

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47035C0309D, 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

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

LEGEND

- Concrete Monument
▲ 1/2" Rebar (New)
○ 1/2" Rebar (Old)
● Non-Monumented Point
○ Utility Pole
⊙ Manhole
⊙ Fire Hydrant
MBSL = Minimum Building Setback Line
— Center of Paved Road
— Overhead Utility Line
— Sewer Line
— Water Line

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 "1" survey and the ratio of precision of the unadjusted survey is greater than 1:10,000.

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

GRAPHIC SCALE 1"=50'



NOTES:

- 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.
- This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
- All corners are 1/2" rebar set unless otherwise noted.
- Source of Title: R.B. 1571 Page 1359 and R.B. 1572 Page 612.
- Tax Map 113D Group C Parcel 6.00.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S43°51'52"E	9.86'
L2	S36°44'02"E	22.06'
L3	S37°56'53"E	31.10'
L4	S50°29'45"W	32.40'
L5	S50°29'45"W	25.01'
L6	S53°24'38"W	12.42'
L7	N52°19'03"E	4.26'

Crossville Housing Authority
(Map 113D "C" 7.01)
(RB 1004, P 345)

Claude & Lois Turner
(Map 113D "C" 7.02)
(RB 1542, P 1872)

Blackberry Ridge
Properties LLC
(Map 113D "A" 34.11)
(RB 1459, P 1362)

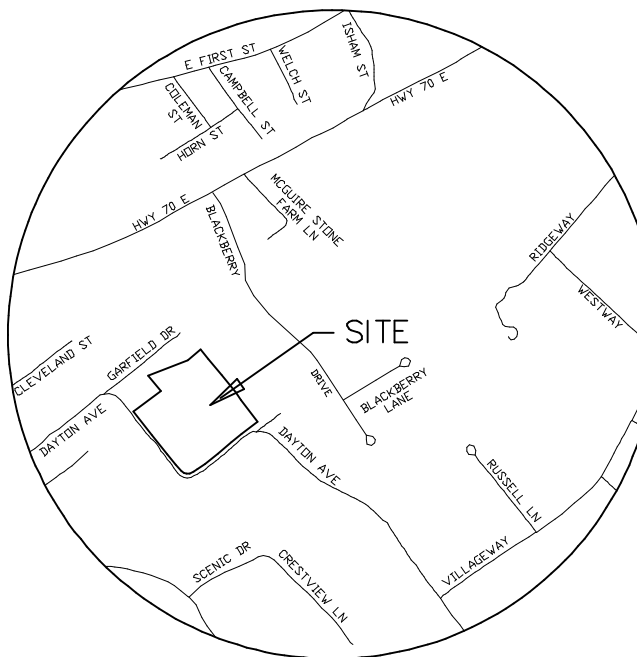
"Blackberry Ridge Ph IV"
(PB 12, P 38)
Lot 6

Blackberry Ridge
Properties LLC
(Map 113D "A" 34.10)
(RB 1459, P 1362)

"Blackberry Ridge Ph IV"
(PB 12, P 38)
Lot 5

Blackberry Ridge
Properties LLC
(Map 113D "A" 34.09)
(RB 1459, P 1362)

"Blackberry Ridge Ph IV"
(PB 12, P 38)
Lot 4



VICINITY MAP
NOT TO SCALE

Blackberry Ridge
Properties LLC
(Map 113D "A" 34.08)
(RB 1459, P 1362)

"Blackberry Ridge Ph IV"
(PB 12, P 38)
Lot 3

TN State Plane Coordinates
N: 588291.8347
E: 2260365.4354

Eldon & Kathy Burgess
(Map 113D "C" 5.00)
(RB 1129, P 2306)

Southwestern Most
Corner of Burgess Property
(Map 113D "C" Par 5.00)

Existing
8" Gravity
Sanitary Sewer

PRELIMINARY PLAT
OF
COLINS PLACE SUBDIVISION PH 2

PRESENTED TO
CROSSVILLE REGIONAL PLANNING COMMISSION
1st Civil District, Cumberland County, Tennessee

OWNER: Alan Cooper ADDRESS: 1462 Sportsman Club Rd Cookeville, TN 38555 TELEPHONE: 931-787-7219	SURVEYOR: Clinton Surveying, LLC ADDRESS: 380 S.Lowe Ave. Suite 6 Cookeville, TN 38501 TELEPHONE: 931-372-0146
ENGINEER: FECS ADDRESS: 71 Cother Street Cookeville, TN 38555 TELEPHONE: 931-456-6071	ACREAGE SUBDIVIDED: 5.89 Acres NUMBER OF LOTS: 5 SCALE: AS SHOWN DATE: 3-1-2021 TAX MAP REFERENCE: MAP 113D "C" PARCEL 6.00.