

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (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.

Date Signed _____ Owner's Signature _____
 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 A survey, and the ratio of precision is 1:10,000, performed on May 8, 2012 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 NEW WATER LINES AND HYDRANTS

I hereby certify that:

- (1) water lines and fire hydrants, if necessary, have been constructed and 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/Certified Check) acceptable to the Crossville Planning Commission in the amount of **\$12,628.95** has been given to the Planning Commission to assure completion in the case of default.

Date Signed _____ Signature of Public Works Director or Manager of Water District _____

LEGEND

- ▲ 1/2" Rebar New
 - 5/8" Rebar Found
 - 1/2" Rebar Found
 - ✚ Sewer Valve
 - ⊙ Utility Pole
 - ⊙ Fire Hydrant (Proposed)
 - S— Sewer Line
 - W— Water Line
 - E— Overhead Utility
- MBSL = Minimum Building Setback Lines
- REMAINING PROPERTY IS GREATER THAN 5 ACRES
 (MAP 101 PARCEL 103.00)
 HENRY LEE GARRETT
 (RB 1571, P/O PAGE 622)

GPS CERTIFICATION:

I, Rusty L. Norrod, hereby certify that this map was drawn under my supervision from an actual GPS & Conventional 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 (original) field survey: February 2nd 2026
- (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
- (e) Published/Fixed Control Used: TDOT CORS Network
- (f) Geoid model: Geoid 12A
- (g) All Distances are Grid Distances.

NOTES:

1. 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 a current accurate title search will reveal.
2. This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
3. All corners are 1/2" rebar set unless otherwise noted.
4. Source of Title: Portion of Record Book 1571 Page 622
5. Property is currently not zoned.
6. Location of utilities is approximate. Contact the appropriate utility for location of underground services.
7. Tax Map Reference: Map 101 Parcel 103.00.

CERTIFICATION OF EXISTING ROAD(S)

I hereby certify that the road 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 Director of Public Works or County Road Supervisor _____

CERTIFICATE OF EXISTING SEWER LINES

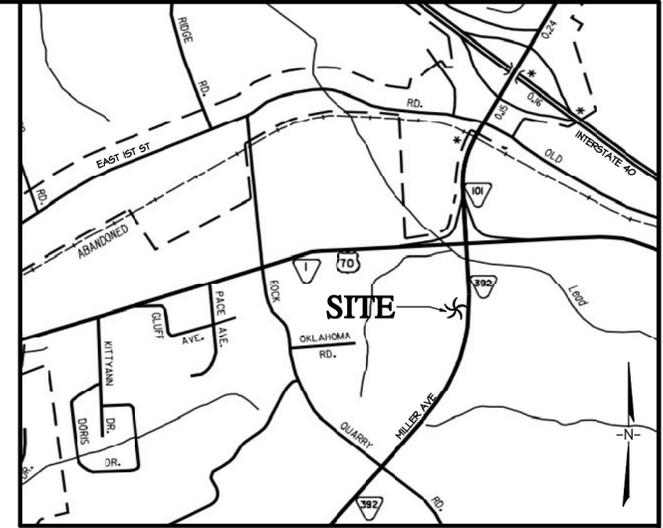
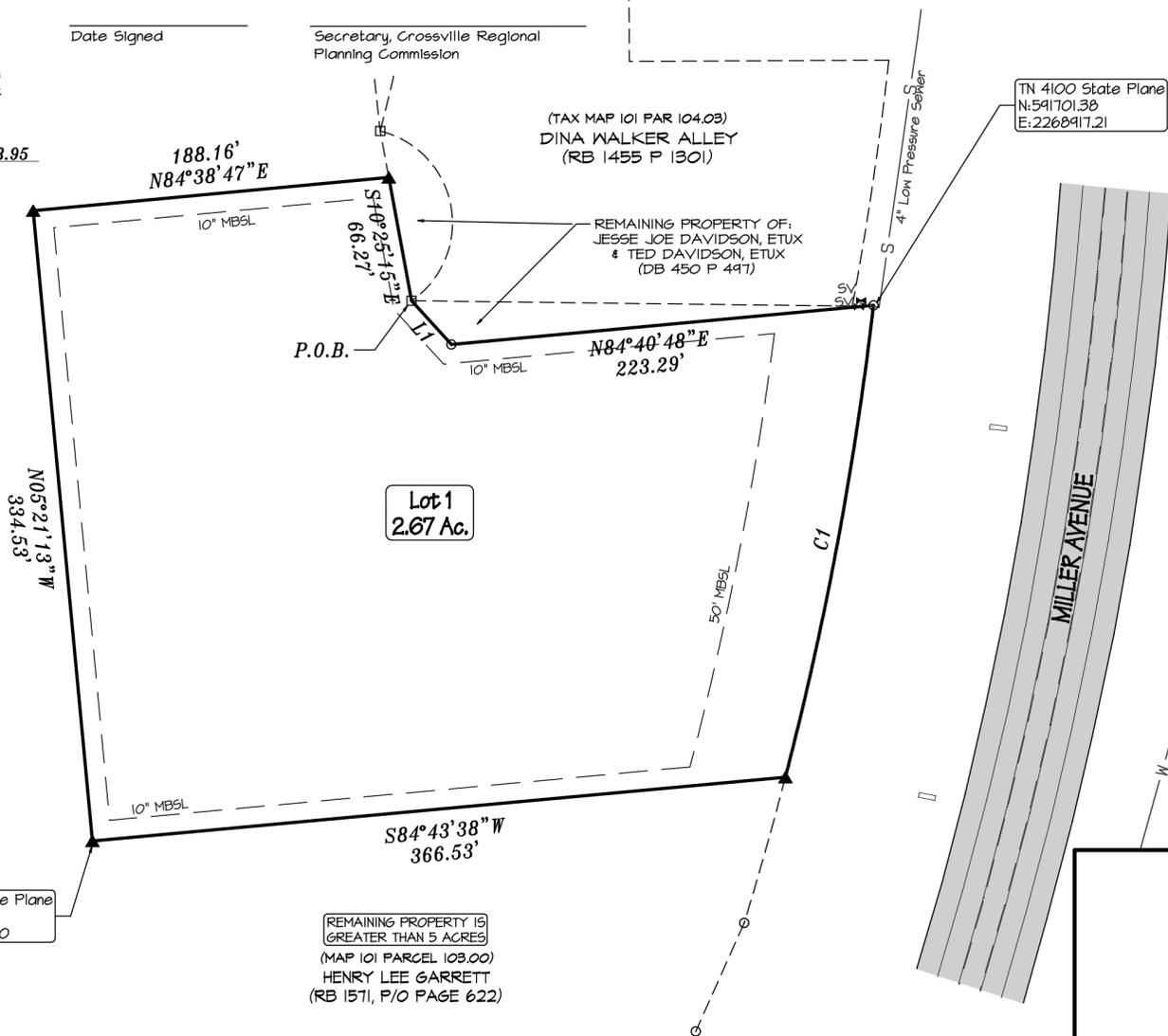
I hereby certify that the existing sewer lines shown hereon are in place and that the lots in this subdivision are connected to city sewer (OR can be connected upon approval of city & payment of required fees.)

Date Signed _____ Signature of City Director of Public Works or Designee _____

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 Deeds of Cumberland County, Tennessee.

Date Signed _____ Secretary, Crossville Regional Planning Commission _____



Vicinity Map N.T.S.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S42°14'54"E	31.18'

CURVE TABLE

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	253.88'	S10°32'43"W	1843.83'	7°53'21"	253.68'	127.14'

TN 4100 State Plane
 N:591701.38
 E:2268917.21

I hereby certify that the survey shown hereon was performed in compliance with the current Tennessee Minimum Standards of Practice and that it is a category "I" and "IV" survey and that the survey meets or exceeds the accuracy requirements thereof.

Rusty Norrod R.L.S. #2635, Date
 Clinton Surveying, LLC
 380 South Lowe Avenue, Suite 6
 Cookeville, TN 38501

26-008

FINAL PLAT
 OF
HINCH-BAISLEY DIVISION
 PRESENTED TO
 CROSSVILLE REGIONAL PLANNING COMMISSION
 1st Civil District, Cumberland County, Tennessee

OWNER: Henry Lee Garrett	SURVEYOR: Clinton Surveying, LLC
ADDRESS: 218 Highland Ridge Dr Crossville, TN 38555	ADDRESS: 380 S.Lowe Ave, Suite 6 Cookeville, TN 38501
TELEPHONE: _____	TELEPHONE: 931-372-0146
ENGINEER: _____	ACREAGE SUBDIVIDED: 2.67 Acres
ADDRESS: _____	NUMBER OF LOTS: 01
TELEPHONE: _____	SCALE: AS SHOWN DATE: 02-25-2026
	TAX MAP REFERENCE: MAP 101 Parcel 103.00

THERE SHALL BE UTILITY-DRAINAGE EASEMENTS ALONG ALL LOT LINES AS FOLLOWS:

- TWELVE (12) FEET ALONG ALL STREET FRONT PROPERTY LINES
- SIX (6) FEET ALONG ALL SIDE AND REAR LOT LINES OF ABUTTING LOTS WITHIN THE SUBDIVISION
- TWELVE (12) FEET ALONG ANY SIDE OR REAR LOT LINES THAT IS ALONG THE PERIMETER OF THE SUBDIVISION

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47035C0330D, Dated: 11/16/07.
 Check One:

- 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