

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 _____
 Date Signed _____ Owner's Signature _____
 Date Signed _____ Owner's Signature _____
 Date Signed _____ Owner's Signature _____

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.

Date Signed _____ Secretary, Crossville Regional Planning Commission

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

Date Signed _____ Surveyor's Signature _____

CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS

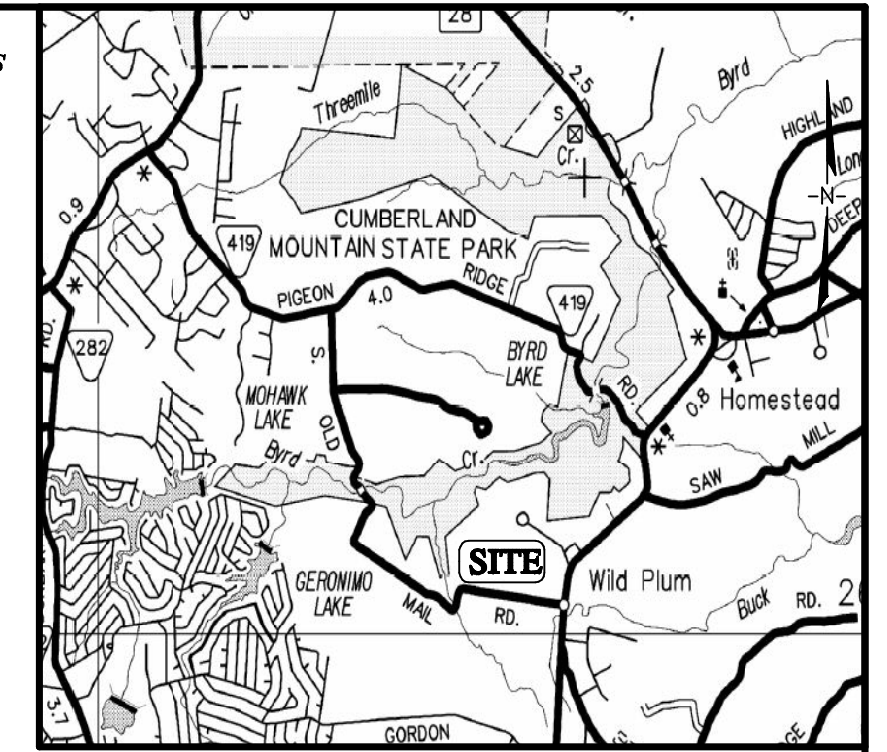
I hereby certify that the water lines and/or existing hydrants shown hereon are in place and are maintained by the City of Crossville OR _____ Utility District.

Date Signed _____ Signature of City Director of Public Works or Manager of Utility District

CERTIFICATION OF EXISTING ROAD(S)

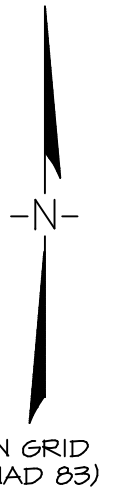
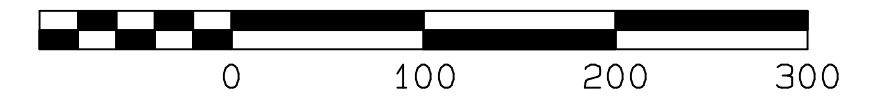
I hereby certify that the road shown on this plat has the status of an accepted city or county maintained public road regardless of current condition, or is a state-maintained highway.

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



Vicinity Map N.T.S.

GRAPHIC SCALE 1" = 100'



LEGEND

- △ 2" Angle Iron
- ▲ 1/2" Rebar (New)
- 1/2" Rebar (Old)
- Non-Monumented Point
- Water Meter
- Utility Pole
- Center of Paved Road
- X- Fence Line
- E- Overhead Utility Line
- MBSL = Minimum Building Setback Line

Edward Eischied
 (Map 138 Parcel 14.00)
 (RB 1654, Page 546)

TN State Plane
 Coordinates (TN 4100)
 N: 566488.3328
 E: 2260991.2101

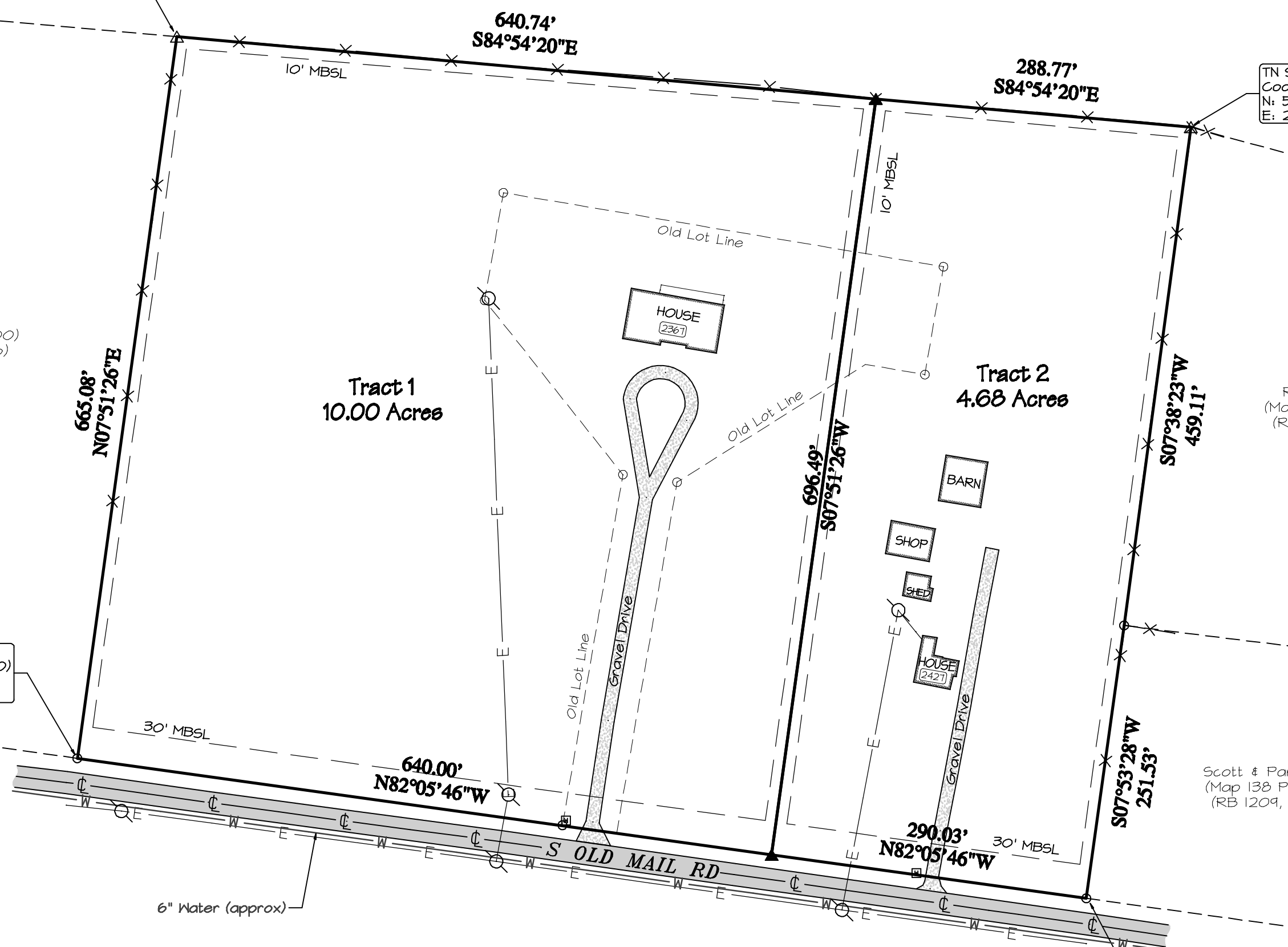
TN State Plane
 Coordinates (TN 4100)
 N: 567147.1720
 E: 2261082.1287

State of Tennessee
 (Map 126 Parcel 42.00)
 (NDB 35, Page 214)

TN State Plane
 Coordinates (TN 4100)
 N: 567064.6324
 E: 2262007.4706

Randy & Vicki Fish
 (Map 138 Parcel 18.03)
 (RB 1050, Page 745)

Scott & Pamela Tollett
 (Map 138 Parcel 18.01)
 (RB 1209, Page 625)



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 Norrad R.L.S. #2635, Date _____
 Clinton Surveying, LLC
 380 South Lowe Avenue, Suite 6
 Cookeville, TN 38501

THERE SHALL BE UTILITY-DRAINAGE EASEMENTS ALONG ALL LOT LINES AS FOLLOWS:

- 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

NOTES:

1. 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 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: Map 138 Parcel 18.00: R.B. 447, Page 152 Parcel 18.02: R.B. 1128, Page 1724 & D.B. 515, Page 211
5. Property is not currently zoned.
6. Locations of utilities are approximate. Contact the appropriate utility for locations of underground services.

GPS CERTIFICATION:

I, Rusty L. Norrad 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: 0.05 feet
- (c) Date of (original) field survey: 13th, 2023
- (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
- (e) Published/Fixed Control Used: TDOT CORS Network
- (f) Geoid model: Geoid 12A
- (g) Combined Scale Factor (Used): 1.0000000

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47035C0306D, Dated: 11/6/07. Check One:

- 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

23-065

FINAL PLAT OF BREEDING LOT LINE ADJUSTMENT

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

| | |
|--|---|
| OWNER: (18.02) Roger Breeding Keith Breeding | SURVEYOR: Clinton Surveying, LLC |
| ADDRESS: 342 Hyder Loop Crossville, TN 38511 | ADDRESS: 380 S.Lowe Ave. Suite 6 Cookeville, TN 38501 |
| TELEPHONE: | TELEPHONE: 931-372-0146 |
| OWNER: (18.00) Harold Breeding | ACREAGE SUBDIVIDED: 14.68 Acres |
| ADDRESS: 2421 S Old Mail Rd Crossville, TN 38555 | NUMBER OF LOTS: 02 |
| TELEPHONE: | SCALE: AS SHOWN DATE: 09-01-23 |
| | TAX MAP REFERENCE: Map 138 Parcels 18.00 & 18.02 |