19.34'
C4	60.00'	12.21'	11°39'47"	S53°34'58"E	12.19'
C5	60.00'	38.63'	36°53'09"	S29°18'30"E	37.96'
C6	50.00'	77.38'	88°40'11"	N55°12'01"W	69.89'
C7	50.00'	58.15'	66°38'03"	S47°08'52"W	54.93'
C8	50.00'	94.66'	108°28'14"	S40°24'17"E	81.14'
C9	20.00'	12.30'	35°13'32"	N77°01'38"W	12.10'
C10	125.00'	14.96'	6°51'32"	S20°51'18"E	14.95'
C11	75.00'	46.05'	35°11'05"	S06°47'41"W	45.33'



REVISION OF LOTS 10, 11, 31 & 32 OF MAPLE GLEN PHASE II, RECORDED AS PLAT BOOK 12, PAGE 489



Scale: 1"=100'
Tennessee State Plane



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

FINAL PLAT FOR
REVISION OF LOTS 10, 11, 31 & 32
MAPLE GLEN SUBDIVISION PHASE 2
 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: 1.58 NUMBER OF LOTS: 3 SCALE: 1"=100' TAX MAP REFERENCE: Map 100P, Group "J" Parcels: 7, 8, 9, & 10

Rev. 6-20-24
DATE: June, 2024