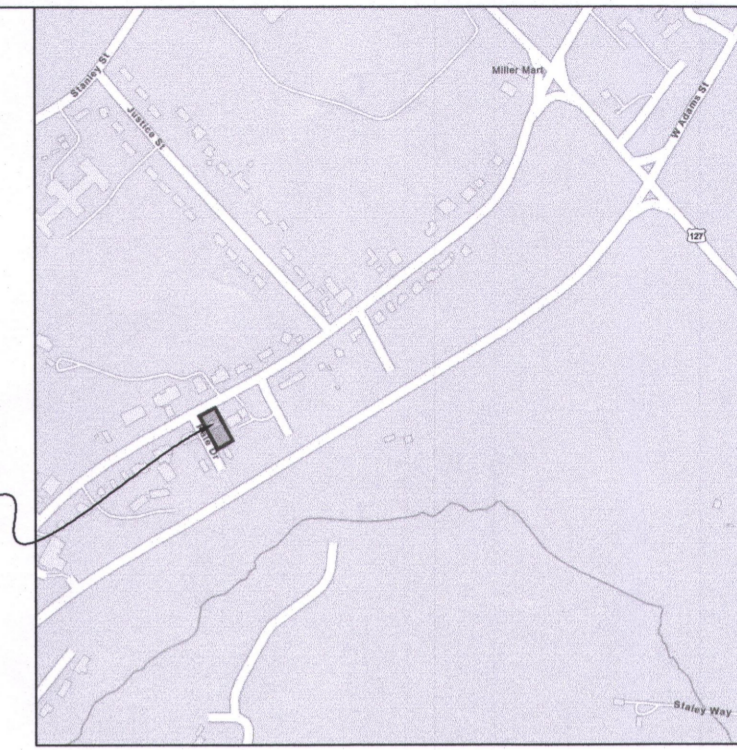


391 OLD LANTANA ROAD DIVISION



VICINITY MAP
CUMBERLAND COUNTY, TENNESSEE

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.

2-20-2025
Date

[Signature]
Owner's Signature

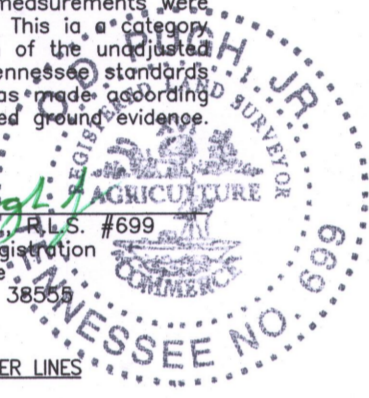
Date Owner's Signature

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 undistorted 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 evidence.

2-18-25
Date

[Signature]
O.D. Pugh, Jr., R.L.S. #699
Tennessee Registration
80 West Avenue
Crossville, TN 38555



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 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 ROAD

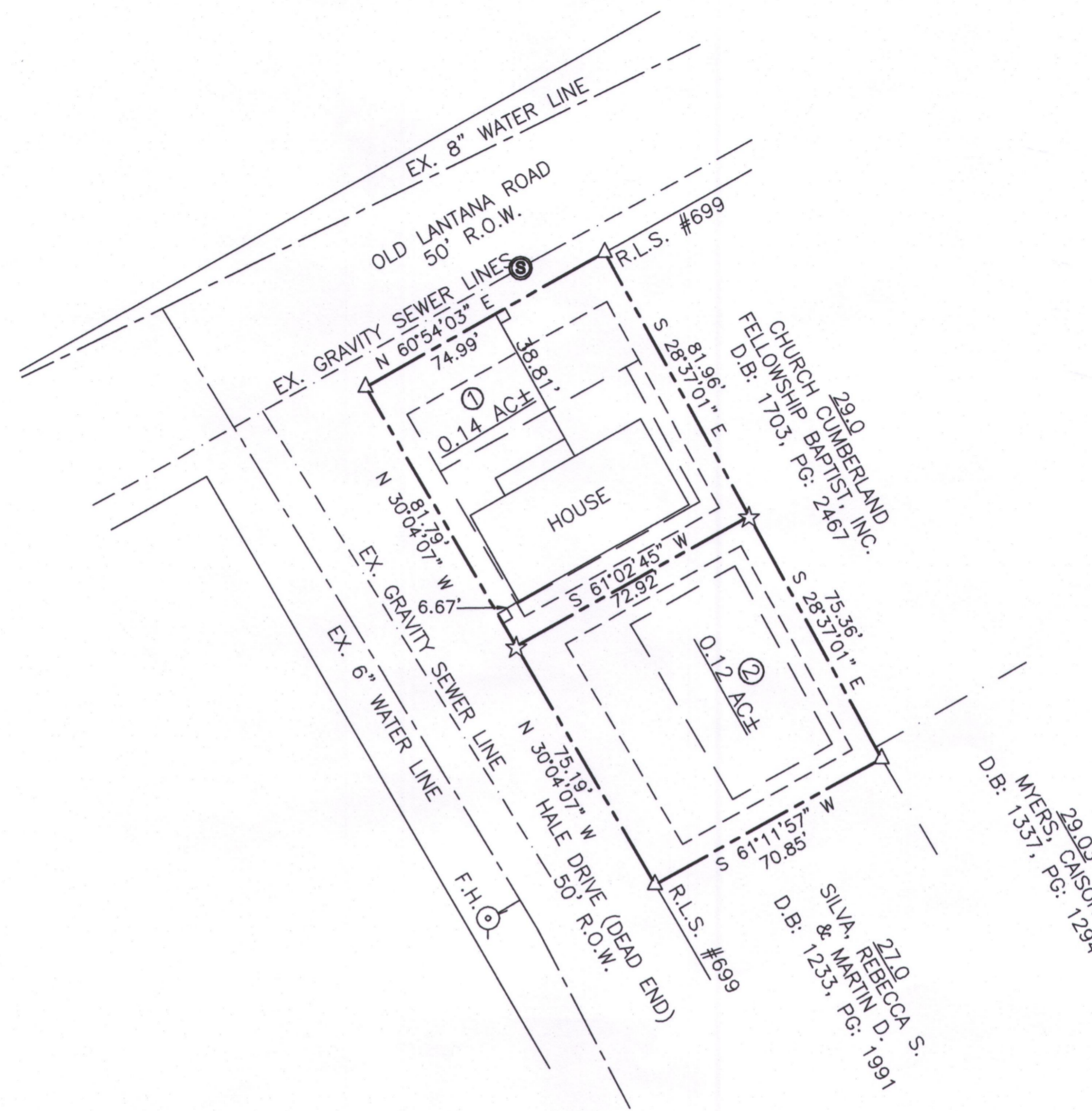
I hereby certify that the road shown on this plat has the status of an accepted public road regardless of current condition.

Date Signature of Public Works Director or County Road Superintendent

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

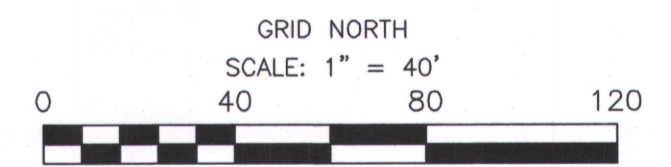


SITE

LEGEND

These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- △ EX. 1/2" REBAR
- ⊙ SEWER MANHOLE
- ⊙ FIRE HYDRANT
- F.H. ⊙
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- ROAD RIGHT OF WAY



The notes reflect the variance granted at the March 20, 2025 Crossville Regional Planning Commission Meeting.

NOTES:

THERE IS A 30' BUILDING SETBACK PARALLEL TO HALE ROAD RIGHT OF WAY FOR LOT #2 OF THIS PLAT.

THERE IS A 6' BUILDING SETBACK AND UTILITIES EASEMENT PARALLEL TO HALE ROAD FOR LOT #1.

THERE IS A 30' BUILDING SETBACK PARALLEL TO OLD LANTANA RD. FOR LOT #1.

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

THERE IS A 12' UTILITIES EASEMENT, 6' LEFT, RIGHT, & PARALLEL TO ALL SIDE LOT LINES, EXCEPT PERIMETER LOT LINES. TYPICAL ALL LOTS.

THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL #47035C0316D.

GPS INFORMATION

- Type of GPS Field Procedure Used: Real Time Kinematic
- Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
- Relative Positional Accuracy: H = 0.05', V = 0.05'
- Date(s) of Survey: February 18, 2025
- Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
- Fixed Control Station: City of Crossville Network
- Fixed Control Station Position: 588,417.70; 2,256,580.01
- Geoid Model Used: GEOID18
- Combined Grid Factor: Not Applicable

MID-STATE SURVEYING P.O. BOX 212 80 WEST AVE. CROSSVILLE, TENNESSEE FINAL PLAT 391 OLD LANTANA ROAD DIVISION PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION	
OWNER: WILSON, DALE A. & CYNTHIA A. ADDRESS: 2032 CRAVENS DR. CROSSVILLE, TN 38572 TELEPHONE: (931) 200-0744	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
OWNER: ADDRESS: TELEPHONE: FIRST: CIVIL DISTRICT OF CUMBERLAND COUNTY, TN	ACREAGE SUBDIVIDED: 0.26 AC± NUMBER OF LOTS: 2 SCALE: 1"=40' DATE: 2/18/25 DEED BOOK: 1515 PAGE: 1335
TAX MAP: 113-J PARCEL: 28.0 GROUP: C	JOB NUMBER: 25024 DRAWING NUMBER: 25024-ROBIN DRAWN BY: ROBIN POWERS