

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 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 Owner's Signature

Date Signed Owner's Signature

Date Signed Owner's Signature

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct Class A survey, and the ratio of precision is 1:10,000, performed on _____ 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 Surveyor's Signature

CERTIFICATE OF EXISTING SEWER LINES

I hereby certify that the existing sewer lines shown hereon are in place and that the 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 ROAD(S)

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

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

CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS

I hereby certify that the water lines and/or existing hydrants shown hereon are in place and maintained by the City of Crossville

Date Signed Signature of City Director of Public Works

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 Deeds of Cumberland County, Tennessee.

Date Signed Secretary, Crossville Regional Planning Commission



Vicinity Map N.T.S.

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: June 16th 2026
- (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
- (e) Published/Fixed Control Used: TDOT CORS Network
- (f) Geoid model: Geoid 12A
- (g) All Distances are Grid Distances.

LEGEND

- ▲ 1/2" Rebar New
- 1/2" Rebar Found
- ⊕ Water Meter
- ⊗ Light Pole
- ⊙ Grinder Pump
- ⊖ Sewer Valve
- Calculated Point
- 1/2" Iron Pipe Found
- ⊙ Utility Pole

- E— Overhead Electric
- S— Sewer Line
- W— Water Line

MBSL = Minimum Building Setback Lines

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 that the survey meets or exceeds the accuracy requirements thereof.

Rusty Norrod, R.L.S. #2635, Date
Clinton Surveying, LLC
380 South Lowe Avenue, Suite 6
Cookeville, TN 38501

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

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47035C0316D, 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

EXISTING SETBACK ENCROACHMENT EXEMPTION:

The existing structures on lot 1 of this plat dated July 27, 2026 are exempt from the existing 50- foot front setback requirements and the 50- foot front setback requirement of the Crossville Regional Planning Commission Subdivision Regulations. The before-mentioned structure of lot 1 is within the 50 foot setback requirement and the before-mentioned structure of lot 2 is within the 50 foot setback requirement. If the before-mentioned structures, shown within the required setback at the time of plat approval, are subsequently destroyed, torn down or moved, then any new structure(s) must comply with setbacks required in the note. No structural additions may be made to the before-mentioned structures outside the required setbacks shown in the notes.

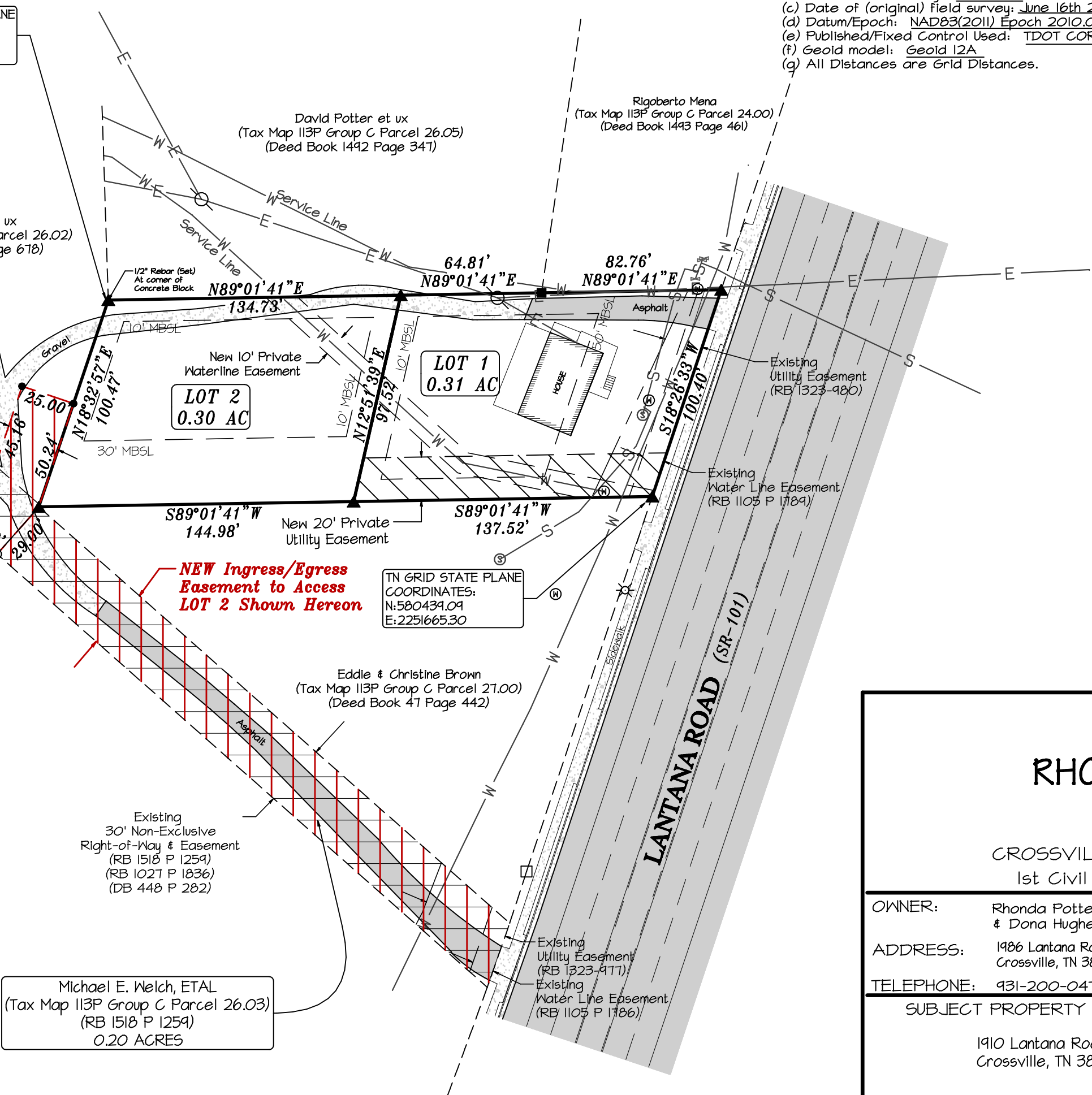
NOTES:

- 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.
- Source of Title: Record Book 1518, Page 1254
- Property is currently not zoned.
- Location of utilities is approximate. Contact the appropriate utility for location of underground services.
- Tax Map Reference: Map 113P Group C Parcel 26.00

Minimum Building Setback Requirements:

Front:
Arterial: 50'
Collector: 30'

Side: 10'
Rear: 10'



FINAL PLAT
OF
RHONDA POTTER DIVISION

Proj: 26-084

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

OWNER:	Rhonda Potter, Michael Welch & Dona Hughes	SURVEYOR:	Clinton Surveying, LLC
ADDRESS:	1986 Lantana Rd Crossville, TN 38512	ADDRESS:	380 S.Lowe Ave, Suite 6 Cookeville, TN 38501
TELEPHONE:	931-200-0472	TELEPHONE:	931-372-0146
SUBJECT PROPERTY ADDRESS:		ACREAGE SUBDIVIDED: 0.61 Acres	
1910 Lantana Road Crossville, TN 38512		NUMBER OF LOTS: 02	
		SCALE: AS SHOWN DATE: 07-27-2026	
		TAX MAP REFERENCE: Map 113P Group C Parcel 26.00	