

CHEELY PROPERTY

ENCROACHMENT

The existing structures on lot's 2 & 3 of this plat dated April 5, 2015 are exempt from the existing 50-foot building setback requirement of the Crossville Regional Planning Commission Subdivision Regulations. The before-mentioned structure on lot's 2 & 3 is within the road setback requirement and the before-mentioned structures, shown within the required setback at the time of plat approval, are subsequently destroyed, torn down or moved, then any new structure(s) must comply with the setbacks required in the notes. No structural additions may be made to the before-mentioned structures outside the required setback shown in the notes.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat of subdivision with my (our) free consent, established 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.

5/22/2015
Date

Jean Cheely
Owner's Signature

Date

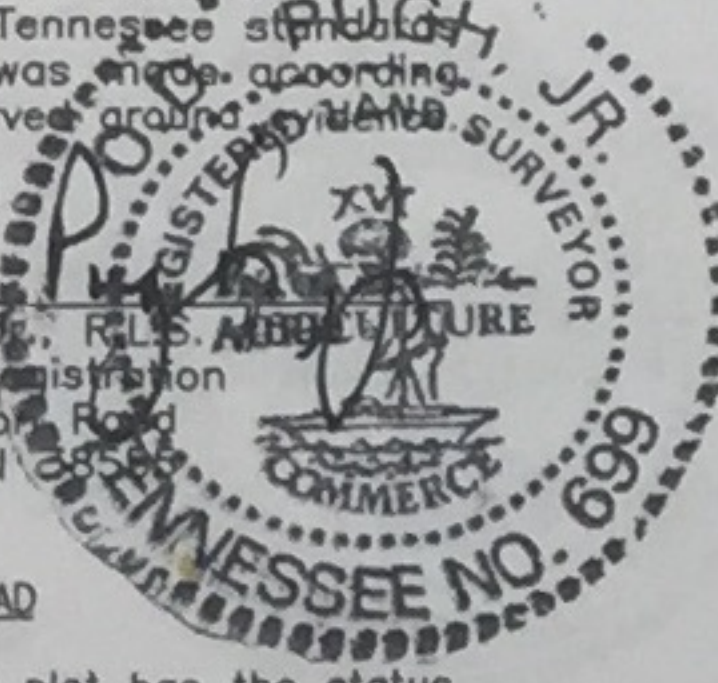
Owner's Signature

SURVEYOR'S CERTIFICATION

I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category 1 survey, and the ratio and precision of the adjusted closure is 1:10,000 as per the State of Tennessee standards of practice, Chapter 0820-3. This survey was made according to information of public record and/or observed ground conditions.

4-05-15
Date

O.D. Pugh, Jr.
O.D. Pugh, Jr., R.L.S. #699
Tennessee Registration
107 Livingston Road
Crossville, TN 38555



CERTIFICATION OF EXISTING ROAD

I hereby certify that the road shown on this plat has the status of an accepted public road regardless of current condition.

Date

Signature of Public Works Director or County Road Superintendent

CERTIFICATION OF EXISTING WATER LINES

I hereby certify that the water lines hereon are in place.

Date

Signature of Public Works Director or Water Superintendent

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

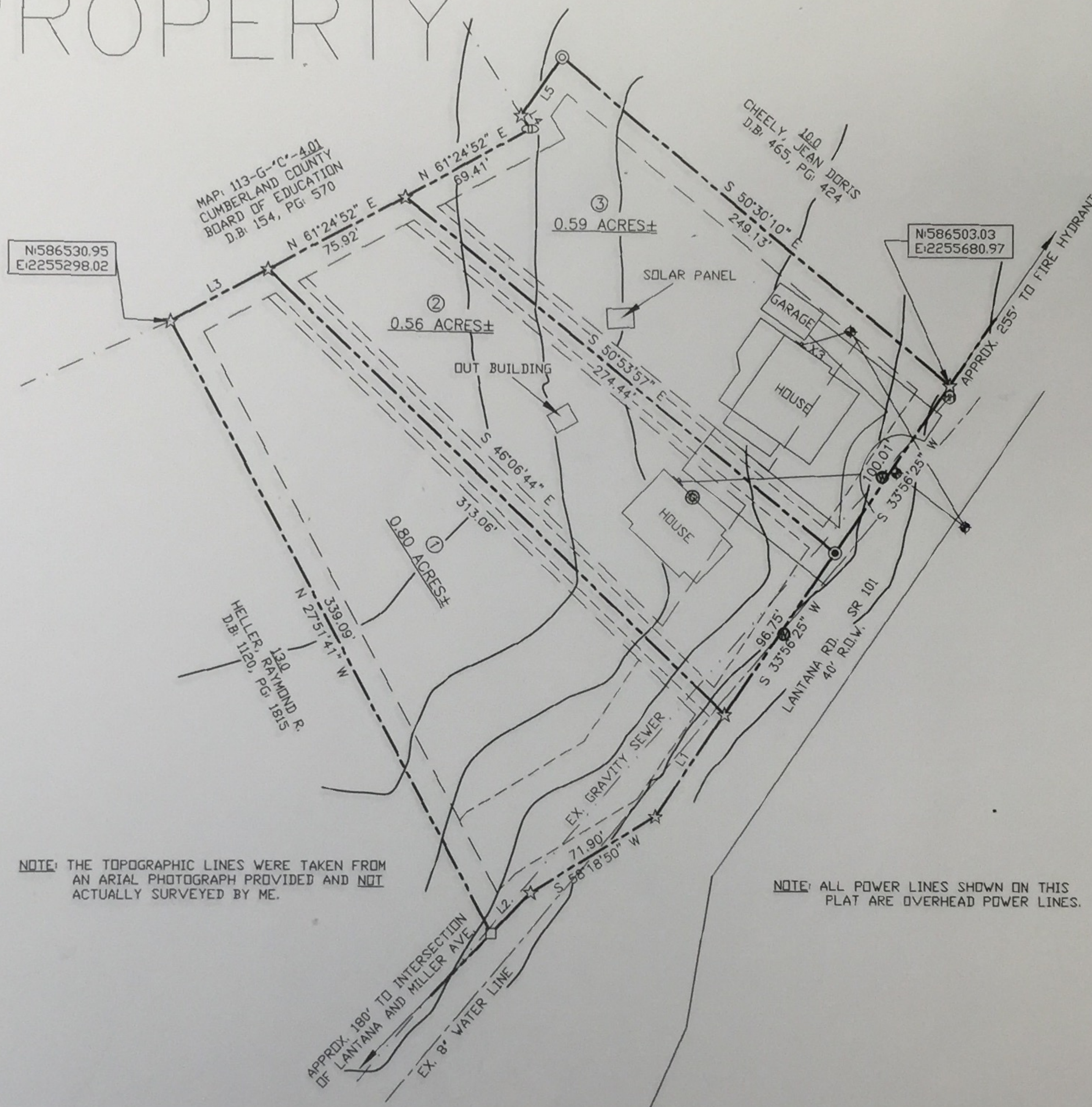
Signature of City Director of Public Works or Designee

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 Regional Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

Date

Signature of the Secretary of Crossville Regional Planning Commission



NOTE: THE TOPOGRAPHIC LINES WERE TAKEN FROM AN ARIAL PHOTOGRAPH PROVIDED AND NOT ACTUALLY SURVEYED BY ME.

NOTE: ALL POWER LINES SHOWN ON THIS PLAT ARE OVERHEAD POWER LINES.

NOTES:

THERE IS A 50' BUILDING SETBACK PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS

THERE IS A 12' UTILITY EASEMENT PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.

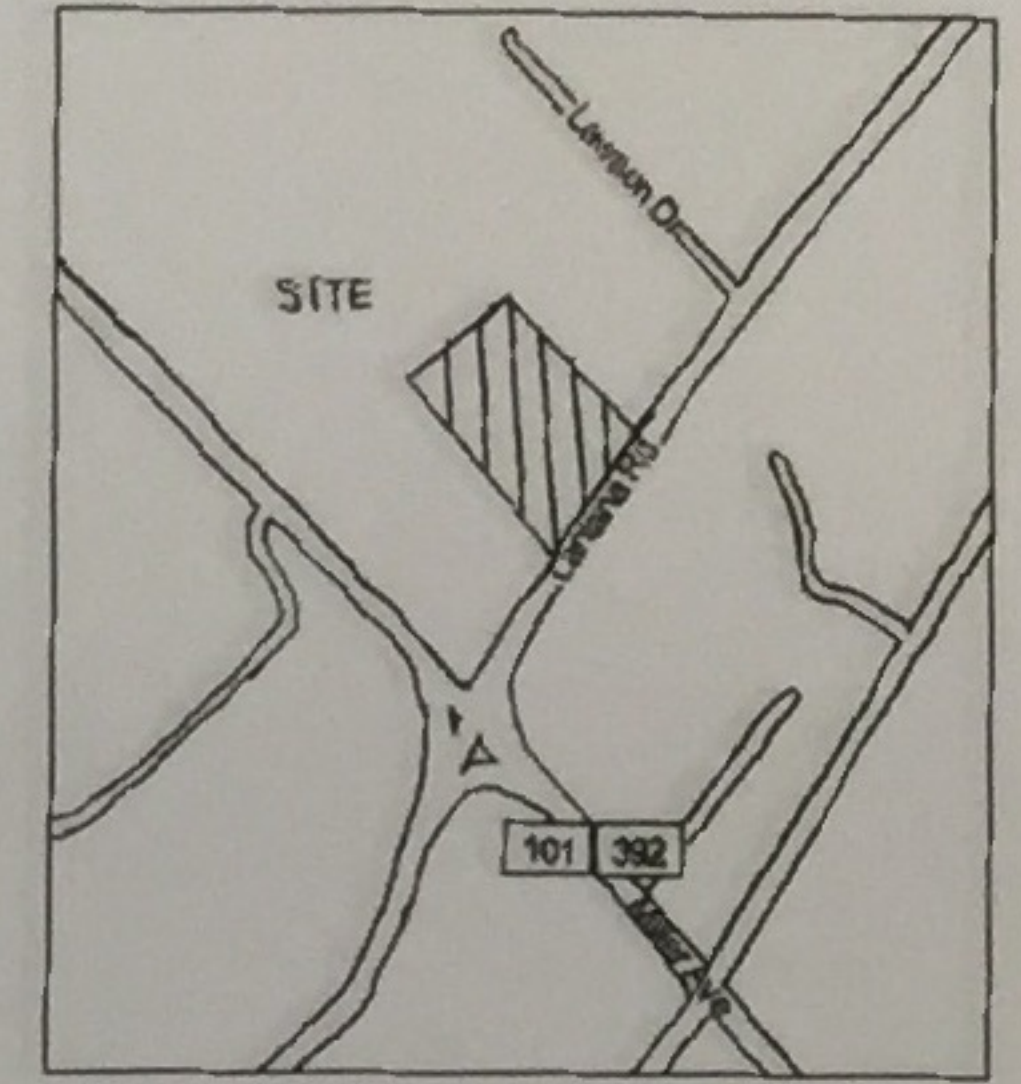
THERE IS A 10' BUILDING SETBACK PARALLEL TO ALL SIDE AND REAR LOT LINES, EXCEPT PERIMETER LOT LINES. TYPICAL ALL LOTS.

THERE IS A 6' UTILITY EASEMENT PARALLEL TO ALL SIDE AND REAR LOT LINES. TYPICAL ALL LOTS.

THERE IS A 12' BUILDING SETBACK AND UTILITY EASEMENT PARALLEL TO ALL PERIMETER LOT LINES. TYPICAL ALL LOTS.

THIS PROPERTY DOES NOT LIE IN HUD FLOOD ZONE "A" BASED ON FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL #47035C0309D.

LINE	BEARING	DISTANCE
L1	S 33°56'25" W	60.96'
L2	S 43°44'04" W	28.06'
L3	N 61°24'52" E	54.05'
L4	N 33°05'47" W	8.00'
L5	N 35°06'25" E	34.75'

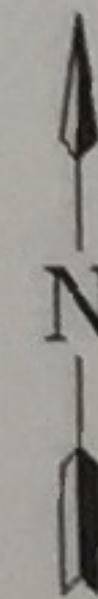


VICINITY MAP
CUMBERLAND COUNTY, TENNESSEE

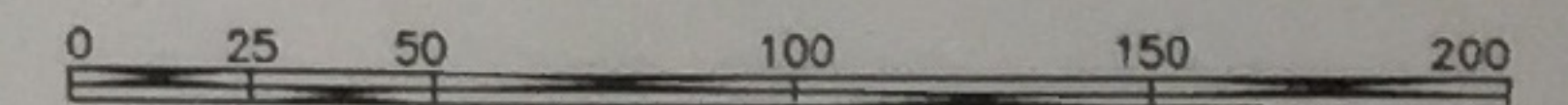
LEGEND

These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- EX. 1/2" REBAR, R.L.S. #699
- ⊙ EX. 1/2" CONDUIT BESIDE CHAIN LINK FENCE POST
- ⊙ EX. 1/2" IRON PIPE
- ⊙ SET STONE
- ⊙ MAN HOLE
- ⊙ WATER METER
- ⊙ GAS METER
- ⊙ POWER METER
- ⊙ POWER POLE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- WATER LINE
- GRAVITY SEWER
- ROAD RIGHT OF WAY



GRID NORTH
SCALE: 1" = 50'



MID-STATE SURVEYING
P.O. BOX 212
107 LIVINGSTON ROAD
CROSSVILLE, TENNESSEE

FINAL PLAT
FOR
CHEELY PROPERTY
PRESENTED TO
CROSSVILLE REGIONAL PLANNING COMMISSION

OWNER: CHEELY, JEAN D. ADDRESS: 446 LANTANA RD. CROSSVILLE, TN 38555 TELEPHONE: (931) 484-8079	SURVEYOR: MID-STATE SURVEYING ADDRESS: 107 LIVINGSTON RD CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
OWNER: _____ ADDRESS: _____	ACREAGE SUBDIVIDED: 1.95 ACRES± NUMBER OF LOTS: 3 SCALE: 1"=100' DATE: 4-05-15
TELEPHONE: _____ FIRST CIVIL DISTRICT OF CUMBERLAND COUNTY, TN	DEED BOOK-11.0: 482 PAGE: 322 DEED BOOK-12.0: 1130 PAGE: 1525
TAX MAP: 113-F PAR: 11.0 & 12.0 GROUP: "A"	JOB NO.: 15029 DRAWING NO.: 15029 DRAWN BY: ROBIN POWERS