

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 AS 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 CATEGORY 1 SURVEY, WITH A A RATIO OF PRECISION OF 1:10,000, PERFORMED ON _____ (DATE) 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 _____ REGISTERED ENGINEER OR SURVEYOR _____
RL5#2171

CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS

I HEREBY CERTIFY THAT THE EXISTING 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 SEWER LINES AND/OR EXISTING HYDRANTS

I HEREBY CERTIFY THAT THE EXISTING SEWER 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(S) SHOWN ON THIS PLAT HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER ACCORDING TO REQUIRED SPECIFICATIONS OF THE CROSSVILLE REGIONAL PLANNING COMMISSION; HOWEVER, THEY ARE NOT ACCEPTED OR MAINTAINED AS CITY STREETS AND ARE CONSIDER PRIVATE. US HWY 127 IS A STATE MAINTAINED HIGHWAY.

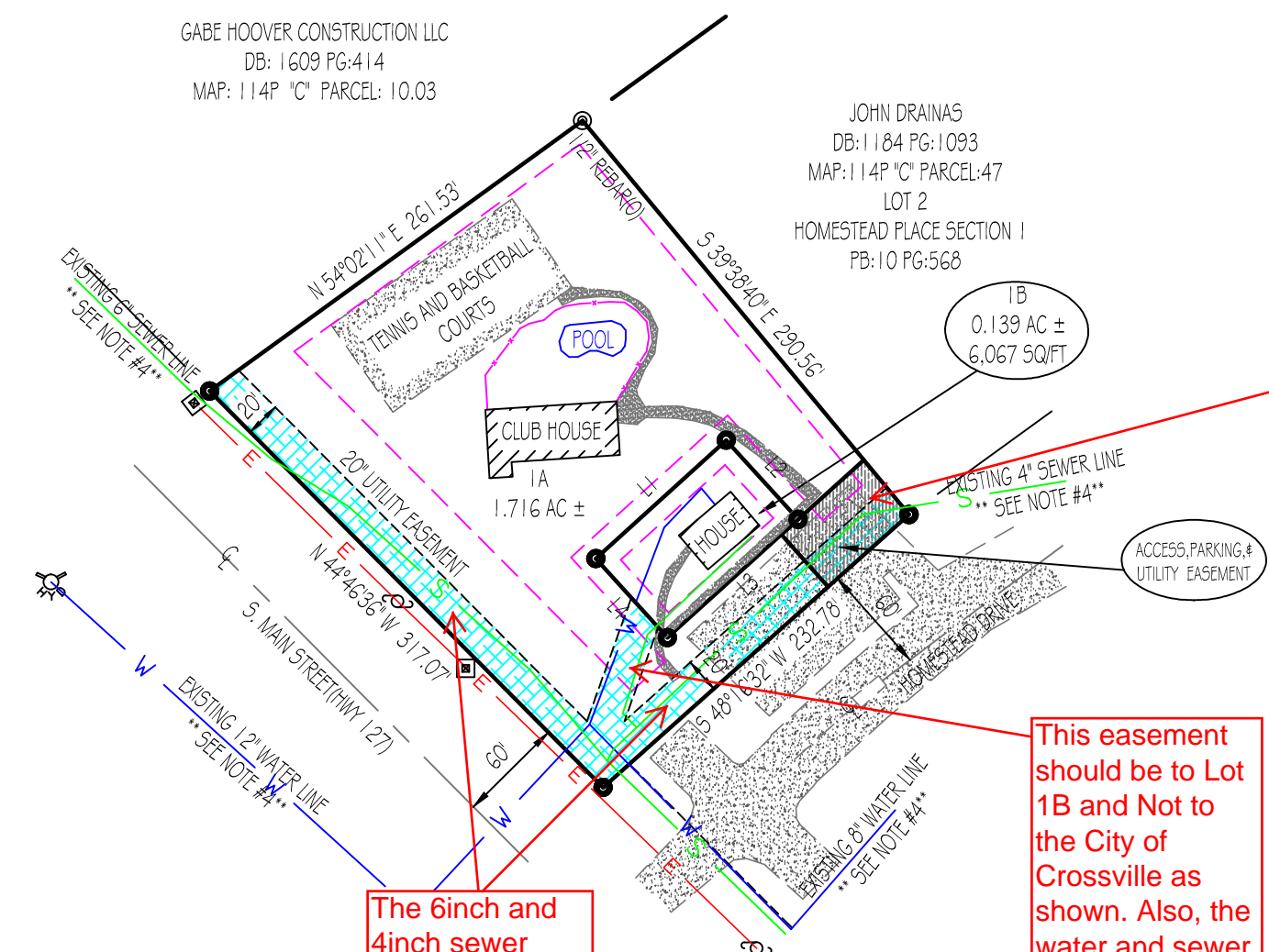
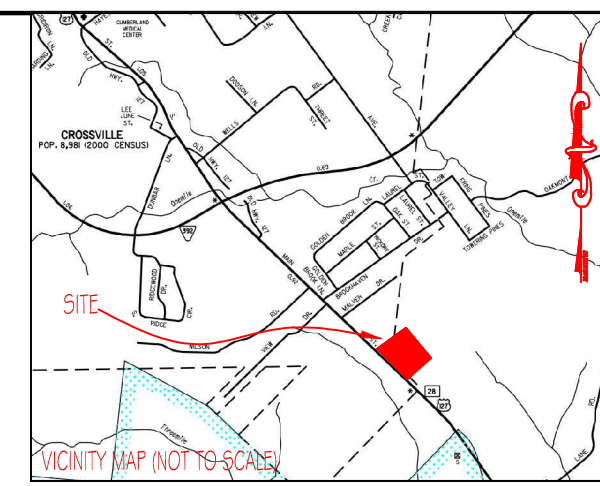
DATE SIGNED _____ SIGNATURE OF DIRECTOR OF PUBLIC WORKS OR COUNTY ROAD SUPERVISOR _____

CERTIFICATION 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 OF THE CROSSVILLE REGIONAL PLANNING COMMISSION _____

LINE	BEARING	DISTANCE
L1	N 47°46'10" E	100.00'
L2	S 42°13'50" E	60.73'
L3	S 47°52'32" W	100.11'
L4	N 42°07'28" W	60.55'



25 foot "Flag Lot" could be used instead of a floating non-conforming road front access.

The 6inch and 4inch sewer near the perimeter of Lot 1A are mainlines and the easement around them should be to the City of Crossville.

This easement should be to Lot 1B and Not to the City of Crossville as shown. Also, the water and sewer lines within this easement are service lines and NOT mainlines belonging to the City. The service lines should just be removed.

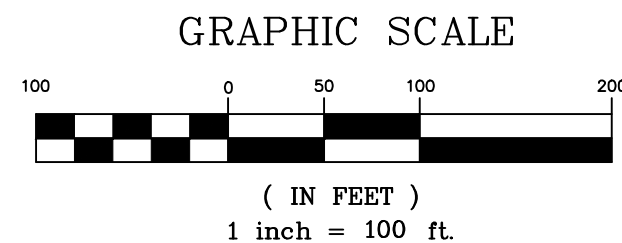
Needing a reference to PB 10 page 568

NOTES:

- THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
- THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47185 C 0150 D, EFFECTIVE SEPTEMBER 28, 2007.
- INFORMATION FROM UTILITY COMPANY WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY OR DIAL 811. (ALL UNDERGROUND UTILITIES HAVE BEEN SHOWN FROM A CITY OF CROSSVILLE GIS MAP, WHICH WAS SCALED TO OUR DRAWING).
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT(HWY 127): 50'
FRONT(HOMESTEAD): 30'
SIDE: 10'
REAR: 10'

LEGEND

- (N) (NEW)
- (O) (OLD)
- ☉ CENTERLINE
- ⚡ POWER POLE
- X— FENCELINE
- CONCRETE MONUMENT
- 1/2" REBAR(N)
- ⚡ FIRE HYDRANT
- W— WATER LINE
- E— POWER LINE
- S— SEWER LINE
- CONCRETE
- PAVEMENT
- ☒ UTILITY EASMENT



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000.
ALLEN MAPLES, JR.



FINAL PLAT FOR HOMESTEAD PLACE LOT 1 DIVISION	
PRESENTED TO CUMBERLAND COUNTY PLANNING COMMISSION	
DEVELOPER: JOHN RUSSELL	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: PO BOX 603 CROSSVILLE, TN 38557	ADDRESS: 38 MAYBERRY STREET SPARTA, TN 38583
TELEPHONE: (863) 602-4104	TELEPHONE: (931) 837-5446
PL DB: 1161 PG: 164	TAX MAP: 114P "C" PARCEL: 48
DATE: 12/14/2021	1ST C.D. - CUMBERLAND COUNTY, TN
SCALE: 1"=100'	ACREAGE SUBDIVIDED: 1.855 ±
DRAWING # 21-399 C	NUMBER OF LOTS: 2