

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 plat of subdivision with my (our) free consent, established 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	Owner's Signature
_____	_____
Date	Owner's Signature
_____	_____
Date	Owner's Signature
_____	_____
Date	Owner's Signature
_____	_____
Date	Owner's Signature

SURVEYOR'S CERTIFICATION

I hereby certify that the plan shown and described hereon is a true and correct (Category II & IV) survey, with a ratio of precision of (1:7,500), performed on August 11, 2020 in accordance to current Tennessee Standards of Practice for Land Surveyors, Chapter 0820-3. I further certify that iron pins and/or monuments have been placed as shown hereon, to the specifications of the Crossville Regional Planning Commission.

_____	Sean Pugh, R.L.S. # 2341
Date	Tennessee Registration

CERTIFICATION OF EXISTING ROAD(S)

I hereby certify that the road(s) shown on this plat has (have) the status of an accepted city or county maintained public road regardless of the current condition, or is a state maintained highway.

_____	Public Works Director/City Engineer or County Road Superintendent
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CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS

I hereby certify that the existing water lines and/or fire hydrants shown hereon are in place and maintained by the Crab Orchard Utility District.

_____	Public Works Director/City Engineer or Utility District Representative
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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 Regional Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

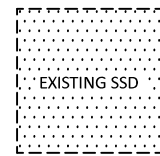
_____	Secretary of the Crossville Regional Planning Commission
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SURVEYOR'S NOTES:

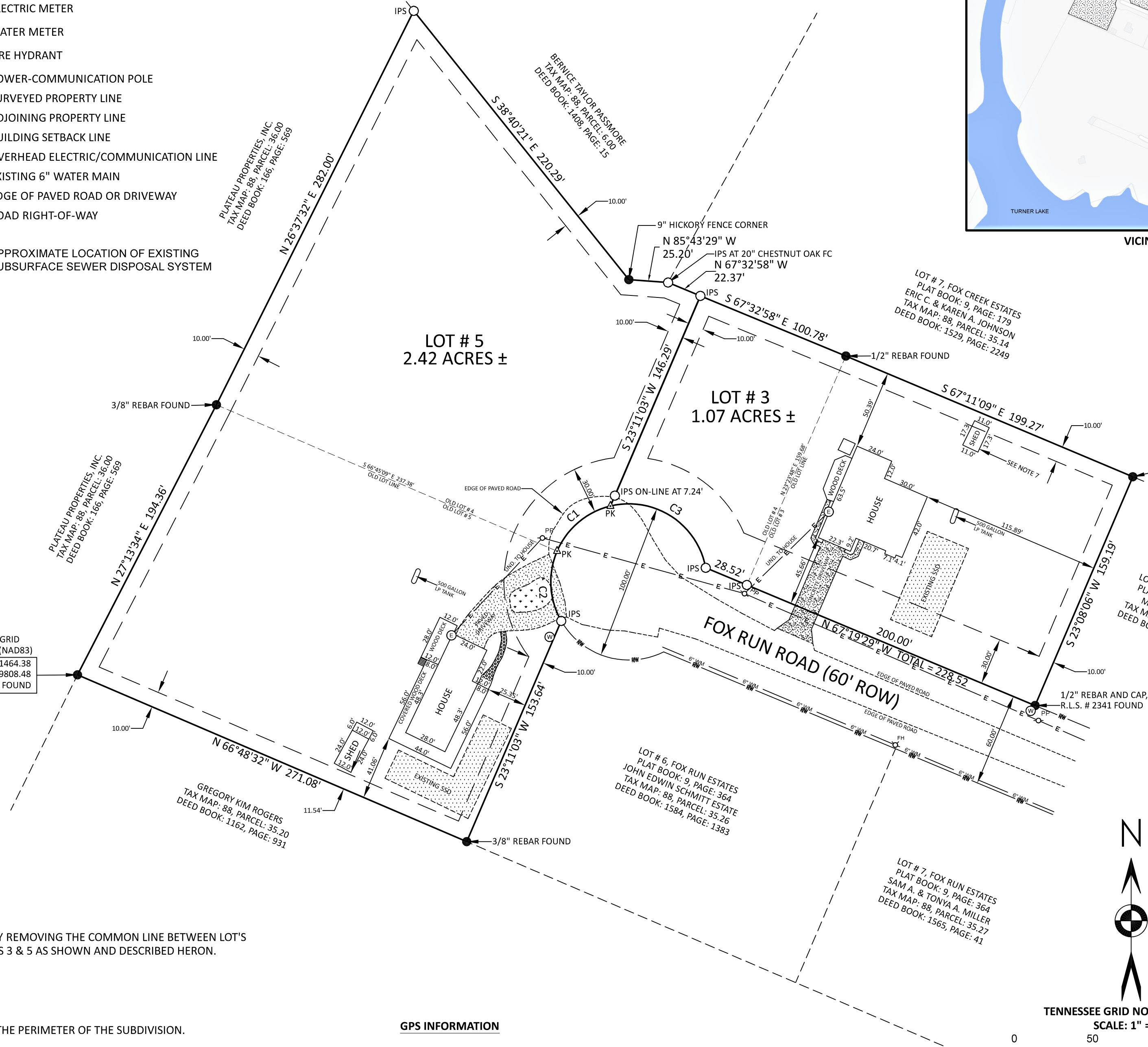
- THE PURPOSE OF THIS PLAT IS TO REMOVE LOT # 4, FOX RUN ESTATES (PLAT BOOK: 9, PAGE: 364) BY REMOVING THE COMMON LINE BETWEEN LOT'S 3 & 4 AND THE COMMON LINE BETWEEN LOT'S 4 AND 5 AND CREATING A NEW LINE BETWEEN LOT'S 3 & 5 AS SHOWN AND DESCRIBED HERON.
- THE SHADED AREA ON THIS PLAT REPRESENTS AN EXISTING SUBSURFACE SEWER DISPOSAL SYSTEM.
- THERE SHALL BE A 30' BUILDING SETBACK PARALLEL TO ALL LOCAL STREETS.
- THERE SHALL BE A 10' BUILDING SETBACK PARALLEL TO ALL SIDE AND REAR LOT LINES AND ALONG THE PERIMETER OF THE SUBDIVISION.
- THERE SHALL BE A 12' PUBLIC UTILITY AND DRAINAGE EASEMENT PARALLEL TO ALL FRONT LOT LINES.
- THERE SHALL BE A 12' PUBLIC UTILITY AND DRAINAGE EASEMENT PARALLEL TO THE PERIMETER OF THE SUBDIVISION
- THERE SHALL BE A 12' PUBLIC UTILITY AND DRAINAGE EASEMENT 6' LEFT, RIGHT AND PARALLEL TO ALL SIDE LOT LINES.
- THE EXISTING SHED ON LOT # 3 ON THIS PLAT-DATED SEPTEMBER 7, 2020 IS EXEMPT FROM THE EXISTING 10-FOOT BUILDING SETBACK REQUIREMENT OF THE CROSSVILLE REGIONAL PLANNING COMMISSION SUBDIVISION REGULATIONS. IF THE AFOREMENTIONED 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 AFOREMENTIONED STRUCTURE OUTSIDE THE REQUIRED SETBACK SHOWN IN THE NOTES.
- THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DEFINED BY FEMA FLOOD INSURANCE MAP # 47035C0330D FOR CUMBERLAND COUNTY, TENNESSEE.
- THIS PROPERTY IS SUBJECT TO AND/OR AFFECTED BY ALL ZONING, BUILDING SETBACKS, RIGHT OF WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS THAT MAY NOT BE SHOWN ON THIS SURVEY.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET.
- PLEASE REFER TO LEGEND FOR SYMBOL AND LINE TYPE DESCRIPTIONS.

LEGEND

- POINT DESCRIBED ON DRAWING
- IPS NEW 1/2" REBAR AND CAP, R.L.S. # 2341
- △ PK NEW PK NAIL SET IN PAVEMENT
- ⊙ ELECTRIC METER
- ⊙ WATER METER
- ⊙ FH FIRE HYDRANT
- ⊙ PP POWER-COMMUNICATION POLE
- SURVEYED PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - BUILDING SETBACK LINE
- - - OVERHEAD ELECTRIC/COMMUNICATION LINE
- - - EXISTING 6" WATER MAIN
- - - EDGE OF PAVED ROAD OR DRIVEWAY
- - - ROAD RIGHT-OF-WAY
- APPROXIMATE LOCATION OF EXISTING SUBSURFACE SEWER DISPOSAL SYSTEM



TENNESSEE GRID COORDINATES (NAD83)
NORTHING: 601464.38
EASTING: 2269808.48
3/8" REBAR FOUND



VICINITY MAP (Not To Scale)

TENNESSEE GRID COORDINATES (NAD83)
NORTHING: 601591.14
EASTING: 2270484.05
3/8" REBAR FOUND



TENNESSEE GRID NORTH (NAD 83)

SCALE: 1" = 50'



GPS INFORMATION

- Type of GPS Field Procedure Used: Real Time Kinematic
- Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
- Relative Positional Accuracy: H = 0.05', V = 0.05'
- Date(s) of Survey: August 11, 2020
- Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
- Fixed Control Station: TDOT CORS Network
- Fixed Control Station Position: Not Applicable
- Geoid Model Used: GEOID18
- Combined Grid Factor: 0.9998636739

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	46.37'	44.73'	S 49°44'58" W	53°08'27"
C2	50.00'	46.37'	44.72'	S 03°23'11" E	53°07'51"
C3	50.00'	81.41'	72.71'	N 57°02'12" W	93°17'13"



8334 CHEROKEE TRAIL, CROSSVILLE, TN, 38572
PHONE: (931) 200-5227
EMAIL: surveytenn@gmail.com

SHEET: 1 OF 1 DRAWN BY: SEAN PUGH JOB NUMBER: SPS20065

FINAL PLAT FOR REPLAT OF LOT'S 3, 4 & 5, FOX RUN ESTATES PLAT BOOK: 9, PAGE: 364

Located in the First Civil District of Cumberland County, Tennessee
PRESENTED TO
CROSSVILLE REGIONAL PLANNING COMMISSION

DEVELOPER: DONNA MEADOWS ADDRESS: 1253 COUNTY LANE 160 DIAMOND, MISSOURI, 64840	SURVEYOR: SEAN PUGH SURVEYING ADDRESS: 8334 CHEROKEE TRAIL CROSSVILLE, TN, 38572
TELEPHONE: (417) 592-8860	TELEPHONE: (931) 200-5227
ENGINEER: ADDRESS:	ACREAGE SUBDIVIDED: 3.49 ACRES NUMBER OF LOTS: 3 INTO 2
TELEPHONE:	SCALE: 1" = 50' DATE: SEPTEMBER 7, 2020 TAX MAP REFERENCE: MAP: 88, PARCEL'S S: 35.23, 35.24 & 35.25