

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) 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 resubdivision and requires the approval of the Planning Commission.

4-24-14
Date Signed

Jacob J. Webb
Owner's Signature

Date Signed

Owner's Signature

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 Deeds of Cumberland County, Tennessee.

4-29-14
Date Signed

R.E. Harrison
Secretary, Crossville Regional
Planning Commission

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct Class A survey, and the ratio of precision is 1:10,000, performed on May 8, 2012 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.

4/24/14
Date Signed

Rusty Norrod
Surveyor's Signature

CERTIFICATE OF FLOOD ZONE STATUS

I hereby certify that no portion of the property shown above lies within a special Flood Zone area as shown on Community Panel 47035C0330D Revised November 16, 2007.

4/24/14
Date Signed

Rusty Norrod
Registered Land Surveyor

CERTIFICATION OF EXISTING ROAD(S)

I hereby certify that the road 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.

4-25-14
Date Signed

Scott H. Hays
Signature of Director of Public Works
or County Road Supervisor

CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS

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

4-25-14
Date Signed

T. L. Epler
Signature of City Director of Public
Works or Manager of Utility District

CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS

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

4/25/2014
Date Signed

Ernest L. Blair, Jr.
Signature of City Director of Public
Works or Manager of Utility District

CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

Approval is hereby granted for Lot 1 defined as Webb-Napier Division Cumberland County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted.

25 APR 2014
Date

Bruce Hays
Environment Specialist
Division of Ground Water Protection

Approval is based on soil conditions suitable for installation of Subsurface Sewage Disposal Systems and does not constitute approval of building.

Lot 1 Webb-Napier Division is approved for installation and duplication of conventional subsurface sewage disposal systems to serve an estimated house size of three (3) bedrooms.

Lot 2 Webb-Napier Division: "This lot has not been evaluated, pursuant to this plat review, for an SSD system and does not constitute approval of lot or the existing system."

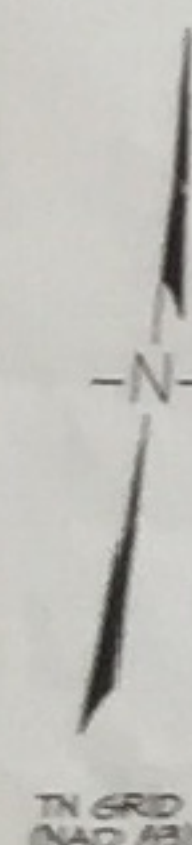
Some lots may require pump systems to transfer septic tank effluent to areas of the lot with suitable soil conditions for disposal.

Shading on some lots as shown represents an area reserved to be used for the installation of the primary and duplication subsurface sewage disposal systems, and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc., or any use which would conflict with the REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL in Tennessee. Modification of the shaded area may be considered, provided sufficient shaded area is maintained.

Lot 1 Webb-Napier Division is approved for use with utility water only.

All underground utilities must be installed along property lines.

The size (number of square feet), design and location of the proposed dwelling may further restrict the maximum number of bedrooms for which a permit may be issued.



Legend

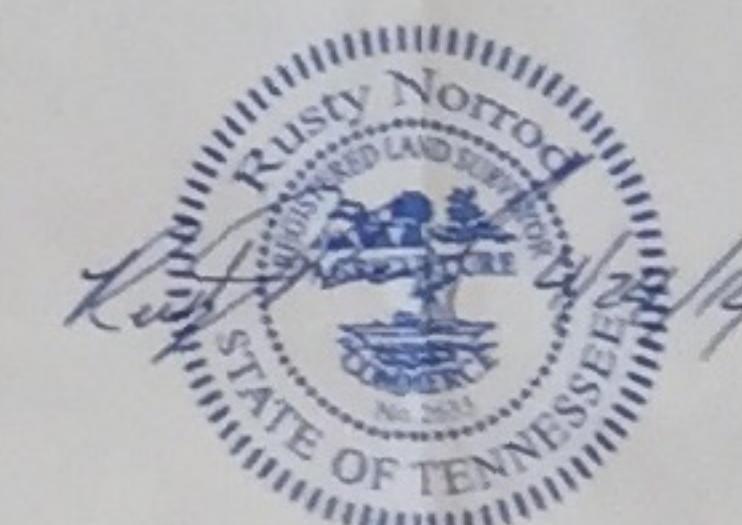
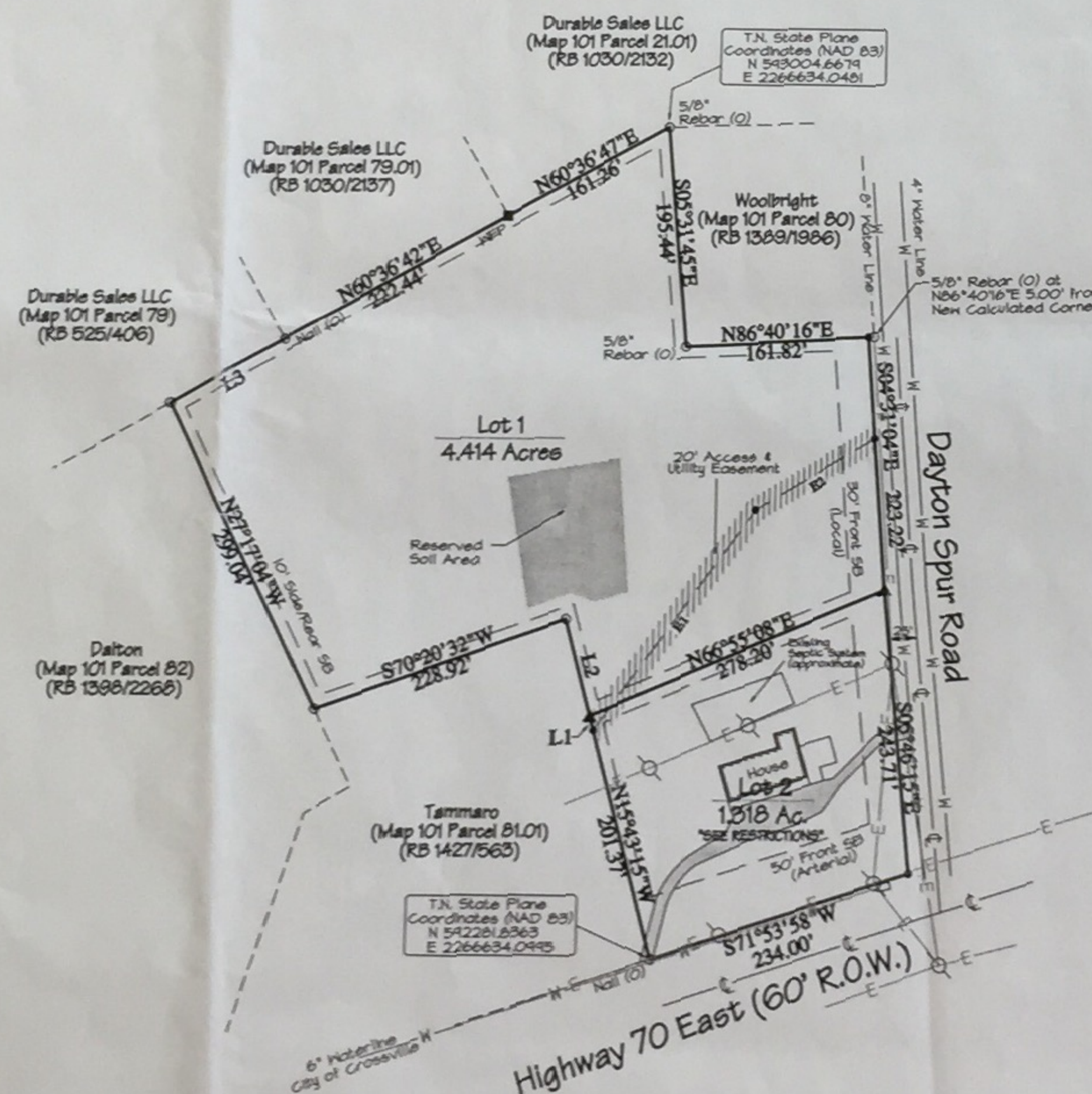
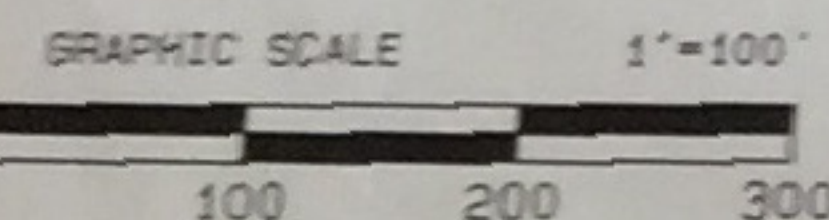
- 1/2" Rebar Found (Unless Otherwise Noted)
- Flood Fence Post (O)
- ▲ 1/2" Rebar Set
- Non-Monumented Point (Typical)
- Power Pole
- Overhead Electric
- Centerline

Boundary Line Table

LINE	BEARING	DISTANCE
L1	N15°43'15"W	12.75'
L2	N15°43'15"W	86.02'
L3	N60°16'27"E	114.70'

Easement Line Table

LINE	BEARING	DISTANCE
E1	N80°57'10"E	235.10'
E2	N86°22'30"E	122.00'



BKPG: PL11/596-S96
14004481

TOTAL PLAT FEE	
PLAT FEE	10.00
RECORDING FEE	10.00
REGISTER'S FEE	10.00
TOTAL AMOUNT	30.00

I hereby certify that the survey shown hereon was performed in compliance with the current Tennessee Minimum Standards of Practice and that it is a category "1" survey and the ratio of precision of the unadjusted survey is greater than 1:10,000.

Rusty Norrod
Rusty Norrod R.L.S. #2635,
Clinton Surveying, LLC
380 South Lowe Avenue, Suite 6
Cookeville, TN 38501

FINAL PLAT OF Webb-Napier Division

PRESENTED TO
CROSSVILLE REGIONAL PLANNING COMMISSION
1st Civil District, Cumberland County, Tennessee

DEVELOPER: Clark Napier	SURVEYOR: Rusty Norrod
ADDRESS: 10 Dayton Spur Rd, Crossville, TN 38505	ADDRESS: 380 South Lowe Avenue, Suite 6, Cookeville, TN 38501
TELEPHONE: 431-265-1345	TELEPHONE: 431-312-4444
ENGINEER: Rusty Norrod	ACREAGE SUBDIVIDED: 5.732 Acres
ADDRESS: 380 South Lowe Avenue, Suite 6, Cookeville, TN 38501	NUMBER OF LOTS: 2
TELEPHONE: 431-265-1345	SCALE: AS SHOWN

- 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 a current accurate title search will reveal.
- This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
- All corners are 1/2" rebar set unless otherwise noted.
- Source of Title: R.B. 440, Page 76.
- Property is currently not zoned.
- There is a 12' Utilities Easement (not shown) parallel to all road right-of-ways and to all side and rear lot lines EXCEPT perimeter lot lines.