#### 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

### 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 places as shown hereon, to the specifications of the Crossville Regional Planning Commission.

11-26-2024 Date Signed

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

THERE SHALL BE UTILITY-DRAINAGE EASEMENTS ALONG ALL LOT

- 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:

(a) Type of Survey: Real Time Kinematic

(b) Positional Accuracy: <u>0.05 feet</u>
(c) Date of (original) field survey: <u>October 29th, 202</u>4
(d) Datum/Epoch: <u>NAD83(2011) Epoch 2010.00</u>
(e) Published/Fixed Control Used: <u>TDOT CORS Network</u>

(f) Geold model: Geold I2A (g) Combined Scale Factor (Used): 1.000000

1. This survey is prepared from the current deed of record

and does not represent a title search or a quarantee of title and is subject to any state of facts a current

accurate 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. All corners are 1/2" rebar set unless otherwise noted.

4. Source of Title:

Record Book 1357, Page 1484 \$

Record Book 1128, Page 812

5. Property is not currently zoned. 6. Locations of utilties are approximate. Contact the appropriate utility for locations of underground services.

#### 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 statemaintained 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 Morks 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.

N: 602496.5040

E: 22535TT.530T

Secretary, Crossville Regional Planning Commission

## (Mgp 87 parcel 50.26) (RB 1666, P 2144) "Plat of Division of Lot 2 CARS MTI-I LLC (Map 87 parcel 50.25) Plat Book 10, Page 525 (PB II, Page 520) Lot 2A (RB 1666, P 2144) "Plat of Division of Lot 2 Plat Book 10, Page 525" (PB 11, Page 520) Lot 2 TN STATE PLANE COORD: N: 602748.9017 E: 2253764.6678 90.06 135.08 N86°56'55"E Q-~ N86°56'55"E = Natural Gas = water 45' INGRESS/EGRESS = Electric & UTILITY EASEMENT Lot 1 0.75 Ac. PAVILION (Map 87 parcel 50.19) (RB 1565, P 12) Lot 2 "Plat of Addition to Lot IA 0.50 Ac. of Plat Book II, Pagfe 393" (PB 11, Page 471) AVENUE FAMILY STRY 00 TN STATE PLANE COORD: N: 602508.3940 30' MBSL E: 2253802.7044 90.26 35.23 S86°50'59"W S87103'45"N MATHERLY STREET (50' R.O.H) PREVIOUS PLAT REFERENCES: Plat Book 11 Page 471 Plat Book 11 Page 393 TN STATE PLANE COORD

#### 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.)

Date Signed

Signature of City Director of Public Works or Designee

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47035C0306D, Dated: II/I6/07. 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

# 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'x12' centered; West = 4'6' offset left.

· Foundation: Crushed limestone footing (engineered), slab poured after walls set.

· Hurricane straps required at truss connections.

CARS MTI-I LLC

Plat Book 10 Page 525

Arehart Enterprises, PLC

380 South Lowe Avenue, Suite 6 Cookeville, TN 38501 

24-136

TN GRID

(NAD 83)

FINAL PLAT OF

# DIVISION OF LOT 1A OF PLAT BOOK 11, PAGE 471

PRESENTED TO

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

OMNER:	Shanks Properties LLC	SURVEYOR:	Clinton Surveying, LLC
ADDRESS:	PO BOX 2598 Crossville, TN 38557	ADDRESS:	380 S.Lowe Ave. Suite 6 Cookeville, TN 38501
TELEPHONE:	931-787-1718	TELEPHONE:	931-372-0146
ENGINEER: ADDRESS:		ACREAGE SUBLINUMBER OF LO	DIVIDED: 1.25 Acres
TELEPHONE:		SCALE: AS SHO TAX MAP REFERENCE:	WN DATE: 11-22-24 MAP 87 Parcel 50.21

SITE ALBERT FRYE RD

Vicinity Map N.T.S.

GRAPHIC SCALE 1"=50

50 100 150

LEGEND 1/2" Rebar (New)

1/2" Rebar (Old) Water Meter

Grinder Pump Firy Hydrant

Utility Pole Water Line Sewer Line

Center of Paved Road Fence Line

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 Norroa R.L.S. #2635, Clinton Surveying, LLC