

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I (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 10/13/20 Owner's Signature Ronald Nail

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct Class 1 survey, with a ratio of precision of 1/1000, performed on Oct 2020. 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 10/13/20 Dion Ault RLS #2678

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).

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

CERTIFICATION OF EXISTING WATERLINES AND/OR EXISTING HYDRANTS

I hereby certify that the existing waterlines and/or existing hydrants shown hereon are in place and maintained by the City or Crossville DR Utility District.

Date Signed _____ Signature of City Director of Public Works or Manager of Utility Distr.

CERTIFICATION OF EXISTING ROADS

I hereby certify that the roads shown on this plat has the status of an accepted city or county maintained public road regardless of current conditions, or is a state-maintained highway.

Date Signed _____ Signature of Director of Public Works or County Road Supervisor

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 Signed _____ Secretary of the Crossville Regional Planning Commission

Note: This parcel subjects to any right of ways, easements, and/or restrictions that may affect this survey.

Public utility and drainage easements shall be as follows, twelve(12) feet along all front property lines, six(6) feet along all side and rear lot lines, Twelve(12) feet along site and rear lot lines along perimeter of the subdivision. Twenty (20) feet as measured from the center of all major drains or streams.

This survey was done using the latest recorded deed. This survey does not represent a title search or a guarantee of title.

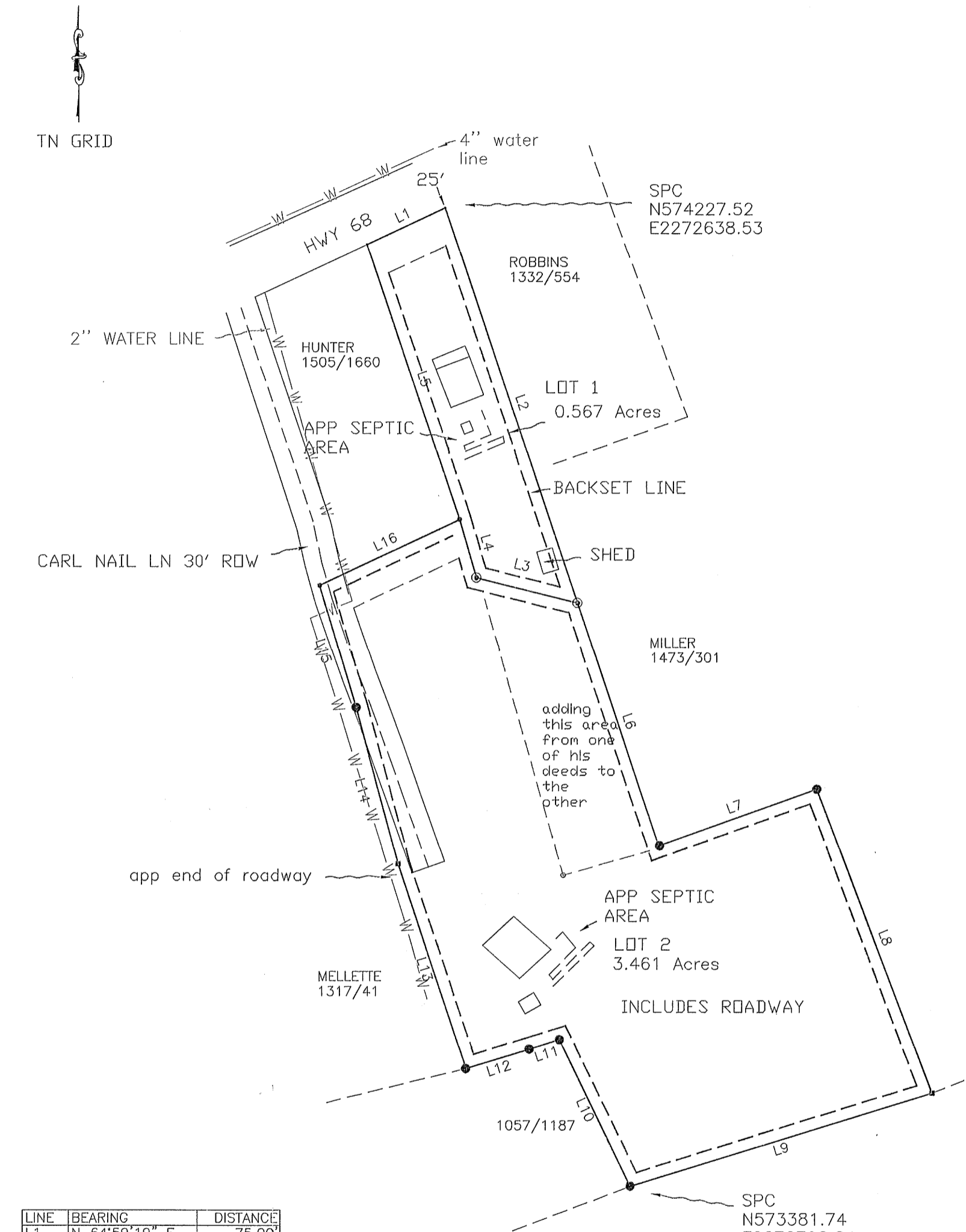
This survey and its representations are intended solely for the benefit of the surveyor's client.

Location of utilities are approximate and those shown may not represent all of the existing utilities the following utilities shall be contacted prior to construction.

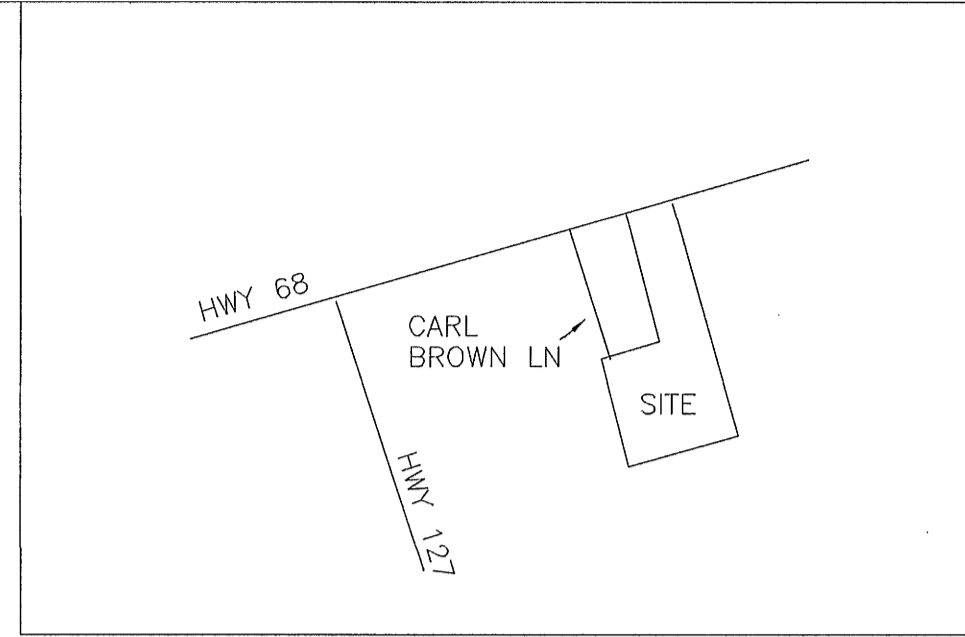
-- Inched water line, existing (SSD) sewer system see plat for details.

Parcel not in a flood map according to flood maps

Tennessee One Call: 1-800-351-1111
City of Crossville(Sewer): 931-484-7631
Volunteer Electric: 931-484-3527
Upper Cumberland Gas Utility District: 931484-9380
Crab Orchard Utility District(Water): 931-484-6937



LINE	BEARING	DISTANCE
L1	N 64°59'19" E	75.00'
L2	S 18°33'41" E	360.00'
L3	N 76°02'03" W	90.35'
L4	N 16°15'16" W	52.48'
L5	N 18°39'58" W	250.55'
L6	S 18°33'41" E	221.68'
L7	N 70°18'36" E	145.72'
L8	S 20°51'58" E	280.94'
L9	S 72°50'20" W	274.32'
L10	N 25°53'07" W	141.01'
L11	S 72°53'19" W	27.57'
L12	S 72°53'45" W	57.14'
L13	N 18°29'40" W	186.21'
L14	N 15°04'33" W	140.02'
L15	N 16°35'20" W	110.46'
L16	N 64°49'24" E	134.21'



NOTES
 SURVEY REQUESTED BY RONALD NAIL
 SURVEY SUBJECT TO ANY AND ALL EASEMENTS SHOWN OR OTHERWISE
 ROADWAY ENDING IS SHOWN TO BE APPROXIMATE AND COULD VARY
 FINAL PLAT

RONALD NAIL ADJUSTMENT
 MAP 127N-B-015.00 AND 013.00
 DEED REF 1463/301 AND 1060/2326
 CUMBERLAND COUNTY TN

- IRON ROD FOUND
- ⊙ IRON ROD SET
- ◆ MONUMENT FOUND

Setbacks: front 30 feet
 back and sides 10 feet

FINAL PLAT
FOR
RONALD NAIL

PRESENTED TO
CROSSVILLE REGIONAL PLANNING COMMISSION

DEVELOPER: ADDRESS: TELEPHONE:	SURVEYOR: ADDRESS: Same TELEPHONE:
ENGINEER: ADDRESS:	ACREAGE SUBDIVIDED: NUMBER OF LOTS: SCALE: 1"=100' DATE: TAX MAP REFERENCE: 127N-B-015.00, 013.00
TELEPHONE:	

RONALD NAIL

DRAWN	DATE	DION AULT
	10/13/20	116 ASHLEY ACRE WAY
APPROVED	DATE	PIKEVILLE TN
		423-618-8933
SCALE	SHEET	PROJECT NO.
1" = 100'		