

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of the subdivision with my free consent, establish the minimum building restriction lines, and dedicated all streets, alleys, walks, and parks as shown to the public or private use noted. I further acknowledge that any change to this subdivision constitutes a resubdivision and requires that 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 I survey with a ratio of precision of 1:10,000 or greater as performed on the May 29, 2019 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.

6-03-2019
Date Signed _____
Timothy L. Goad R.L.S. #1748

CERTIFICATION OF SEWAGE COLLECTION FACILITIES

I hereby certify that public sewage collection facilities have been constructed and installed in an acceptable manner according to specifications of Crossville Planning Commission and City of Crossville.

Date Signed _____ Director of Public Works _____

CERTIFICATE OF NEW WATER LINES AND HYDRANTS

I hereby certify that water lines and hydrants have been installed in an acceptable manner, according to specifications of Crossville Planning Commission, and the City of Crossville which will maintain the water lines.

Date Signed _____ Crossville Public Works Director _____

CERTIFICATION OF STREETS AND DRAINAGE SYSTEM

I hereby certify that streets, drainage system (easements, culverts, etc.) and other improvements (curbs, sidewalks, etc.) as required by the Crossville Planning Commission are installed in an acceptable manner and according to required specifications of Crossville Planning Commission and City of Crossville or Cumberland County Highway Department.

Date _____ Director of Public Works or County Road Supervisor _____

CERTIFICATE OF APPROVAL OF NEW STREET NAMES BY E911

I hereby certify that 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.

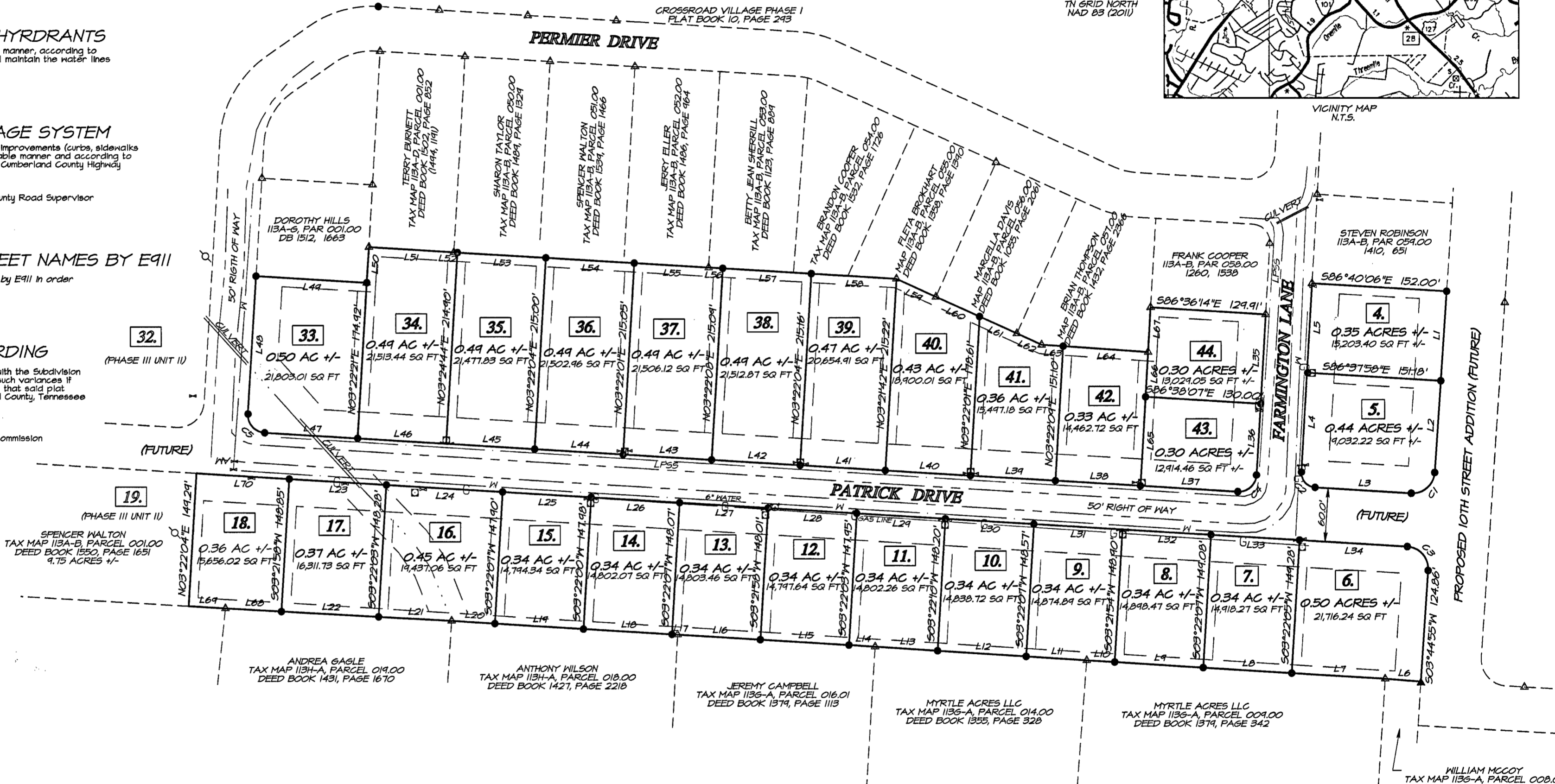
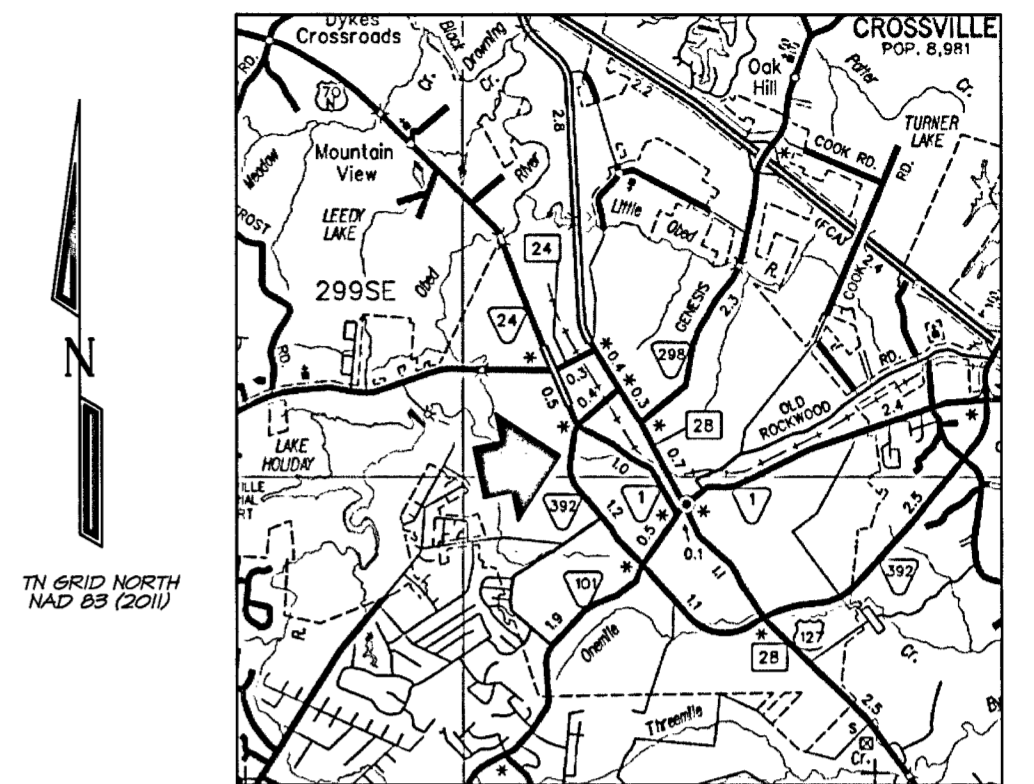
Date _____ Director of E911 _____

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 the recording in the Office of the Register of Cumberland County, Tennessee.

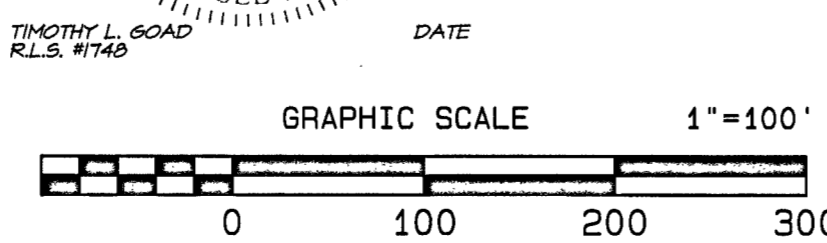
Date Signed _____ Secretary of the Crossville Regional Planning Commission _____

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S03°48'21"W	100.34'	L21	N86°55'33"W	82.42'	L41	N86°37'54"W	96.00'	L61	S65°44'11"E	46.04'
L2	S03°51'12"W	102.47'	L22	N86°55'49"W	104.80'	L42	N86°37'45"W	100.00'	L62	S65°40'12"E	30.54'
L3	N86°37'49"W	102.61'	L23	S86°37'56"E	104.80'	L43	N86°38'04"W	99.99'	L63	S86°19'04"E	24.42'
L4	N03°11'40"E	111.44'	L24	S86°38'04"E	131.34'	L44	N86°37'45"W	100.00'	L64	S86°08'53"E	95.83'
L5	N03°20'07"E	100.24'	L25	S86°37'45"E	100.00'	L45	N86°38'06"W	100.00'	L65	N03°21'56"E	99.99'
L6	N85°29'36"W	40.34'	L26	S86°38'06"E	100.00'	L46	N86°38'06"W	100.00'	L66	N03°10'31"E	50.30'
L7	N86°39'46"W	105.48'	L27	S86°37'44"E	99.99'	L47	N86°37'52"W	104.99'	L67	N03°20'49"E	49.96'
L8	N86°31'13"W	100.00'	L28	S86°38'06"E	100.00'	L48	N03°26'39"E	154.76'	L68	N86°55'52"W	63.32'
L9	N86°31'32"W	99.99'	L29	S86°38'06"E	100.00'	L49	S86°35'50"E	125.01'	L69	N86°46'55"W	41.64'
L10	N86°31'23"W	91.66'	L30	S86°37'45"E	100.00'	L50	N03°38'05"E	40.12'	L70	S86°37'53"E	105.00'
L11	N86°24'34"W	68.34'	L31	S86°38'04"E	99.99'	L51	S86°35'20"E	95.97'			
L12	N86°25'01"W	100.01'	L32	S86°37'45"E	100.00'	L52	S85°45'55"E	4.02'			
L13	N86°24'49"W	70.66'	L33	S86°38'06"E	100.00'	L53	S86°41'27"E	99.84'			
L14	N86°40'42"W	29.34'	L34	S86°37'50"E	121.65'	L54	S86°39'28"E	100.00'			
L15	N86°40'09"W	100.00'	L35	S03°12'31"W	100.19'	L55	S86°39'17"E	83.97'			
L16	N86°40'09"W	93.63'	L36	S03°22'04"W	80.01'	L56	S86°40'24"E	16.03'			
L17	N86°34'51"W	6.37'	L37	N86°37'41"W	110.00'	L57	S86°40'04"E	100.00'			
L18	N86°34'59"W	100.00'	L38	N86°37'56"W	96.01'	L58	S86°40'01"E	95.97'			
L19	N86°35'00"W	100.01'	L39	N86°38'16"W	96.00'	L59	S65°36'30"E	48.81'			
L20	N86°35'22"W	48.92'	L40	N86°37'56"W	96.01'	L60	S65°54'03"E	53.96'			



LINE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C1	25.00'	89°30'59"	S48°36'41"W	35.20'	39.05'
C2	16.36'	89°49'29"	N41°43'05"W	23.10'	25.65'
C3	25.00'	90°22'45"	S41°26'27"E	35.47'	39.43'
C4	20.00'	90°00'00"	S48°22'04"W	28.28'	31.41'
C5	20.21'	90°04'55"	N41°35'39"W	28.60'	31.77'

I DO HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY OF 1:10,000 OR GREATER AS SHOWN HEREON. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.



- LEGEND**
- ▲ SET STONE (FOUND)
 - △ IRON PIN (FOUND)
 - 1/2" IRON PIN AND CAP (SET)
 - UTILITY POLE
 - ⊥ WATER METER
 - ⊥ WATER VALVE
 - ELECTRIC BOX
 - WATER LINE
 - LFSS SEWER
 - GAS LINE

NOTE:
1. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP #10356C0308D DATED AUG. 24, 2006.

- NOTE:**
1. ALL CORNERS ARE MONUMENTED BY 1/2" IRON PINS WITH PLASTIC CAPS STAMPED 61 SURVEY #1748, UNLESS OTHERWISE NOTED.
 2. THIS PARCEL IS SUBJECT TO ANY RIGHT OF WAYS, EASEMENTS, AND/OR RESTRICTIONS THAT MAY AFFECT THIS SURVEY.
 3. BUILDING SET BACK LINES, 30 FEET ALONG PATRICK DRIVE, FARMINGTON LANE AND PREMIER DRIVE, 10 FEET ALONG SIDE AND REAR LOT LINES.
 4. PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE AS FOLLOWS: TWELVE (12) FEET ALONG ALL FRONT PROPERTY LINES, SIX (6) FEET ALONG ALL SIDE AND REAR LOT LINES, TWELVE (12) FEET ALONG SIDE AND REAR LOT LINES ALONG PERIMETERS TO THE PROPERTY, TWENTY (20) FEET AS MEASURED FROM THE CENTER OF ALL MAJOR DRAINS OR STREAMS.
 5. THIS SURVEY WAS DONE USING THE LATEST RECORDED DEED. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE.
 6. THIS SURVEY AND ITS REPRESENTATIONS ARE INTENDED SOLELY FOR THE BENEFIT OF THE SURVEYOR'S CLIENT.

SURVEY FOR:
SPENCER WALTON
FIRST CIVIL DISTRICT
CUMBERLAND COUNTY, TENNESSEE

G1 & ASSOCIATES SURVEYING
3824 MT HELEN ROAD
ALLARDT, TN 38504
(931) 879-6393
DRAWING # 0919-CRVFSUI-01
COPYRIGHT TIM GOAD, 61 SURVEY 2019

FINAL PLAT
CROSSROAD VILLAGE PHASE III - UNIT 1
PRESENTED TO
CITY OF CROSSVILLE REGIONAL PLANNING COMMISSION

DEVELOPER: SPENCER WALTON	SURVEYOR: TIMOTHY L. GOAD
ADDRESS: 2231 HWY 10 EAST CROSSVILLE, TENNESSEE	ADDRESS: 3824 MT HELEN ROAD ALLARDT, TN 38504
TELEPHONE: 931-510-5440	TELEPHONE: 931-879-6393
ENGINEER: _____	ACREAGE SUBDIVIDED: 22.00 ACRES
ADDRESS: _____	NUMBER OF LOTS: 21
TELEPHONE: _____	SCALE: 1" = 100'
	TAX MAP REFERENCE: 113A - B, PARCEL 00100