

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

CERTIFICATE OF EXISTING SEWER LINES

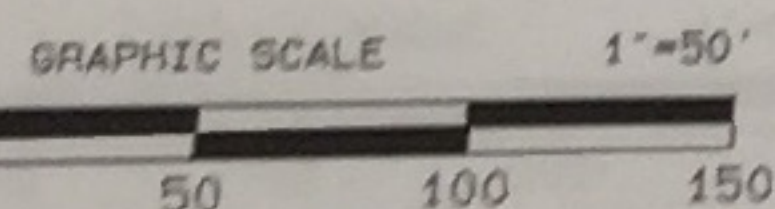
I hereby certify that the existing sewer lines shown hereon are in place and that the lots in this subdivision are connected to city sewer (OR can be connected upon approval of city & payment of required fees.)

Date Signed _____ Signature of City Director of Public Works or Designee _____

SPECIAL NOTE:
 The existing structure on Lot 2 of this plat dated October 22nd, 2014 are exempt from the existing 50 foot front setback requirement of the Crossville Regional Planning Commission Subdivision Regulations. If before-mentioned structure, shown within the required setback at the time of plat approval, is subsequently destroyed, torn down or moved, then any new structure(s) must comply with setbacks required in the notes. No structural additions may be made to the before-mentioned structure outside the required setback shown in the notes.

LEGEND

- ▲ 1/2" Rebar (New)
- Maggoli Set in Pavement
- Utility Pole
- Water Meter
- MSP Metal Fence Post (Old)
- Sanitary Sewer Manhole
- 1/2" Rebar (Found)
- ⊗ Gas Meter
- (TBR) To Be Removed
- X— Fence Line
- E— Overhead Utility
- W— Water Line (Approximate)
- S— Low Pressure Sewer Line (Approximate)
- Concrete



- 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.
- This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
- All corners are 1/2" rebar SET unless otherwise noted.
- Source of Title: RB 1294, Page 1845.

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct Close A survey, and the ratio of precision is 1:10,000, performed on May 6, 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.

10/31/14
 Date Signed _____

Surveyor'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 _____

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 _____

CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS

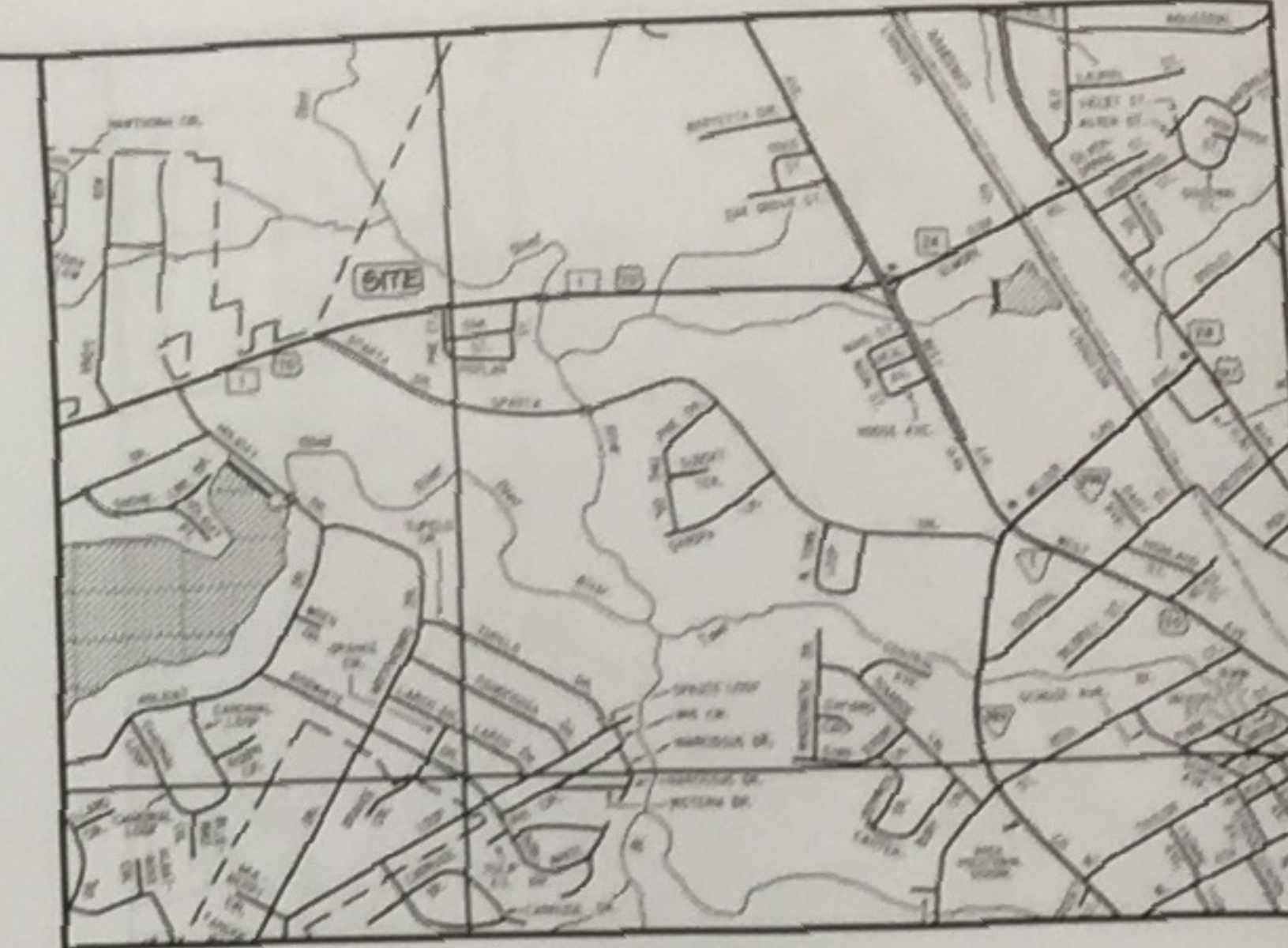
I hereby certify that the water lines and/or existing hydrants shown hereon are in place and are maintained by the City of Crossville OR _____ Utility District.

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

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47035C0308D, Dated: 11/16/07.
 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



Vicinity (N.T.S.)

PMP Properties, LLC
 (Map 99 Parcel 17.01)
 (RB 1185, Page 2329)

TN State Plane Coordinates
 (NAD 83) (US Survey Foot)
 N 543493.1130
 E 2241424.9332

TN State Plane Coordinates
 (NAD 83) (US Survey Foot)
 N 543493.1130
 E 2241424.9332

Potter
 Crossville Cash Home
 (Map 99E "A" Parcel 2.00)
 (RB 454, Page 256)

PMP Properties, LLC
 (Map 99 Parcel 17.01)
 (RB 1185, Page 2329)

TN State Plane Coordinates
 (NAD 83) (US Survey Foot)
 N 543526.5236
 E 2241441.2996

TN State Plane Coordinates
 (NAD 83) (US Survey Foot)
 N 543585.9884
 E 2241828.0220

Potter
 (Map 99E "A" Parcel 2.01)
 (RB 1399, Page 1576)

Rector
 (Map 99E "A" Parcel 5.00)
 (RB 473, Page 201)

TN State Plane Coordinates
 (NAD 83) (US Survey Foot)
 N 543343.1016
 E 2241544.2105

Sparta Highway (HWY 70 West)
 (ROW Varies but Greater than 50')

Boundary Line Table

LINE	BEARING	DISTANCE
L1	N78°07'05"E	43.11'
L2	S10°55'26"E	54.04'
L3	N77°15'33"E	51.84'
L4	S61°25'26"W	30.41'
L5	S12°02'05"E	4.76'

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 "1" survey and the ratio of precision of the unadjusted survey is greater than 1:10,000.

Rusty Nagerod
 Rusty Nagerod, R.L.S., #26351
 Clinton Surveying, LLC
 380 South Lowe Avenue, Suite 8
 Cookeville, TN 38501

FINAL PLAT OF

BOTTOM'S UP SUBDIVISION

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

DEVELOPER: Frank Cooper	SURVEYOR: Clinton Surveying, LLC
ADDRESS: 822 Sparta Highway Crossville, TN 38572	ADDRESS: 380 S Lowe Ave, Suite Cookeville, TN 38501
TELEPHONE: 431.261.8234	TELEPHONE: 931-372-0427
ENGINEER:	ACREAGE SUBDIVIDED: 3.165 Acres
ADDRESS:	NUMBER OF LOTS: 02
TELEPHONE:	SCALE: AS SHOWN DATE: 10/22/20
	TAX MAP REFERENCE: MAP 99E "A" PARCEL 4.00 MAP 99 PARCEL 17.02