



SCALE: 1" = 50'

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10000 AS SHOWN HEREON AND A CATEGORY IV SURVEY.

FIRST CIVIL DISTRICT OF CUMBERLAND COUNTY CROSSVILLE, TN

SURVEY LEGEND

- IPS SET 1/2" REBAR W/ CAP
- RED PLASTIC CAP MARKED "CITY OF CROSSVILLE"
- ANGLE POINT - NO MONUMENT SET
- IPF FOUND IRON PIN

UTILITY LEGEND

- EXH EXISTING FIRE HYDRANT
- EXH EXISTING WATER METER
- EXH EXISTING WATER VALVE
- EXH EXISTING WATER LINE
- SS EXISTING GRAVITY SEWER LINE
- SS EXISTING SEWER MANHOLE
- SS EXISTING SEWER CLEANOUT
- OHE EXISTING OVERHEAD ELECTRIC LINE
- ET EXISTING OVERHEAD ELECTRIC & TELEPHONE
- OHT EXISTING OVERHEAD TELEPHONE LINE
- FO EXISTING FIBER OPTIC LINE (BURIED)
- PP POWER POLE
- TP TELEPHONE POLE
- TB TELEPHONE PEDESTAL (BOX)
- LP LIGHT POLE
- SL STREETLIGHT POLE
- GUY WIRE ANCHOR
- EXH EXISTING DRAIN LINE
- DMH EXISTING DRAIN MANHOLE
- INLET EXISTING DRAIN INLET
- PB EXISTING PIPE BOLLARD
- IB EXISTING I BEAM BOLLARD
- MB EXISTING ELECTRIC METER BASE
- EXH EXISTING GAS LINE
- GM EXISTING GAS METER
- EXH EXISTING TREE

PUBLIC UTILITY EASEMENTS FOR USE & BENEFIT OF THE CITY OF CROSSVILLE:

- TWELVE (12) FEET ALONG ALL 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 AND REAR LOT LINE THAT IS ALONG THE PERIMETER OF THE SUBDIVISION

DRAINAGE EASEMENTS

- TWELVE (12) FEET ALONG ALL FRONT PROPERTY LINES - PUBLIC
- SIX (6) FEET ALONG ALL SIDE AND REAR LOT LINES OF ABUTTING LOTS WITHIN THE SUBDIVISION - PRIVATE
- TWELVE (12) FEET ALONG ANY SIDE AND REAR LOT LINE THAT IS ALONG THE PERIMETER OF THE SUBDIVISION - PRIVATE
- TWENTY (20) FEET FROM CENTER OF MAJOR DRAINS - PRIVATE

CONTROL POINTS - TN STATE PLANE COORDINATES

PT NO.	NORTH	EAST	DESCRIPTION
2008	590989.189	2255723.855	IPF - FND 3/8" REBAR
2010	590721.098	2255863.475	IPF - "POB" - FND 3/4" REBAR

GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO COMBINE THE EXISTING PARCELS INTO ONE LOT AND TO DEDICATE RIGHT OF WAY FOR LIVINGSTON ROAD.
- THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, PUBLIC OR PRIVATE, RECORDED OR UNRECORDED, SHOWN OR NOT SHOWN ON PLAT OF SURVEY.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. CONTACT TENNESSEE ONE CALL 811 OR 1-800-351-1111 A MINIMUM OF 3 DAYS BEFORE DIGGING.
- FOR BOUNDARY & VERTICAL ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON 05/04/2022 USING A SPECTRA PRECISION SP80 &/OR SP85 DUAL FREQUENCY RECEIVER FOR CONTROL POINTS. THE GRID COORDINATES ARE BASED UPON THE CITY OF CROSSVILLE'S REFERENCE STATION NETWORK REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 12B (CONUS).
- CROSSVILLE NETWORK BASE STATION - N 588647.9405, E 2256110.6929, EL1857.46
- POSITIONAL ACCURACY OF GPS VECTORS DOES NOT EXCEED: H 0.01', V 0.03' FOR CONTROL POINTS
- COMBINED SCALE FACTOR: 1.00013307 (GRID TO GROUND) AT SURVEY CONTROL PT 234. (N-590812.816, E-2255429.385, EL= 1842.02, TP SPIKE)
- GRID BEARINGS AND DISTANCES SHOWN ON PLAT OF SURVEY.
- ALL SITE IMPROVEMENTS SHOWN ON PLAT ARE PROPOSED AND ARE BASED UPON SITE PLAN FOR THE INDOOR REC CENTER.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 53°30'44" W	25.29'	L16	N 49°07'43" E	47.88'
L2	S 48°59'38" W	10.29'	L17	S 50°27'48" E	34.42'
L3	N 50°16'49" E	163.02'	L18	S 51°39'56" E	41.66'
L4	S 50°27'48" E	8.65'	L19	S 53°09'40" E	42.17'
L5	S 51°39'56" E	41.78'	L20	S 55°41'43" E	41.02'
L6	S 53°09'40" E	42.35'	L21	S 58°07'25" E	64.03'
L7	S 55°41'43" E	41.23'	L22	S 59°01'06" E	78.14'
L8	S 58°07'25" E	195.42'	L23	S 60°09'18" E	65.14'
L9	S 64°44'46" E	215.40'	L24	S 60°52'33" E	41.74'
L10	N 62°29'25" E	48.47'	L25	S 62°32'51" E	43.91'
L11	N 60°35'05" W	61.23'	L26	S 64°22'37" E	43.46'
L12	S 62°29'25" W	44.11'	L27	S 64°56'14" E	45.80'
L13	N 50°08'02" E	32.38'	L28	S 64°54'57" E	39.68'
L14	N 50°36'46" E	48.80'	L29	S 64°49'36" E	73.71'
L15	N 50°05'02" E	57.54'	L30	S 61°58'23" E	50.62'
			L31	S 60°35'05" E	15.82'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD
C1	1079.57'	274.04'	14°32'38"	137.76'	N 35°02'30" W	273.30'
C2	1104.57'	9.35'	0°29'06"	4.67'	N 27°43'34" W	9.35'
C3	25.00'	34.58'	79°15'23"	20.70'	N 89°54'31" E	31.89'
C4	1025.00'	118.47'	6°37'21"	59.30'	S 61°26'06" E	118.41'
C5	99.00'	91.17'	52°45'49"	49.10'	N 88°52'19" E	87.98'
C6	25.00'	39.27'	89°59'59"	25.00'	S 72°30'36" E	35.36'
C7	99.00'	34.43'	19°55'43"	17.39'	N 74°42'38" W	34.26'

CERTIFICATE OF OWNERSHIP AND DEDICATION - SPORTS AUTHORITY FOR THE CITY OF CROSSVILLE

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby certify 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 I survey, with a ratio of precision of 1:10,000 or greater and a Class IV survey, performed on 05/04/2022 & updated on 5/12/2025 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 _____ Surveyor's Signature _____ (Stamp)

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 Director of Public Works _____

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 Director of Public Works _____

CERTIFICATE OF STREETS AND DRAINAGE SYSTEM - LIVINGSTON ROAD IMPROVEMENTS FROM NORTH MAIN STREET TO PENFIELD STREET

I hereby certify that:
(Check whichever are applicable)
(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/City) acceptable to the Crossville Planning Commission in the amount of \$ 0.00 has been given to the Planning Commission to assure completion of improvements in the case of default. See Financial Guarantee Variance Note.

Date Signed _____ Signature of Director of Public Works _____

CERTIFICATION OF EXISTING ROAD(S) - KEYES STREET & LIVINGSTON ROAD FROM PENFIELD STREET TO KEYES STREET & NORTH MAIN STREET

I hereby certify that the road(s) shown on this plat has the status of an accepted city maintained public road regardless of current condition, or is a state-maintained highway.

Date Signed _____ Signature of Director of Public Works _____

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 of the Crossville Regional Planning Commission _____

PROPERTY DATA

100N A 005.00	SPORTS AUTHORITY	1708/2414
100N A 015.00	SPORTS AUTHORITY	1725/2439
100N A 009.00	SPORTS AUTHORITY	1708/2414
100N A 010.00	SPORTS AUTHORITY	1708/2414
100N A 009.01	SPORTS AUTHORITY	1708/2414
KEYES ST - PART OF	SPORTS AUTHORITY	1725/2439
LIVINGSTON RD - ROW ABANDONMENT AREA	SPORTS AUTHORITY	

OWNER & DEVELOPER:

SPORTS AUTHORITY FOR THE CITY OF CROSSVILLE

DATUM ADJUSTMENT FACTOR = 1.00013307 FOR DISTANCES - GRID TO GROUND

FINAL PLAT

FOR
SPORTS AUTHORITY
Located in the First Civil District of Cumberland County, Tennessee
PRESENTED TO
CROSSVILLE REGIONAL PLANNING COMMISSION

DEVELOPER: SPORTS AUTHORITY FOR THE CITY OF CROSSVILLE
ADDRESS: 392 N. MAIN STREET
CROSSVILLE, TENNESSEE 38555
TELEPHONE: (931) 484-5113

SURVEYOR: CITY OF CROSSVILLE
ADDRESS: 392 N. MAIN STREET
CROSSVILLE, TENNESSEE 38555
TELEPHONE: (931) 484-5113

ENGINEER: CITY OF CROSSVILLE
ADDRESS: 392 N. MAIN STREET
CROSSVILLE, TENNESSEE 38555
TELEPHONE: (931) 484-5113

ACREAGE SUBDIVIDED: 8.70 AC.
NUMBER OF LOTS: 1 DATE: 05/12/2025
SCALE: 1"=50'
TAX MAP REFERENCE: SEE PROPERTY DATA TABLE

NOTE:
RAILROAD MAPS RECORDED AT
STATE CONTROLLER'S OFFICE

DONALD R COLE - TN RLS#1563
DATE: 05/04/2022
UPDATE: 05/12/2025