

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner 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 re-subdivision and requires the approval of the Planning Commission.

7-11-23 Date Signed
 [Signature] Owner's Signature
 7-12-23 Date Signed
 [Signature] Owner's Signature

CERTIFICATION OF EASEMENT APPROVAL

7-12-23 Date Signed
 [Signature] Owner of Tracts 1 & 2

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, performed in accordance to the Tennessee Standards of Practice for Land Surveyors. Further, certify that iron pins and/or monuments have been placed as shown hereon, to the specifications of the Crossville Regional Planning Commission.

7-11-2023 Date Signed
 [Signature] Surveyor's Signature
 [Seal: Tennessee No. 121]

CERTIFICATION 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 Public Works Director / City Engineer

CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS

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

Date Signed Public Works Director / City Engineer

CERTIFICATION OF EXISTING ROAD(S)

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

Date Signed Public Works Director / City Engineer or County Road Supervisor

CERTIFICATE OF APPROVAL FOR RECORDING

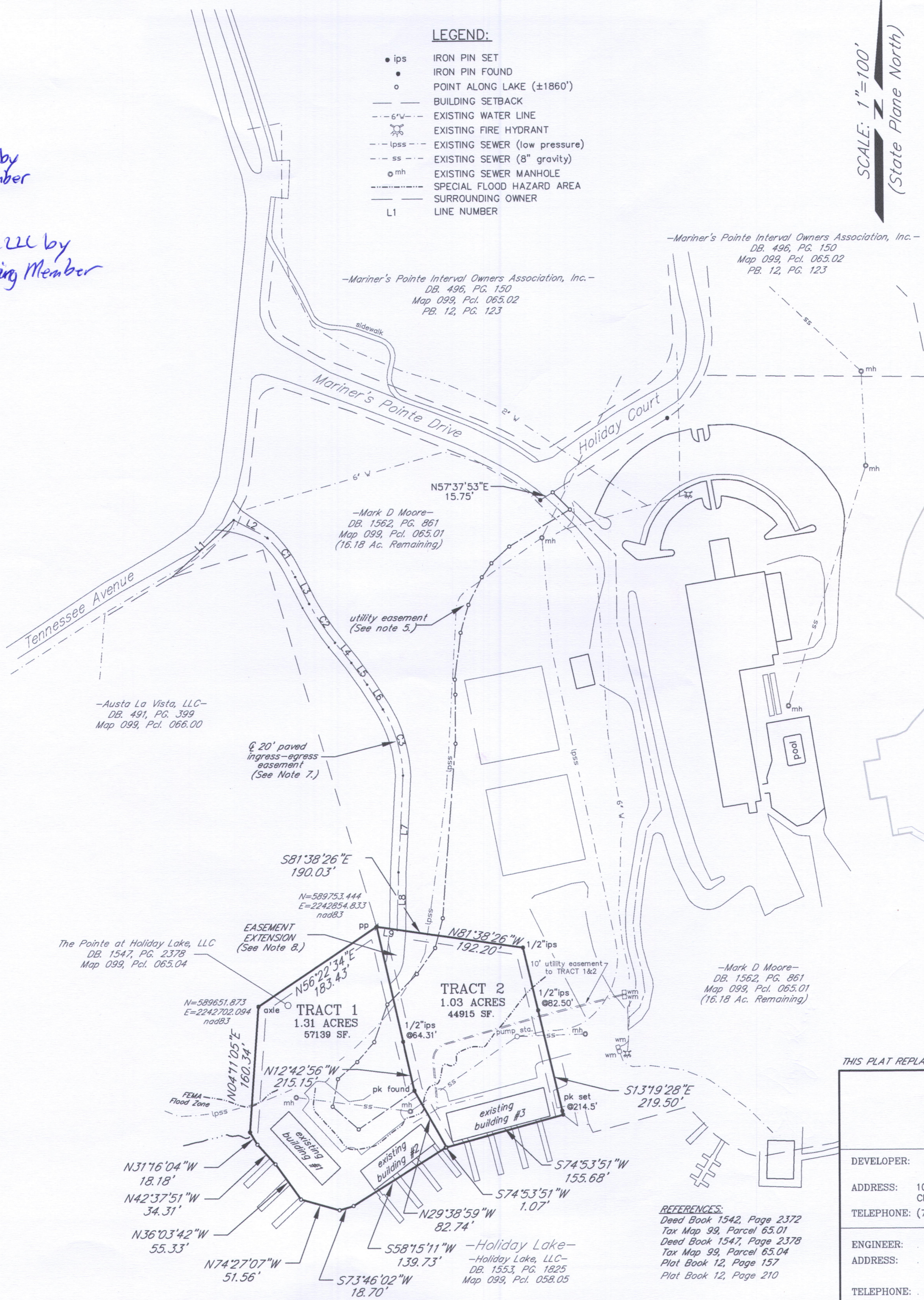
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Crossville Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Crossville Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

Date Signed Secretary Crossville Regional Planning Commission

INGRESS-EGRESS EASEMENT TABLE:

LINE	LENGTH	BEARING
L1	109.91	N48°01'31"E
L2	48.99	S61°50'58"E
L3	38.76	S27°14'12"E
L4	33.34	S38°39'21"E
L5	34.62	S35°32'55"E
L6	37.56	S32°06'35"E
L7	123.81	S03°08'21"W
L8	73.60	S01°33'15"W
L9	26.76	N81°38'26"W

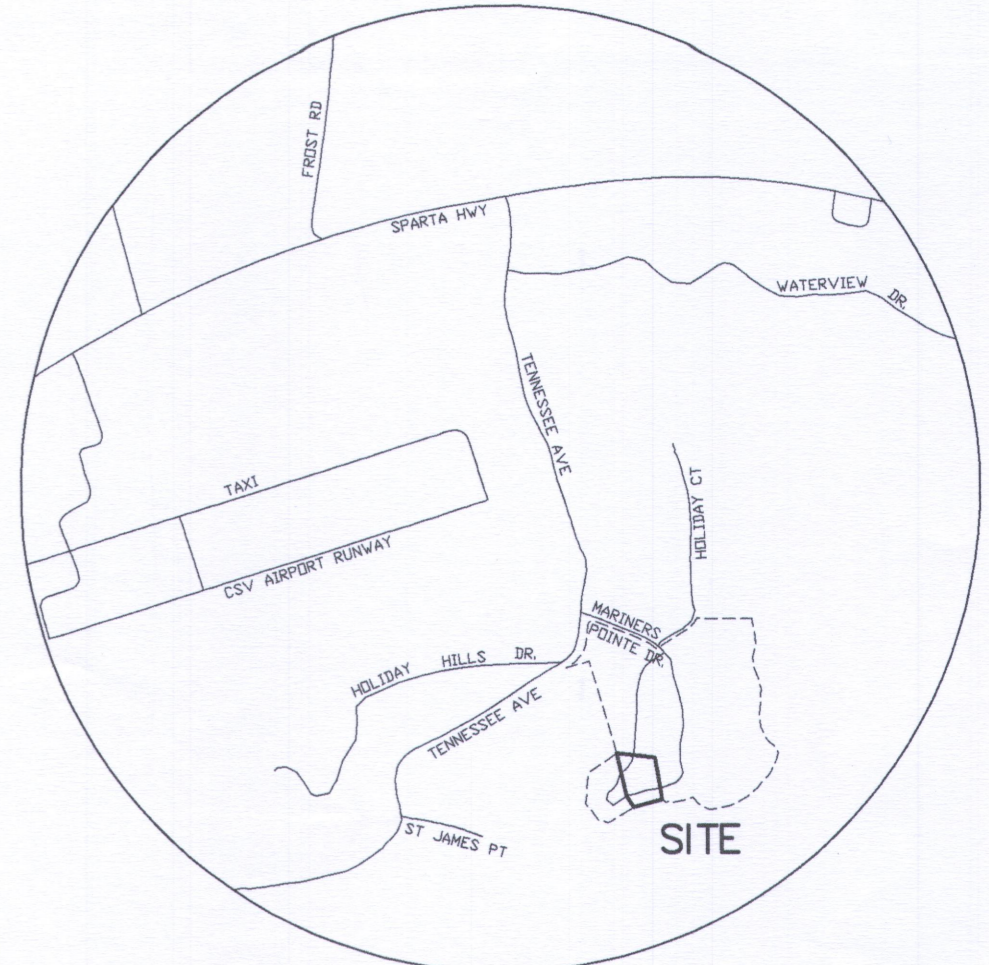
CURVE	LENGTH	RADIUS	Chord
C1	61.48	176.11	N35°15'27"W, 61.17'
C2	59.87	386.27	S33°43'52"E, 59.81'
C3	89.48	175.05	N16°45'46"W, 88.51'



LEGEND:

- ips IRON PIN SET
- IRON PIN FOUND
- POINT ALONG LAKE (±1860')
- BUILDING SETBACK
- - - 6"W - - - EXISTING WATER LINE
- ⊕ EXISTING FIRE HYDRANT
- - - lps - - - EXISTING SEWER (low pressure)
- - - ss - - - EXISTING SEWER (8" gravity)
- mh EXISTING SEWER MANHOLE
- - - SPECIAL FLOOD HAZARD AREA
- - - SURROUNDING OWNER
- L1 LINE NUMBER

SCALE: 1"=100'
 (State Plane North)



SITE LOCATION MAP

NOT TO SCALE

NOTES:

1. A PORTION OF TRACT 2 LIES WITHIN A FLOOD PRONE AREA AS DEFINED BY THE FLOOD INSURANCE RATE MAP NUMBER 47035C0305D EFFECTIVE DATE NOVEMBER 16, 2007, DEFINED AS ZONE "A" SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
2. BUILDING SETBACKS SHALL BE AS FOLLOWS:
 ..TEN (10) FEET ALONG ALL SIDE AND REAR LOT LINES
3. PUBLIC UTILITY EASEMENTS SHALL BE AS FOLLOWS:
 ..TWELVE (12) FEET ALONG ALL FRONT PROPERTY LINES
 ..SIX (6) FEET ALONG ALL SIDE AND REAR LOT LINES
 ..TWELVE (12) FEET ALONG SIDE AND REAR LOT LINES ALONG THE PERIMETER OF THE SUBDIVISION
4. AQUATIC BUFFER ZONE:
 ..THIRTY (30) FEET AS MEASURED FROM THE BANK OF ALL MAJOR DRAINS AND WATER BODIES.
5. SEWER LINE EASEMENT:
 ..TEN (10) FEET EITHER SIDE OF THE CENTERLINE OF THE EXISTING SEWER LINES (20 FOOT WIDE EASEMENT)
6. BUILDINGS 1 & 2 ARE SERVED BY AN NEW WATER METER BUILDING 3 IS SERVED BY A NEW WATER METER A 10' UTILITY EASEMENT HAS BEEN INCLUDED FOR WATER LINE SERVICE ACCESS.
7. ACCESS EASEMENT IS FOR THE BENEFIT AND SOLE USE OF THE USERS OF TRACT 1 AND TRACT 2. MAINTENANCE OF THE EASEMENT IS THE RESPONSIBILITY OF THE OWNER OF MAP 099, PARCEL 065.01.
8. 20' PAVED INGRESS-EGRESS EASEMENT EXTENDS ACROSS TRACT 2 TO SERVICE TRACT 1.

THIS PLAT REPLACES CANTRELL DIVISION, PLAT BOOK 12, PAGE 210

FINAL PLAT FOR
CANTRELL DIVISION II
 Located in the First Civil District of Cumberland County, Tennessee
 PRESENTED TO
 CROSSVILLE REGIONAL PLANNING COMMISSION

DEVELOPER: MARK D. MOORE	SURVEYOR: TARE, INC.
ADDRESS: 109 POINTE LANDING CROSSVILLE, TENNESSEE 38555	ADDRESS: P.O. BOX 846 CROSSVILLE, TENNESSEE 38557
TELEPHONE: (731) 424-7782	TELEPHONE: (931) 484-7543
ENGINEER:	ACREAGE SUBDIVIDED: 2.34
ADDRESS:	NUMBER OF LOTS: 2 DATE: October, 2019
TELEPHONE:	SCALE: 1"=100' REV. July, 2023
	TAX MAP REFERENCE: Map 099, Parcel 065.01 & 065.04

REFERENCES:
 Deed Book 1542, Page 2372
 Tax Map 99, Parcel 65.01
 Deed Book 1547, Page 2378
 Tax Map 99, Parcel 65.04
 Plat Book 12, Page 157
 Plat Book 12, Page 210