

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 I 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 _____ Surveyor's Signature _____

CERTIFICATE OF APPROVAL OF PROPERTY NUMBERS

I hereby certify 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 _____

CERTIFICATE OF NEW SEWAGE COLLECTION FACILITIES

I hereby certify that (1) public sewage collection facilities have been constructed and installed in an acceptable manner, according to specifications of Crossville Planning Commission and City of Crossville. (2) a Financial Guarantee (Letter of Credit/Escrow Account/Check) acceptable to the Crossville Planning Commission in the amount of \$ _____ has been given to the Planning Commission to assure completion of improvements in the case of default.

Date Signed _____ Public Works Director/
City Engineer _____

CERTIFICATION OF NEW WATER LINES AND HYDRANTS

I hereby certify that (1) water lines and fire hydrants, if necessary, have been installed in an acceptable manner, according to specifications of Crossville Planning Commission, and City of Crossville or _____ Utility District, which will maintain the water lines. (2) a Financial Guarantee (Letter of Credit/Escrow Account/Check) acceptable to the Crossville Planning Commission in the amount of \$ _____ has been given to the Planning Commission to assure the completion of improvements in the case of default.

Date Signed _____ Public Works Director/
City Engineer _____

CERTIFICATION OF STREETS AND DRAINAGE SYSTEM

I hereby certify that (1) 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. (2) a Financial Guarantee (Letter of Credit/Escrow Account/Check) acceptable to the Crossville Planning Commission in the amount of \$ _____ has been given to the Planning Commission to assure completion of all improvements in case of default.

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

CERTIFICATION OF STORM WATER DETENTION

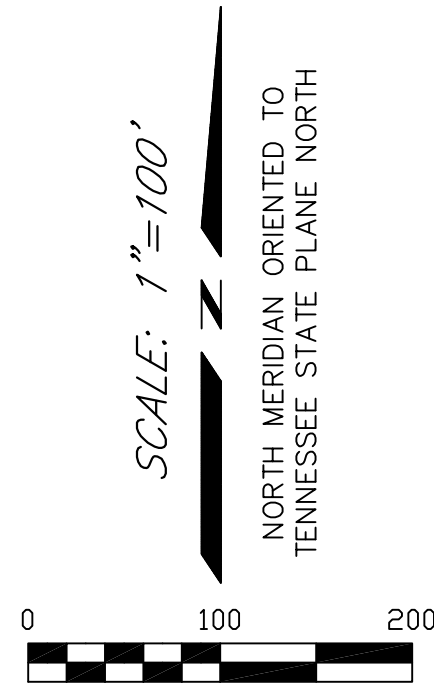
I hereby certify that (1) _____ the storm water detention structures have been found to comply with the City of Crossville Storm water Regulations. (2) _____ a Financial Guarantee (Letter of Credit/Escrow Account/Check) acceptable to the City of Crossville in the amount of \$ 25,000.00 has been given to the Planning Commission to assure completion of storm water detention structures in case of default.

Date Signed _____ Public Works Director/
City Engineer or Stormwater Coordinator _____

CERTIFICATE OF APPROVAL FOR RECORDING

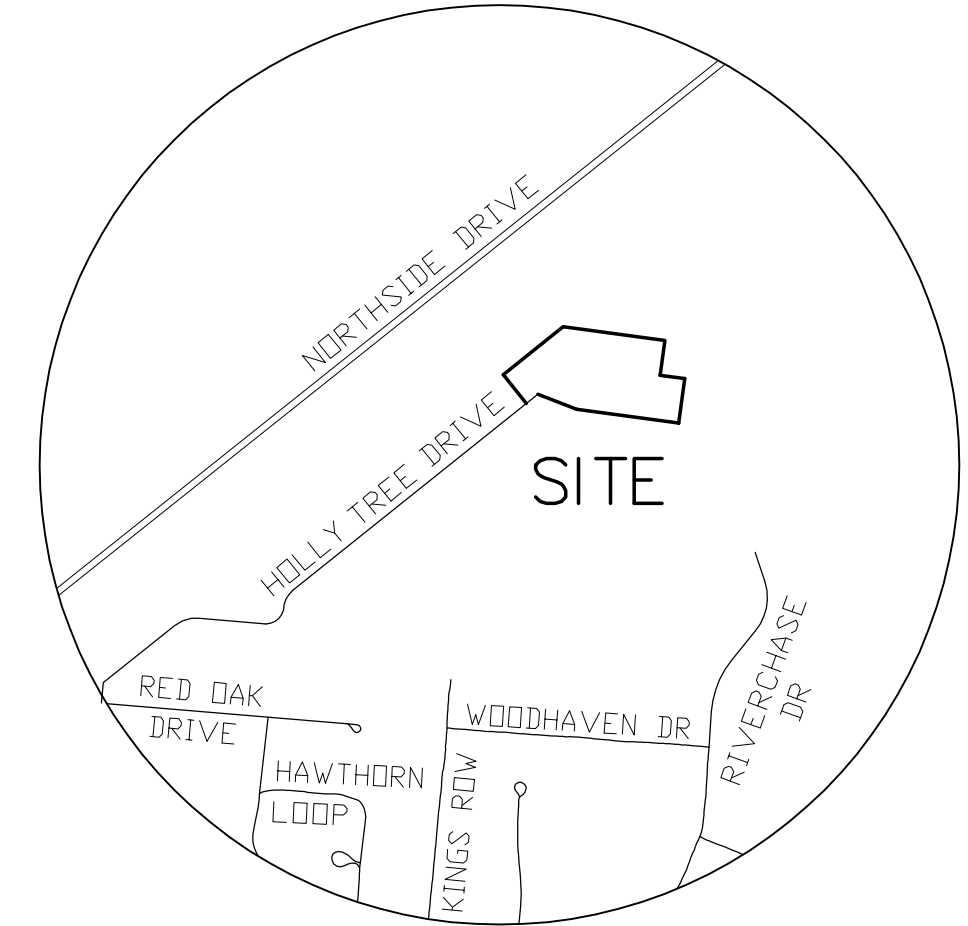
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Crossville Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Crossville Planning Commission, and that said plat has been Approved for Recording in the Office of the Register of Cumberland County, Tennessee.

Date Signed _____ Secretary
Crossville Regional Planning Commission _____

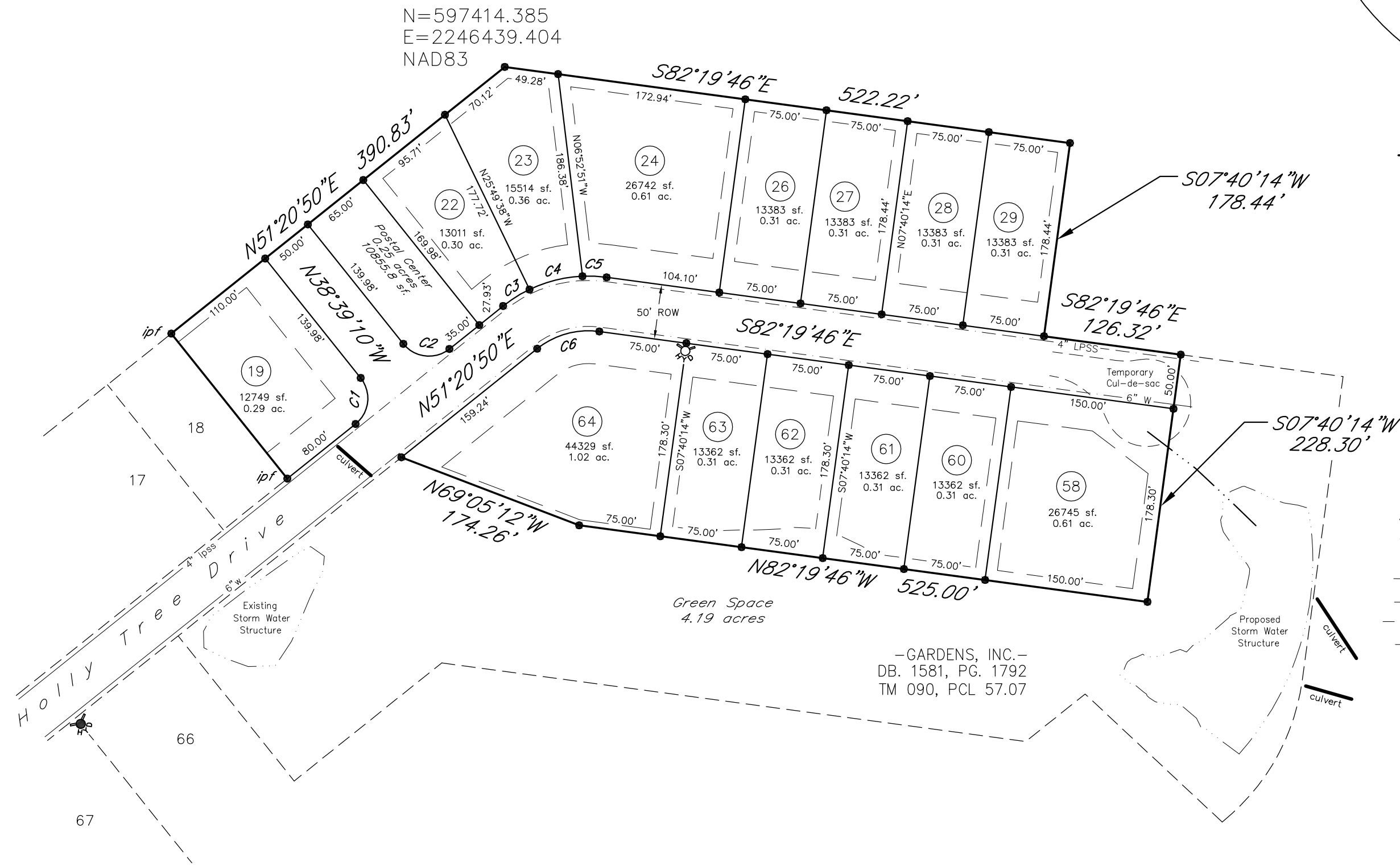


CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.00'	47.12'	30.00'	90°00'00"	N06°20'50"E	42.43'
C2	30.00'	47.12'	30.00'	90°00'00"	S83°39'10"E	42.43'
C3	124.95'	28.57'	14.35'	13°06'03"	N57°53'51"E	28.51'
C4	125.00'	50.35'	25.52'	23°04'43"	N75°59'14"E	50.01'
C5	125.00'	22.13'	11.09'	10°08'38"	S87°24'05"E	22.10'
C6	75.00'	60.64'	32.09'	46°19'24"	S74°30'32"W	59.00'

-James J. Mitchell-
DB. 285, PG. 768
TM 086, PCL 57.0



SITE LOCATION MAP
NOT TO SCALE



- LEGEND:**
- PROPERTY BOUNDARY
 - LOT LINE
 - - - BUILDING SETBACK
 - W- PROPOSED 6" WATER LINE
 - 6" w EXISTING 6" WATER LINE
 - LPSS- PROPOSED 4" LOW PRESSURE SEWER LINE
 - 4" lpss EXISTING 4" LOW PRESSURE SANITARY SEWER
 - - - NATURAL DRAINWAY
 - - - SURROUNDING PROPERTY
 - (X) LOT NUMBER
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ PROPOSED FIRE HYDRANT
 - ipf IRON PIN FOUND
 - IRON PIN SET

NOTES:

- BUILDING SETBACKS SHALL BE AS FOLLOWS:
..THIRTY (30) FEET ALONG ALL HOLLY TREE DRIVE.
ZERO SETBACK LOTS (19-29, 58-63)
..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
..TWELVE (12) FEET ALONG SIDE AND REAR LOT LINES
ALONG THE PERIMETER OF THE SUBDIVISION
- DRAINAGE EASEMENTS SHALL BE AS FOLLOWS:
..THIRTY (30) FEET AS MEASURED FROM THE EDGE
OF ALL MAJOR DRAINS AND STREAMS.
- A VARIANCE FROM A 15 FOOT SETBACK TO A 10 FOOT BUILDING SETBACK ALONG ALL SIDE LINES AND A 6 FOOT BUILDING SETBACK ALONG COMMON PROPERTY AND GREEN SPACE AS IS CONSISTENT WITH THE CURRENT GARDENS DEVELOPMENT HAS BEEN PREVIOUSLY APPROVED BY THE PLANNING COMMISSION.

NOTE:
LOT 19 WAS PREVIOUSLY RECORDED ON PLAT BOOK 12 PAGE 94 AND IS BEING REVISED AS PART OF THIS PLAT.

FINAL PLAT FOR THE GARDENS SUBDIVISION PHASE VIII PLAT III Located in the First Civil District of Cumberland County, Tennessee PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION	
DEVELOPER: THE GARDENS, INC. ADDRESS: 18 OUR WAY DRIVE CROSSVILLE, TENNESSEE 38555 TELEPHONE: (931) 456-7794	SURVEYOR: MICHAEL V. STUMP ADDRESS: 45 GUINEVER LANE CROSSVILLE, TN 38555 TELEPHONE: (931) 484-8107
ENGINEER: TARE, INC. ADDRESS: P.O. BOX 846 CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7543	ACREAGE SUBDIVIDED: 6.83 NUMBER OF LOTS: 14 SCALE: 1"=100' DATE: August, 2020 TAX MAP REFERENCE: Map 099, Parcel 057.07