

**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 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)**

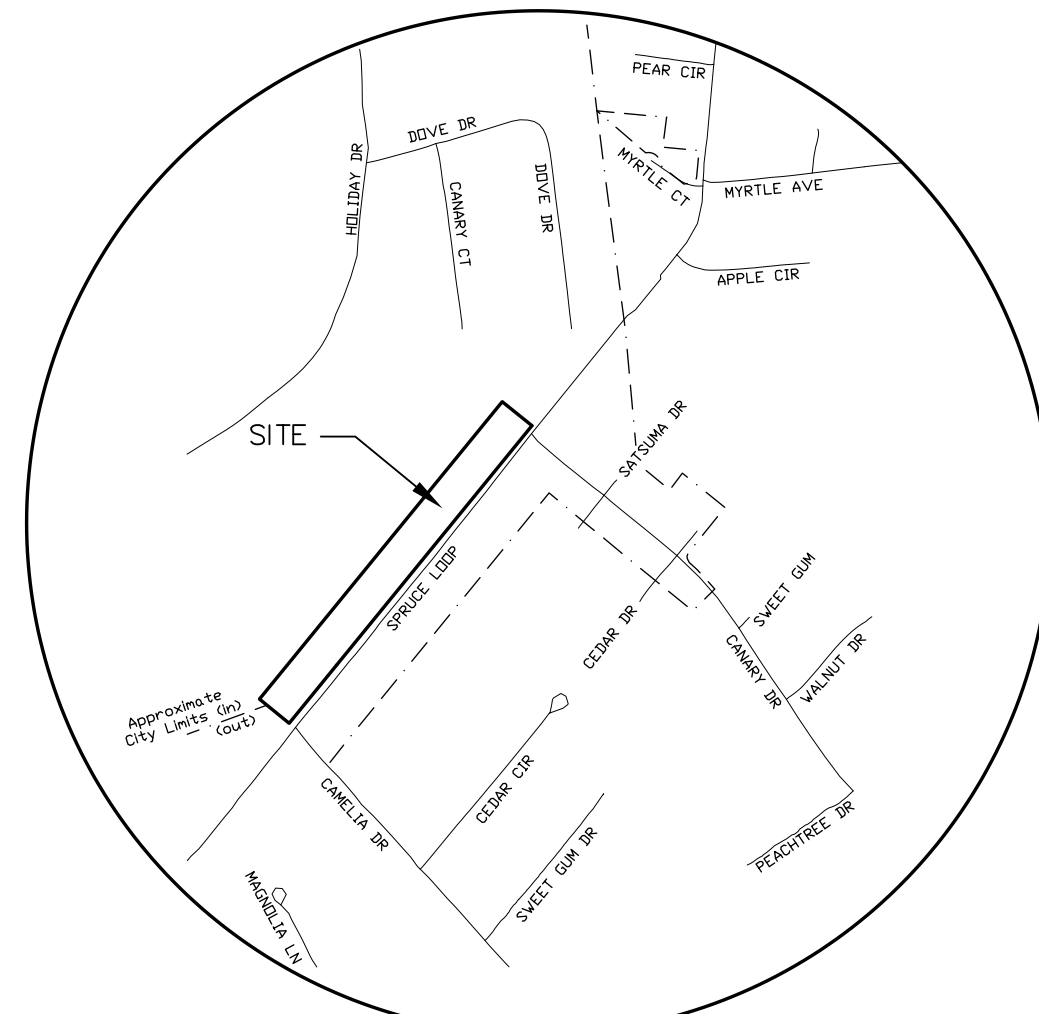
I hereby certify that the road(s) shown on this plot has (have) the status of an accepted city or county maintained public road regardless of the current condition, or is a state maintained highway.

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

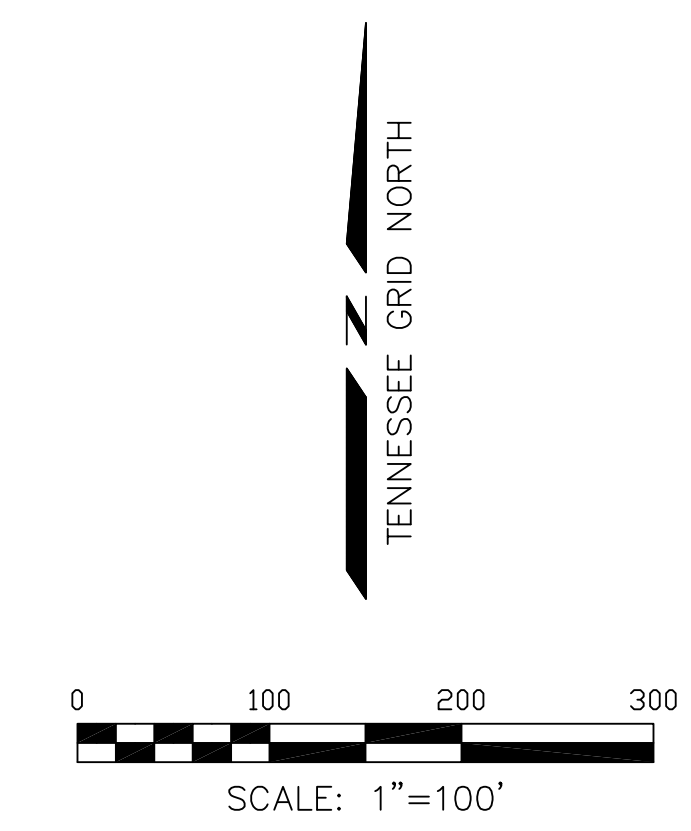
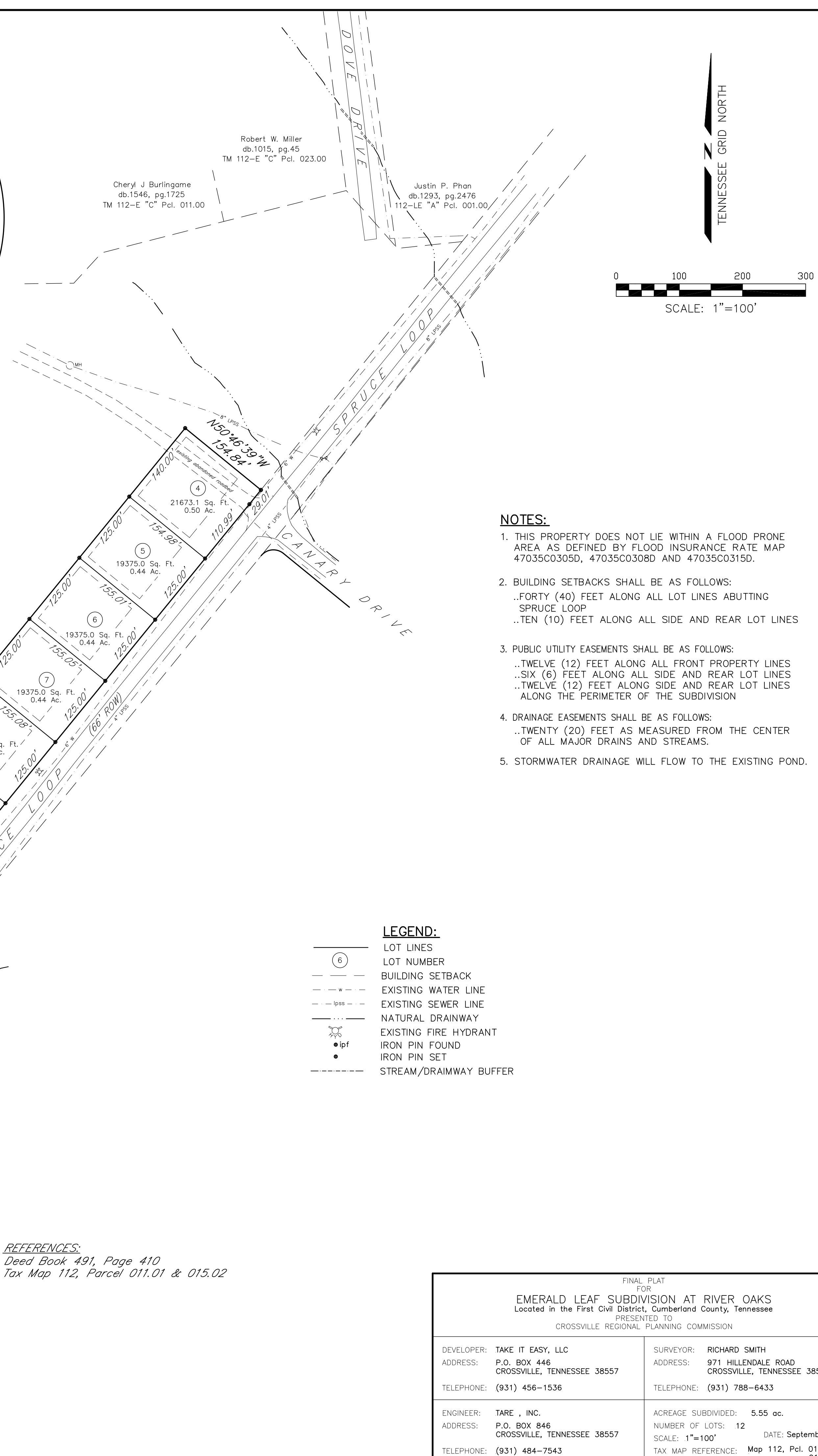
**CERTIFICATE OF APPROVAL FOR RECORDING**

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 \_\_\_\_\_



VICINITY MAP  
NOT TO SCALE



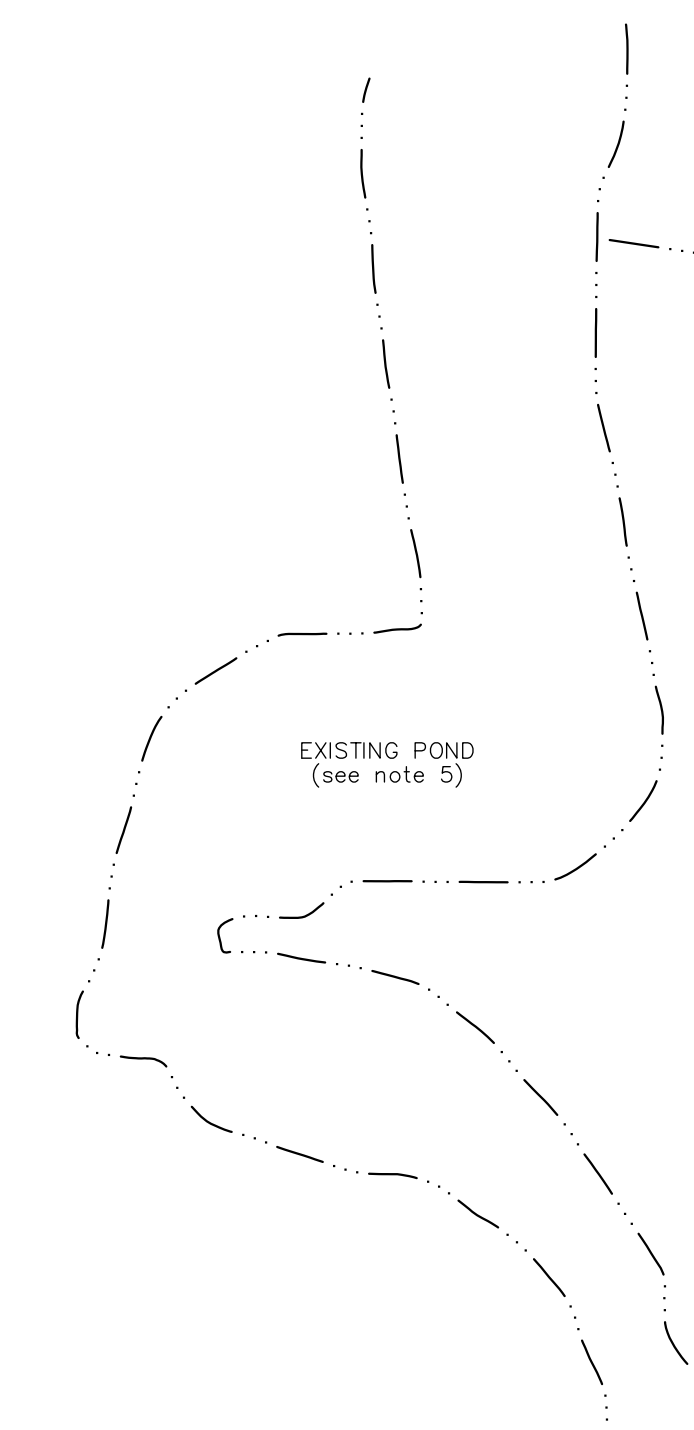
**NOTES:**

1. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA AS DEFINED BY FLOOD INSURANCE RATE MAP 47035C0305D, 47035C0308D AND 47035C0315D.
2. BUILDING SETBACKS SHALL BE AS FOLLOWS:  
..FORTY (40) FEET ALONG ALL LOT LINES ABUTTING SPRUCE LOOP  
..TEN (10) FEET ALONG ALL SIDE AND REAR LOT LINES
3. 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
4. DRAINAGE EASEMENTS SHALL BE AS FOLLOWS:  
..TWENTY (20) FEET AS MEASURED FROM THE CENTER OF ALL MAJOR DRAINS AND STREAMS.
5. STORMWATER DRAINAGE WILL FLOW TO THE EXISTING POND.

**LEGEND:**

- ⑥ LOT LINES
- ⑥ LOT NUMBER
- - - BUILDING SETBACK
- - - EXISTING WATER LINE
- - - EXISTING SEWER LINE
- - - NATURAL DRAINWAY
- - - EXISTING FIRE HYDRANT
- ipf IRON PIN FOUND
- IRON PIN SET
- - - STREAM/DRAINWAY BUFFER

**REFERENCES:**  
Deed Book 491, Page 410  
Tax Map 112, Parcel 011.01 & 015.02



Take It Easy, LLC  
db.491, pg.410  
TM 112, Pcl. 015.02  
(remainder >5.00 acres)

Approximate City Limits (out)

FINAL PLAT FOR <b>EMERALD LEAF SUBDIVISION AT RIVER OAKS</b> Located in the First Civil District, Cumberland County, Tennessee PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION	
DEVELOPER: TAKE IT EASY, LLC ADDRESS: P.O. BOX 446 CROSSVILLE, TENNESSEE 38557 TELEPHONE: (931) 456-1536	SURVEYOR: RICHARD SMITH ADDRESS: 971 HILLENDALE ROAD CROSSVILLE, TENNESSEE 38572 TELEPHONE: (931) 788-6433
ENGINEER: TARE, INC. ADDRESS: P.O. BOX 846 CROSSVILLE, TENNESSEE 38557 TELEPHONE: (931) 484-7543	ACREAGE SUBDIVIDED: 5.55 ac. NUMBER OF LOTS: 12 SCALE: 1"=100' DATE: September, 2020 TAX MAP REFERENCE: Map 112, Pcl. 011.01 & 015.02