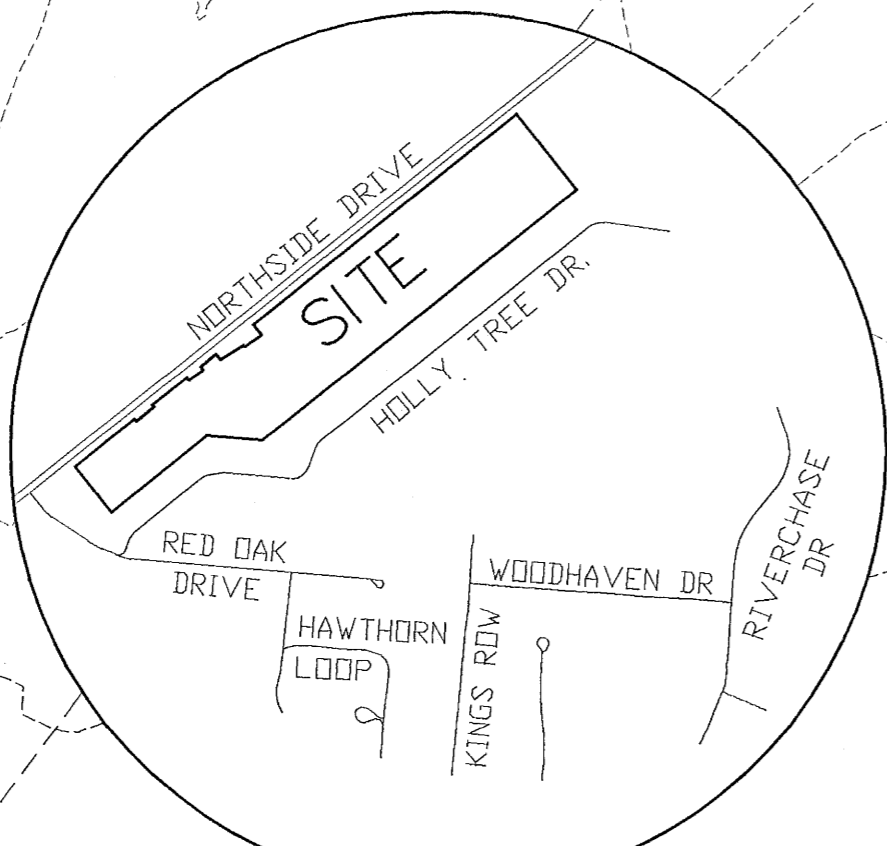


-James J. Mitchell-  
DB. 285, PG. 768  
TM 086, PCL 57.0

Scale: 1"=100'  
(Tennessee Grid North)



SITE LOCATION MAP  
NOT TO SCALE

-Elizabeth R. Petty-

LINE TABLE

LINE	BEARING	DISTANCE
L1	S38°39'10"E	13.86'
L2	N38°39'10"W	13.86'
L3	S38°39'10"E	15.64'
L4	N55°47'11"E	90.22'
L5	N38°39'10"W	22.63'
L6	S38°39'10"E	33.97'
L7	S38°39'10"E	3.35'
L8	N38°39'10"W	68.40'

Phase VIII

Phase VII

NOTES:

- THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP 47035003050.
- BUILDING SETBACKS SHALL BE AS FOLLOWS:  
 .THIRTY (30) FEET ALONG ALL FRONT LOT LINES  
 ZERO SETBACK LOTS (1-12, 14-17, 20, & 21-50)  
 .TEN (10) FEET ALONG ALL SIDE LOT LINES  
 .TEN (10) FEET ALONG ALL REAR LOT LINES  
 SINGLE FAMILY LOTS (13, 18, 19, & 22)  
 .TEN (10) FEET ALONG ALL SIDE LOT LINES  
 .TEN (10) FEET ALONG ALL REAR LOT LINES
- PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE AS FOLLOWS:  
 .TWELVE (12) FEET ALONG ALL FRONT AND REAR PROPERTY LINES  
 .SIX (6) FEET ALONG ALL SIDE LOT LINES  
 .TWELVE (12) FEET ALONG SIDE AND REAR LOT LINES ALONG THE PERIMETER OF THE SUBDIVISION
- DRAINAGE EASEMENTS SHALL BE AS FOLLOWS:  
 .TWENTY (20) FEET AS MEASURED FROM THE EDGE OF ALL MAJOR DRAINS AND STREAMS.
- A VARIANCE FROM A 15 FOOT SETBACK TO A 10 FOOT BUILDING SETBACK ALONG ALL SIDE LINES AND A 6 FOOT BUILDING SETBACK ALONG COMMON PROPERTY AND GREEN SPACE AS IS CONSISTENT WITH THE CURRENT GARDENS DEVELOPMENT HAS BEEN PREVIOUSLY APPROVED BY THE PLANNING COMMISSION.

PROPOSED UTILITIES AND ROADWAYS:

WATER: 3735 LF.  
SEWER: 3382 LF.  
ROADWAY: 3717 LF.

PRELIMINARY PLAT FOR THE GARDENS SUBDIVISION PHASE IX  
 Located in the First Civil District of Cumberland County, Tennessee  
 PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION

DEVELOPER: THE GARDENS, INC. ADDRESS: 18 OUR WAY DRIVE CROSSVILLE, TENNESSEE 38555 TELEPHONE: (931) 456-7794	SURVEYOR: MICHAEL V. STUMP ADDRESS: 45 GUINEVER LANE CROSSVILLE, TN 38555 TELEPHONE: (931) 484-8107
ENGINEER: TARE, INC. ADDRESS: P.O. BOX 846 CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7543	ACREAGE SUBDIVIDED: 29.85 NUMBER OF LOTS: 50 SCALE: 1"=100' DATE: November, 2010 TAX MAP REFERENCE: Map 086, Parcel 057, & 0

-The Gardens, Inc.-  
DB. 1430, PG. 1284  
TM 099, PCL 57.05

-The Gardens, Inc. (Phase VI)-  
PB. 11, PG. 309

-James J. Mitchell-  
DB. 285, PG. 768  
TM 086, PCL 57.0