

~~I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein 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.~~

CERTIFICATE OF ACCURACY AND PRECISION

Date Signed _____ Surveyor's Signature _____

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.)

~~CERTIFICATION OF EXISTING ROAD(S)~~

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

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

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

Date Signed _____ Signature of City Director of Public Works _____

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, 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

BRYAN J. & DENISE SROCK
(TAX MAP 87 PARCEL 82.05)
(RECORD BOOK 1709, PAGE 53)

LUCIL E. & KAREN SMITH
(TAX MAP 87 PARCEL 82.03)
(RECORD BOOK 1675, PAGE 1646)

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 ABUTTING LOTS WITHIN THE SUBDIVISION
- TWELVE (12) FEET ALONG ANY SIDE OR REAR LOT LINES THAT IS ALONG THE PERIMETER OF THE SUBDIVISION

According to the FEMA FIRM # 47035C030TD, Dated: 11/16/07.
Check One:

- X : 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

TN State Plane
Coordinates:
N: 599068.69
E: 2257089.33

TN State Plane
Coordinates:
N: 599027.30
E: 2257118.15

REMAINING LANDS OF
CITY OF CROSSVILLE
(TAX MAP 87 PARCEL 82.00)
(RECORD BOOK 502, PAGE 797)
GREATER THAN 5 ACRES

GREATER THAN 5 ACRES
EASEMENT-GREENWAY Access

CITY OF CROSSVILLE Reserves an Easement
for Access to Construction, Maintenance,
Repair, ~~and~~ ~~to~~ Rebuild, Protect, Connect
to, operate and parol the Greenway
Trails along the Little Obed
River.

N GRID
(AD 83)

GRAPHIC SCALE 1"=50'

6-067

Preliminary Plat

→ FINAL PLAT
OF

2.88 AC WYATT CT DIVISION

PRESENTED TO
CROSSVILLE REGIONAL PLANNING COMMISSION
1st Civil District, Cumberland County, Tennessee

OWNER:	City of Crossville	SURVEYOR:	Clinton Surveying, LLC
ADDRESS:	94 Municipal Ave Crossville, TN 38555	ADDRESS:	380 S Lowe Ave, Suite 6 Cookeville, TN 38501
TELEPHONE:		TELEPHONE:	931-372-0146
ENGINEER:		ACREAGE SUBDIVIDED:	2.88 Acres
ADDRESS:		NUMBER OF LOTS:	01
		SCALE: AS SHOWN DATE:	06-18-26
TELEPHONE:		TAX MAP REFERENCE:	MAP 87 P/O Parcel 82.00

1. 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 of facts a current title search will reveal.
2. This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
3. Source of Title: Record Book 502, Page 791
4. Property is currently not zoned.
5. Location of utilities is approximate. Contact the appropriate utility for location of underground services.
6. Tax Map Reference: Map 081 Portion of Parcel 82.00

GPS CERTIFICATION:

I, Rusty L. 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: 0.05 Feet
- (c) Date of (original) field survey: May 12th 2026
- (d) Datum/Epoch: NAD 83
- (e) Published/Fixed Control Used: TDOT CORS Network
- (f) Geoid model: Geoid 12A
- (g) All Distances are Grid Distances.

CURVE TABLE

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	52.87'	S34°51'10"E	50.00'	60°34'51"	50.44'	29.21'