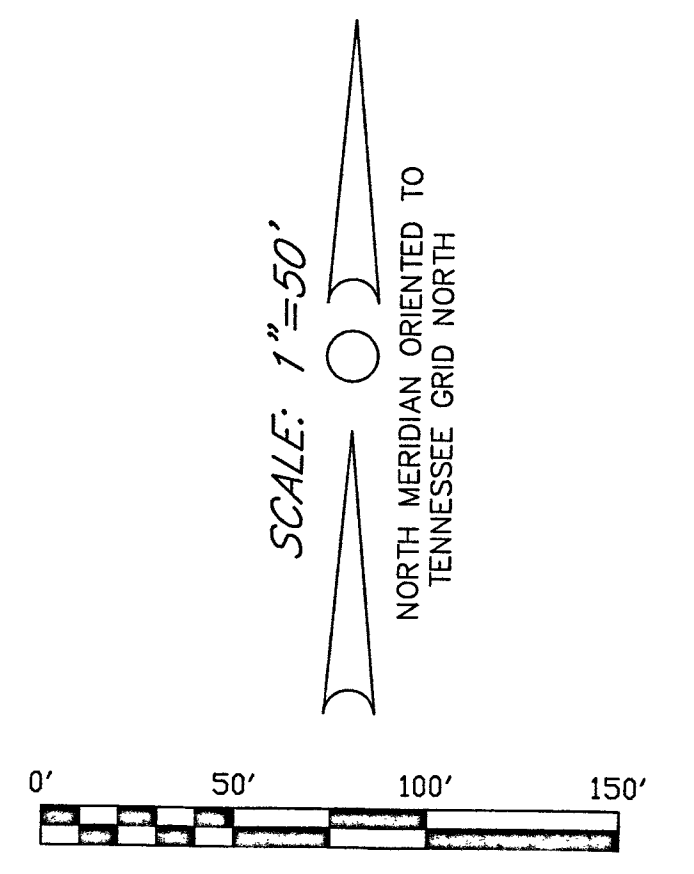


CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner 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 re-subdivision and requires the approval of the Planning Commission.

10/19/18 *[Signature]*
Date Signed Owner's Signature
10/19/18 *[Signature]*
Date Signed Owner's Signature
10/19/18 *[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 Class I survey, with a ratio of precision of 1/10,000, performed 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.

10/26/2018 *[Signature]*
Date Signed Surveyor's Signature

CERTIFICATE OF NEW SEWAGE COLLECTION FACILITIES

I hereby certify that (1) public sewage collection facilities have been constructed and installed in an acceptable manner, according to specifications of Crossville Planning Commission and City of Crossville, (2) 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 _____
Public Works Director/
City Engineer

CERTIFICATION OF NEW WATER LINES AND HYDRANTS

I hereby certify that (1) water lines and fire hydrants, if necessary, have been installed in an acceptable manner, according to specifications of Crossville Planning Commission, and City of Crossville or Utility District, which will maintain the water lines. (2) 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 the completion of improvements in the case of default.

Date Signed _____
Public Works Director/
City Engineer

CERTIFICATION OF STREETS AND DRAINAGE SYSTEM

I hereby certify that (1) streets, drainage system (easements, culverts, etc.) and other improvements (curbs, sidewalks, etc.) as required by the Crossville Planning Commission are installed in an acceptable manner and according to required specifications of Crossville Planning Commission and City of Crossville or Cumberland County Highway Department. (2) 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 all improvements in case of default.

Date Signed _____
Public Works Director/
City Engineer or County Road Supervisor

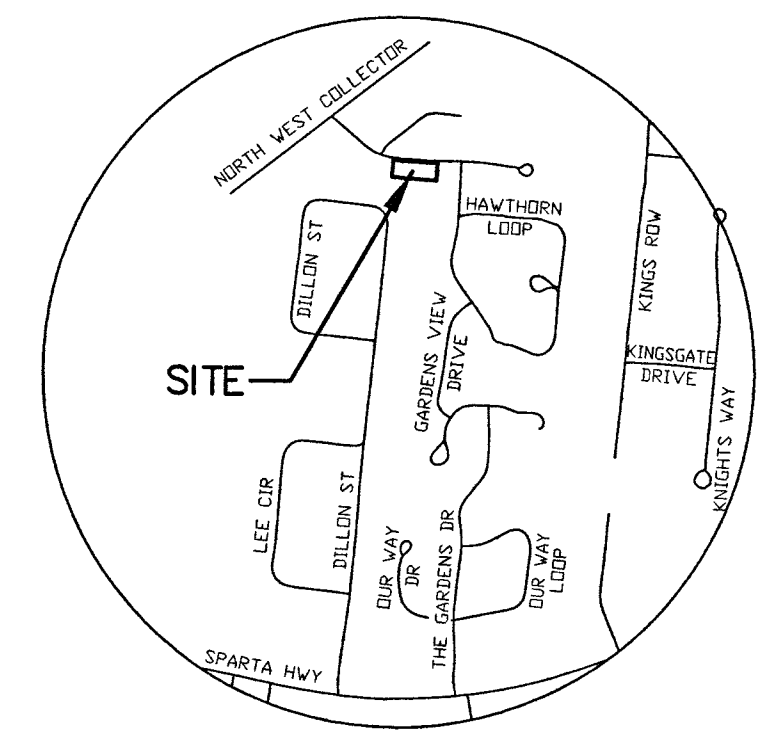
CERTIFICATE OF APPROVAL FOR RECORDING

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 Cumberland County, Tennessee.

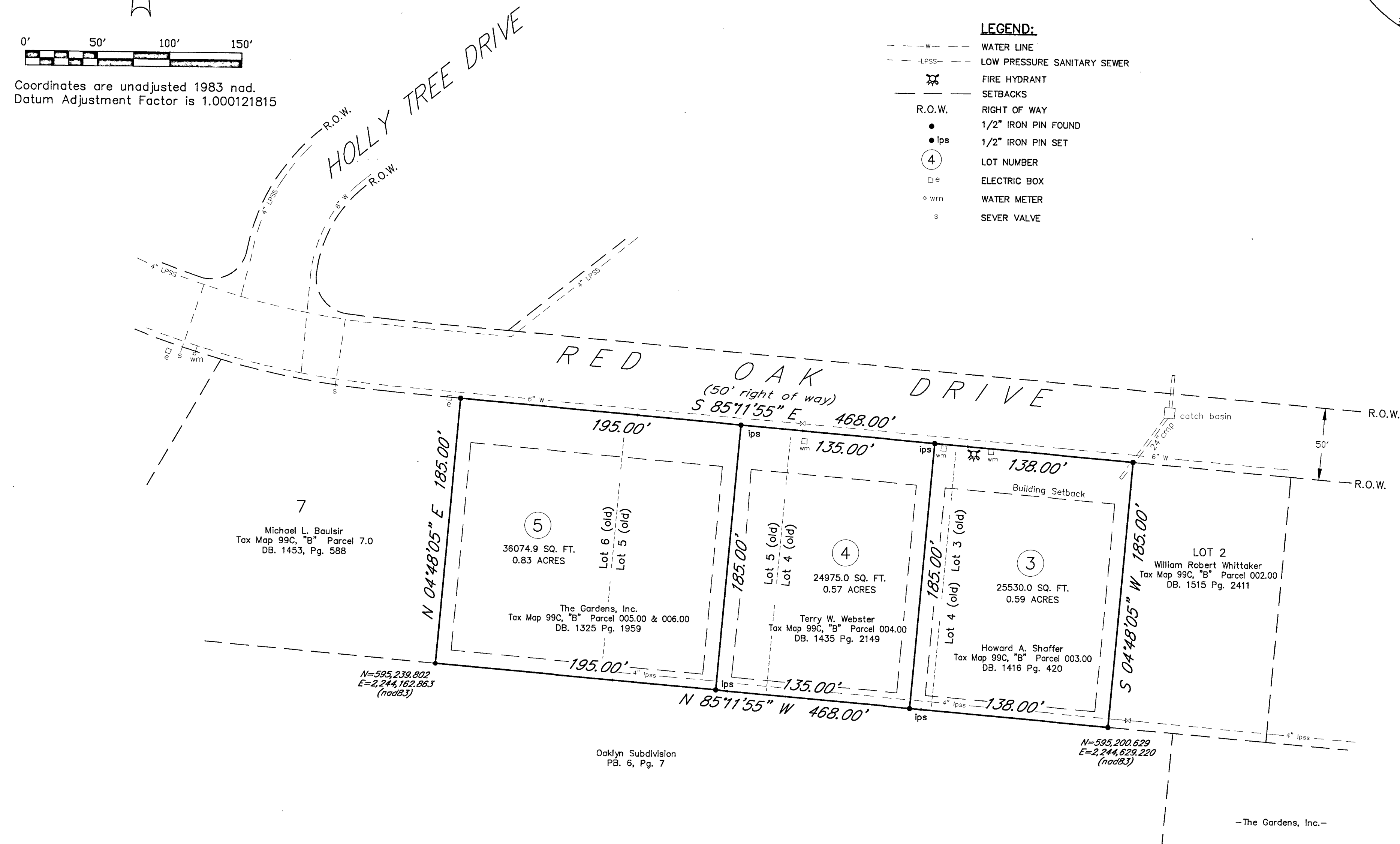
Date Signed _____
Secretary
Crossville Regional Planning Commission

NOTES:

- THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP 47035C0305D.
- BUILDING SETBACKS SHALL BE AS FOLLOWS:
..THIRTY (30) FEET ALONG RED OAK DRIVE
..TEN (10) FEET ALONG ALL SIDE LOT LINES
..TEN (10) FEET ALONG ALL REAR LOT LINES
- PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE AS FOLLOWS:
..TWELVE (12) FEET ALONG ALL FRONT AND REAR PROPERTY LINES
..SIX (6) FEET ALONG ALL SIDE LOT LINES
- THE FOLLOWING VARIANCE REQUESTS HAVE BEEN REVIEWED AND APPROVED BY THE CROSSVILLE REGIONAL PLANNING COMMISSION:
(1) REQUEST FOR SEQUENTIAL LOT NUMBERING REQUIREMENT AND AND LOT AREAS BEING LESS THAN 5 ACRES FOR GREEN SPACE AND FUTURE DEVELOPMENT BE WAIVED.
Article II Item 23
(2) REQUEST FOR VARIANCE OF 15 FOOT SIDE LOT LINE ON A ZERO LOT LINE LOT BE REDUCED TO A 10 FOOT SETBACK ON ALL LOTS.
Article IV, D, Item 2 and 3



SITE LOCATION MAP
NOT TO SCALE



- LEGEND:**
- W --- WATER LINE
 - L-PSS- LOW PRESSURE SANITARY SEWER
 - ⊗ FIRE HYDRANT
 - SETBACKS
 - R.O.W. RIGHT OF WAY
 - 1/2" IRON PIN FOUND
 - 1/2" IRON PIN SET
 - ④ LOT NUMBER
 - E ELECTRIC BOX
 - WM WATER METER
 - S SEWER VALVE

REFERENCES:
TAX MAP 99C, GROUP "B" PARCELS 003.00, 004.00, 005.00, & 006.00
DEED BOOK 1515, PAGE 2411
DEED BOOK 1416, PAGE 420
DEED BOOK 1453, PAGE 588
DEED BOOK 1435, PAGE 2149
DEED BOOK 1325, PAGE 1959
PLAT BOOK 11, PAGE 568 & 630

FINAL PLAT FOR Re-Subdivision of Lots 3,4,5, & 6 of Phase VII The Gardens Addition <small>Located in the First Civil District of Cumberland County, Tennessee</small> PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION	
DEVELOPER: THE GARDENS, INC. ADDRESS: P.O. BOX 261 CROSSVILLE, TENNESSEE 38555 TELEPHONE: (931) 456-7794	SURVEYOR: MICHAEL V. STUMP ADDRESS: 45 GUINEVERE LANE CROSSVILLE, TN 38555 TELEPHONE: (931) 484-8107
ENGINEER: ADDRESS:	ACREAGE SUBDIVIDED: 1.99 NUMBER OF LOTS: 3 SCALE: 1"=50' DATE: October, 2018 TAX MAP REFERENCE: Map 99C, "B", Parcels 003.00, 004.00, 005.00, & 006.00
TELEPHONE:	