

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #47035C0307D,

Dated: 11/16/2007

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

GPS CERTIFICATION:

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS 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 survey: 14 August 2025
- (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
- (e) Published/Fixed-control used: TDOT CORS Network
- (f) Geoid Model: Geoid18
- (g) Combined grid factor(s): 0.99989496

State Plane Coordinates		
GPS Base Point	Northing	Easting
	600717.20	2260374.68

CERTIFICATE OF NEW WATERLINES AND HYDRANTS

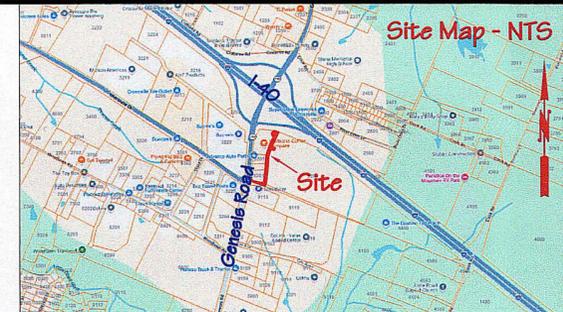
I hereby certify that a financial guarantee (letter of credit/escrow account/check) acceptable to the crossville commission to assure completion of improvements in the case of default.

Date Signed _____ City Public Works Director

CERTIFICATE OF STREETS AND DRAINAGE SYSTEM

I hereby certify that a financial guarantee (letter of credit/escrow account/check) acceptable to the crossville planning commission in the amount of \$ _____ has been given to the planning commission to assure completion of improvements in the case of default.

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



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all roads, utility lines and easements as shown to the public or private use noted. I further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date _____ Owner _____

Date _____ Owner _____

CERTIFICATION OF EXISTING ROADS

I hereby certify that Genesis Road, as 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 City Director of Public Works or County Road Supervisor

CERTIFICATION OF EXISTING SEWER LINES

I hereby certify that the existing sewer lines shown hereon are in place and that 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 Designer

CERTIFICATE OF APPROVAL FOR RECORDING

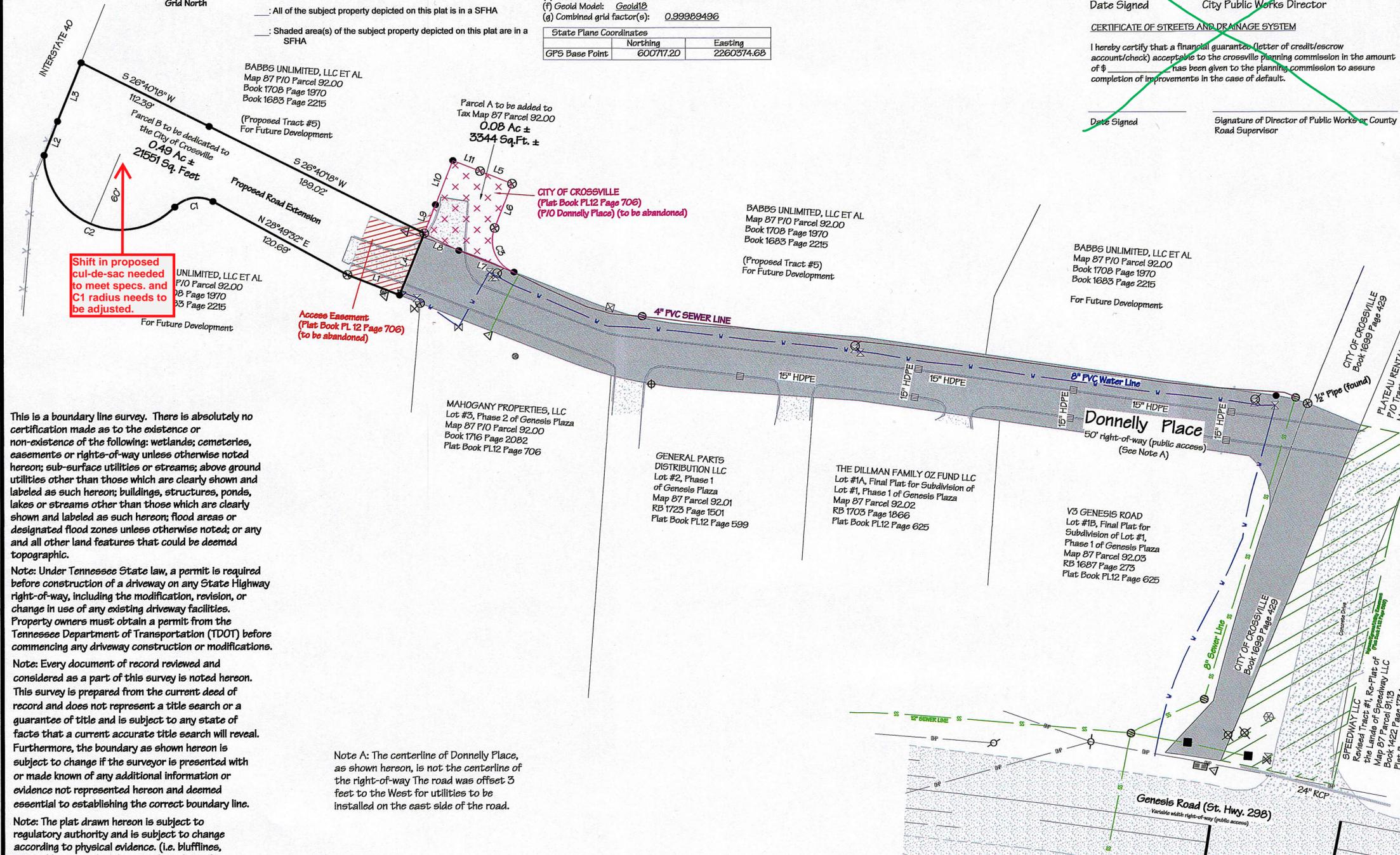
I hereby certify that the subdivision plat shown Crossville, Tennessee with the exception of such hereon has been found to comply with the Subdivision Regulations of the subdivision standards for the City Of variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register.

Date Signed _____ Secretary, Planning Commission

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plat shown and described hereon is a true and correct class I survey with a ratio of precision of 1:10000, performed on 2-5-26 in accordance to current Tennessee Standards of Practice for Land Surveyors. I further certify that the iron pins and/or monuments have been placed as shown hereon to the specifications of the Crossville Regional Planning Commission.

Date Signed 12 Feb 2026 Surveyor's Certification



This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; cemeteries, easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: Under Tennessee State law, a permit is required before construction of a driveway on any State Highway right-of-way, including the modification, revision, or change in use of any existing driveway facilities. Property owners must obtain a permit from the Tennessee Department of Transportation (TDOT) before commencing any driveway construction or modifications.

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. 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 that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. blufflines, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: SLN File: 23-67c2 Donnelly Place Revised

Note A: The centerline of Donnelly Place, as shown hereon, is not the centerline of the right-of-way. The road was offset 3 feet to the West for utilities to be installed on the east side of the road.

LEGEND

- ⊕ 1/2" Pipe (found)
- ⊗ Water Meter
- ⊙ Sign Pole
- ⊖ Traffic Light Pole
- ⊕ Fire Hydrant
- Road
- ⊕ Water Valve
- ⊖ Sewer Valve
- ⊖ Blow Off Valve
- ⊖ Catch Basin
- ⊕ Manhole
- ⊕ GPS Base Point
- ⊕ Electric Box
- ⊕ Power Pole
- ⊕ Gas Valve
- Cleanout
- ⊕ Traffic Control Box
- ss — Pressurized Sewer Line
- gs — Gravity Sewer Line
- W — Water Line
- X — Fenceline
- OHP — Overhead Power
- Curb
- RCP - Reinforced Concrete Pipe
- HDPE - High Density Polyethylene
- ⊕ ⊕ ⊕ To be added to Tax Map 87 Parcel 92.00
- ⊕ ⊕ ⊕ Access Easement (to be abandoned)
- ⊕ ⊕ ⊕ Ingress/Egress & Utility Easement

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
 2772 Hidden Cove Road, Cookeville, TN 38512-1286

LINE	BEARING	DISTANCE
L1	N 21°34'52" E	44.06'
L2	S 68°04'57" E	28.79'
L3	S 68°04'57" E	50.17'
L4	N 68°25'08" W	52.70'
L5	S 21°34'52" W	27.01'
L6	N 68°25'08" W	37.57'
L7	N 21°34'52" E	46.66'
L8	N 26°40'18" E	30.46'
L9	S 68°25'08" E	24.30'
L10	S 68°25'08" E	37.57'
L11	S 21°34'52" W	22.99'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	32.45'	30.22'	N 08°21'28" W
C2	60.00'	140.96'	110.71'	N 21°45'46" E
C3	27.00'	42.41'	38.18'	S 66°34'52" W

1st Civil District Ref: Plat Book PL12 Page 706

Preliminary Plat For
Donnelly Place Road Extension
Genesis Plaza
 PRESENTED TO
CITY OF CROSSVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: BABS Unlimited, LLC Et Al	SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: Genesis Road Crossville, TN 38555	ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38506
TELEPHONE: 419-565-6800	TELEPHONE: 931-372-1286
OWNER: City of Crossville	OWNER: BABS Unlimited, LLC Et Al
ADDRESS: 392 N Main Street Crossville, TN 38555	ADDRESS: Genesis Road Crossville, TN 38555
TELEPHONE: 931-484-5113	TELEPHONE: 419-565-6800

ACREAGE SUBDIVIDED: 0.49 LOTS: 1
DEED BOOK REFERENCE: Bk. 1708 Pg. 1970 & Bk. 1683 Pg. 2215

TAX MAP: 87 P/O PARCEL NO: 92.00
SCALE: 1"=60'-0" **DATE:** 5 February 2026