

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.

Date Signed _____ Owner's Signature _____

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct Class II survey, with a ratio of precision of 1:7,500, performed 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.

Date Signed _____ Surveyor's Signature _____

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 _____

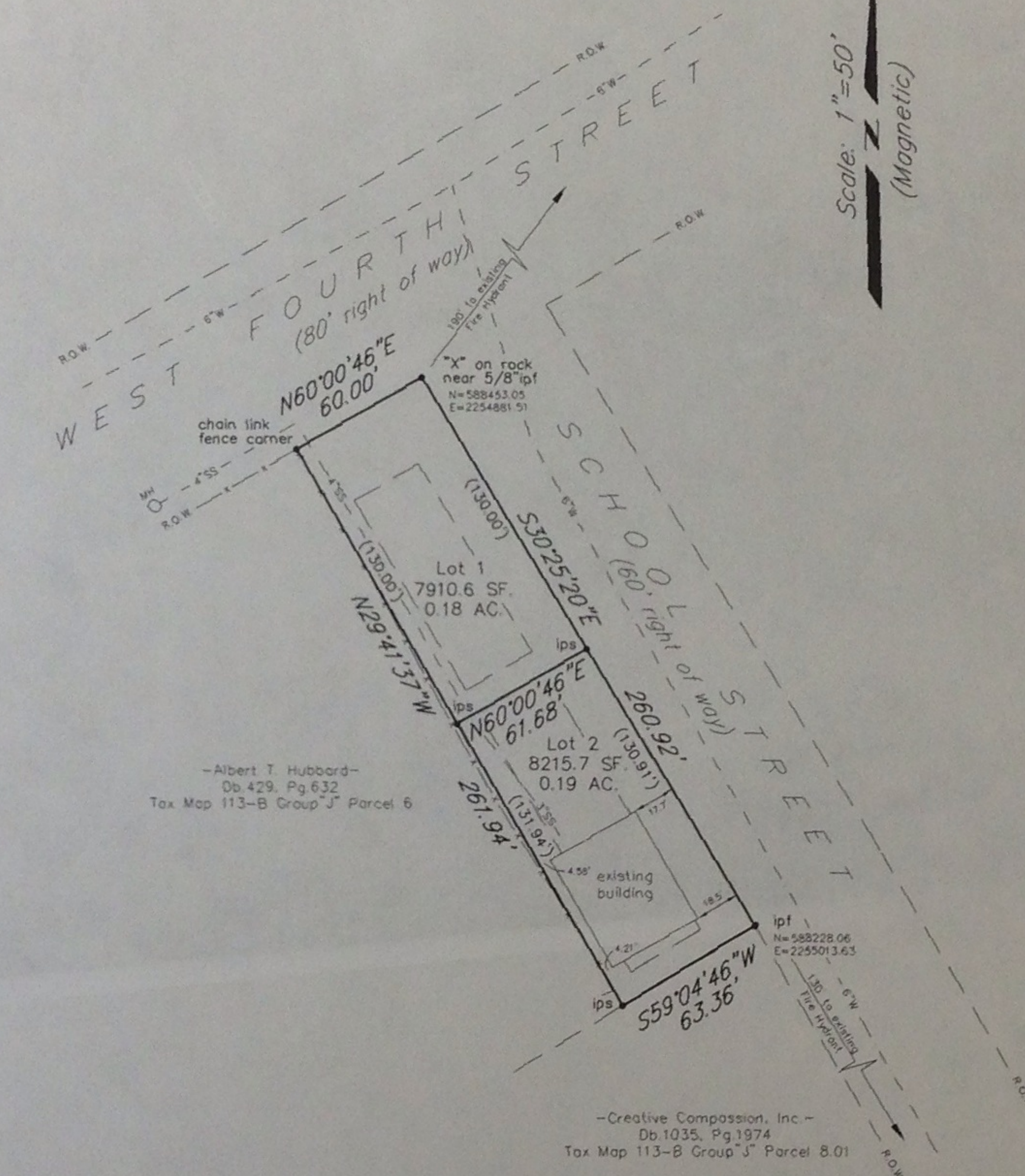
CERTIFICATE OF APPROVAL FOR RECORDING

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 _____

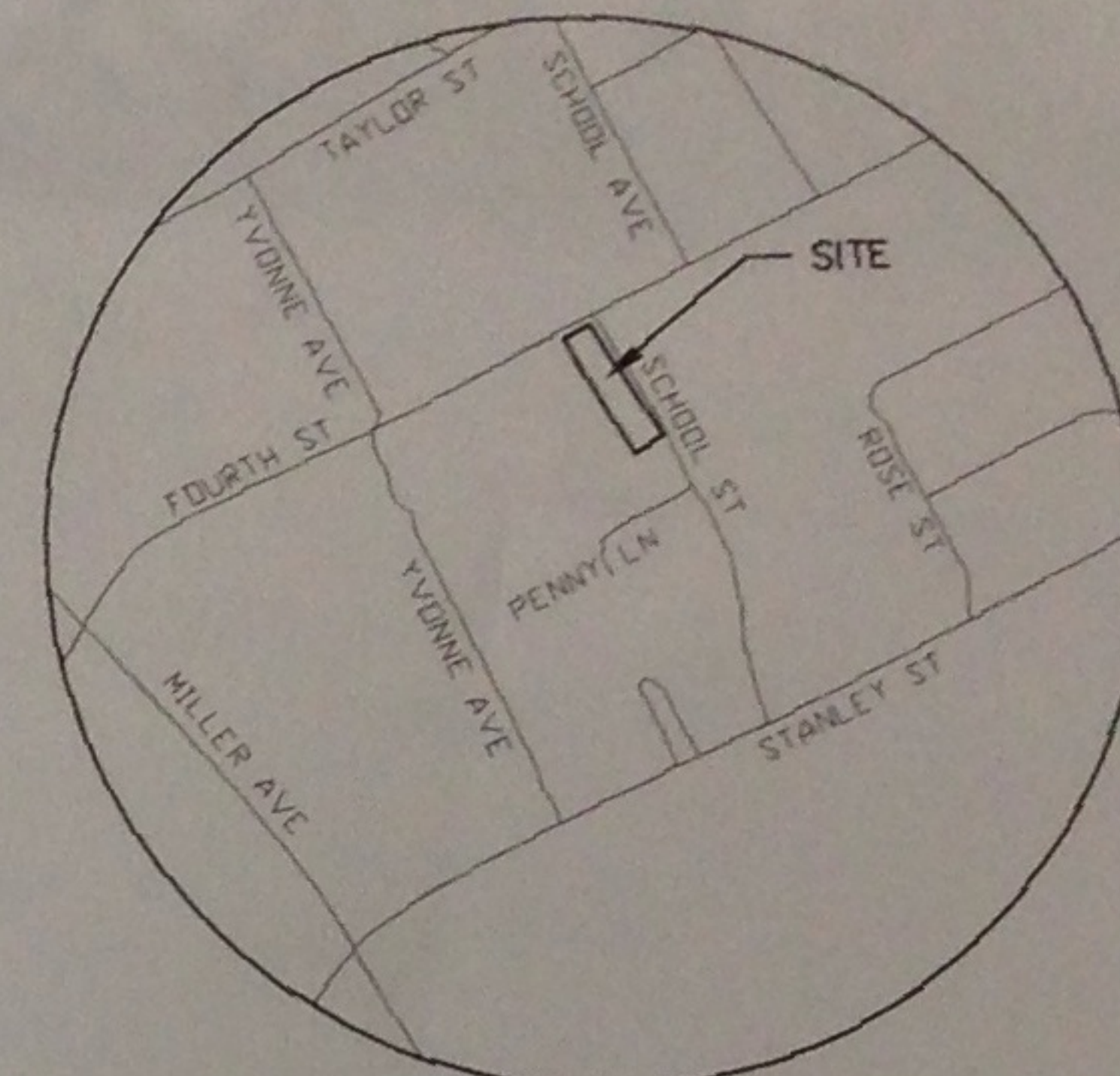
REFERENCES:

Deed Book 1190, Page 1411
Deed Book 26, Page 132
Tax Map 113-B, Group "J", Parcel 7.00



NOTES:

1. LOTS IN THIS DEVELOPMENT DO NOT LIE WITHIN A FLOOD PRONE AREA AS DEFINED BY THE FLOOD INSURANCE RATE MAP NUMBER 47035C0308D.
2. A BUILDING SETBACK VARIANCE HAS BEEN REQUESTED AND GRANTED SO THAT THE 40 SETBACK ALONG 4TH STREET BE REDUCED TO 30 FEET AND THAT THE 30 FOOT SETBACK ALONG SCHOOL STREET BE REDUCED TO 20 FEET.
3. BUILDING SETBACKS SHALL BE AS FOLLOWS:
THIRTY (30) FEET ALONG ALL LOT LINES ABUTTING 4TH STREET
TWENTY (20) FEET ALONG ALL LOT LINES ABUTTING SCHOOL STREET
TEN (10) FEET ALONG ALL SIDE AND REAR LOT LINES
4. 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
5. THE EXISTING STRUCTURE ON LOT 2 OF THIS PLAT DATED APRIL, 2014 IS EXEMPT FROM THE EXISTING 30 FOOT SETBACK REQUIREMENT OF THE CROSSVILLE REGIONAL PLANNING COMMISSION SUBDIVISION REGULATIONS. IF THE BEFORE MENTIONED STRUCTURE, SHOWN WITHIN THE REQUIRED SETBACK AT THE TIME OF APPROVAL, IS SUBSEQUENTLY DESTROYED, TORN DOWN OR MOVED, THEN ANY NEW STRUCTURE MUST COMPLY WITH SETBACK REQUIREMENTS NOTES. NO STRUCTURAL ADDITIONS MAY BE MADE TO THE BEFORE MENTIONED STRUCTURE OUTSIDE THE REQUIRED SETBACK SHOWN IN THE NOTES. NEW STRUCTURE MUST COMPLY WITH SETBACK REQUIREMENTS NOTES.



VICINITY MAP
NOT TO SCALE

LEGEND:

- ips IRON PIN SET
- ipf IRON PIN FOUND
- FENCE
- BUILDING SETBACK
- R.O.W. RIGHT OF WAY
- 6"W— EXISTING WATER LINE
- 4"SS— EXISTING SEWER SERVICE (approx. location)
- MH EXISTING SEWER MANHOLE

FINAL PLAT FOR FISHER DIVISION Located in the First Civil District of Cumberland County, Tennessee PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION			
DEVELOPER: WILLIAM E. & ALANE S. FISHER		SURVEYOR: TARE, INC.	
ADDRESS: 3874 TAYLORS CHAPEL ROAD CROSSVILLE, TN 38572		ADDRESS: P.O. BOX 846 CROSSVILLE, TENNESSEE 38557	
TELEPHONE: (931) 319-8777		TELEPHONE: (931) 484-7543	
ENGINEER: TARE, INC.		ACREAGE SUBDIVIDED: 0.37	
ADDRESS: P.O. BOX 846 CROSSVILLE, TENNESSEE 38557		NUMBER OF LOTS: 2	
TELEPHONE: (931) 484-7543		SCALE: 1"=50'	
		DATE: APRIL, 2014	
		TAX MAP REFERENCE: Map 113-B, Group "J", Pd. 7.0	