

Boundary Line Table

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N68°01'24"W | 54.59'   |
| L2   | N68°24'25"E | 16.18'   |
| L3   | N5°42'18"W  | 1.49'    |
| L4   | S05°36'31"E | 24.41'   |
| L5   | S00°08'02"W | 12.03'   |
| L6   | N05°01'44"W | 12.11'   |
| L7   | N05°01'44"W | 50.00'   |
| L8   | S13°20'24"E | 10.49'   |
| L9   | N1°14'41"E  | 8.04'    |
| L10  | S62°44'53"E | 28.14'   |
| L11  | S13°38'04"E | 15.42'   |
| L12  | S13°38'04"E | 11.35'   |
| L13  | N05°03'00"W | 34.13'   |
| L14  | S04°58'16"W | 30.00'   |
| L15  | N04°08'36"W | 44.11'   |
| L16  | N05°01'44"W | 10.43'   |
| L17  | S05°01'44"E | 10.00'   |
| L18  | S05°01'44"E | 12.11'   |
| L19  | N04°24'51"E | 1.38'    |

Boundary Curve Table

| LINE | ARC     | CHORD BEARING | RADIUS  | DELTA      | CHORD   | TANGENT |
|------|---------|---------------|---------|------------|---------|---------|
| C1   | 31.58'  | S03°24'02"W   | 20.00'  | 90°22'40"  | 28.38'  | 20.13'  |
| C2   | 44.11'  | N04°40'33"W   | 325.00' | 16°41'51"  | 94.38'  | 41.64'  |
| C3   | 61.41'  | N00°14'34"W   | 325.00' | 11°59'42"  | 61.35'  | 33.86'  |
| C4   | 26.00'  | N01°03'06"E   | 20.00'  | 14°28'12"  | 24.21'  | 15.20'  |
| C5   | 74.41'  | N60°13'54"E   | 15.00'  | 56°40'34"  | 11.20'  | 40.45'  |
| C6   | 21.85'  | N08°35'18"E   | 125.00' | 12°45'55"  | 21.14'  | 13.92'  |
| C7   | 56.44'  | N04°01'14"E   | 125.00' | 26°06'02"  | 56.45'  | 28.41'  |
| C8   | 56.44'  | N43°03'11"E   | 125.00' | 26°06'02"  | 56.45'  | 28.41'  |
| C9   | 55.83'  | N11°23'11"E   | 125.00' | 25°35'18"  | 55.36'  | 28.34'  |
| C10  | 30.15'  | N02°21'23"W   | 125.00' | 13°48'42"  | 30.06'  | 15.41'  |
| C11  | 26.11'  | N05°31'05"W   | 125.00' | 12°14'42"  | 26.66'  | 13.41'  |
| C12  | 34.35'  | N24°30'41"W   | 125.00' | 15°44'41"  | 34.24'  | 11.28'  |
| C13  | 61.21'  | N51°25'40"W   | 125.00' | 28°05'06"  | 60.66'  | 31.28'  |
| C14  | 42.61'  | N15°14'54"W   | 125.00' | 14°33'31"  | 42.46'  | 21.54'  |
| C15  | 81.31'  | S14°51'38"W   | 125.00' | 40°01'16"  | 85.55'  | 45.52'  |
| C16  | 44.06'  | S32°14'51"W   | 125.00' | 45°24'18"  | 46.44'  | 52.30'  |
| C17  | 4.48'   | S07°15'24"W   | 125.00' | 4°34'26"   | 4.48'   | 4.48'   |
| C18  | 24.18'  | S46°45'53"W   | 20.00'  | 83°35'15"  | 26.66'  | 11.88'  |
| C19  | 82.25'  | S64°42'21"W   | 125.00' | 31°42'01"  | 80.18'  | 42.68'  |
| C20  | 21.41'  | S44°34'33"W   | 125.00' | 12°33'42"  | 21.35'  | 13.16'  |
| C21  | 31.42'  | N40°01'44"W   | 20.00'  | 40°00'00"  | 28.28'  | 20.00'  |
| C22  | 118.54' | S44°41'36"W   | 15.00'  | 40°33'18"  | 106.58' | 15.13'  |
| C23  | 31.22'  | S40°18'24"E   | 20.00'  | 84°26'42"  | 28.15'  | 14.81'  |
| C24  | 31.42'  | N44°58'16"E   | 20.00'  | 40°00'00"  | 28.28'  | 20.00'  |
| C25  | 31.42'  | N40°01'44"W   | 20.00'  | 40°00'00"  | 28.28'  | 20.00'  |
| C26  | 111.81' | N44°58'16"E   | 15.00'  | 40°00'00"  | 106.07' | 15.00'  |
| C27  | 82.48'  | S03°20'05"E   | 15.00'  | 63°23'18"  | 78.81'  | 46.31'  |
| C28  | 13.06'  | S16°34'13"E   | 15.00'  | 4°58'26"   | 13.04'  | 6.54'   |
| C29  | 31.22'  | S41°34'08"W   | 20.00'  | 106°38'15" | 32.08'  | 26.85'  |

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

**GPS CERTIFICATION:**

I, Rusty L. Norrod, hereby certify that this map was drawn under my supervision from an actual GPS & Conventional Survey made under my supervision and the following information was used to perform the survey:

- (a) Type of Survey: Real Time Kinematic
- (b) Positional Accuracy: 0.05 feet
- (c) Date of (original) Field Survey: April 3rd, 2024
- (d) Datum/EPOCH: NAD83(2011) Epoch 2010.00.00
- (e) Published/Fixed Control Used: TDOT CORS Network
- (f) Geoid model: Geoid 12A
- (g) Combined Scale Factor (Used): 1.0000000

**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 5/8" rebar found unless otherwise noted.
- Source of Title: Portion of Record Book 1303, Page 554
- Property is not currently zoned.
- Locations of utilities are approximate. Contact the appropriate utility for locations of underground services.

**LEGEND**

- 1/2" Iron Post Old
- 5/8" Rebar (Old)
- Non-Monumented Point
- ⊙ Fire Hydrant
- ⊙ Sewer Manhole
- ⚠ Flagged Nail
- ⚡ Utility Pole

- Center of Paved Road
- Sewer Line
- Water Line
- Overhead Electric
- Minimum Building Setback Line

MBSL = Minimum Building Setback Line

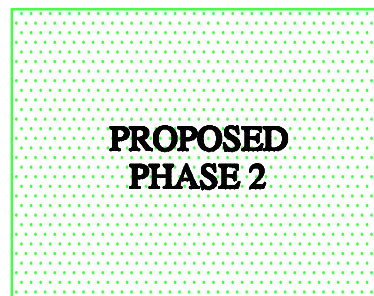
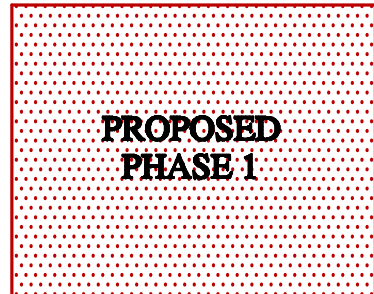
**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**

According to the FEMA FIR # 47035C0308D, 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



**PHASE LEGEND**



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

*Rusty Norrod*  
Rusty Norrod, R.L.S. #2635, Date: 11-13-2024  
Clinton Surveying, LLC  
380 South Lowe Avenue, Suite 6  
Cookeville, TN 38501

**PRELIMINARY PLAT OF**

**DORTON WOODS SUBDIVISION**

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

|            |                                                 |                       |                                                 |
|------------|-------------------------------------------------|-----------------------|-------------------------------------------------|
| OWNER:     | Cumberland County<br>Habitat For Humanity       | SURVEYOR:             | Clinton Surveying, LLC                          |
| ADDRESS:   | PO BOX 654<br>Crossville, TN 38551              | ADDRESS:              | 380 S.Lowe Ave. Suite 6<br>Cookeville, TN 38501 |
| TELEPHONE: | 931.484.4565                                    | TELEPHONE:            | 931-372-0146                                    |
| ENGINEER:  | Clinton Engineering                             | ACREAGE SUBDIVIDED:   | 22.86 Acres                                     |
| ADDRESS:   | 380 S.Lowe Ave. Suite 6<br>Cookeville, TN 38501 | NUMBER OF LOTS:       | 64                                              |
| TELEPHONE: | 931-372-0427                                    | SCALE: AS SHOWN DATE: | 10-19-24                                        |
|            |                                                 | TAX MAP REFERENCE:    | MAP 094L "C" Parcel 24.01                       |