BINGHAM PROPERTY

SURVEYOR'S CERTIFICATION

I hereby certify that the information shown on this plat is correct to the best of my belief, these measurements were made by field survey under the authority of TCA 61-18-12, and my supervision. This survey, and the ratio of precision of the unadjusted closure is 1:10000+, 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 evidence.

7-29-09
Date

Sean Pugh, R.L.S.
Tennessee Registration
P.O. Box 3185
Crossville, TN 38557
(931) 248-2795

STATE OF TENNESSEE
SEAN PUGH
2341
REGISTERED LAND SURVEYOR
NO. 2341

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 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.

1/5/18
Date

Shirley A Bingham
Owner's Signature

Date

Owner's Signature

CERTIFICATION OF EXISTING ROAD(S)

I hereby certify that the road(s) shown hereon 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

Public Works Director/City Engineer or County Road Superintendent

CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING FIRE HYDRANTS

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

Date

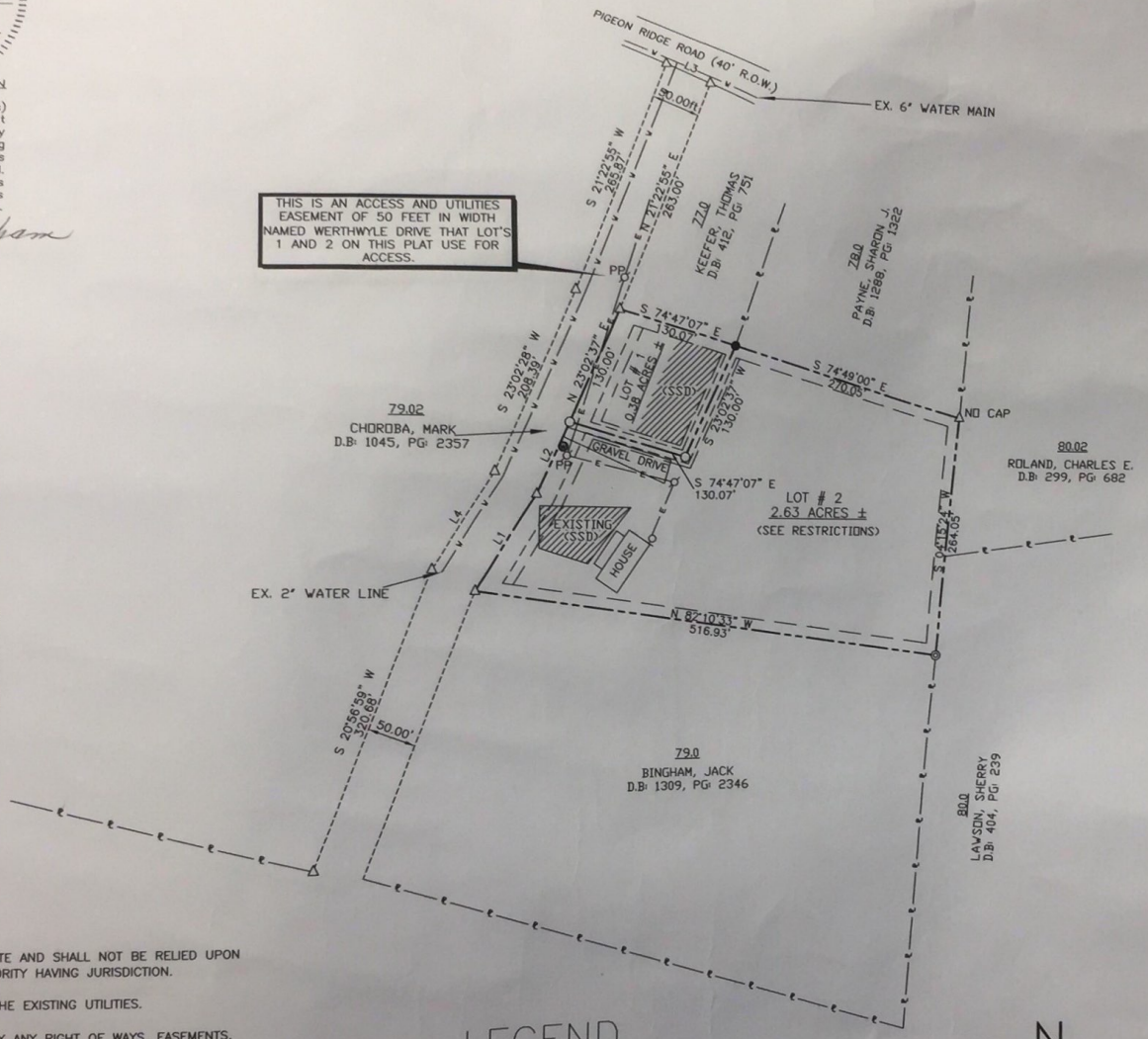
Signature of Water Department Representative

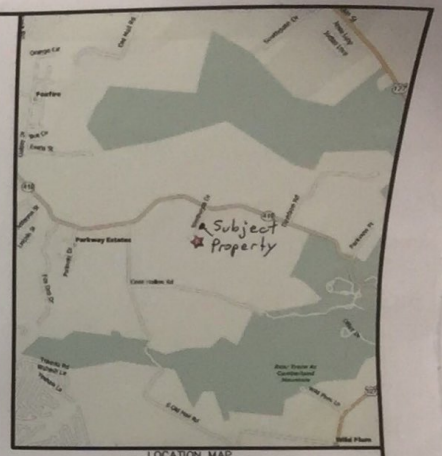
CERTIFICATE OF APPROVAL FOR RECORDING

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 Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

Date

Secretary, Crossville Regional Planning Commission





LOCATION MAP
CUMBERLAND COUNTY, TENNESSEE

CERTIFICATE OF APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS

Approval is hereby granted for Lot # 1 defined as Bingham Property, Cumberland County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed 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 Groundwater Protection. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted.

1-5-2018
Date

Brian Hamm
Environmental Specialist
Division of Groundwater Protection

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

Lot # 1, Bingham Property is approved for installation and duplication of conventional Subsurface Sewage Disposal Systems to serve a maximum house size of one(1) bedrooms.

Lot # 2 "This lot has not been evaluated, pursuant to this plat review, for an SSD system and does not constitute approval of this 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 represents an area to be used for the installation of the primary and duplicate subsurface sewage systems, and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc., or use which would conflict with the REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL in Tennessee. Modification of the shaded area may be considered, provided sufficient area is maintained.

Lot # 1, Bingham Property is approved for use with utility water only.

All underground utilities and driveways must enter along the 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.

NOTES:

1. ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND SHALL NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION.
2. ALL UTILITIES SHOWN MAY NOT REPRESENT ALL OF THE EXISTING UTILITIES.
3. THIS PROPERTY IS SUBJECT TO AND/OR AFFECTED BY ANY RIGHT OF WAYS, EASEMENTS, AND/OR RESTRICTIONS THAT MAY NOT BE SHOWN ON THIS SURVEY.
4. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA BASED ON FEMA FLOOD HAZARD BOUNDARY MAP # 47035C0317D FOR CUMBERLAND COUNTY, TENNESSEE.
5. WERTHWYLE DRIVE IS AN ACCESS AND UTILITIES EASEMENT OF 50 FEET IN WIDTH USED BY LOT'S 1 AND 2 ON THIS PLAT .

THERE IS A 30' BUILDING SETBACK PARALLEL TO ALL ROAD RIGHT OF WAYS.

THERE IS A 12' BUILDING SETBACK AND UTILITIES EASEMENT PARALLEL TO ALL PERIMETER LOT LINES.

THERE IS A 20' UTILITIES EASEMENT PARALLEL TO ALL ROAD RIGHT OF WAYS.

LEGEND

These standard symbols will be found in the drawing.

- NEWLY PLACED 1/2" REBAR AND CAP, R.L.S. # 2341
- EXISTING 1/2" REBAR AND CAP, R.L.S. # 784
- EX. 5/8" REBAR AND CAP, R.L.S. # 617
- EXISTING 1/2" CONDUIT
- WATER METER
- POWER POLE
- POWER METER
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ROAD RIGHT OF WAY
- ACCESS AND UTILITIES EASEMENT
- OVERHEAD POWER LINE
- EXISTING WATER LINE

N

MAGNETIC NORTH

LINE	BEARING	DISTANCE
L1	N 31°24'22" E	119.56'
L2	N 23°02'37" E	82.75'
L3	N 64°30'31" W	50.13'
L4	S 31°24'55" W	120.55'

0' 100' 200' 300'

FINAL PLAT
FOR
BINGHAM PROPERTY
PRESENTED TO
CROSSVILLE REGIONAL PLANNING COMMISSION

DEVELOPER: JACK & SHIRLEY BINGHAM
ADDRESS: 159 WERTHWYLE DR.
CROSSVILLE, TN 38555
TELEPHONE: (931) 484-5882

SURVEYOR: SEAN PUGH SURVEYING
ADDRESS: P.O. BOX 3185
CROSSVILLE, TN 38557-3185
TELEPHONE: (931)248-2795

ENGINEER:
ADDRESS:

FIRST CIVIL DISTRICT OF CUMBERLAND COUNTY, TN

ACREAGE SUBDIVIDED: 3.01 ACRES±
NUMBER OF LOTS: 2
SCALE: 1"=100' DATE: 07-20-09
DEED BOOK: 1309 PAGE: 2346
DEED BOOK: PAGE:

TAX MAP: 126
PARCEL: 79.01
GROUP:

JOB NO.: SPS09053
DRAWING NO.: SPS09053
DRAWN BY: SEAN PUGH