

CERTIFICATE OF OWNERSHIP AND DEDICATION

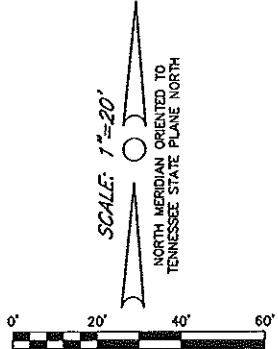
I (we) hereby certify that I am (we are) the owner of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a re-subdivision and requires the approval of the Planning Commission.

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 1 survey, with a ratio of precision of 1/10,000, performed 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 9/28/2017 Surveyor's Signature Michael V. Stump



CERTIFICATE OF APPROVAL OF PROPERTY NUMBERS

I hereby certify that the new street names shown on this plat have been approved by E911 in order to avoid duplication of current names of existing city or county roads.

Date Signed _____ Official of the E911 Board _____

CERTIFICATION 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 _____ Public Works Director/City Engineer _____

CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS

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

Date Signed _____ Public Works Director/City Engineer _____

CERTIFICATION OF EXISTING ROAD(S)

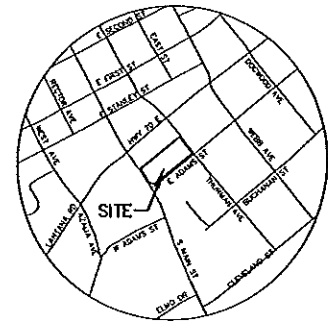
I hereby certify that the road(s) shown on this plat has (have) the status of an accepted city or county maintained public road regardless of the current condition, or is a state maintained highway.

Date Signed _____ Public Works Director/City Engineer or County Road Supervisor _____

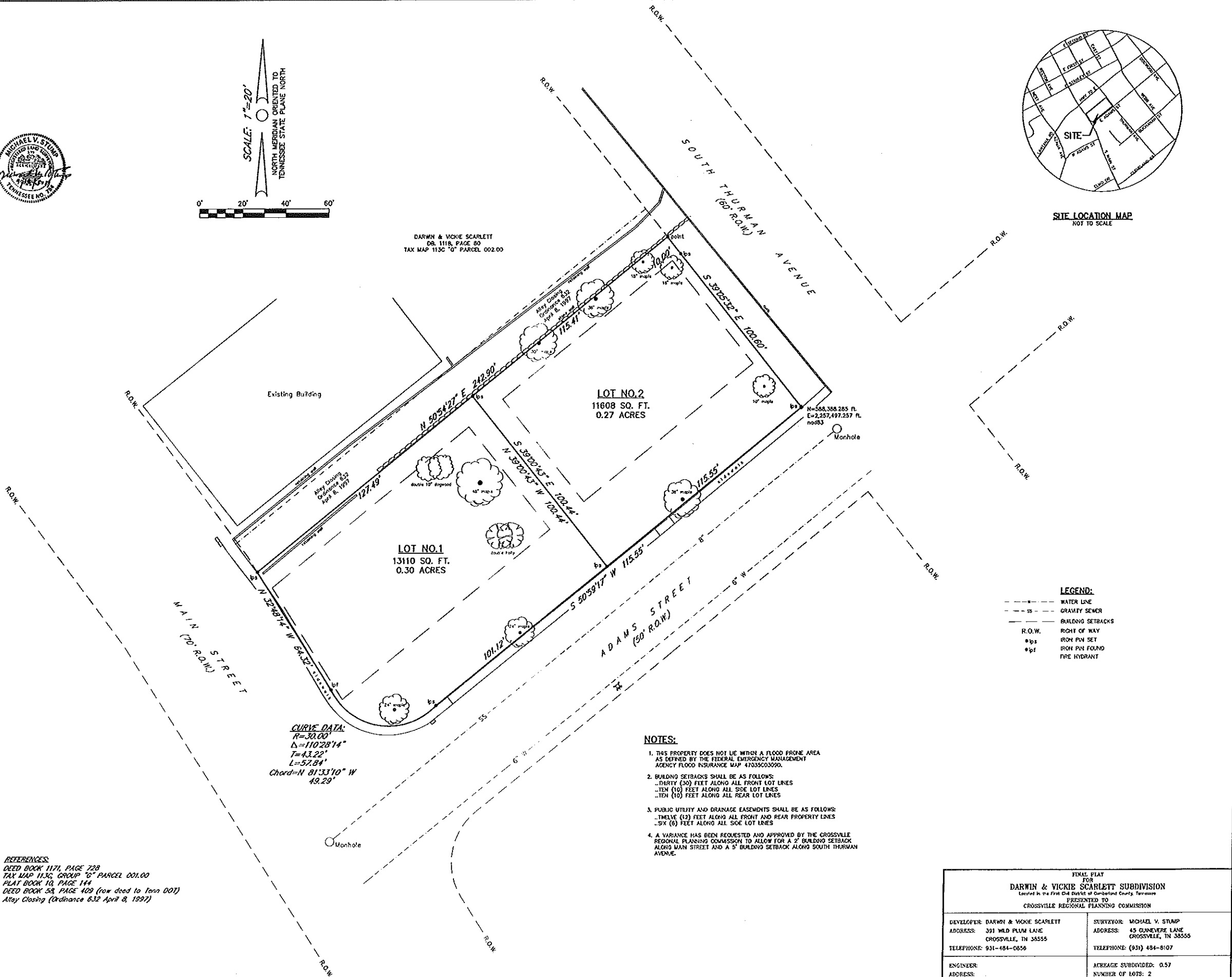
CERTIFICATE OF APPROVAL FOR RECORDING

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 Cumberland County, Tennessee.

Date Signed _____ Secretary Crossville Regional Planning Commission _____



SITE LOCATION MAP
NOT TO SCALE



DARWIN & VICKIE SCARLETT
DB: 1118, PAGE 80
TAX MAP 113C '0' PARCEL 002.00

CURVE DATA:
R=30.00'
Δ=110°28'14"
T=43.22'
L=57.84'
Chord=N 81°33'10" W 49.29'

- LEGEND:**
- WATER LINE
 - GRAVITY SEWER
 - BUILDING SETBACKS
 - R.O.W. RIGHT OF WAY
 - ps IRON PIN SET
 - pf IRON PIN FOUND
 - fh FIRE HYDRANT

- NOTES:**
- THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP 470335C0309D.
 - BUILDING SETBACKS SHALL BE AS FOLLOWS:
-THIRTY (30) FEET ALONG ALL FRONT LOT LINES
-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
 - A VARIANCE HAS BEEN REQUESTED AND APPROVED BY THE CROSSVILLE REGIONAL PLANNING COMMISSION TO ALLOW FOR A 2' BUILDING SETBACK ALONG MAIN STREET AND A 5' BUILDING SETBACK ALONG SOUTH THURMAN AVENUE.

REFERENCES:
DEED BOOK 1171, PAGE 728
TAX MAP 113C, GROUP 'G' PARCEL 001.00
PLAT BOOK 10, PAGE 144
DEED BOOK 58, PAGE 409 (row deed to Tenn DOT)
Atty Closing (Ordinance 632 April 8, 1997)

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| FINAL PLAT FOR DARWIN & VICKIE SCARLETT SUBDIVISION Located in the First Civil District of Cumberland County, Tennessee PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION | |
| DEVELOPER: DARWIN & VICKIE SCARLETT ADDRESS: 301 WILD PLUM LANE CROSSVILLE, TN 38555 TELEPHONE: 931-484-0856 | SURVEYOR: MICHAEL V. STUMP ADDRESS: 45 GUINEVERE LANE CROSSVILLE, TN 38555 TELEPHONE: (931) 484-8107 |
| ENGINEER: ADDRESS: TELEPHONE: | ACREAGE SUBDIVIDED: 0.57 NUMBER OF LOTS: 2 SCALE: 1"=20' DATE: August, 2017 TAX MAP REFERENCE: Map 113C, '0', Parcel 002.00 |