

GPS CERTIFICATION:

I, William C. Willhite, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

(a) Type of Survey: Real Time Kinematic
 (b) Positional Accuracy: 0.05 feet
 (c) Date of survey: 17 September 2024
 (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
 (e) Published/Fixed-control used: TDOT CORS Network
 (f) Geoid Model: Geoid18
 (g) Combined grid factor(s): 0.99989496

Base Point #	Description	Northing	Easting
1	GPS Base Point (not shown on plat)	592461.53	2251836.39
2	1/2" rebar (found)	592238.29	2250987.78
3	1/2" rebar (found)	592364.82	2251318.35
4	1/2" rebar (found)	592077.22	2251513.62
5	1/2" rebar (found)	591992.86	2251389.65
6	1/2" pipe (found)	591989.32	2251153.08

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47035C0308D.

Dated: 11/16/2007

Check One:

☒ X : No areas of the subject property depicted on this plat are in a SFHA

☐ : All of the subject property depicted on this plat is in a SFHA

☐ : Shaded area(s) of the subject property depicted on this plat are in a SFHA

CERTIFICATION OF EXISTING ROADS

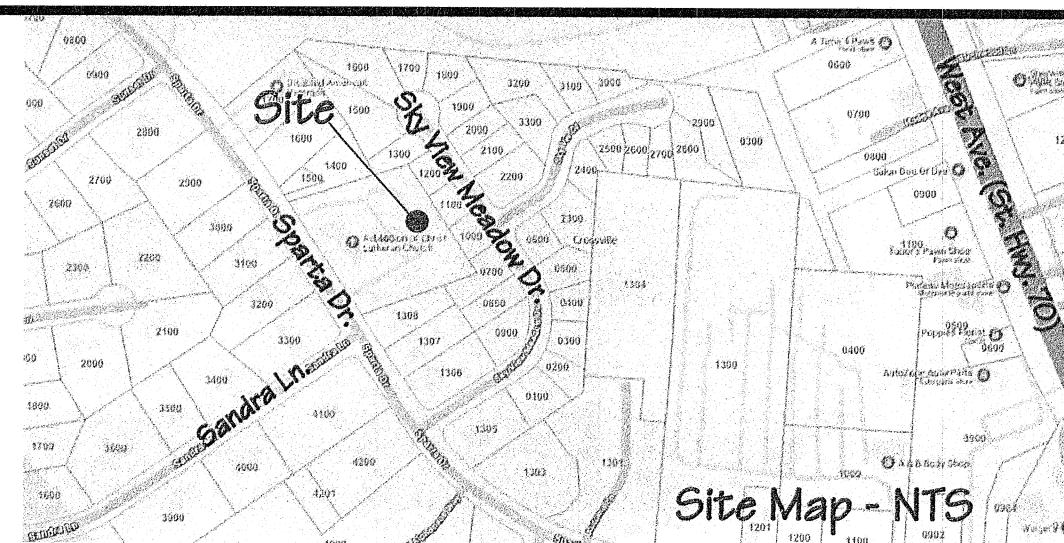
I hereby certify that Sky View Meadow Drive, as shown on this plat, has the status of an accepted city or county maintained public road regardless of current condition, or is a state-maintained highway.

Date Signed

Signature of City Director of Public Works or County Road Supervisor

LINE	BEARING	DISTANCE
L1	N 71°55'54" E	20.93'
L2	N 33°27'25" W	29.56'
L3	N 54°20'59" E	23.65'
L4	N 54°25'23" E	22.39'
L5	N 54°40'06" E	21.38'

HUDSON & SCHUBERT PROPERTY, LLC
 Lot #16-17, Sky View Meadow
 Subdivision, Phase II
 Map 100-1 Group D Parcel 12.00 & 11.00
 Book 1686 Page 1221
 Plat Book PL12 Page 419



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all roads, utility lines and easements as shown to the public or private use noted. I further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

8-6-25

Date

Owner (Hudson & Schubert Property, LLC) (Lots #16 & 17)

8-7-25

Date

Owner (Ascension Evangelical Lutheran Church of Crossville) (Lot #1)

8-6-25

Date

Owner (Lisa Lutrario) (Lot #18)

8-6-25

Date

Owner (Richard Goetz & Sarah Carey) (Lot #19)

CERTIFICATION OF EXISTING WATER LINES AND HYDRANTS

I hereby certify that the existing water lines and/or existing hydrants shown hereon are in place and maintained by the City of Crossville.

Date Signed

Signature of City Director of Public Works

CERTIFICATION OF EXISTING SEWER LINES

I hereby certify that the existing sewer lines shown hereon are in place and that lots in this subdivision are connected to city sewer or can be connected upon approval of city & payment of required fees.

Date Signed

Signature of City Director of Public Works or Designee

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown Crossville, Tennessee with the exception of such hereon has been found to comply with the Subdivision Regulations of the subdivision standards for the City of variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register.

Date Signed

Secretary, Planning Commission

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 1:10000, performed on 17 September 2024 in accordance to current Tennessee Standards of Practice for Land Surveyors. I further certify that the iron pins and/or monuments have been placed as shown hereon, to the specifications of the Crossville Regional Planning Commission.

8-5-25

Date Signed

Surveyor's Certificate

1ST CIVIL DISTRICT

REF: Plat Book PL12 Page 419

FINAL PLAT
 For the Lot Line Revision of
 Lots #16-19 of Sky View Meadow Subdivision Phase II &
 The Ascension Evangelical Lutheran Church of Crossville Property

PRESENTED TO
 CITY OF CROSSVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: Jackie Schubert	SURVEYOR: William C. Willhite
ADDRESS: Sky View Meadow Drive Crossville, TN 38555	ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38506
TELEPHONE: 931-200-1057	TELEPHONE: 931-372-1286
OWNER: Ascension Evangelical Lutheran Church of Crossville	OWNER: Hudson & Schubert Property, LLC.
ADDRESS: Sky View Meadow Drive Crossville, TN 38555	ADDRESS: Sky View Meadow Drive Crossville, TN 38555
TELEPHONE: 931-200-1057	TELEPHONE: 931-200-1057

ACREAGE REVISED: 2.56 LOTS: 5
 DEED BOOK REFERENCE: See Chart

TAX MAP: See Chart PARCEL NO: See Chart
 SCALE: 1"=40'-0" DATE: 17 September 2024

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; cemeteries, easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffs, lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: SLN File: 23-229c1 Church & Lots 16-19

Tax Map	Parcel No.	Deed Ref.
100-1 Grp:C	14.00	1393/1515
100-1 Grp:D	10.00	1692/241
100-1 Grp:D	7.00	1685/1237
100-1 Grp:D	11.00	1686/2221
100-1 Grp:D	12.00	1686/2221

Note A: Lots #16-19, as shown hereon, are subject to the following easements as noted in Plat Book PL 12 Page 419 as recorded in the Register's Office for Cumberland County, Tennessee:

Public Utility Easements
 12' along front property lines
 6' along all side & rear lot lines
 12' along side & rear lot lines along the perimeter of the subdivision

Drainage Easements
 20' from edge of all major drains and streams
 30' as measured from the edge of all major drainways.

Aquatic Construction Buffer
 30' as measured from the edge of all major drainways.

LEGEND

SEWER VALVE	FIRE HYDRANT
1/2" PIPE (found)	OVERHEAD POWER
UTILITY POLE	TELEPHONE LINE
CATCH BASIN	CENTERLINE
WATER METER	SETBACK LINE
1/2" PIPE (set)	P.O.B. - POINT OF BEGINNING
5/8" REBAR (found)	Public Utility Easement (PUE) (see note A)
WATER VALVE	Drainage/Utility Easement
1/2" REBAR (found)	Sidewalk
TAX HOOK	
SS - SEWER LINE	
W - WATER LINE	

William C. Willhite, RLS #3346

VICK SURVEYING, LLC

2772 Hidden Cove Road, Cookeville, TN 931-372-1286