

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 _____

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 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 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 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 _____

CERTIFICATE OF ACCURACY AND PRECISION

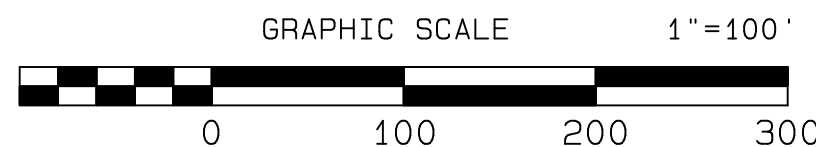
I hereby certify that the survey shown hereon was performed in compliance with the current Tennessee Minimum Standards of Practice and that it is a category "I and IV" survey and that the survey meets or exceeds the accuracy requirements thereof. I further certify that iron pins and/or monuments have been placed as shown hereon, to the specifications of the Crossville Regional Planning Commission

Date Signed _____ Surveyor's Signature _____

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: March 31st, 2026
 (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
 (e) Published/Fixed Control Used: TDOT CORS Network
 (f) Geoid model: Geoid 12A
 (g) All Distances are Grid Distances.

- 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 of 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.
 - Source of Title: Tax Map 072 Parcel 82.00; Record Book 1628, Page 2043
 Parcel 83.00; Record Book 1628, Page 2043
 Parcel 84.00; Record Book 1089, Page 66 & 64
 - Property is currently not zoned.
 - Location of utilities is approximate. Contact the appropriate utility for location of underground services.
 - THIS LOT HAS NOT BEEN EVALUATED FOR NEW SOILS OR BACKUP SYSTEM. THE OWNER ACCEPTS FULL RESPONSIBILITY AND ACKNOWLEDGES THE CITY IS NOT LIABLE FOR ANY FUTURE FAILURE OF THE EXISTING SYSTEM THAT COULD RENDER THE LOT UNBUILDABLE OR THE STRUCTURE UNINHABITABLE.



LEGEND

- ▲ 1/2" Rebar New
 - Calculated Point
 - 1/2" Rebar Found
 - ⊙ Electric Meter
 - ⊙ Water Valve
 - ⊙ Water Meter
 - ⊙ Utility Pole
 - ⊙ Fire Hydrant
 - Center of Paved Road
 - Overhead Utility Line
 - Water Line
 - Fence Line
- MBSL = Minimum Building Setback Lines

LINE TABLE

LINE	BEARING	DISTANCE
L1	N27°26'33"E	110.00'
L2	S24°25'48"W	42.21'
L3	N55°23'21"W	52.00'
L4	N04°12'05"E	44.24'
L5	S73°24'17"E	70.11'
L6	N69°01'04"E	68.78'
L7	N51°54'23"E	100.10'
L8	N80°28'22"E	44.23'
L9	N1°04'21"E	40.00'
L10	S19°51'13"W	40.00'

EASEMENT CURVE TABLE

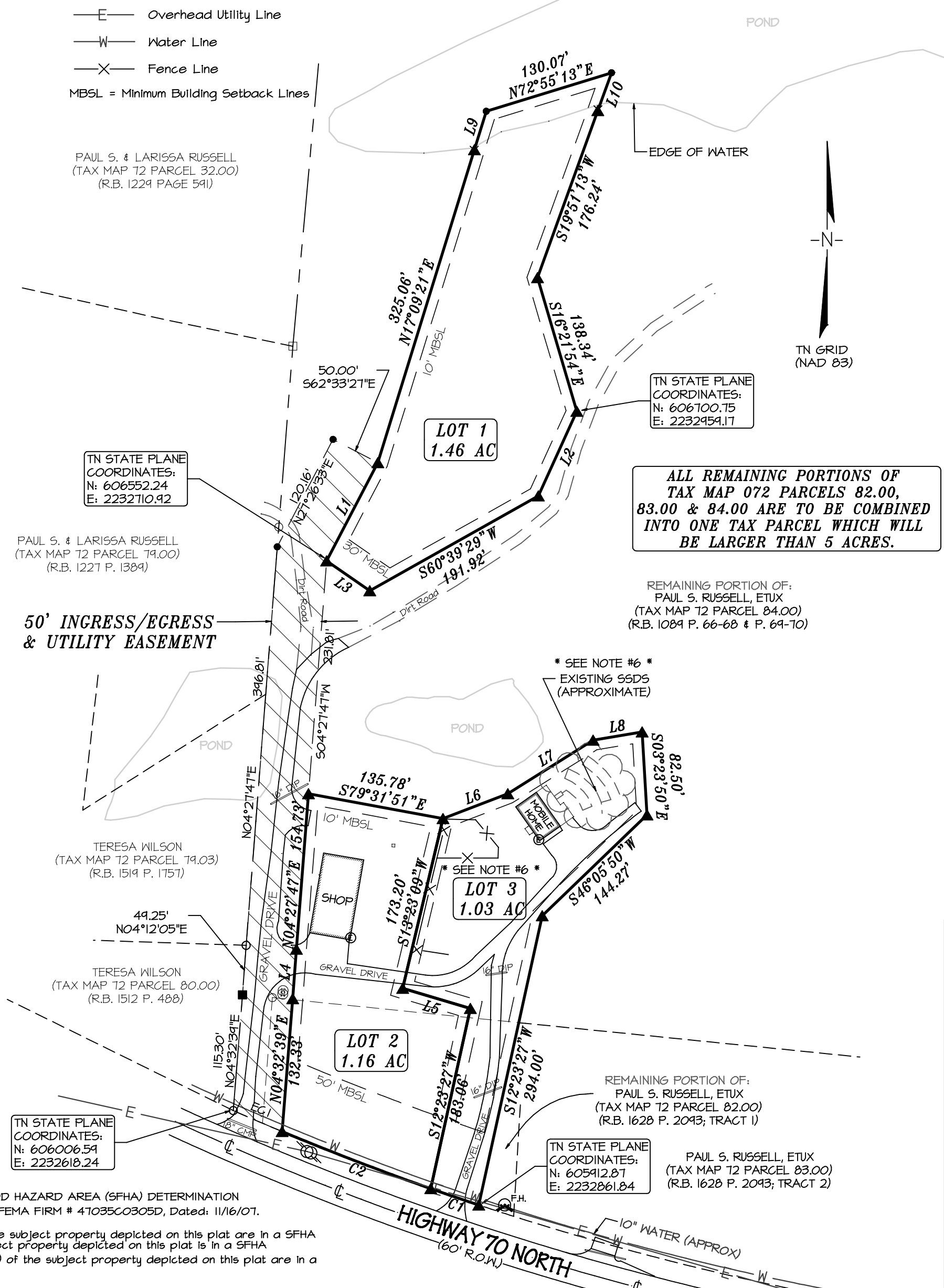
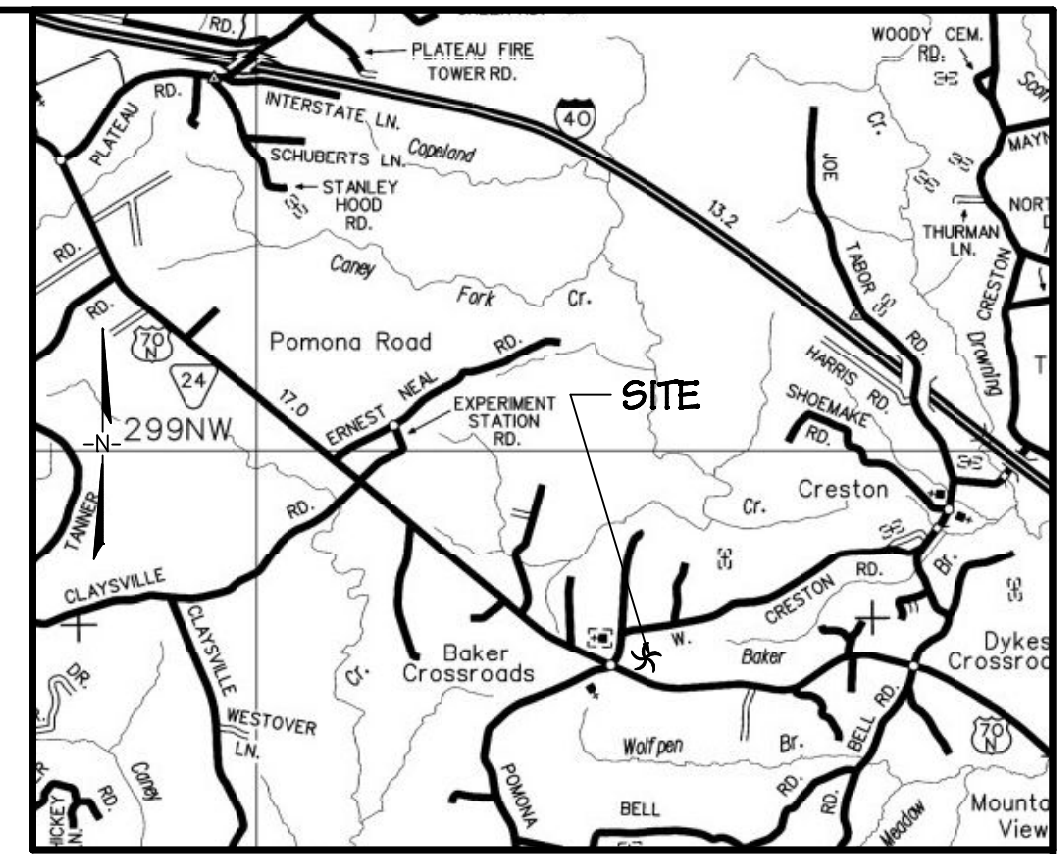
LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
EC1	52.77'	N66°48'04"W	2710.00'	1°05'30"	52.77'	26.34'

CURVE TABLE

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	50.32'	N71°08'13"W	2710.00'	1°02'27"	50.32'	25.16'
C2	158.01'	N68°58'57"W	2710.00'	3°16'06"	157.98'	79.02'

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



CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

AWAITING TDEC REVIEW OF SOILS MAP

ALL REMAINING PORTIONS OF TAX MAP 072 PARCELS 82.00, 83.00 & 84.00 ARE TO BE COMBINED INTO ONE TAX PARCEL WHICH WILL BE LARGER THAN 5 ACRES.

PROJ: 26-043

FINAL PLAT OF STEWART RUSSELL DIVISION

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

OWNER: Stewart & Larissa Russell	SURVEYOR: Clinton Surveying, LLC
ADDRESS: PO BOX 3053, Crossville, TN 38557	ADDRESS: 380 S. Lowe Ave, Suite 6, Cookeville, TN 38501
TELEPHONE: 431-510-3506	TELEPHONE: 431-372-0146
ENGINEER: ADDRESS: _____	ACREAGE SUBDIVIDED: 3.64 Acres
TELEPHONE: _____	NUMBER OF LOTS: 03
	SCALE: AS SHOWN DATE: 04-30-26
	TAX MAP REFERENCE: Parcels 82.00, 83.00 & 84.00