

REVISION OF TRACT "B" OF THE QUALLS PROPERTY RECORDED IN PLAT BOOK: 12, PAGE: 649

NOTES:

THERE IS A 50' BUILDING SETBACK PARALLEL TO MILLER AVENUE ROAD RIGHT OF WAY. TYPICAL ALL LOTS.

THERE IS A 12' UTILITIES EASEMENT PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.

THERE IS A 12' UTILITIES EASEMENT, 6' LEFT, RIGHT, & PARALLEL TO ALL SIDE LOT LINES, EXCEPT PERIMETER LOT LINES. TYPICAL ALL LOTS.

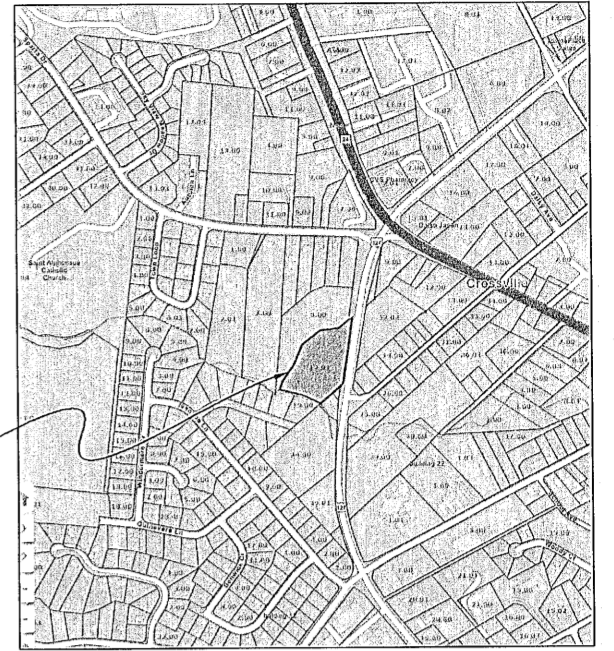
THERE IS A 10' BUILDING SETBACK PARALLEL TO ALL INTERIOR LOT LINES. TYPICAL ALL LOTS.

THERE IS A 12' BUILDING SETBACK AND UTILITIES EASEMENT PARALLEL TO ALL PERIMETER LOT LINES. TYPICAL ALL LOTS.

THERE IS A 20' UTILITY EASEMENT, 10' LEFT, RIGHT AND PARALLEL TO ALL SEWER LINES. TYPICAL ALL MAIN LINE SEWER LINES.

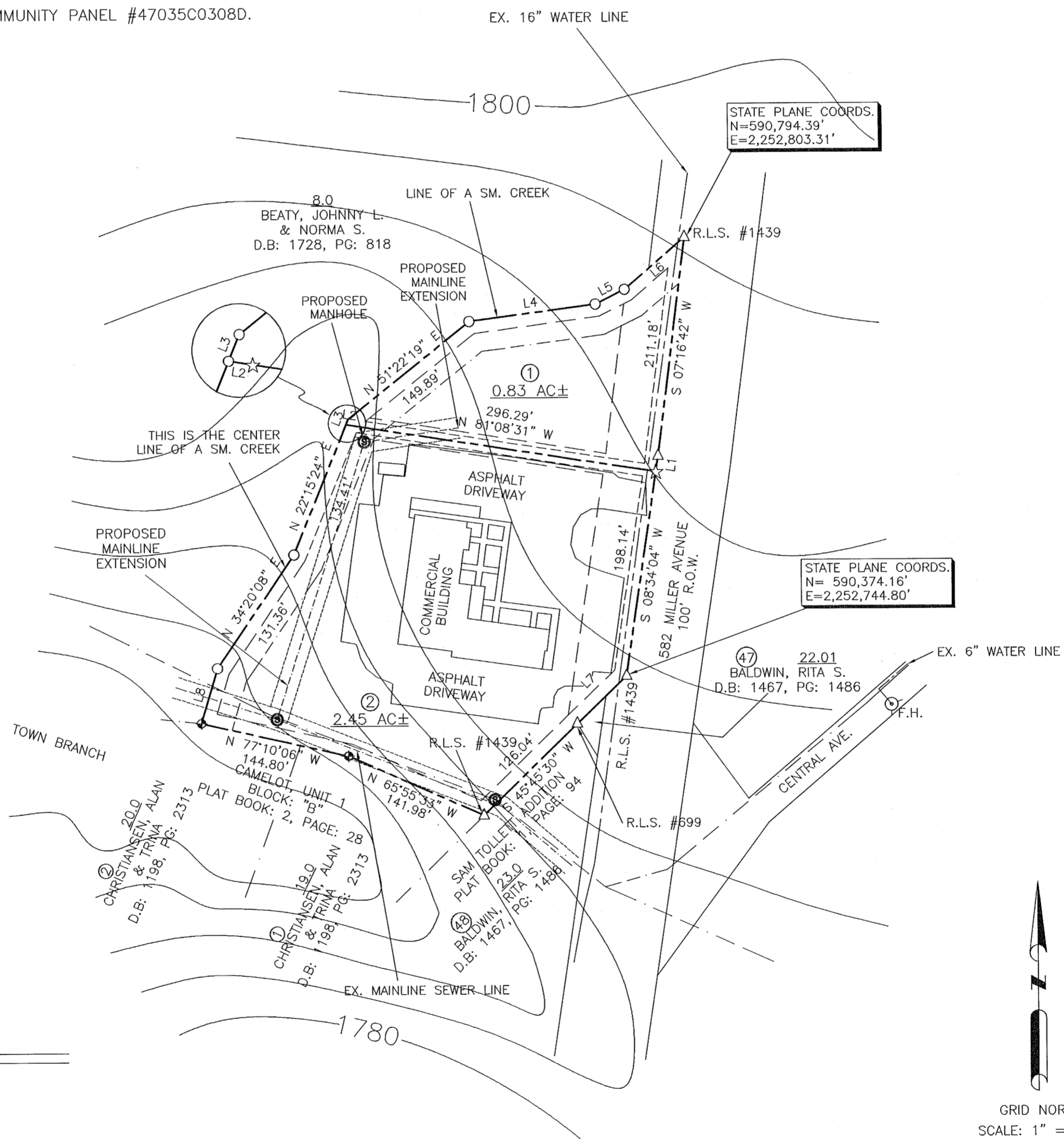
THERE IS A 30' STORMWATER BUFFER FROM THE SMALL CREEK. TYPICAL ALL LOTS.

THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL #47035C0308D.



SITE

VICINITY MAP
CROSSVILLE, TENNESSEE



LEGEND

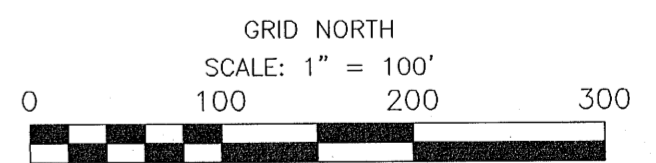
These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- △ EX. 1/2" REBAR
- ⊕ EX. STEEL FENCE POST
- ⊙ SEWER MANHOLE
- ⊙ CALCULATED POINT
- ⊙ F.H.
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ROAD RIGHT OF WAY

GPS INFORMATION

1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
3. Relative Positional Accuracy: $H = 0.05'$, $V = 0.05'$
4. Date(s) of Survey: February 11, 2026
5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
6. Fixed Control Station: TDOT CORS NETWORK
7. Fixed Control Station Position: Northing: 578,937.15'
Eastings: 2,264,792.00'
8. Geoid Model Used: GEOID18
9. Combined Grid Factor: Not Applicable

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 08°34'14" W | 14.99' |
| L2 | N 81°08'35" W | 4.72' |
| L3 | N 22°15'25" E | 5.54' |
| L4 | N 82°29'23" E | 122.42' |
| L5 | N 63°33'59" E | 31.22' |
| L6 | N 49°32'39" E | 76.07' |
| L7 | S 46°22'48" W | 65.74' |
| L8 | N 16°42'52" E | 54.94' |



MID-STATE SURVEYING
P.O. BOX 212 80 WEST AVE.
CROSSVILLE, TENNESSEE

PRELIMINARY PLAT
REVISION OF TRACT "B" OF THE QUALLS PROPERTY
RECORDED IN PLAT BOOK: 12, PAGE: 649
PRESENTED TO
CROSSVILLE REGIONAL PLANNING COMMISSION

| | |
|---|---|
| OWNER: QUALLS, DYLAN & EMILY ADDRESS: 8038 DELAWARE DR. CROSSVILLE, TN 38572 TELEPHONE: (931) 200-8626 | SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702 |
| OWNER: _____ ADDRESS: _____ TELEPHONE: _____ FIRST: CIVIL DISTRICT OF CUMBERLAND COUNTY, TN | ACREAGE SUBDIVIDED: 3.28 AC± NUMBER OF LOTS: 2 SCALE: 1"=100' DATE: 2/11/26 DEED BOOK: 1693 PAGE: 2256 |
| TAX MAP: 100-0 PARCEL: 12.01 GROUP: "A" | JOB NUMBER: 26044 DRAWING NUMBER: 26044-CITY REC DRAWN BY: ROBIN POWERS |