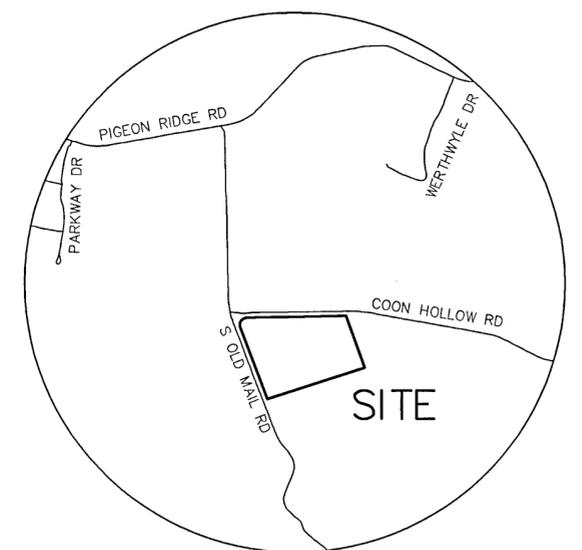
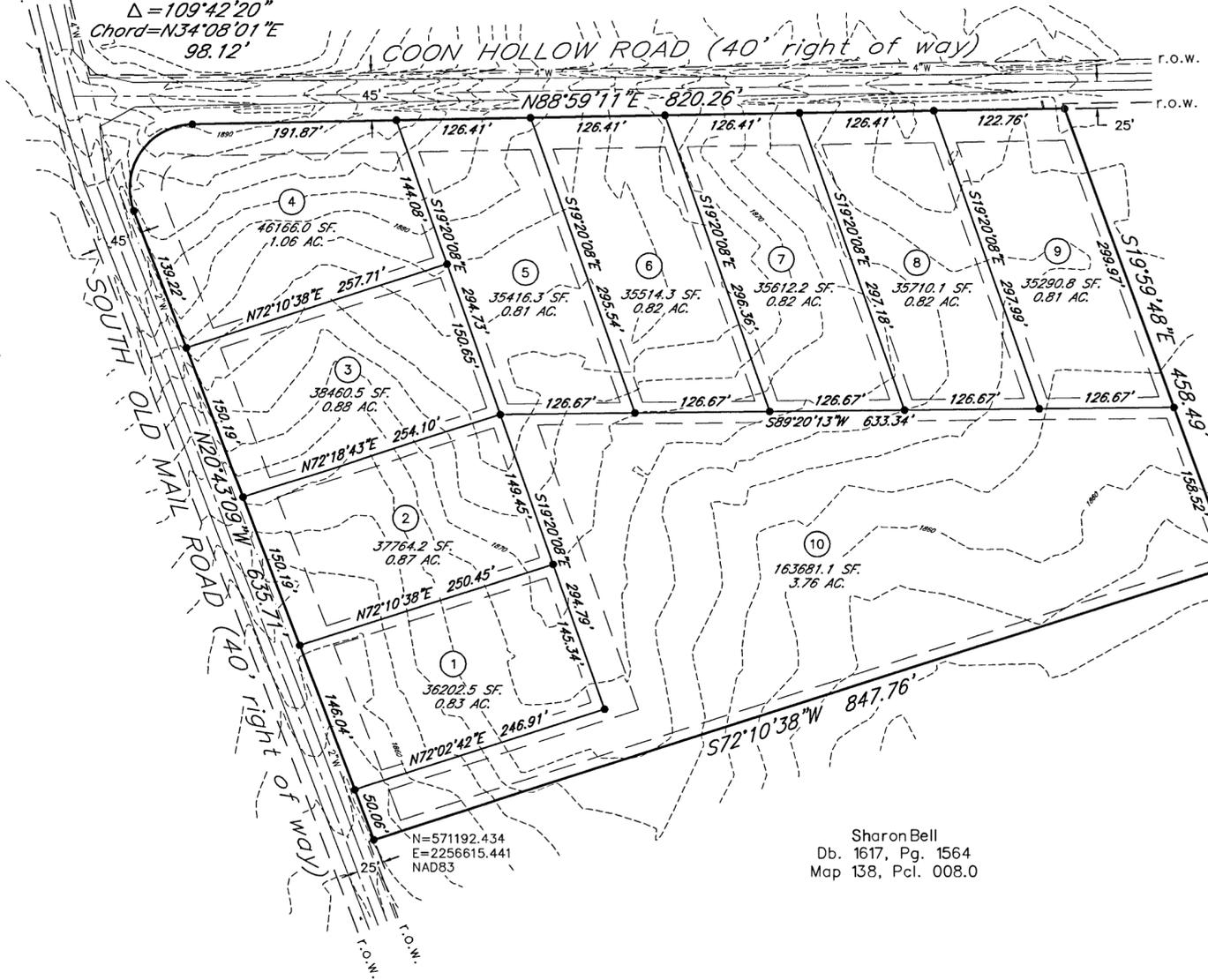


CURVE DATA:
 R=60.00'
 L=114.88'
 Δ=109°42'20"
 Chord=N34°08'01"E
 98.12'

COON HOLLOW ROAD (40' right of way)



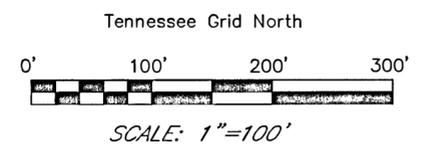
SITE LOCATION MAP
 NOT TO SCALE

William K. McCoy
 Db. 485 Pg. 367
 Map 138, Pcl. 009.02

Sharon Bell
 Db. 1617, Pg. 1564
 Map 138, Pcl. 008.0

N=571451.911
 E=2257422.510
 NAD83

N=571192.434
 E=2256615.441
 NAD83



SCALE: 1"=100'

LEGEND:

- IRON PIN SET
- r.o.w. --- RIGHT OF WAY
- BUILDING SETBACKS
- w --- EXISTING WATER LINE
- 1860 --- EXISTING CONTOUR (2' interval)

REFERENCES:
 Deed Book 1235, Page 262
 Tax Map 138, Parcel 009.00

NOTES:

1. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 47035C0319D DATED NOVEMBER 16, 2007.
2. BUILDING SETBACKS SHALL BE AS FOLLOWS:
 ..THIRTY (30) FEET ALONG ALL LOT LINES ABUTTING SOUTH OLD MAIL ROAD AND COON HOLLOW ROAD.
 ..TEN (10) FEET ALONG ALL SIDE AND REAR LOT LINES
3. PUBLIC UTILITY AND DRAINAGE 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
 ..TWENTY (20) FEET AS MEASURED FROM THE CENTER OF ALL MAJOR DRAINS AND STREAMS.
4. THE PROPERTY BOUNDARY ALONG SOUTH OLD MAIL ROAD AND COON HOLLOW ROAD HAS BEEN ADJUSTED TO PROVIDE A MINIMUM DISTANCE OF 25 FEET FROM THE CENTER OF THE ROADWAY.

PRELIMINARY PLAT FOR BROOKHEART SUBDIVISION Located in the First Civil District, Cumberland County, Tennessee PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION	
DEVELOPER: BILLY L. HOPPER ADDRESS: 1881 FRED FORD ROAD CROSSVILLE, TENNESSEE 38571 TELEPHONE: (931) 484-2217	SURVEYOR: WILLIAM A. THOMPSON ADDRESS: 1692 OPEN RANGE ROAD CROSSVILLE, TENNESSEE 38555 TELEPHONE: (931) 200-4852
ENGINEER: ADDRESS: TELEPHONE:	ACREAGE SUBDIVIDED: 11.47 NUMBER OF LOTS: 10 SCALE: 1"=100' DATE: NOVEMBER, 2021 TAX MAP REFERENCE: Map 138, Pcl. 009.00