

**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 \_\_\_\_\_  
 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 \_\_\_\_\_ survey, with a ratio of precision of 1: \_\_\_\_\_, 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 \_\_\_\_\_ Surveyor's Signature \_\_\_\_\_

**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 ROADS**

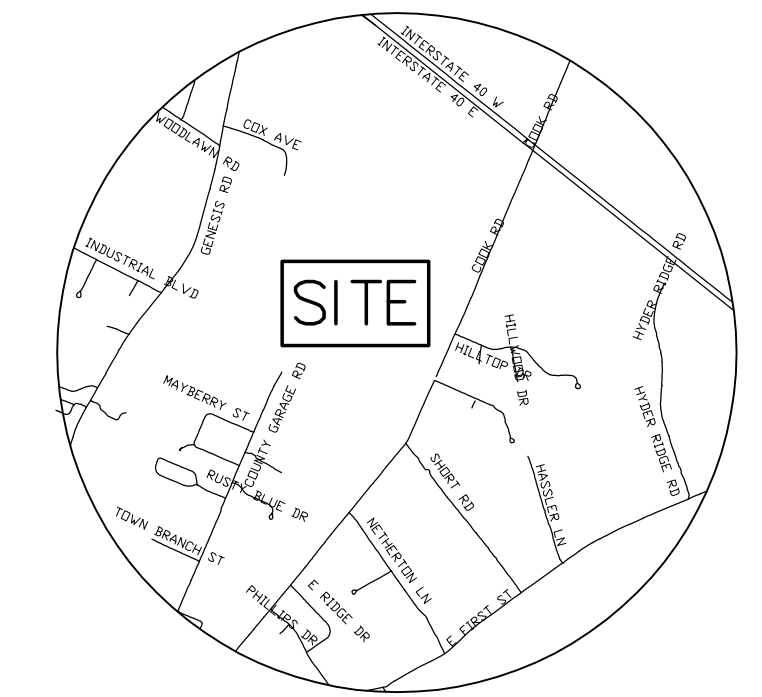
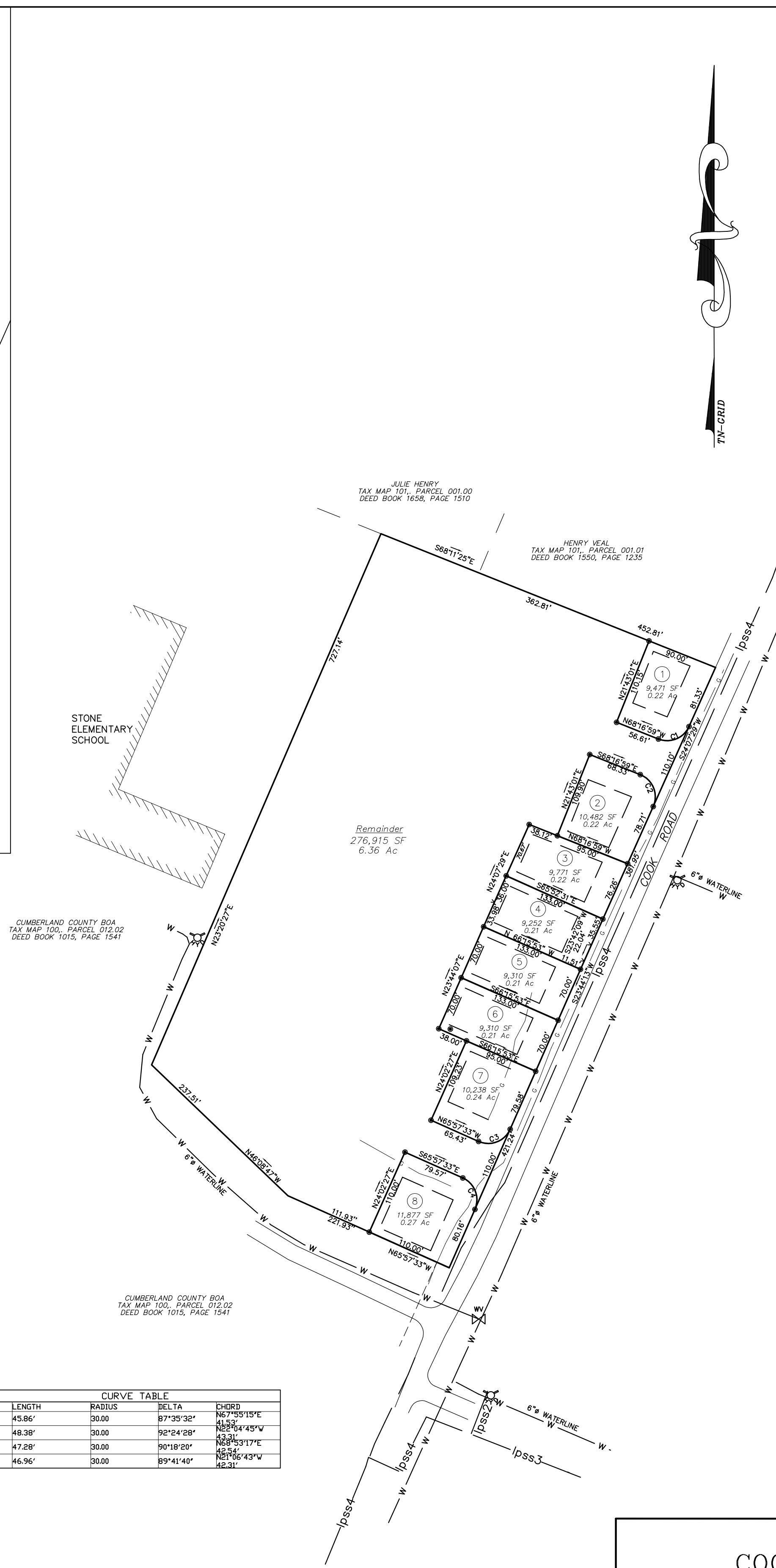
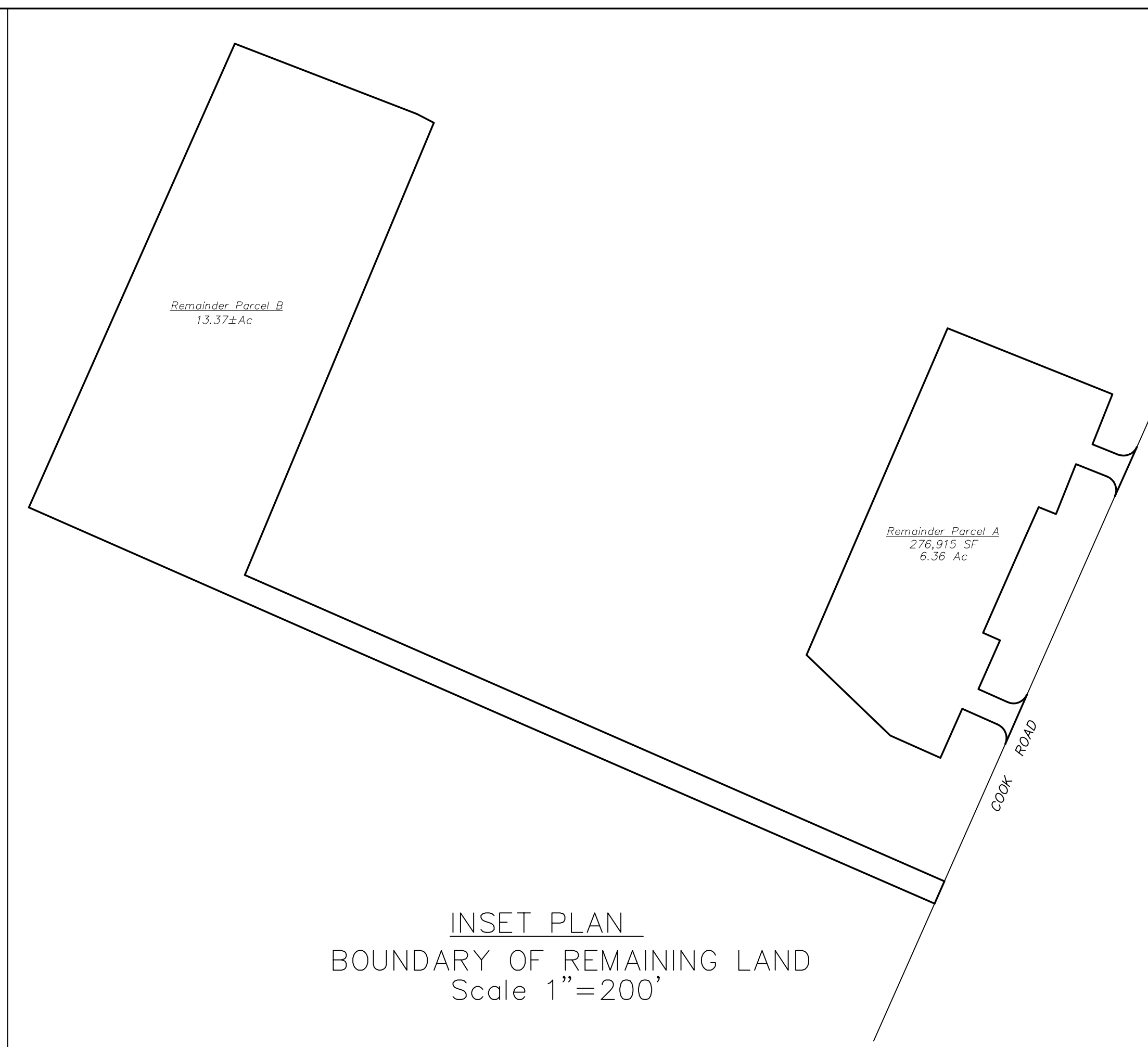
I hereby certify that the road(s) shown on this plat has (have) the status of an accepted city or county maintained public road regardless of the current condition, or is a state maintained highway.

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

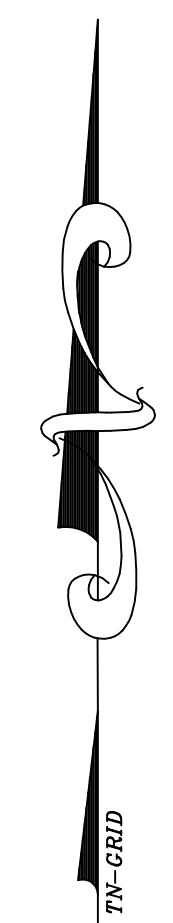
**CERTIFICATE OF APPROVAL FOR RECORDING**

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 \_\_\_\_\_



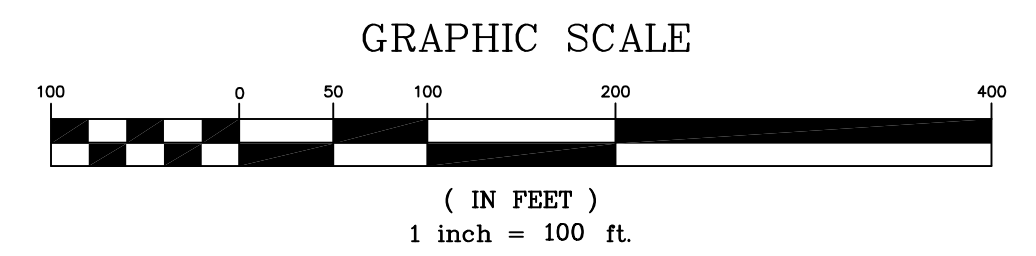
**SITE VICINITY MAP**  
 NOT TO SCALE



**NOTES:**

1. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA AS DEFINED BY THE FLOOD INSURANCE RATE MAP NUMBER 47035C0309D.
2. BUILDING SETBACKS SHALL BE AS FOLLOWS:  
 ..THIRTY (30) FEET ALONG ALL LOT LINES ABUTTING LOCAL INTERIOR STREETS  
 ..TEN (10) FEET ALONG ALL SIDE AND REAR LOT LINES
3. PUBLIC UTILITY 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 THE PERIMETER OF THE SUBDIVISION
4. DRAINAGE EASEMENTS SHALL BE AS FOLLOWS:  
 ..TWENTY (20) FEET AS MEASURED FROM THE EDGE OF ALL MAJOR DRAINS AND STREAMS.
5. AQUATIC CONSTRUCTION BUFFER  
 ..THIRTY (30) FEET AS MEASURED FROM THE EDGE OF ALL MAJOR DRAINWAYS.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BETA	CHORD
C1	45.86'	30.00'	87°35'32"	N67°55'15"E
C2	48.38'	30.00'	82°24'28"	N82°04'45"W
C3	47.28'	30.00'	90°18'28"	N89°03'17"E
C4	46.96'	30.00'	89°41'40"	N89°06'43"W



- LEGEND:**
- LOT CORNER SET
  - PROPERTY LINE
  - - - BUILDING SETBACK
  - - - EXISTING EDGE OF PAVEMENT
  - · - · - DRAINWAY
  - - - WATERSHED PEAK
  - EXISTING POWER POLE
  - OHE EXISTING OVERHEAD ELECTRIC
  - EXISTING FIRE HYDRANT
  - W EXISTING WATER LINE
  - LPSS EXISTING LPSS
  - EXISTING NATURAL GAS LINE

**TARE, INC.**

Terre-Aqua Resource Engineering, Inc.  
 Crossville, Tennessee

FINAL PLAT  
 FOR  
**COOK ROAD SUBDIVISION PHASE 1**  
 Located in the First Civil District of Cumberland County, Tennessee  
 PRESENTED TO  
 CROSSVILLE REGIONAL PLANNING COMMISSION

DEVELOPER: Glen Clark/Spence Walton ADDRESS: 2231 HWY 70 East CROSSVILLE, TN 38555 TELEPHONE: (931) 510-5440	SURVEYOR: TIMOTHY L. GOAD ADDRESS: 3824 MT HELEN ROAD ALLART, TN 38504 TELEPHONE: (931) 879-6393
ENGINEER: TARE, INC. ADDRESS: P.O. BOX 846 CROSSVILLE, TENNESSEE 38557 TELEPHONE: (931) 484-7543	ACREAGE SUBDIVIDED: 21.56 Ac± NUMBER OF LOTS: 9 SCALE: 1"= 100' DATE: December, 2023 TAX MAP REFERENCE: Tax Map 113A, Group "B", Parcels 1, 2, & 13.02