



**FIRST CIVIL DISTRICT OF CUMBERLAND COUNTY
CROSSVILLE, TN**

●IPS SET 1/2" REBAR W/ CAP
 RED PLASTIC CAP MARKED
 "CITY OF CROSSVILLE"
 ○ ANGLE POINT - NO MONUMENT
 ●IPF FOUND IRON PIN

	FH	EXISTING FIRE HYDRANT
		EXISTING WATER METER
		EXISTING WATER VALVE
-----W-----W		EXISTING WATER LINE
-----SS-----SS		EXISTING GRAVITY SEWER LINE
	SMH	EXISTING SEWER MANHOLE
	CO	EXISTING SEWER CLEANOUT
-----OHE-----		EXISTING OVERHEAD ELECTRIC LINE
-----ET-----		EXISTING OVERHEAD ELECTRIC & TELEPHONE LINE
-----OHT-----		EXISTING OVERHEAD TELEPHONE LINE
-----FO-----		EXISTING FIBER OPTIC LINE (BURIED)
	PP	POWER POLE
	TP	TELEPHONE POLE
	TB	TELEPHONE PEDESTAL (BOX)
	LP	LIGHT POLE
	SL	STREETLIGHT POLE
		GUY WIRE ANCHOR
-----D-----		EXISTING DRAIN LINE
	DMH	EXISTING DRAIN MANHOLE
	INLET	EXISTING DRAIN INLET
	PB	EXISTING PIPE BOLLARD
	IB	EXISTING I BEAM BOLLARD
	MB	EXISTING ELECTRIC METER BASE
-----G-----		EXISTING GAS LINE
	GM	EXISTING GAS METER
		EXISTING TREE

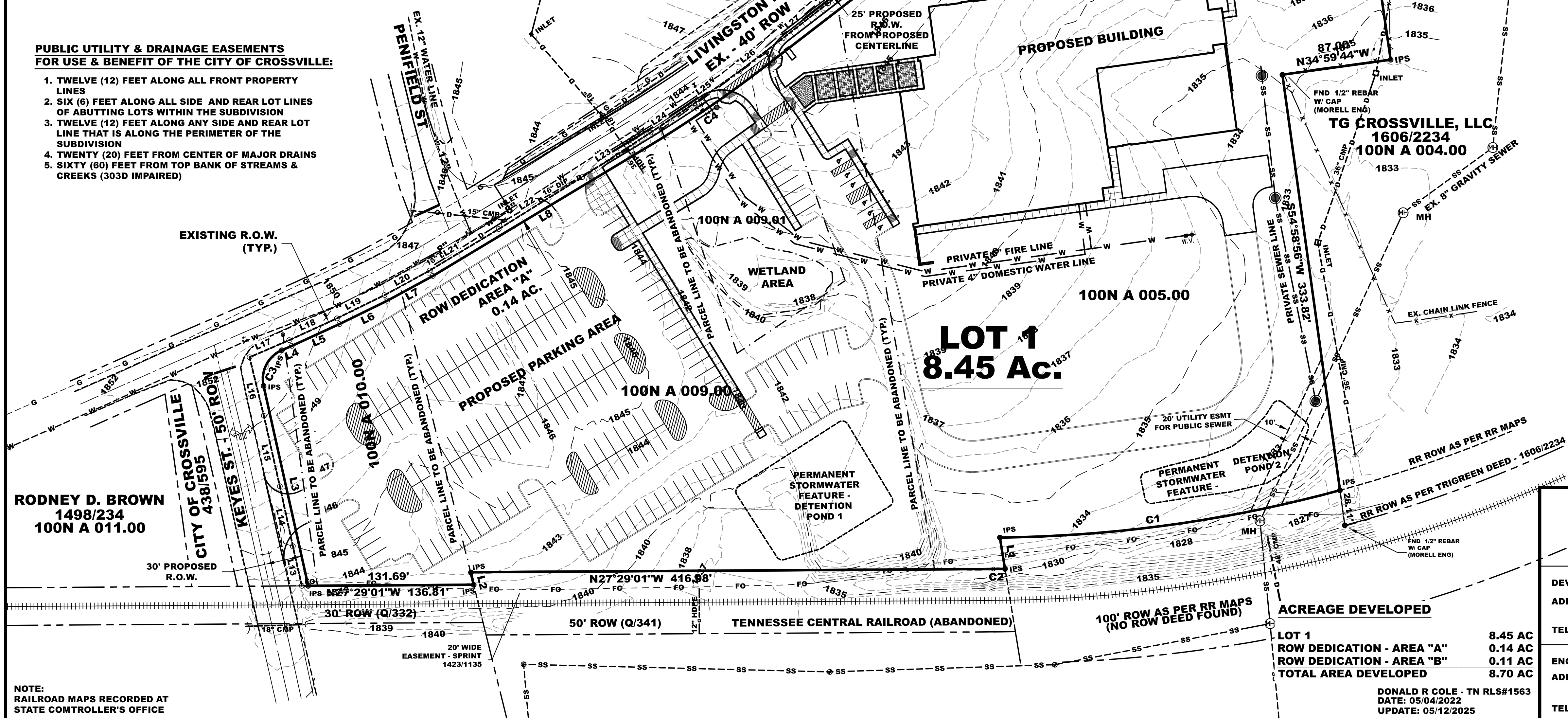
1. TWELVE (12) FEET ALONG ALL FRONT PROPERTY LINES
2. SIX (6) FEET ALONG ALL SIDE AND REAR LOT LINES OF ABUTTING LOTS WITHIN THE SUBDIVISION
3. TWELVE (12) FEET ALONG ANY SIDE AND REAR LOT LINE THAT IS ALONG THE PERIMETER OF THE SUBDIVISION
4. TWENTY (20) FEET FROM CENTER OF MAJOR DRAINS
5. SIXTY (60) FEET FROM TOP BANK OF STREAMS & CREEKS (303D IMPAIRED)

GENERAL

1. THE PURPOSE OF THIS PLAT IS TO COMBINE THE EXISTING PARCELS INTO ONE LOT AND TO DEDICATE RIGHT OF WAY FOR LIVINGSTON ROAD.
2. THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
3. PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, PUBLIC OR PRIVATE, RECORDED OR UNRECORDED, SHOWN OR NOT SHOWN ON PLAT OF SURVEY.
4. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. CONTACT TENNESSEE ONE CALL 811 OR 1-800-351-1111 A MINIMUM OF 3 DAYS BEFORE DIGGING.
5. FOR BOUNDARY & VERTICAL ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON 05/04/2022 USING A SPECTRA PRECISION SP80 &/OR SP85 DUAL FREQUENCY RECEIVER FOR CONTROL POINTS. THE GRID COORDINATES ARE BASED UPON THE CITY OF CROSSVILLE'S REFERENCE STATION NETWORK REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 12B (CONUS).
6. CROSSVILLE NETWORK BASE STATION - N 588647.9405, E 1256110.6929, EL1857.46
7. POSITIONAL ACCURACY OF GPS VECTORS DOES NOT EXCEED: H 0.01", V 0.03" FOR CONTROL POINTS
8. COMBINED SCALE FACTOR: 1.00013307 (GRID TO GROUND)
9. GRID BEARINGS AND DISTANCES SHOWN ON PLAT OF SURVEY.
10. ALL SITE IMPROVEMENTS SHOWN ON PLAT ARE PROPOSED AND ARE BASED UPON SITE PLAN FOR THE INDOOR REC CENTER.

LINE	BEARING	DISTANCE
L1	S 53° 30' 44" W	25.29'
L2	S 58° 58' 10" W	19.29'
L3	N 50° 50' 49" E	163.02'
L4	S 50° 27' 48" E	8.65'
L5	S 11° 39' 56" E	41.78'
L6	S 53° 30' 44" W	42.35'
L7	S 41° 41' 43" E	42.23'
L8	S 58° 07' 25" E	195.42'
L9	S 64° 44' 46" E	245.40'
L10	S 60° 35' 05" W	61.23'
L11	N 60° 35' 05" W	61.23'
L12	S 62° 29' 25" W	44.11'
L13	N 50° 08' 02" E	32.38'
L14	S 50° 08' 02" E	32.38'
L15	N 50° 05' 02" E	57.54'
L16	N 49° 07' 43" E	47.88'
L17	S 50° 27' 48" E	34.48'
L18	S 58° 07' 25" E	41.26'
L19	S 53° 09' 40" E	42.17'
L20	S 55° 41' 43" E	41.02'
L21	S 58° 07' 25" E	64.03'
L22	S 53° 09' 40" E	42.17'
L23	S 60° 09' 18" E	75.14'
L24	S 50° 52' 33" E	41.74'
L25	S 62° 32' 54" E	43.91'
L26	S 64° 56' 14" E	45.80'
L27	S 64° 54' 57" E	39.68'
L28	S 64° 49' 36" E	73.71'
L29	S 60° 35' 05" W	55.32'
L30	S 60° 35' 05" W	55.32'
L31	S 60° 35' 05" W	15.82'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	1079.57'	274.04'	14°32'38"	137.76'	N 35° 02'30" W	273.30'
C2	1104.57'	9.35'	0°29'06"	4.67'	N 27° 43'34" W	9.35'
C3	25.00'	34.58'	79°15'23"	20.70'	S 69°54'31" W	31.89'
C4	1025.00'	118.47'	6°37'21"	59.30'	S 61° 26'06" E	118.41'
C5	99.00'	91.17'	52°45'49"	49.10'	N 88° 52'19" E	87.98'
C6	25.00'	39.27'	89°59'59"	25.00'	S 72° 30'36" E	35.36'
C7	99.00'	34.43'	19°55'43"	17.39'	N 74° 42'38" W	34.26'



100N A 005.00	SPORTS AUTHORITY	1708/2414
100N A 015.00	SPORTS AUTHORITY	____/____
100N A 009.00	SPORTS AUTHORITY	1708/2414
100N A 010.00	SPORTS AUTHORITY	1708/2414
100N A 009.01	SPORTS AUTHORITY	1708/2414
KEYES ST - PART OF	SPORTS AUTHORITY	____/____
LIVINGSTON RD - ROW		
ABANDONMENT AREA	SPORTS AUTHORITY	____/____

SPORTS AUTHORITY FOR THE CITY OF CROSSVILLE

DATUM ADJUSTMENT FACTOR = 1.00013307 FOR DISTANCES - GRID TO GROUND

Located in the First Civil District of Cumberland County, Tennessee
PRESENTED TO
CROSSVILLE REGIONAL PLANNING COMMISSION

ACREAGE SUBDIVIDED: 8.70 AC.
NUMBER OF LOTS: 1 **DATE: 05/12/2023**
SCALE: 1"=50'
TAX MAP REFERENCE: SEE PROPERTY DATA
TABLE

DONALD R COLE - TN RLS#1563
DATE: 05/04/2022
UPDATE: 05/12/2025