

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 _____

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 May 8, 2012 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 2-10-2022 _____
 Surveyor's Signature _____

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 _____

THERE SHALL BE UTILITY-DRAINAGE EASEMENTS ALONG ALL LOT LINES AS FOLLOWS:

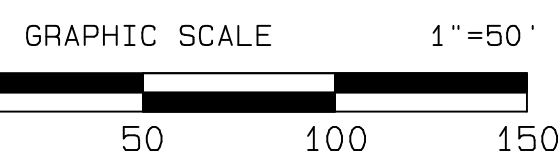
- TWELVE (12) FEET ALONG ALL STREET FRONT PROPERTY LINES
- SIX (6) FEET ALONG ALL SIDE AND REAR LOT LINES OF ADJUTING LOTS WITHIN THE SUBDIVISION
- TWELVE (12) FEET ALONG ANY SIDE OR REAR LOT LINES THAT IS ALONG THE PERIMETER OF THE SUBDIVISION

LINE TABLE

LINE	BEARING	DISTANCE
L1	S43°15'52"E	7.86'
L2	S36°14'42"E	22.06'
L3	S31°56'53"E	31.10'
L4	S50°24'45"W	32.40'
L5	S50°24'45"W	25.01'
L6	S53°24'38"W	12.42'
L7	N52°11'03"E	4.26'
L8	S53°16'16"W	32.11'
L9	S58°58'11"W	21.03'
L10	S68°58'40"W	25.05'
L11	S65°23'12"W	17.48'
L12	N73°16'33"W	16.56'
L13	N53°24'03"W	14.24'
L14	N42°41'03"W	45.87'
L15	N42°41'03"W	4.30'
L16	N38°54'35"W	12.54'
L17	N52°11'03"E	34.85'

CURVE TABLE

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	34.58'	N06°58'48"E	25.00'	90°42'34"	35.51'	25.31'
C2	38.46'	N83°01'24"W	25.00'	84°17'46"	35.14'	24.64'



- 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 or 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.
 - All corners are 1/2" rebar set unless otherwise noted.
 - Source of Title: R.B. 1571 Page 1354 and R.B. 1572 Page 612.
 - Tax Map 113D Group C Parcel 6.00.

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 are maintained by the City of Crossville OR _____ Utility District.

Date Signed _____ Signature of City Director of Public Works or Manager of Utility District _____

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)

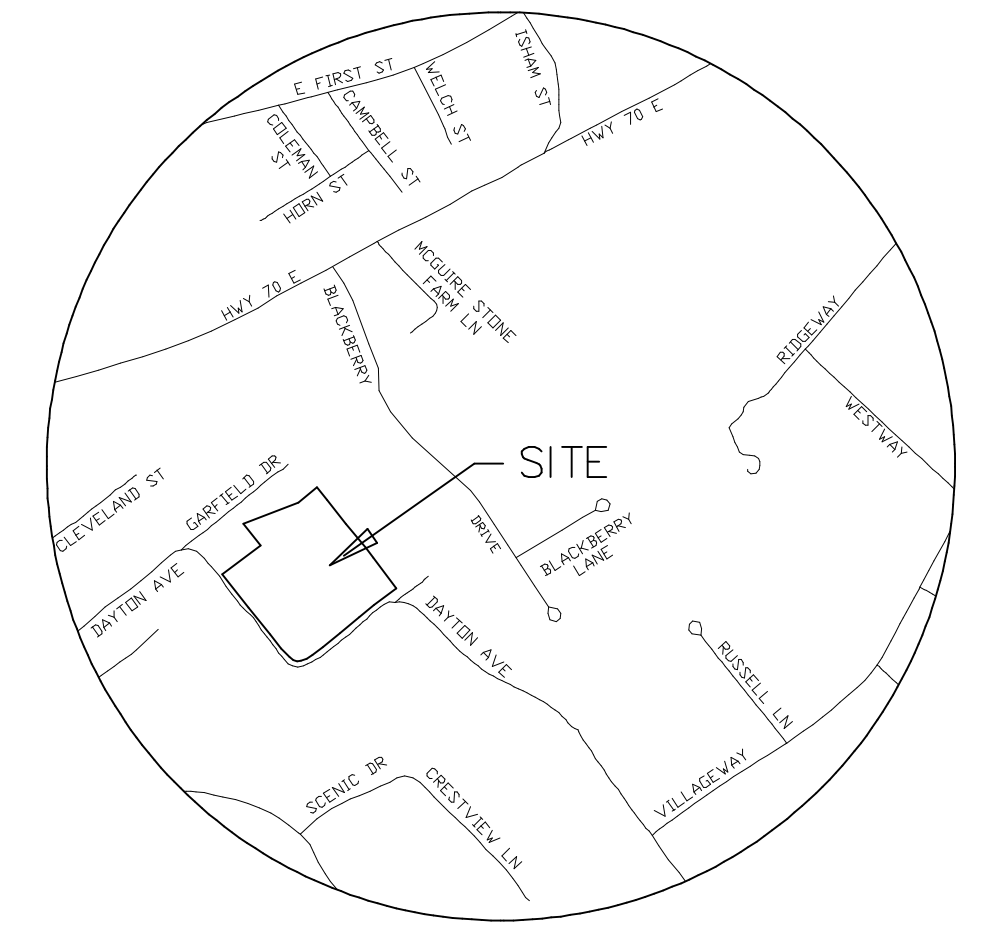
I hereby certify that the road shown on this plat has the status of an accepted city or county maintained public road regardless of current condition, or is a state-maintained highway.

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

CERTIFICATE FOR STORM WATER STRUCTURE

- (1) the storm water detention structures have been found to comply with the City of Crossville Storm Water Regulations
- (2) a financial guarantee acceptable to the city of Crossville Planning Commission in the amount of _____ has been given to the Planning Commission to assure the completion of the improvements in case of default.

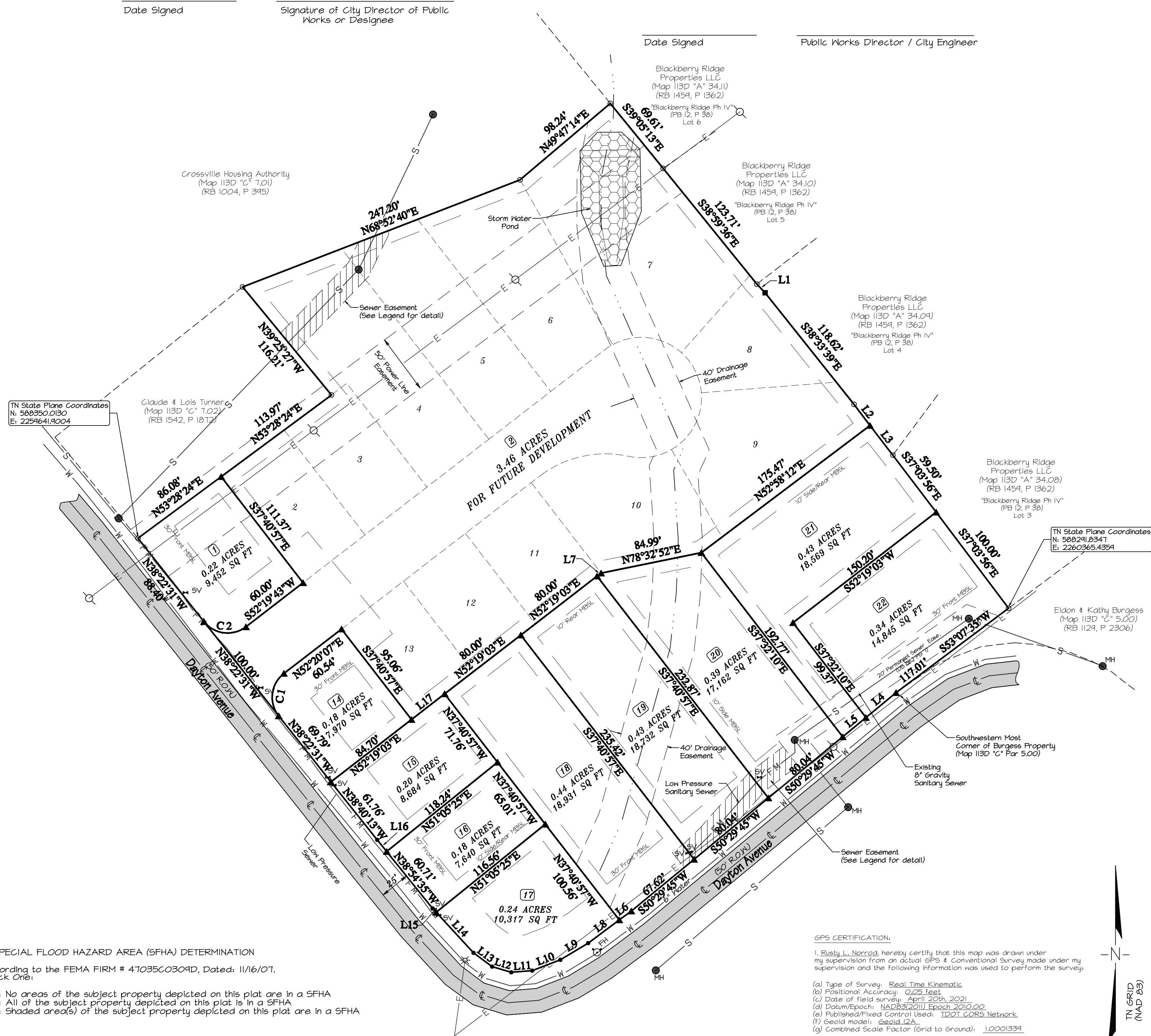
Date Signed _____ Public Works Director / City Engineer _____



VICINITY MAP NOT TO SCALE

LEGEND

- Concrete Monument
- ▲ 1/2" Rebar (New)
- 1/2" Rebar (Old)
- Non-Monumented Point
- Utility Pole
- ⊙ Manhole
- ⊕ Fire Hydrant
- MBSL = Minimum Building Setback Line
- Center of Paved Road
- Overhead Utility Line
- Sewer Line
- Water Line
- Sanitary Sewer Easement to The City of Crossville



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 the ratio of precision of the unadjusted traverse is greater than 1:10,000.

Rusty N. Norrod 2-10-2022
 Rusty N. Norrod, R.L.S., #2635, Date
 Clinton Surveying, LLC
 300 South Lowe Avenue, Suite 6
 Cookeville, TN 38501

GPS CERTIFICATION:

- I, Rusty N. 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: 0.25 Feet
 - (c) Date of Field Survey: April 20th, 2021
 - (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
 - (e) Published/Unpublished Control Used: TPOT CORS Network
 - (f) Geoid Model: Geoid12A
 - (g) Combined Scale Factor (Grid to Ground): 1.0001334

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47035C0309D, Dated: 11/6/07. 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

FINAL PLAT OF
COLINS PLACE SUBDIVISION PH I
 PRESENTED TO
 CROSSVILLE REGIONAL PLANNING COMMISSION
 1st Civil District, Cumberland County, Tennessee

OWNER: Alan Cooper ADDRESS: 462 Sportsman Club Rd Crossville, TN 38555	SURVEYOR: Clinton Surveying, LLC ADDRESS: 380 S.Lowe Ave. Suite 6 Cookeville, TN 38501
TELEPHONE: 431-787-1219	TELEPHONE: 431-312-0146
ENGINEER: FECS ADDRESS: 71 Cothran Street Crossville, TN 38555	ACREAGE SUBDIVIDED: 6.44 Acres NUMBER OF LOTS: 10 SCALE: AS SHOWN DATE: 1-31-2022 TAX MAP REFERENCE: MAP 113D 'C' PARCEL 6.00.
TELEPHONE: 431-456-6071	