

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.

9/13/25
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 A survey, and the ratio of precision is 1:10,000, performed on May 8, 2012 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.

11-26-2024
Date Signed
Surveyor's Signature

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.

9-4-25
Date Signed
Signature of Director of Public Works or County Road Supervisor

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 are maintained by the City of Crossville.

9-4-25
Date Signed
Signature of City Director of Public Works or Manager of Utility District

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.

9-9-25
Date Signed
Secretary, Crossville Regional Planning Commission

CERTIFICATE 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.)

9-4-25
Date Signed
Signature of City Director of Public Works or Designee

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47035C0306D, Dated: 11/16/07.
Check One:

- ☒ 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

General Notes

- Building Size: 30' x 40', walls 12' tall.
- Roof: Hip roof, 4:12 slope, standing seam metal.
- Trusses: 16" O.C., engineered for advanced roof deck.
- Doors: South = 6'-0" double door centered; North = 3'-0" man door offset left.
- Porches relocated: East = 6' x 12' centered; West = 4'6" offset left.
- Foundation: Crushed limestone footing (engineered), slab poured after walls set.
- Hurricane straps required at truss connections.

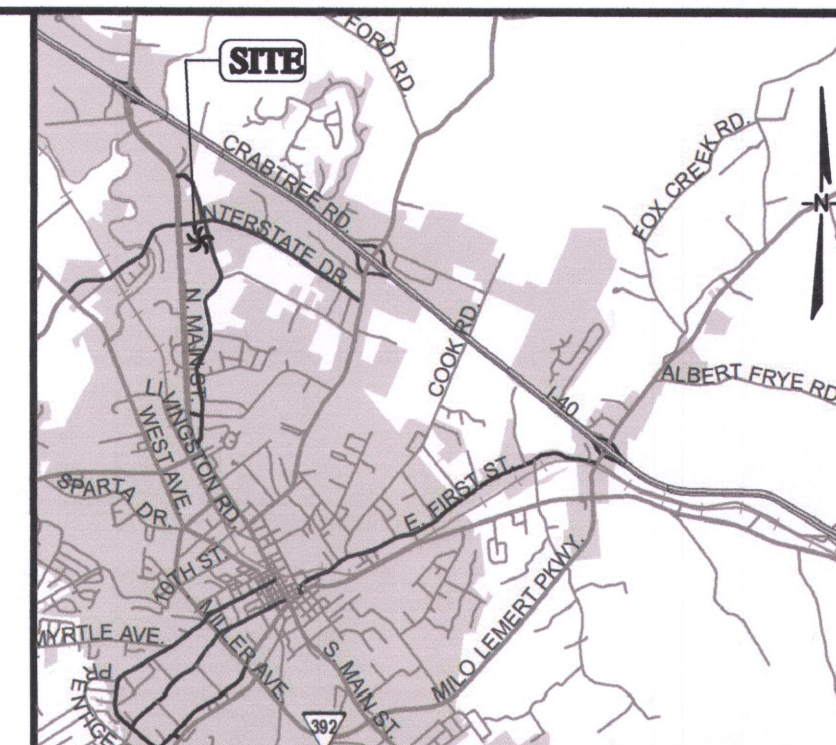
CARS MT-I LLC
(Map 87 parcel 50.26)
(RB 1666, P 2144)
"Plat of Division of Lot 2
Plat Book 10, Page 525"
(PB II, Page 520)
Lot 2A

TN STATE PLANE COORD:
N: 602148.9017
E: 2253764.6678

Arehart Enterprises, PLC
(Map 87 parcel 50.19)
(RB 1565, P 12)
"Plat of Addition to Lot 1A
of Plat Book II, Page 343"
(PB II, Page 471)
Lot 1

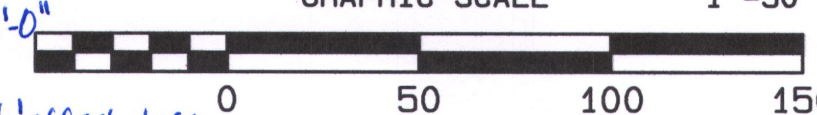
TN STATE PLANE COORD:
N: 602508.3440
E: 2253802.1044

PREVIOUS PLAT REFERENCES:
Plat Book 11 Page 471
Plat Book 11 Page 393
Plat Book 10 Page 525



Vicinity Map N.T.S.

GRAPHIC SCALE 1"=50'



LEGEND

- ▲ 1/2" Rebar (New)
- 1/2" Rebar (Old)
- ⊗ Water Meter
- ⊙ Grinder Pump
- ⊙ Fire Hydrant
- ⊙ Utility Pole
- W — Water Line
- S — Sewer Line
- C — Center of Paved Road
- X — Fence Line
- E — Overhead Utility Line

MBSL = Minimum Building Setback Line
LPS = Low Pressure Sanitary Sewer

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 the ratio of precision of the unadjusted survey is greater than 1:10,000.

Rusty Norrod, R.L.S. #2635, Date 11-26-2024
Clinton Surveying, LLC
380 South Lowe Avenue, Suite 6
Cookeville, TN 38501

COPY

Trey Kerley, Register
Cumberland County Tennessee
Rec #: 217138 Instrument #: 25040155
Rec'd: 15.00 Recorded
State: 0.00 9/9/2025 at 9:16 AM
Clerk: 0.00 in PL
Other: 2.00 13
Total: 17.00 PGS 6-6

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

GPS CERTIFICATION:

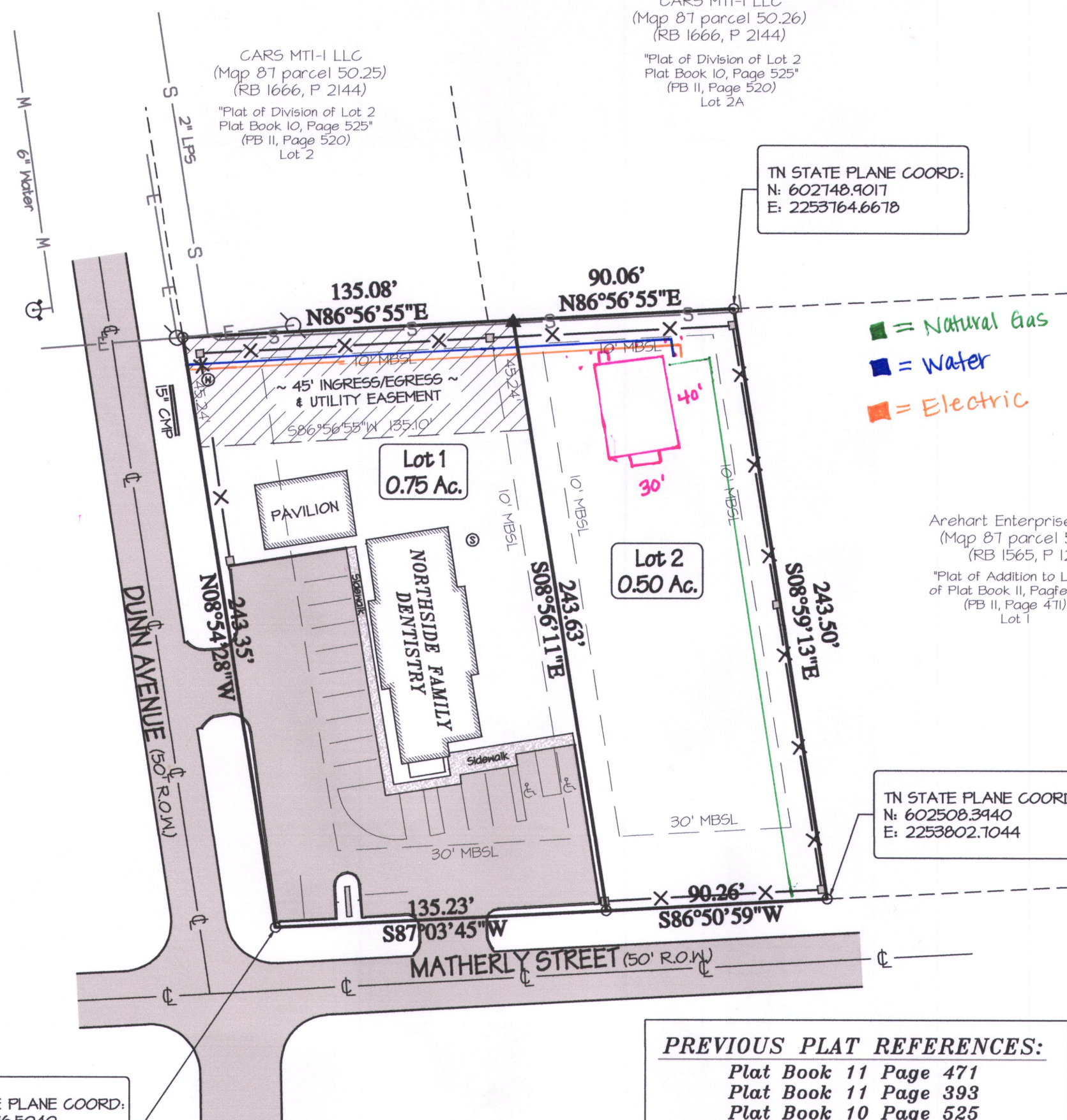
I, Rusty L. Norrod, hereby certify that this map was drawn under my supervision from an actual GPS & Conventional Survey made under my supervision and the following information was used to perform the survey:

- Type of Survey: Real Time Kinematic
- Positional Accuracy: 0.05 feet
- Date of (original) field survey: October 24th, 2024
- Datum/Epoch: NAD83(2011) Epoch 2010.00
- Published/Fixed Control Used: TDOT CORS Network
- Geoid model: Geoid 12A
- Combined Scale Factor (Used): 1.00000000

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.
- All corners are 1/2" rebar set unless otherwise noted.
- Source of Title:
Record Book 1357, Page 1484 &
Record Book 1128, Page 812
- Property is not currently zoned.
- Locations of utilities are approximate. Contact the appropriate utility for locations of underground services.

TN STATE PLANE COORD:
N: 602446.5040
E: 2253571.5307



24-136

FINAL PLAT OF DIVISION OF LOT 1A OF PLAT BOOK 11, PAGE 471			
PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION 1st CMI District, Cumberland County, Tennessee			
OWNER:	Shanks Properties LLC	SURVEYOR:	Clinton Surveying, LLC
ADDRESS:	PO BOX 2548 Crossville, TN 38557	ADDRESS:	380 S.Lowe Ave. Suite 6 Cookeville, TN 38501
TELEPHONE:	931-787-1718	TELEPHONE:	931-312-0146
ENGINEER:		ACREAGE SUBDIVIDED:	1.25 Acres
ADDRESS:		NUMBER OF LOTS:	02
TELEPHONE:		SCALE: AS SHOWN DATE:	11-22-24
		TAX MAP REFERENCE:	MAP 87 Parcel 50.21