

**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**

According to the FEMA FIRM #47035C0307D.

Dated: 11/16/2007

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

**GPS CERTIFICATION:**

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS 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 survey: 14 August 2025  
 (d) Datum/Epoch: NAD83(2011) Epoch 2010.00  
 (e) Published/Fixed-control used: TDOT CORS Network  
 (f) Geoid Model: Geoid18  
 (g) Combined grid factor(s): 0.99999496

State Plane Coordinates	Northing	Easting
GPS Base Point	600717.20	2260374.68

**CERTIFICATION OF EXISTING ROADS**

I hereby certify that Genesis Road and Donnelly Place, as 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 City Director of Public Works or County Road Supervisor

**CERTIFICATE OF STREETS AND DRAINAGE SYSTEM**

I hereby certify that a financial guarantee (letter of credit/escrow account/check) acceptable to the Crossville Municipal 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 \_\_\_\_\_ Signature of Director of Public Works or County Road Supervisor



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all roads, utility lines and easements as shown to the public or private use noted. I further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date \_\_\_\_\_ Owner \_\_\_\_\_  
 \_\_\_\_\_ Owner \_\_\_\_\_

**CERTIFICATION OF EXISTING WATER LINES AND 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 City Director of Public Works

**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 City Director of Public Works or Designee

**CERTIFICATE OF APPROVAL FOR RECORDING**

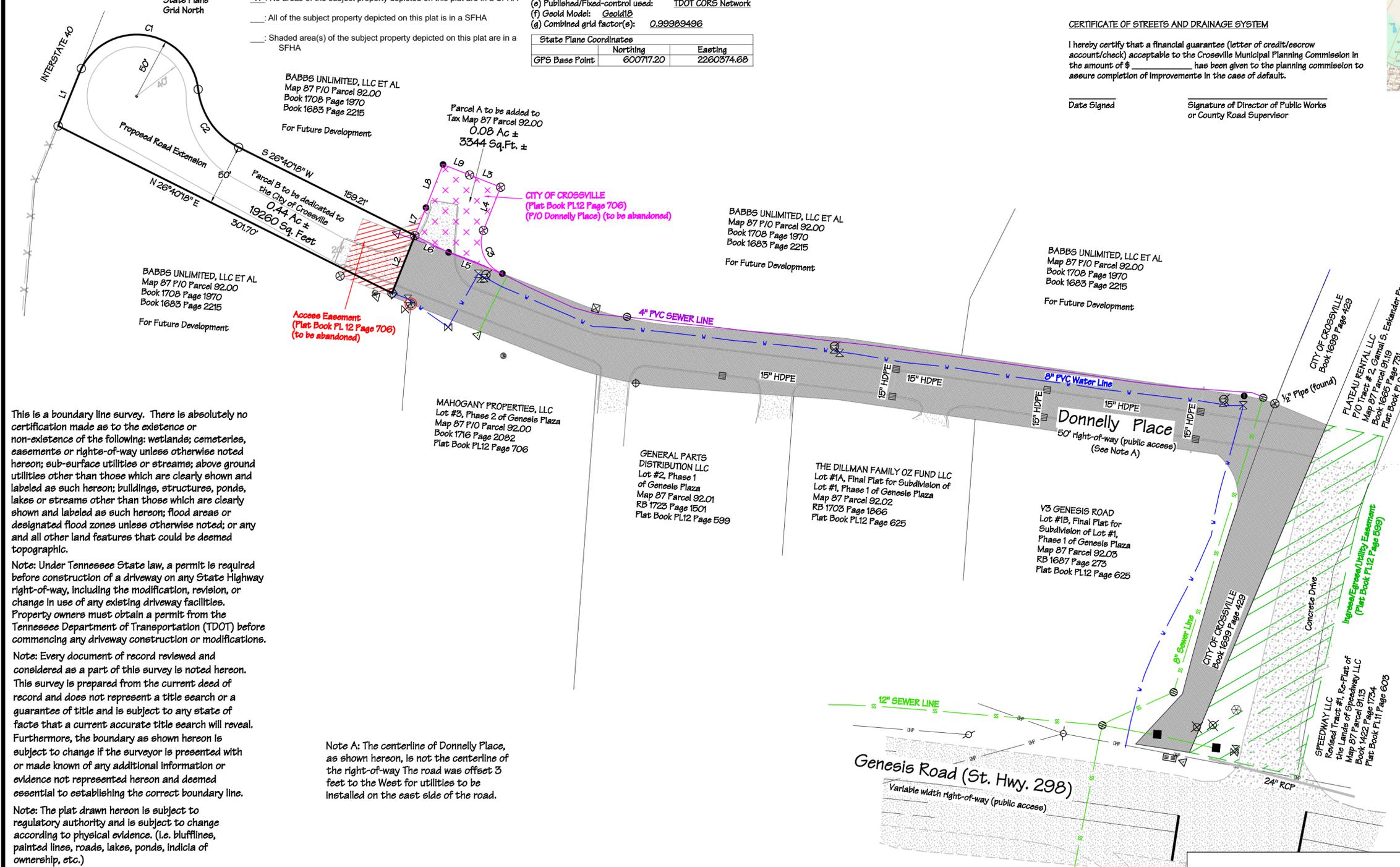
I hereby certify that the subdivision plat shown Crossville, Tennessee with the exception of such hereon has been found to comply with the Subdivision Regulations of the subdivision standards for the City of Crossville, Tennessee. I further certify that the iron pins and/or monuments have been placed as shown hereon, to the specifications of the Crossville Regional Planning Commission.

Date Signed \_\_\_\_\_ Secretary, Planning Commission

**CERTIFICATE OF ACCURACY AND PRECISION**

I hereby certify that the plan shown and described hereon is a true and correct class 1 survey, with a ratio of precision of 1:10000, performed on \_\_\_\_\_ in accordance to current Tennessee Standards of Practice for Land Surveyors. I further certify that the iron pins and/or monuments have been placed as shown hereon, to the specifications of the Crossville Regional Planning Commission.

Date Signed \_\_\_\_\_ Surveyor's Certificate



This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; cemeteries, easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: Under Tennessee State law, a permit is required before construction of a driveway on any State Highway right-of-way, including the modification, revision, or change in use of any existing driveway facilities. Property owners must obtain a permit from the Tennessee Department of Transportation (TDOT) before commencing any driveway construction or modifications.

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. 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 that a current accurate title search will reveal.

Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. blufflines, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Note A: The centerline of Donnelly Place, as shown hereon, is not the centerline of the right-of-way. The road was offset 3 feet to the West for utilities to be installed on the east side of the road.

**LEGEND**

⊕	1/2" Pipe (found)	— ss —	Pressurized Sewer Line
⊗	Water Meter	— gs —	Gravity Sewer Line
⊙	Sign Pole	— W —	Water Line
⊕	Traffic Light Pole	— X —	Fenceline
⊕	Fire Hydrant	— OHP —	Overhead Power
⊕	Road	— C —	Curb
⊕	Water Valve	— RCP —	Reinforced Concrete Pipe
⊕	Sewer Valve	— HDPE —	High Density Polyethylene
⊕	Blow Off Valve		
⊕	Catch Basin	⊗	To be added to Tax Map 87 Parcel 92.00
⊕	Manhole	⊗	Access Easement (to be abandoned)
⊕	GPS Base Point	⊗	Ingress/Egress & Utility Easement
⊕	Electric Box		
⊕	Power Pole		
⊕	Gas Valve		
⊕	Cleanout		
⊕	Traffic Control Box		
⊕	1/2" Pipe (set)		

Christopher M. Vick, RLS #2164  
 VICK SURVEYING, LLC  
 2772 Hidden Cove Road, Cookeville, TN 38512-1286

LINE	BEARING	DISTANCE
L1	S 68°04'57" E	50.17'
L2	N 68°25'08" W	50.20'
L3	S 21°34'52" W	27.01'
L4	N 68°25'08" W	37.57'
L5	N 21°34'52" E	46.66'
L6	N 26°40'18" E	30.46'
L7	S 68°25'08" E	24.30'
L8	S 68°25'08" E	37.57'
L9	S 21°34'52" W	22.99'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	128.23'	95.87'	S 10°08'38" W
C2	60.00'	59.63'	57.21'	S 55°08'38" W
C3	27.00'	42.41'	38.18'	S 66°34'52" W

1st Civil District Ref: Plat Book PL12 Page 706

**Final Plat For Donnelly Place Road Extension Genesis Plaza**

CITY OF CROSSVILLE MUNICIPAL PLANNING COMMISSION

<b>DEVELOPER:</b> BABS Unlimited, LLC Et Al	<b>SURVEYOR:</b> CHRISTOPHER M. VICK
<b>ADDRESS:</b> Genesis Road Crossville, TN 38555	<b>ADDRESS:</b> 2772 Hidden Cove Road COOKEVILLE, TN. 38506
<b>TELEPHONE:</b> 419-565-6800	<b>TELEPHONE:</b> 931-372-1286
<b>OWNER:</b> City of Crossville	<b>OWNER:</b> BABS Unlimited, LLC Et Al
<b>ADDRESS:</b> 392 N Main Street Crossville, TN 38555	<b>ADDRESS:</b> Genesis Road Crossville, TN 38555
<b>TELEPHONE:</b> 931-484-5113	<b>TELEPHONE:</b> 419-565-6800

**ACREAGE SUBDIVIDED:** 0.44 **LOTS:** 1  
**DEED BOOK REFERENCE:** Bk. 1708 Pg. 1970 & Bk. 1683 Pg. 2215

**TAX MAP:** 87 P/O PARCEL NO: 92.00  
**SCALE:** 1"=60'-0" **DATE:** 14 August 2025  
**Revised:** 11 March 2026