

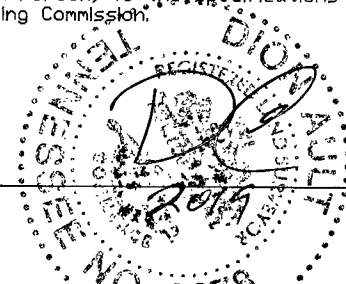
**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I (we) hereby certify that I (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

*Edward Hubbard* 6-13-19



EDWARD HUBBARD  
 TAX MAP 073 PARCEL 140.00  
 DEED REF 1540 PAGE 2067  
 CUMBERLAND CO, TN

**CERTIFICATE OF ACCURACY AND PRECISION**  
 I hereby certify that the plan shown and described hereon is a true and correct Class A survey, with a ratio of precision of 1/1000, performed on May 2019 in accordance with 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.



**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).

*N/A*

**CERTIFICATION OF EXISTING WATERLINES AND/OR EXISTING HYDRANTS**  
 I hereby certify that the existing waterlines and/or existing hydrants shown hereon are in place and maintained by the City or Crossville OR Utility District.

**CERTIFICATION OF EXISTING ROAD(S)**  
 I hereby certify that the roads shown on this plat has the status of an accepted city or county maintained public road regardless of current conditions, or is a state-maintained highway.

**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.

**Note:**  
 This parcel subjects to any right of ways, easements, and/or restrictions that may affect this survey.

Public utility and drainage 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 site and rear lot lines along perimeter of the subdivision. Twenty (20) feet as measured from the center of all major drains or streams.

This survey was done using the latest recorded deed. This survey does not represent a title search or a guarantee of title.

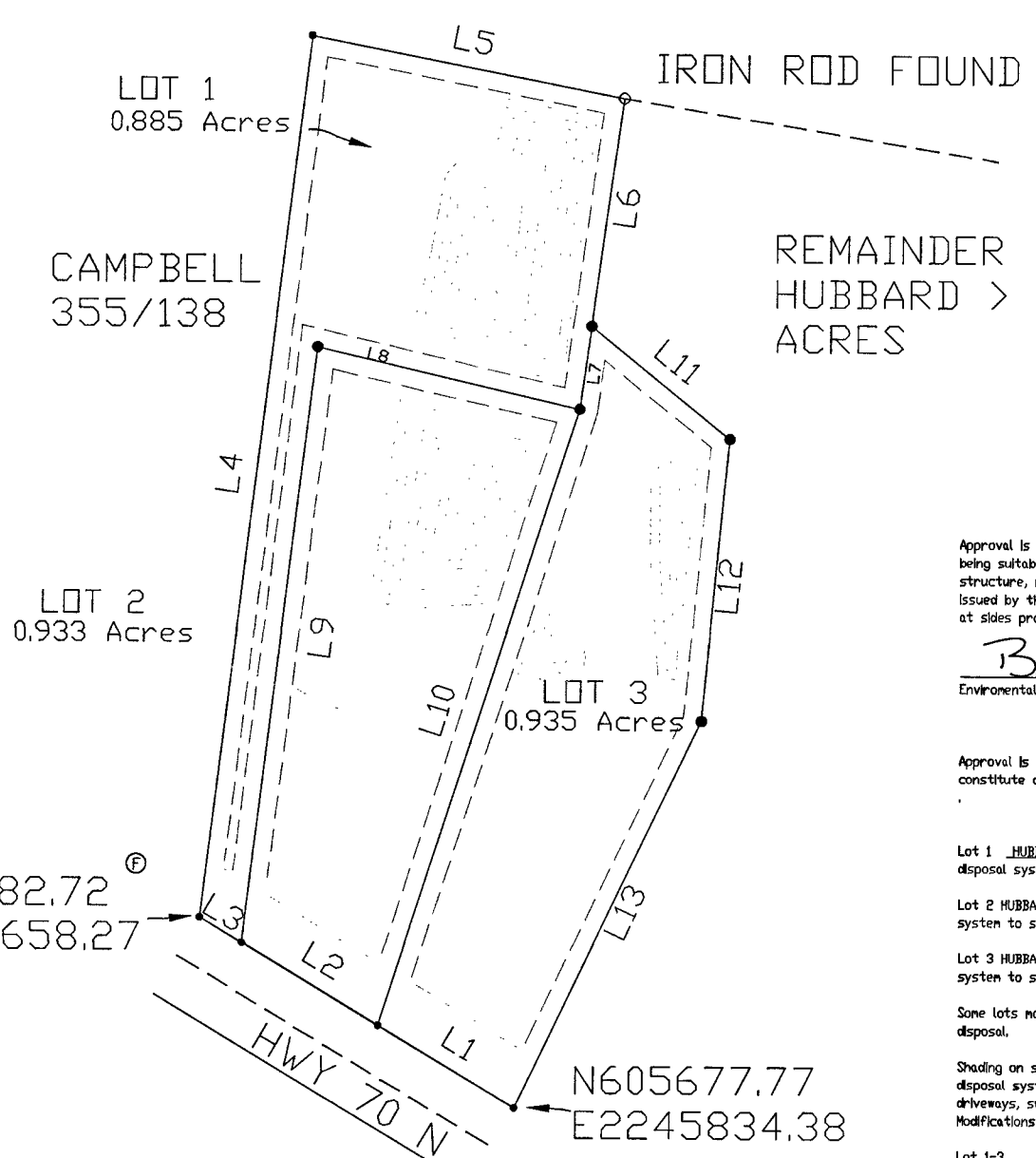
This survey and its representations are intended solely for the benefit of the surveyor's client.

Location of utilities are approximate and those shown may not represent all of the existing utilities the following utilities shall be contacted prior to construction.

Parcel not in a flood map according to flood maps 47035c-0317d and 0309d

Fire hydrant shown on property -see plat

Tennessee One Call: 1-800-351-1111  
 City of Crossville(Sewer): 931-484-7631  
 Volunteer Electric: 931-484-3527  
 Upper Cumberland Gas Utility District: 931-484-9380  
 Crab Orchard Utility District(Water): 931-484-6937



N605782.72  
 E2245658.27  
 N605677.77  
 E2245834.38

See restrictions for shaded soil areas

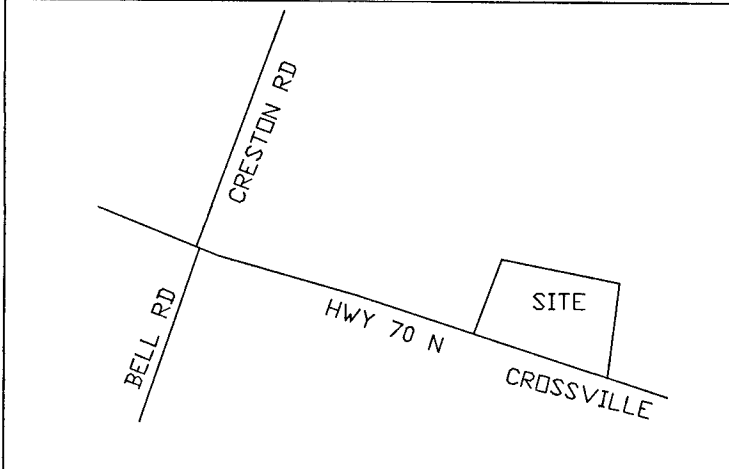
Setbacks: front 30 feet  
 back and sides 10 feet

- IRON ROD SET
- ⊙ FIRE HYDRANT
- ⊙ GAS

◦ IRON ROD FOUND/SET



BAISLEY  
 1432/2008



VICINITY MAP NTS

LINE	BEARING	DISTANCE
L1	N 59°12'30" W	88.84'
L2	N 59°12'30" W	88.84'
L3	N 59°12'38" W	27.32'
L4	N 06°59'02" E	495.10'
L5	S 78°59'31" E	177.80'
L6	S 07°53'54" W	128.44'
L7	S 07°53'54" W	46.56'
L8	N 77°01'06" W	150.34'
L9	S 06°59'32" W	334.38'
L10	N 17°53'11" E	361.05'
L11	S 51°14'42" E	99.54'
L12	S 05°31'07" W	157.73'
L13	S 25°35'47" W	239.38'

**NOTES**  
 SURVEY REQUESTED BY EDWARD HUBBARD  
 SUBJECT TO ANY AND ALL EASEMENTS SHOWN OR OTHERWISE  
 FINAL PLAT

Approval is hereby granted for LOT 1-3 defined as HUBBARD PROPERTY Cumberland County as being suitable for subsurface sewage disposal with the listed or attached restrictions. 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 Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at sides property side lines unless otherwise noted.

*Bruce Harvatt* 6-13-2019  
 Environmental Specialist Division Of Ground Water Protection Date

Approval is based on soil conditions suitable for installation and duplication of Subsurface Sewage Disposal Systems and does not constitute approval of building sites.

Lot 1 HUBBARD PROPERTY are approved for installation and duplication of a conventional subsurface sewage disposal system to serve an estimated house size of ONE (1) bedrooms.

Lot 2 HUBBARD PROPERTY are approved for the installation and duplication of a conventional subsurface sewage disposal system to serve a maximum house size of TWO (2) bedrooms.

Lot 3 HUBBARD PROPERTY is approved for the installation and duplication of a conventional subsurface sewage disposal system to serve a maximum house size of THREE(3) bedrooms.

Some lots may require pump systems to transfer septic tank effluent to areas of the lot with suitable soil conditions for disposal.

Shading on some lots represent an area reserved to be used for the installation of the primary and duplicate subsurface sewage disposal 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 in Tenn. Modifications of the shaded area may be considered, provided sufficient shaded area is maintained.

Lot 1-3 Hubbard property are approved for use with utility water only.

All underground utilities and driveways must enter along the property lines.

The size, number of square feet, design, and location of the proposed dwelling may further restrict the max. number of bedrooms for which a permit may be issued.

FINAL PLAT FOR EDWARD HUBBARD PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION

DEVELOPER: ADDRESS: TELEPHONE:	SURVEYOR: ADDRESS: Same TELEPHONE:
ENGINEER: ADDRESS: TELEPHONE:	ACREAGE SUBDIVIDED: NUMBER OF LOTS: 3 SCALE: DATE: TAX MAP REFERENCE:

**HUBBARD**

DRAWN	DATE	DION AULT
05/15/19		116 ASHLEY ACRE WAY
APPROVED	DATE	PIKEVILLE TN
SCALE	SHEET	PROJECT NO.
1" = 150'		