

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 3-7-18
 DATE 3-7-18
 PEGGY R. FIELDS
 STAN JOHNSON

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.

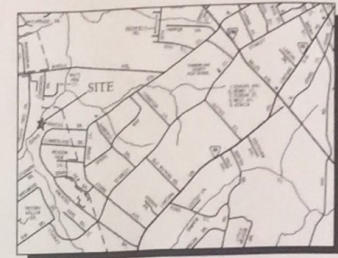
DATE _____
 SECRETARY OF THE CROSSVILLE REGIONAL PLANNING COMMISSION

LOT 10 SETBACK NOTE

THE EXISTING STRUCTURE ON LOT 10 OF THIS PLAT DATED MARCH 6, 2018 IS EXEMPT FROM THE EXISTING 10-FOOT SIDE AND REAR SETBACK REQUIREMENTS OF THE CROSSVILLE REGIONAL PLANNING COMMISSION SUBDIVISION REGULATIONS, IF THE BEFORE-MENTIONED STRUCTURE, SHOWN WITHIN THE REQUIRED SETBACK AT THE TIME OF PLAT APPROVAL, IS SUBSEQUENTLY DESTROYED, TORN DOWN OR MOVED, THEN ANY NEW STRUCTURE MUST COMPLY WITH SETBACKS REQUIRED IN THE NOTES. NO STRUCTURAL ADDITIONS MAY BE MADE TO THE BEFORE-MENTIONED STRUCTURE OUTSIDE THE REQUIRED SETBACK SHOWN IN THE NOTES.

LOT 11 SETBACK NOTE

THE EXISTING STRUCTURES ON LOT 11 OF THIS PLAT DATED MARCH 6, 2018 ARE EXEMPT FROM THE EXISTING 10-FOOT SIDE SETBACK REQUIREMENTS OF THE CROSSVILLE REGIONAL PLANNING COMMISSION SUBDIVISION REGULATIONS, IF THE BEFORE-MENTIONED STRUCTURE, SHOWN WITHIN THE REQUIRED SETBACK AT THE TIME OF PLAT APPROVAL, IS SUBSEQUENTLY DESTROYED, TORN DOWN OR MOVED, THEN ANY NEW STRUCTURE MUST COMPLY WITH SETBACKS REQUIRED IN THE NOTES. NO STRUCTURAL ADDITIONS MAY BE MADE TO THE BEFORE-MENTIONED STRUCTURE OUTSIDE THE REQUIRED SETBACK SHOWN IN THE NOTES.



VICINITY MAP (NOT TO SCALE)

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT CLASS I SURVEY, WITH A RATIO OF PRECISION GREATER THAN 1:10,000, PERFORMED ON FEBRUARY 23, 2018 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 03/06/18
 DATE 03/06/18
 LICENSED SURVEYOR

PARCEL REFERENCE

BEING PARCELS 10.00 & 11.00, AS SHOWN ON CUMBERLAND COUNTY TAX MAP 113H, GROUP C.

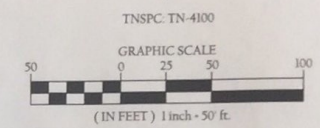
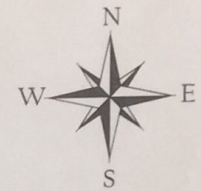
DEED REFERENCE

LOT 10 BEING THE SAME PROPERTY CONVEYED TO PEGGY R. FIELDS, BY WARRANTY DEED OF RECORD IN DEED BOOK 421, PAGE 51, R.O.C.C., TN.

LOT 11 BEING A PORTION OF THE SAME PROPERTY CONVEYED TO STAN JOHNSON, BY QUITCLAIM DEED OF RECORD IN BOOK 1431, PAGE 1499, R.O.C.C., TN.

LEGEND

- (R/O) 1/2" IRON REBAR (OLD)
- (R/N) 1/2" IRON REBAR (NEW)
- (S/N) SURVEY SPIKE (NEW)
- (I/P) 1/2" IRON PIPE (OLD)
- NON-MONUMENT POINT
- WATER METER
- ⊕ APPROX. SEPTIC TANK LOCATION
- ⊕ UTILITY POLE
- P POWER LINE
- T TELEPHONE LINE
- W WATER LINE
- CM CORRUGATED METAL PIPE
- M METAL PIPE
- F FENCE LINE
- X STREET ADDRESS
- 182 PUBLIC UTILITY & DRAINAGE EASEMENT
- P.U.D.E. MINIMUM BUILDING SETBACK LINE
- M.B.S.L. REGISTER'S OFFICE CUMBERLAND COUNTY, TN.
- CONCRETE AREA
- ASPHALT SURFACE



CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS

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

DATE _____ CITY DIRECTOR OF PUBLIC WORKS

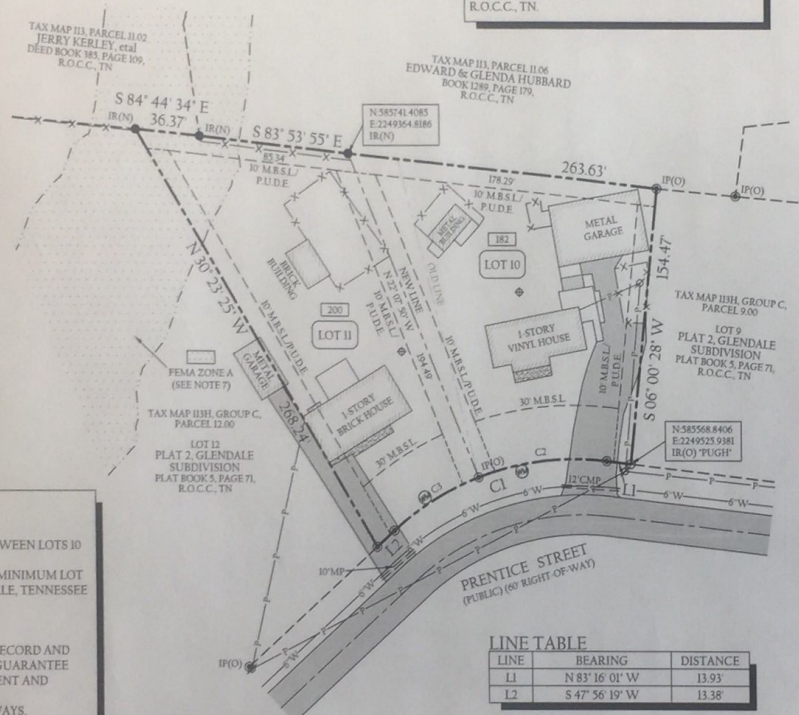
CERTIFICATION OF EXISTING ROAD(S)

I HEREBY CERTIFY THAT THE ROAD(S) 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 _____ DIRECTOR OF PUBLIC WORKS OR COUNTY ROAD

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO SHIFT THE LOT LINES BETWEEN LOTS 10 & 11.
- THIS PROPERTY DOES NOT HAVE A ZONING DESIGNATION. MINIMUM LOT REQUIREMENTS AS DETERMINED BY THE CITY OF CROSSVILLE, TENNESSEE ARE AS FOLLOWS:
 MINIMUM BUILDING SETBACKS: FRONT - 30', SIDE & REAR - 10'
- THIS SURVEY IS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT AN ACCURATE TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO AND STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
- LOCATIONS OF UNDERGROUND UTILITIES ARE UNKNOWN, AND ARE SHOWN IN AN APPROXIMATE LOCATION. EASEMENTS FOR EXISTING UTILITIES WILL BE AT THE DISCRETION OF THE PROPERTY OWNERS. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY LIES WITHIN FEMA ZONES A AND X (OTHER AREAS), AS SHOWN ON FEMA FLOOD RATE INSURANCE MAP 47035C0308D, DATED 11-16-2007. SAID MAP DEFINES ZONE A UNDER 'SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD' AS 'NO BASE FLOOD ELEVATIONS DETERMINED. SAID MAP DEFINES X UNDER 'OTHER AREAS' AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS, LIMITATIONS AND RESERVATIONS ON GLENDALE SUBDIVISION, OF RECORD IN DEED BOOK 129, PAGE 17, R.O.C.C., TN.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 83° 16' 01" W	13.93'
L2	S 47° 56' 19" W	13.38'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	155.91	132.72'	128.80'	S 72° 20' 09" W	48° 47' 39"
C2	155.91	75.32'	74.59'	S 82° 53' 35" W	27° 40' 46"
C3	155.91	57.45'	57.13'	S 38° 29' 46" W	21° 06' 53"

PLAT REFERENCE

BEING LOTS 10 & 11, BLOCK A, AS SHOWN ON THE FINAL PLAT OF PLAT 2, GLENDALE SUBDIVISION, OF RECORD IN PLAT BOOK 3, PAGE 71, R.O.C.C., TN.

IF YOU DIG IN TENNESSEE... CALL US FIRST!
 1-800-351-1111
 1-615-366-1987
 TENNESSEE ONE CALL
 IT'S THE LAW



FINAL SUBDIVISION PLAT
PLAT 2 - GLENDALE SUBDIVISION
 A REVISION TO LOTS 10 & 11, BLOCK A
 PRESENTED TO
 CROSSVILLE REGIONAL PLANNING COMMISSION
 1st CIVIL DISTRICT,
 CUMBERLAND COUNTY, CITY OF CROSSVILLE, TENNESSEE

DRAWN BY:	CJM	ACRES:	0.95±
NUMBER OF LOTS:	2	JOB NUMBER:	18-051
PARCEL #:	MAP 113H, GRP. C, PAR. 10 & 11	DATE:	03-06-2018
ADDRESS:	182 & 200 PRENTICE STREET	SCALE:	1"=50'

SURVEYOR
 CHRIS MABERY, RLS
 WHITTENBURG LAND SURVEYING
 214 EAST STEVENS STREET
 COOKEVILLE, TN 38501
 931-528-LAND

OWNER
 PEGGY R. FIELDS
 182 PRENTICE STREET
 CROSSVILLE, TN 38555
 931-484-1427

OWNER
 STAN JOHNSON
 200 PRENTICE STREET
 CROSSVILLE, TN 38555
 931-200-4527

LOT 10 AREA = 21,612 SQUARE FEET OR 0.50 ACRES±
 LOT 11 AREA = 19,722 SQUARE FEET OR 0.45 ACRES±
 TOTAL AREA = 41,334 SQUARE FEET OR 0.95 ACRES±