

**LEGEND**

- ⊙ = Old 1/2" Rebar
- = New 1/2" Rebar w/ Sexton Cap # 1898
- = Utility Pole
- = Point
- ⊕ = 1/2" or 3/4" Old Iron Pipe
- ▲ = Old Metal Fence Post
- = Original Lot Line
- = Property Line

Note:  
Iron rods denoted as new are 1/2" rebar, 18" in length with caps stamped "Sexton RLS 1898".

Notes:  
This survey has been made using the latest recorded deeds and other information, and there are no encroachments or projections other than those shown hereon. This survey is subject to the findings of a title report. This parcel is subject to all restrictions, covenants, and easements applicable.

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate:  
Easements, other than possible easements that were visible at the time of making of this survey; Building set backs lines; Restrictive covenants; Subdivision restrictions; Zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.

Flood Note:  
This property is not located within a special flood hazard area as determined by FEMA. Subject property lies within Zone X. Zone X is defined as areas outside the 100 year flood. Reference FEMA Firm Map 4703C0316D, effective on 11/16/2007.

This survey was prepared without the benefit of a current title report and does not necessarily reflect all rights and encumbrances which may affect the subject property.

Charles Fitzgerald Property  
Map/Parcel: 112M C, 029.00

- Approval is hereby granted for Tract B defined as Charles of Fitzgerald Property, Cumberland County, Tennessee as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water taps; water lines, underground utilities and driveways should be located at side property lines unless otherwise noted.

Environmental Specialist \_\_\_\_\_ Date \_\_\_\_\_  
Division of Ground Water Protection

- Approval is based on soil conditions suitable for installation of Subsurface Sewage Disposal Systems and does not constitute approval of building sites.
- Some lots may require pump systems to transfer septic tank effluent to areas of the lot with suitable soil conditions for disposal.
- Tract B is approved for use with utility water only.
- All underground utilities and driveways must enter along the property lines.
- The size, number of square feet, design, and location of the proposed dwelling may further affect the number of bedrooms for which a permit may be issued.
- Tract B is approved for installation and duplication of conventional subsurface sewage disposal systems to serve an estimated house size of 3 (three) bedrooms.
- Tracts A, C, and D, "This lot has not been evaluated, pursuant to this plat review, for an SSD system and does not constitute approval of this lot or the existing system."

**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 re subdivision and requires the approval of the Planning Commission.

Date Signed \_\_\_\_\_ Martha W. Selby

**CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS**

I hereby certify that the existing 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

**CERTIFICATION OF EXISTING ROAD(S)**

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.

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

**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 on 07/10/2023 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



This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call: 1-800-351-1111

**PURPOSE STATEMENT:**

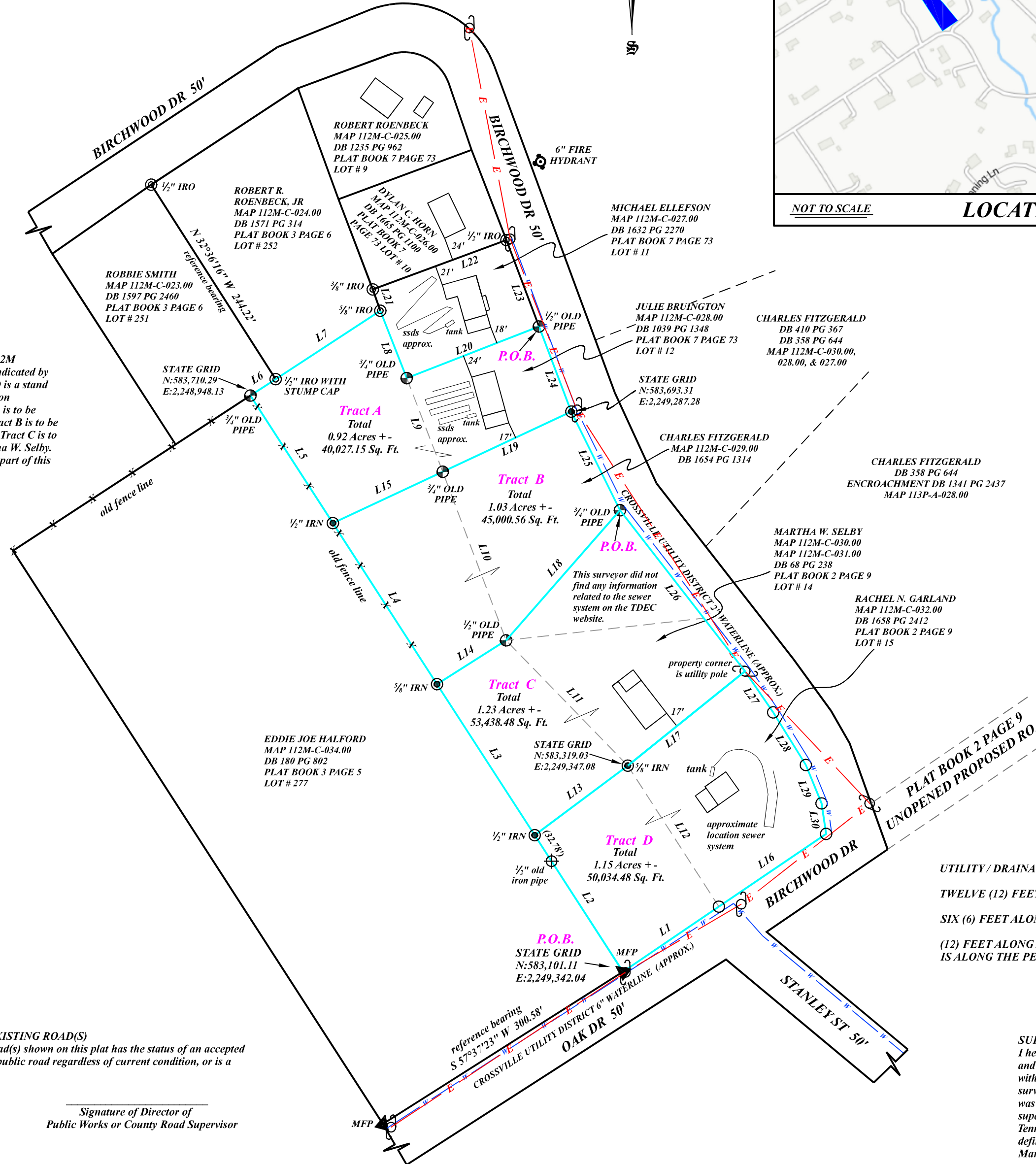
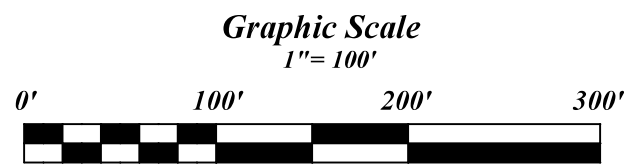
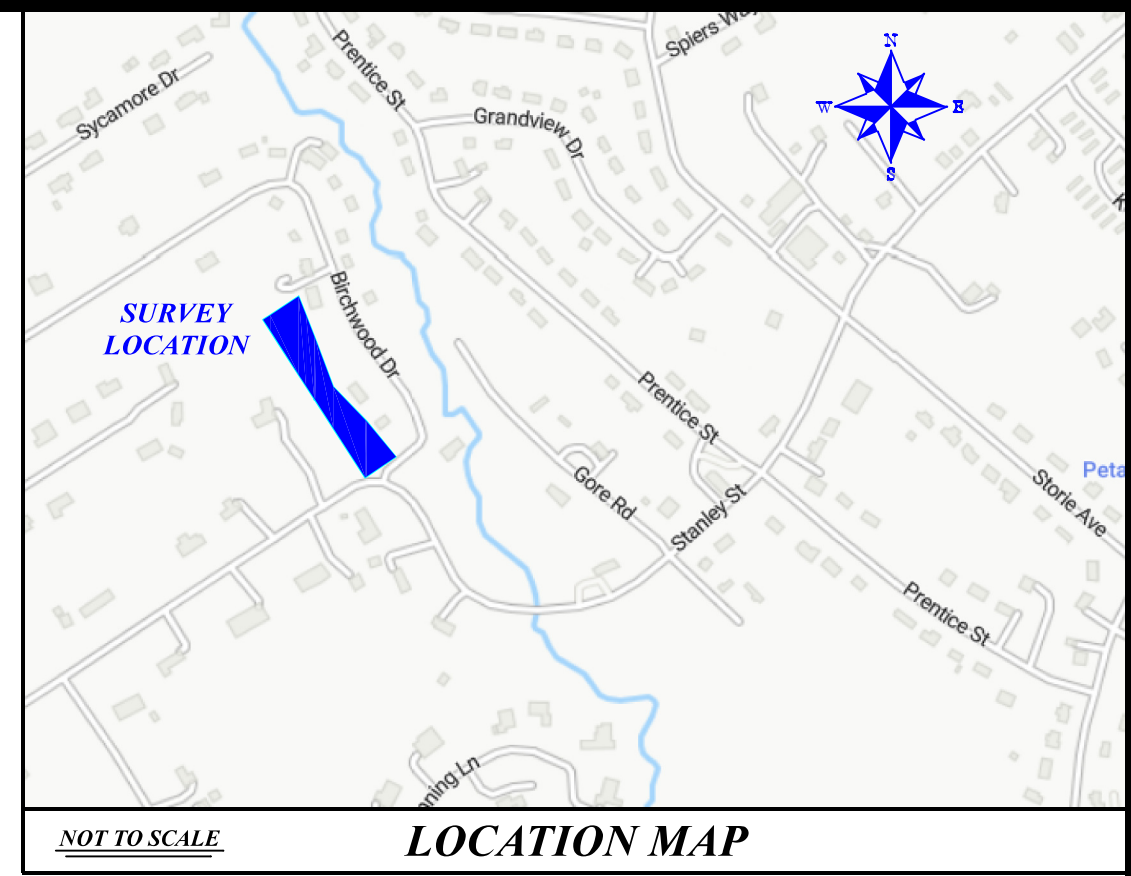
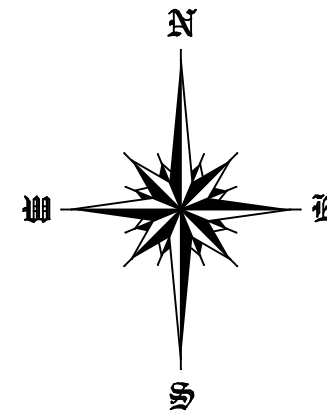
Martha W. Selby the owner of parcel 033.00 as shown on tax map 112M Group C is selling her property to the adjoining property owners as indicated by this survey. Parcel 033.00 is divided into tracts A, B, C, & D. Tract D is a stand alone lot and is subject to approval by the City of Crossville subdivision regulations and TDEC evaluation and approval for building. Tract A is to be combined with parcel 028.00 currently owned by Julie Braington. Tract B is to be combined with parcels 030.00 & 031.00 currently owned by Martha W. Selby. Tract C is to be combined with parcel 032.00. Parcel 027.00 IS NOT part of this subdivision.

- Approval is based on soil conditions suitable for installation of Subsurface Sewage Disposal Systems and does not constitute approval of building sites.
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- Tract B is approved for use with utility water only.
- All underground utilities and driveways must enter along the property lines.
- The size, number of square feet, design, and location of the proposed dwelling may further affect the number of bedrooms for which a permit may be issued.
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**GPS NOTES:**

- 1) Class of survey: 1V
- 2) Type of GPS field procedure: RTK
- 3) Dates of survey: 07/10/2023
- 4) Datum/Epoch: NAD83 (2011) Epoch 2010
- 5) Published/Fixed-control use: TDOT CORS Station TN23  
N: 578,937.13  
E: 2,264,792.02  
Z: 1,825.3
- 6) Geoid model: Geoid 18
- 7) Combined grid factor(s): 0.99986673
- 8) Units: US Survey Feet

NOTE: BEARINGS ARE RELATIVE TO NAD 83 (NSRS2011)



LINE	BEARING	DISTANCE
L1	S 55°50'02" W	122.54'
L2	N 32°53'14" W	171.91'
L3	N 32°53'14" W	190.19'
L4	N 32°53'14" W	202.75'
L5	N 32°53'14" W	160.60'
L6	N 57°01'56" E	31.82'
L7	N 56°48'00" E	132.22'
L8	S 21°23'56" E	76.52'
L9	S 21°01'15" E	106.07'
L10	S 20°35'51" E	190.46'
L11	S 44°10'01" E	184.63'
L12	S 32°52'14" E	177.52'
L13	S 53°12'51" W	122.84'
L14	S 57°37'23" W	86.45'
L15	S 64°55'36" W	128.18'
L16	S 55°50'02" W	137.01'
L17	N 51°09'22" E	159.15'
L18	N 41°11'48" E	182.86'
L19	N 64°55'37" E	149.99'
L20	N 68°40'33" E	150.14'
L21	N 19°25'57" W	23.87'
L22	N 69°42'01" E	150.60'
L23	S 20°39'48" E	97.69'
L24	S 20°42'43" E	96.27'
L25	S 26°19'42" E	116.32'
L26	S 37°49'32" E	213.50'
L27	S 34°23'47" E	52.77'
L28	S 31°51'27" E	65.42'
L29	S 22°14'38" E	43.91'
L30	S 08°28'22" E	32.58'

UTILITY / DRAINAGE EASEMENTS NOTE:  
TWELVE (12) FEET ALONG ALL STREET FRONT PROPERTY LINES  
SIX (6) FEET ALONG ALL SIDES AND REAR LOT LINES  
(12) FEET ALONG ANY SIDE OR REAR LOT LINE THAT IS ALONG THE PERIMETER OF A SUBDIVISION.

SURVEYOR'S CERTIFICATE:  
I hereby certify to the best of my knowledge and belief, that this is a category 1 survey, with a linear error of closure of the unadjusted survey ≤ 1:10,000. The survey shown hereon was performed by me or under my direct supervision, and in compliance with the current Tennessee Minimum Standards of Practice, as defined under rule 0820-03-07, effective March 17, 2011.

Date \_\_\_\_\_ John Chris Sexton

STANDARD SETBACK DISTANCES:  
Oak Drive = 30'  
Birchwood Drive = 30'  
Side and Rear Lots = 10'

**REVISIONS:**

**PREPARED FOR:**

OWNER/CLIENT  
MARTHA W. SELBY  
101 BIRCHWOOD DR  
CROSSVILLE, TN 38555

MARTHA W. SELBY DIVISION  
MARTHA W. SELBY  
LOCATED IN THE FIRST CIVIL DISTRICT OF CUMBERLAND COUNTY,  
TENNESSEE WITHIN THE URBAN GROWTH BOUNDARY CITY OF CROSSVILLE  
DEED BOOK 219 PAGE 241 - PLAT BOOK 3 PAGE 5

TAX MAP REF.:  
Tax Map 112M Group C  
Parcel 033.00

SURVEYED BY: JCS

DRAWING DATE: 07/15/2023

DRAWN BY: JCS

CHECKED BY: JCS

MAP SIZE: 18" X 24"

SCALE: 1" = 100'

PROJECT NUMBER: 2023-56

FILE NAME: C:\CARLSON\2023\2023-0561  
MARY HIRST.dwg

**JOHN CHRIS SEXTON**

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