

**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.

Owner's Signature \_\_\_\_\_

Date Signed \_\_\_\_\_

**CERTIFICATE OF ACCURACY AND PRECISION**  
 I hereby certify that the plan shown and described hereon is a true and correct Category 4 survey with the precision noted, performed in accordance to current Tennessee Standards of Practice for Land Surveyors. I further certify that the monuments have been placed as shown hereon, to the specifications of the Crossville Regional Planning Commission.

This is a Category 4 Survey, being a remote sensing survey as defined under Rule 0820.03-05(4) set by Rule 0820-03.07(5) utilizing Real Time Kinematic survey practices, and the survey was prepared in compliance with the current edition of the Rules of the Tennessee State Board of Examiners for Land Surveyors-Standards of Practice.

Surveyor's Signature \_\_\_\_\_

Date Signed \_\_\_\_\_

**COLLECTION FACILITIES**  
 I hereby certify that public sewage collection facilities are installed as illustrated but are not available to the property without annexation.

Signature of Applicable Public  
 Sewer Department Superintendent \_\_\_\_\_

Date Signed \_\_\_\_\_

**CERTIFICATION OF EXISTING WATER LINES OR OTHER UTILITIES**  
 I hereby certify that the existing water lines and/or existing hydrants shown hereon are in place and maintained by the City of Crossville.

Signature City Director  
 of Public Works \_\_\_\_\_

Date Signed \_\_\_\_\_

**CERTIFICATION OF EXISTING STATE OR COUNTY ROAD**  
 I hereby certify that the road(s) 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.

Signature of Director of Public Works  
 or County Road Supervisor \_\_\_\_\_

Date Signed \_\_\_\_\_

**VARIANCE APPROVALS**  
 1) Request variance for Lot "1" not fronting on a public street.  
 2) Request variance for the requirements of soils and the state environmentalist's signature. Should the property ever need sewer and no suitable soils are found for a septic tank, the property would have to request annexation in order to connect to the City's sewer system.

Secretary, Crossville Regional  
 Planning Commission \_\_\_\_\_

Date Signed \_\_\_\_\_

**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, Crossville Regional  
 Planning Commission \_\_\_\_\_

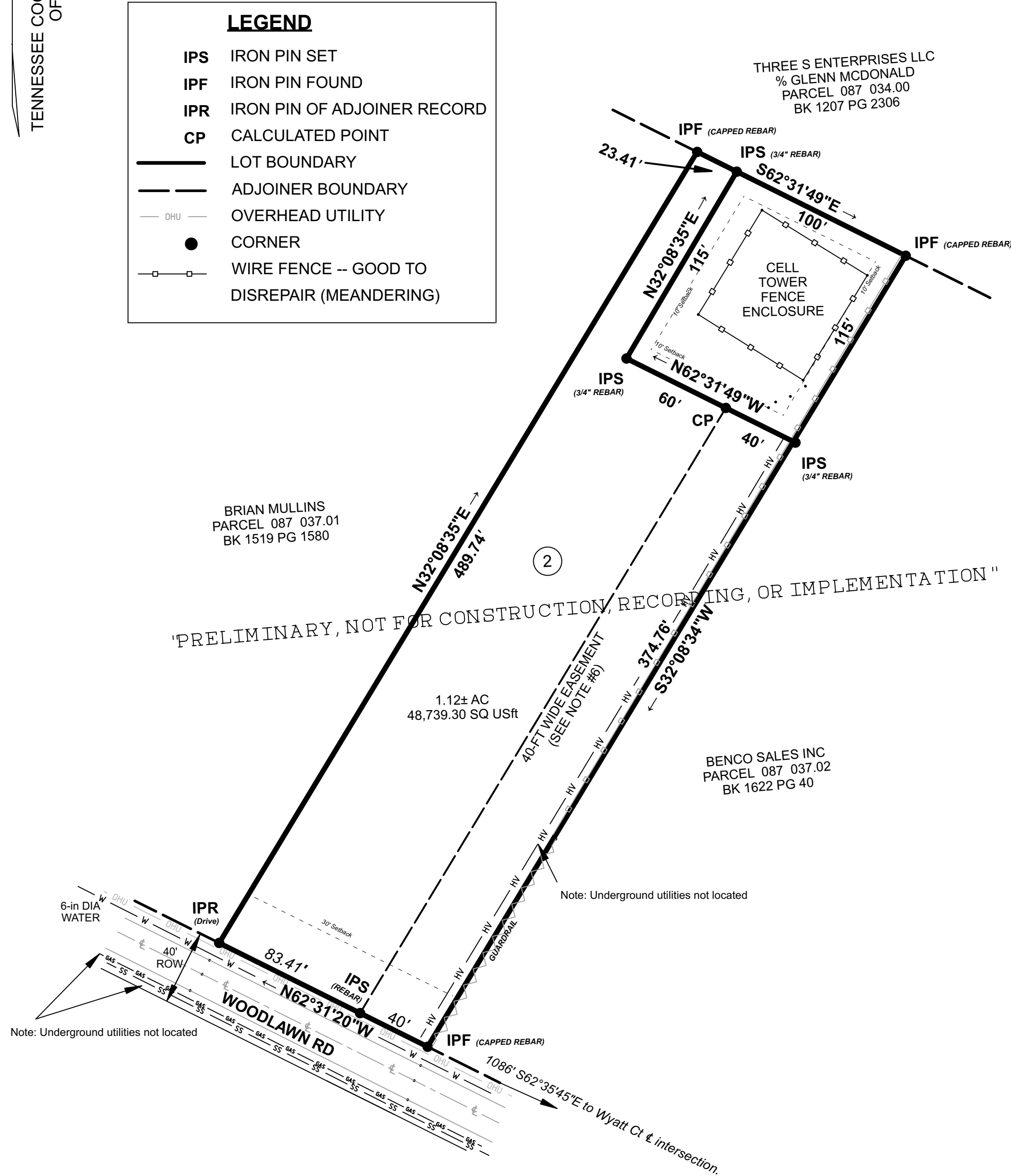
Date Signed \_\_\_\_\_

TENNESSEE COORDINATE SYSTEM OF 1983

THE SURVEY WAS PERFORMED USING TOPCON HIPER HR MULTIPLE-FREQUENCY GNSS RECEIVER  
 GPS: GLO, GAL, BDS  
 POSITIONAL ACCURACY: H: 3.0 mm + 0.3 ppm, V: 5.0 mm + 0.5 ppm  
 TYPE OF FIELD PROCEDURE: REAL-TIME KINEMATIC  
 TDOT NETWORK VIRTUAL REFERENCE STATION  
 NAD83(NA2011)(MYCS2) EPOCH: 2010.00  
 12/13/24  
 US SURVEY FEET  
 SPC ZONE 4100-TENNESSEE  
 COMBINED FACTOR NOT APPLIED

**LEGEND**

- IPS IRON PIN SET
- IPF IRON PIN FOUND
- IPR IRON PIN OF ADJOINER RECORD
- CP CALCULATED POINT
- LOT BOUNDARY
- - - ADJOINER BOUNDARY
- OHU — OVERHEAD UTILITY
- CORNER
- WIRE FENCE -- GOOD TO DISREPAIR (MEANDERING)

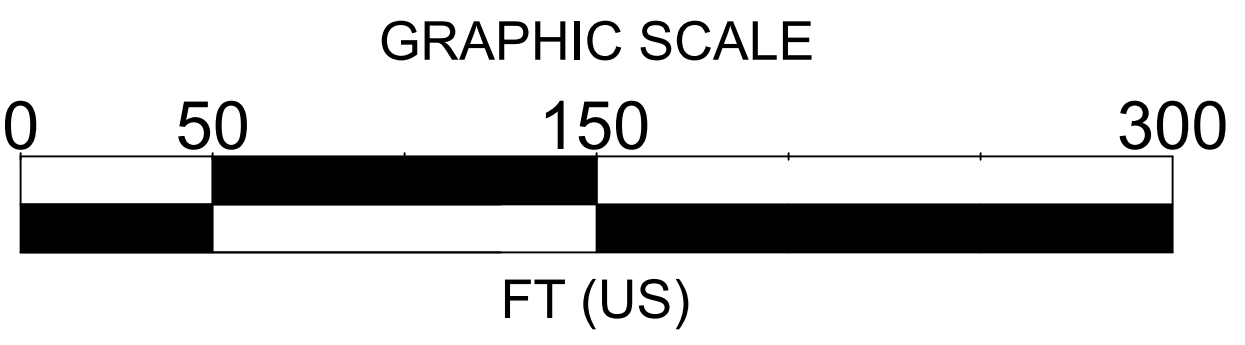


PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING, OR IMPLEMENTATION

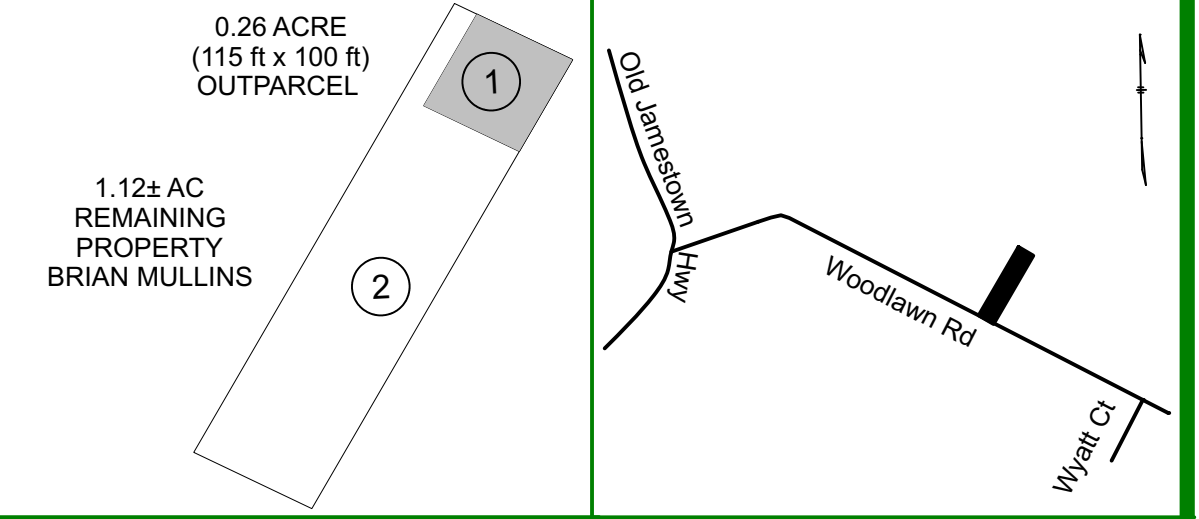
Note: Underground utilities not located

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**811**  
 IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.  
 Know what's below.  
 Call before you dig.



Overview Map (nts)

Vicinity Map (nts)

- NOTES**
- IRON PIN AT EACH CORNER
  - ANY BOUNDARY DISCREPANCY HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.
  - ONE (1) OUTPARCEL EQUAL TO 115 X 100 SQ FT OR 0.26 AC.
  - PROPERTY SUBJECT TO CONSTRUCTION OF CELL TOWER EASEMENT. SEE 1687/1575 12.18.2023 CUMBERLAND COUNTY REGISTER OF DEEDS.
  - IRON PIN OF RECORD (IPR) IS AN ADJOINING PARCEL'S SE 1/2" REBAR PIN (BK 1519 PG 1580) NOT LOCATED AS WITHIN GRAVEL PARKING AREA FOR SEMI TRUCKS.
  - FORTY-FOOT (40') WIDE INGRESS AND EGRESS EASEMENT AND UTILITY EASEMENT TO SERVE CELL TOWER OUTPARCEL
  - FEMA NOTES ZONE "X" MAP NUMBER 47035C0307D EFFECTIVE DATE 11/16/2007, CITY OF CROSSVILLE (470039). THIS SURVEY DID NOT DETERMINE FEMA FLOODING ZONES.
  - SIDES AND REAR 10-FOOT SETBACKS, AS WELL AS REQUIRED UTILITY EASEMENTS ALONG PROPERTY LINES. 6' ALONG INTERIOR LINES AND 12' ALONG PERIMETER LINES.

- SURVEYOR'S 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.
  - THE SURVEYOR WAS NOT PROVIDED ANY TITLE SEARCH OR WRITTEN LEGAL OPINION OF TITLE. THE SURVEY IS BASED UPON CURRENT DOCUMENTS OF PUBLIC RECORD AS REFERENCED IN THE ASSESSOR'S PROPERTY RECORDS AND AS REFERENCED WITHIN CURRENT DEEDS AND PLATS OF RECORD. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON.
  - THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, MINERAL RIGHTS, AND/OR EXCEPTIONS THAT MAY AFFECT SAID SURVEY. UTILITY ESMT 1687/1575 12.18.2023
  - THIS SURVEY DID NOT LOCATE UNDERGROUND OR ABOVEGROUND UTILITIES OR FOOTERS. VISABLE TRENCHING FOR AN ASSUMED BURIED UTILITY ALONG SOUTHEASTERN BOUNDARY OF EASEMENT, NOT VERIFIED (- HV -). UTILITY ESMT 1687/1575 12.18.2023
  - SOURCE OF TITLE: WARRANTY DEED BOOK 1347, PAGE 899, CUMBERLAND COUNTY REGISTER OF DEEDS.
  - THIS DRAWING IS INTENDED SOLELY FOR THE USE OF THE CLIENT(S) NAMED HEREON. ANY PARTY WHICH RELIES UPON THIS SURVEY FOR ANY PURPOSE AFTER THE DRAWING DATE SHOWN WITHOUT OBTAINING AN UPDATED AND CERTIFIED SURVEY BY THE SURVEYOR DOES SO AT THEIR OWN RISK AND ASSUMES ALL LIABILITY.
  - ANY USE OF THIS SURVEY FOR ANY PURPOSE NOT CONTRACTED FOR USE BY THE CLIENT (INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION OF IMPROVEMENTS, REAL ESTATE TRANSFERS AND/OR CLOSINGS, OBTAINING MORTGAGES, LOCATING SEPTIC DRAIN FIELDS, ETC.) IS CONSIDERED AN UNAUTHORIZED USE OF THE SURVEY.
  - PURPOSE OF SURVEY: OUTPARCEL SURVEY OF CELL TOWER LOT FOR BRIAN E. MULLINS.
  - COPYRIGHT © 2024 GROUNDSCAN, LLC. ALL RIGHTS RESERVED. ANY UNAUTHORIZED USE MAY BE PROSECUTED.

**CLIENT/ OWNER:**  
**BRIAN E MULLINS**  
 1926 TAYLORS CHAPEL RD  
 CROSSVILLE TN 38572  
 (931) 210-2027

MullinsPlat15.dxf

**MINOR SUBDIVISION**  
**MULLINS PROPERTY--CELL TOWER PARCEL**  
**CUMBERLAND COUNTY, TENNESSEE**

<p><b>GROUNDSCAN, LLC</b>          6415 WESTMINSTER RD          KNOXVILLE, TN 37919-8640          (865) 604-5219 rfrelan@gmail.com</p>	1st CIVIL DIST	
	<p>PARCEL 037.03          CTRL MAP 087          BK 1519 PG 1580</p>	
	<p>Jan 2, 2024</p>	
	<p>SCALE          1" = 50'</p>	<p>ARCH C</p>

Robert Sherron Freeland, PhD, PE, RLS  
 TN RLS #2792