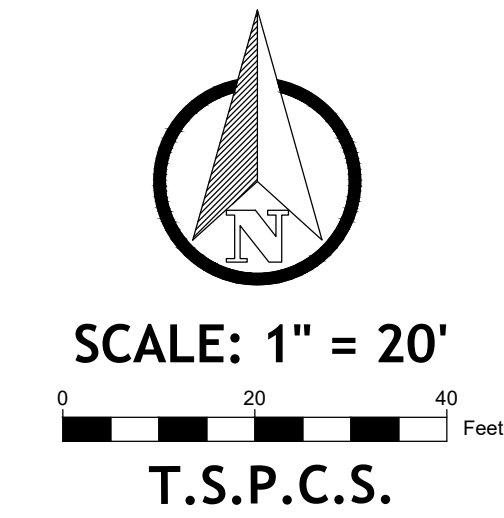




THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

LEGEND:

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	WATER LINE
FM	SANITARY FORCEMAIN
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
PKS	PK NAIL SET



VICINITY MAP

OWNER: LOWE'S HOME CENTERS, LLC
1000 LOWES BOULDEVARD
MOORSEVILLE, NC 28117

PLAT REFERENCE

BEING LOT 1 ON THE PLAN OF THE PLAN OF PRELIMINARY/FINAL PLAT FOR LOWE'S HOME CENTERS, INC. RECORD IN PLAT BOOK 10, PAGE 170 REGISTERS OFFICE CUMBERLAND COUNTY, TENNESSEE.

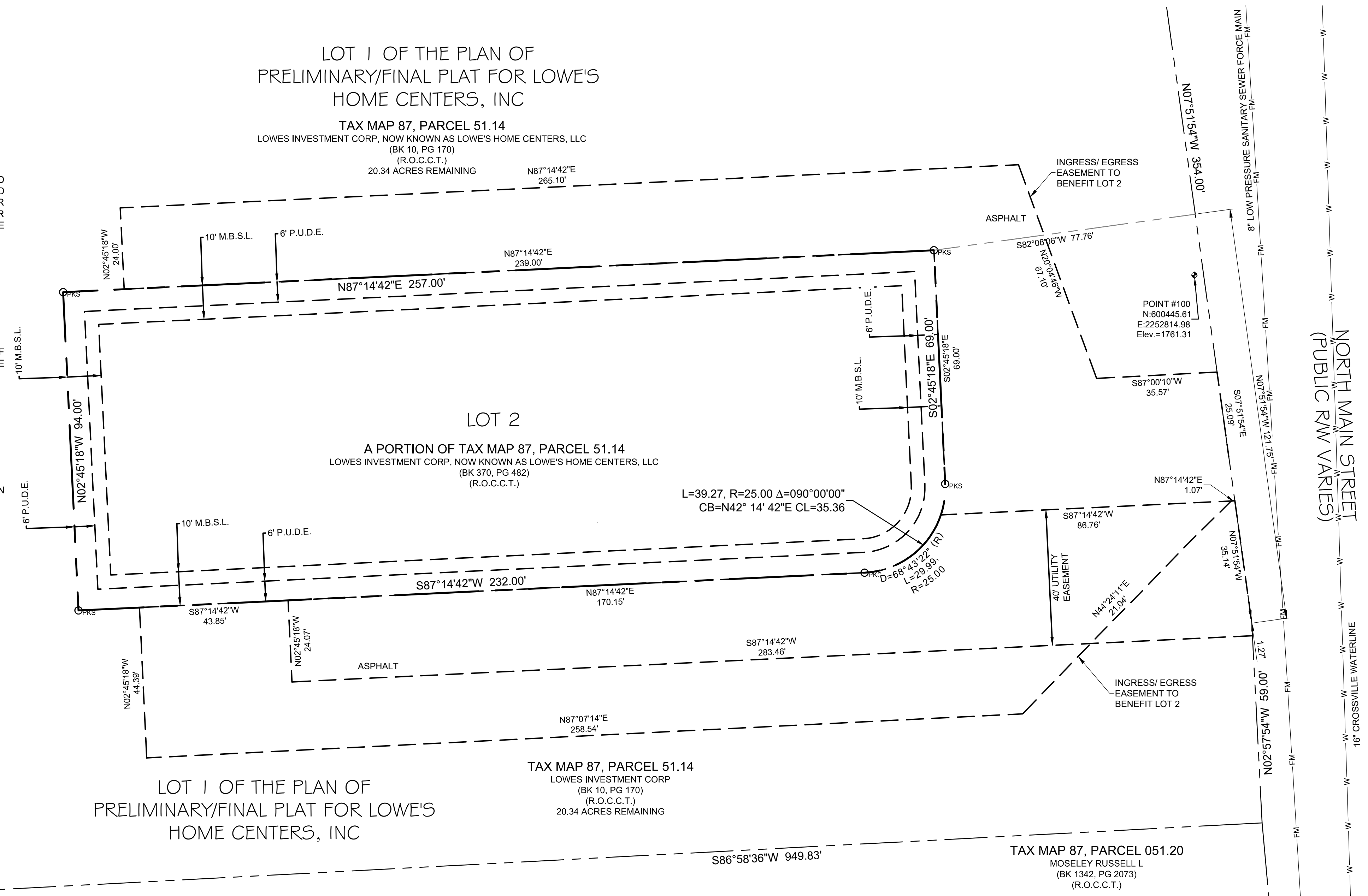
GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 1 BUILDABLE LOT.
2. THIS PROPERTY IS LOCATED IN ZONE "X" AREA OF MINIMAL FLOODING AS PER FEMA FLOOD MAP 47035C0306D WITH AN EFFECTIVE DATE ON 11/16/2007.
3. PROPERTIES CURRENTLY ZONED: NOT APPLICABLE.
4. BEARINGS SHOWN HEREON BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THE PARCEL.
6. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY OF THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES MUST BE CONFIRMED WITH THE APPROPRIATE UTILITY PROVIDER.
7. THIS SURVEY WAS COMPLETED TO THE MINIMUM STANDARDS AS REGULATED UNDER THE AUTHORITY OF SECTION 0820-3-.07 OF THE TENNESSEE LAND SURVEYORS LAWS AND REGULATIONS, 2011 EDITION.
8. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, IF ANY, NAMED HEREON. THIS DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS WRITTEN CONSENT BY THE SURVEYOR.
9. HEREON PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE CUMBERLAND COUNTY & CROSSVILLE PLANNING COMMISSION.
10. NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE FOUR (4) YEAR STATUTE OF LIMITATIONS (T.C.A. 28-3-114 & T.C.A. 28-3-202) ORIGINATING FROM THE FIELD DATE SHOWN HEREON.
11. THERE SHALL BE A BUILDING SETBACK OF TEN (10) FEET PARALLEL TO ALL SIDE AND REAR LOT LINES AND ALONG THE PERIMETER OF THE SUBDIVISION.
12. THERE SHALL BE A UTILITY DRAINAGE EASEMENT OF SIX (6) FEET PARALLEL TO ALL SIDE AND REAR LOT LINES OF ABUTTING LOTS WITHIN THE SUBDIVISION. THERE SHALL BE A UTILITY-DRAINAGE EASEMENT OF TWELVE (12) FEET PARALLEL TO ALL SIDE AND/OR REAR LOT LINES THAT ARE ALONG THE PERIMETER OF LOT 2.
13. A VARIANCE HAS BEEN GRANTED REGARDING RIGHT-OF-WAY FRONTAGE FOR THIS PROPERTY.

LOT 1 OF THE PLAN OF PRELIMINARY/FINAL PLAT FOR LOWE'S HOME CENTERS, INC

TAX MAP 87, PARCEL 51.14
LOWES INVESTMENT CORP, NOW KNOWN AS LOWE'S HOME CENTERS, LLC
(BK 10, PG 170)
(R.O.C.C.T.)
20.34 ACRES REMAINING

LOT 2
A PORTION OF TAX MAP 87, PARCEL 51.14
LOWES INVESTMENT CORP, NOW KNOWN AS LOWE'S HOME CENTERS, LLC
(BK 370, PG 482)
(R.O.C.C.T.)



LOT 1 OF THE PLAN OF PRELIMINARY/FINAL PLAT FOR LOWE'S HOME CENTERS, INC

TAX MAP 87, PARCEL 51.14
LOWES INVESTMENT CORP
(BK 10, PG 170)
(R.O.C.C.T.)
20.34 ACRES REMAINING

TAX MAP 87, PARCEL 051.20
MOSELEY RUSSELL L
(BK 1342, PG 2073)
(R.O.C.C.T.)

SUBJECT AREA: 24,024 SQUARE FEET OR 0.55 ACRES MORE OR LESS

OWNER'S SIGNATURE _____ DATE _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT CATEGORY 1 SURVEY, WITH A RATIO OF PRECISION OF 1: 10,000 PERFORMED ON JANUARY 4, 2023, IN ACCORDANCE TO TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYORS, CHAPTER 0820-3. I FURTHER CERTIFY THAT IRON PINS AND/OR MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE CROSSVILLE REGIONAL PLANNING COMMISSION.

[Signature] _____ DATE *09/09/2023* _____

CERTIFICATION OF EXISTING ROAD(S)

I HEREBY CERTIFY THAT THE ROAD(S) SHOWN ON THIS PLAT HAS/HAVE THE STATUS OF AN ACCEPTED CITY OR COUNTY MAINTAINED PUBLIC ROAD REGARDLESS OF THE CURRENT CONDITION, OR IS A STATE MAINTAINED HIGHWAY.

PUBLIC WORKS DIRECTOR/CITY ENGINEER _____ DATE _____
OR UTILITY DISTRICT REPRESENTATIVE

CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS

I HEREBY CERTIFY THAT THE EXISTING WATER LINES AND/OR HYDRANTS SHOWN HEREON ARE IN PLACE AND MAINTAINED BY THE CITY OF CROSSVILLE.

PUBLIC WORKS DIRECTOR/CITY ENGINEER _____ DATE _____
OR UTILITY DISTRICT REPRESENTATIVE

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.)

PUBLIC WORKS DIRECTOR/CITY ENGINEER _____ DATE _____
OR UTILITY DISTRICT REPRESENTATIVE

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 SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF CUMBERLAND COUNTY, TENNESSEE.

SECRETARY OF THE CROSSVILLE REGIONAL PLANNING COMMISSION _____ DATE _____

SUBDIVISION OF LOT 1 OF THE PLAN OF PRELIMINARY/FINAL PLAT FOR LOWE'S HOME CENTERS, INC, NOW KNOWN AS LOWE'S HOME CENTERS, LLC

CROSSVILLE, CUMBERLAND COUNTY, TENNESSEE

SUBDIVISION PLAT

TOTAL ACRES: 0.55	TOTAL LOTS: 1
ACRES NEW STREET: N/A	FEET NEW STREETS: N/A
CIVIL DISTRICT: 1ST	CLOSURE ERROR: 1: 10,000
SCALE: 1"= 20'	DATE: 3/01/2023
	REVISED DATE: 3/03/2023

