

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.

Date Signed _____ Owner's Signature _____
Date Signed _____ Owner's Signature _____

CERTIFICATE 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 _____ Signature of City Director of Public Works or Designee _____

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.

Date Signed _____ Signature of City Director of Public Works or Manager of Utility District _____

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.

Date Signed _____ Secretary, Crossville Regional Planning Commission _____

CERTIFICATE OF STREETS AND DRAINAGE SYSTEM

I hereby certify that a Financial Guarantee (Letter of Credit/Escrow Account/Check) acceptable to the Crossville Planning Commission in the amount of \$81,134 has been given to the Planning Commission to assure completion of improvements in the case of default.

Date Signed _____ Signature of Director of Public Works or County Road Supervisor _____

CERTIFICATE OF APPROVAL OF NEW STREET NAMES BY E911

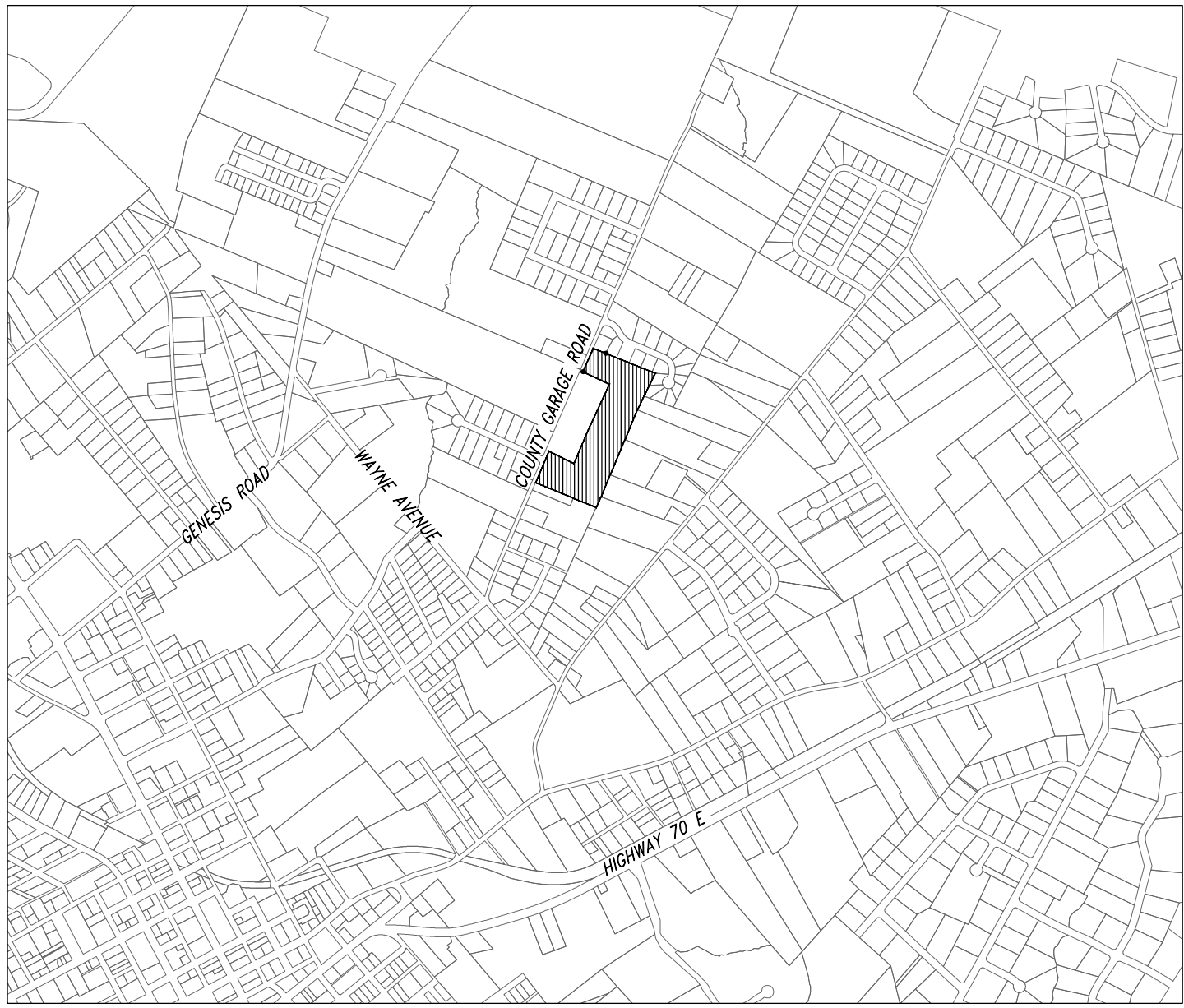
I hereby certify that new street name(s) shown on this plat have been approved by E911 in order to avoid duplication of current names of existing city or county roads.

Date Signed _____ Signature of Director of E911 _____

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 25, 2018 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.

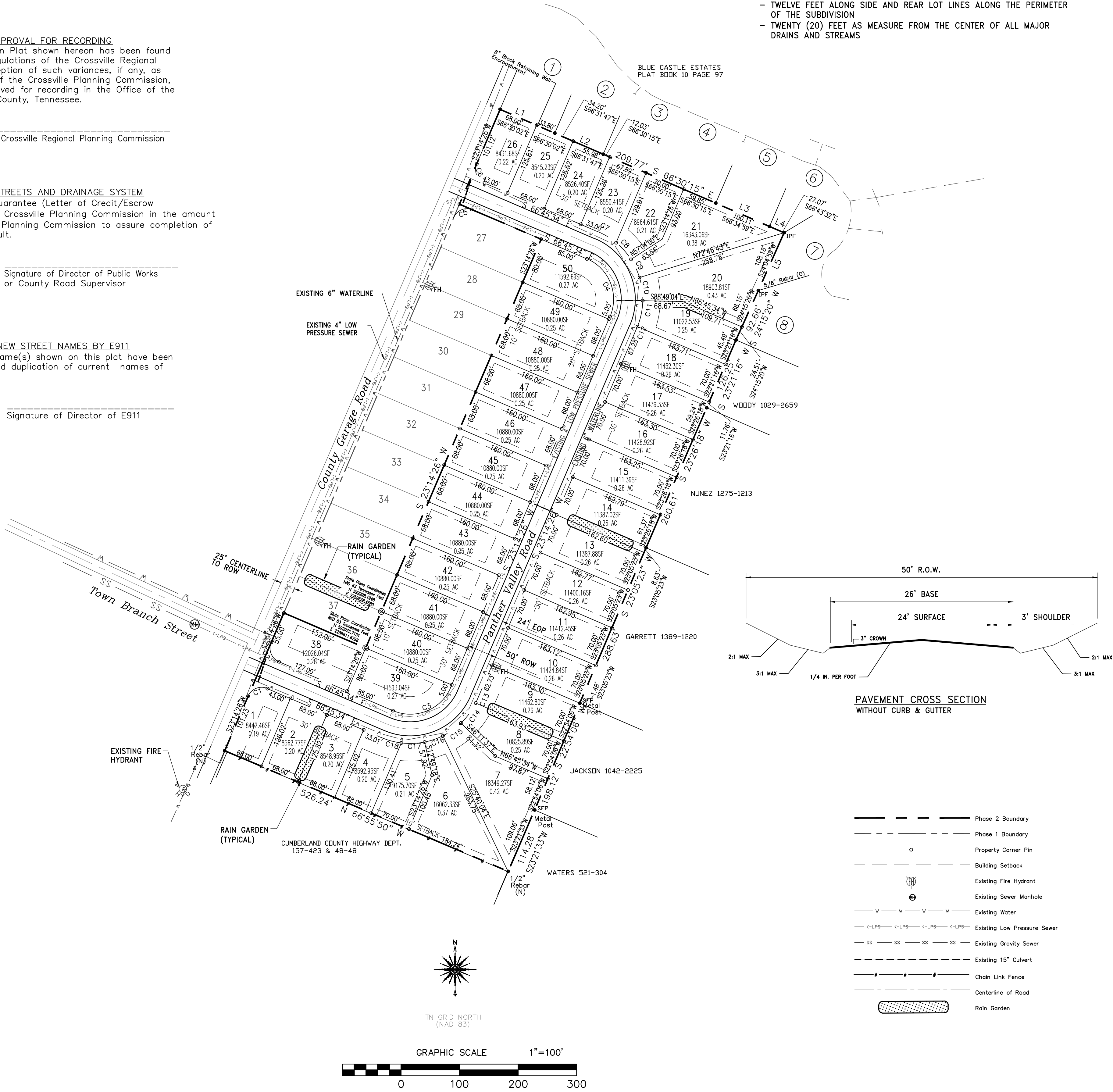
Date Signed _____ Surveyor's Signature _____
Larry Jackson R.L.S. #2269
379 South Lowe Avenue
Suite A Box 159
Cookeville, Tennessee 38501



Vicinity Map

NOTES:

- BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - THIRTY (30) FEET ALONG ALL LOT LINE ABUTTING LOCAL STREETS
 - TEN FEET ALONG ALL SIDE AND REAR LOT LINES
- 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 FEET ALONG SIDE AND REAR LOT LINES ALONG THE PERIMETER OF THE SUBDIVISION
 - TWENTY (20) FEET AS MEASURE FROM THE CENTER OF ALL MAJOR DRAINS AND STREAMS



NOTES:

- 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 FOUND unless otherwise noted.
- Source of Title: R.B. 1401, Page 1829.
- Property is currently not zoned.
- Location of utilities is approximate. Contact the appropriate utility for location of underground services.
- Tax Map 100L "B" Parcel 21.00.
- No area of subject property lies within a SFHA, according to FEMA FIRM # 47035C00309D, dated November 16, 2007.
- THERE ARE UTILITY-DRAINAGE EASEMENTS ALONG ALL LOT LINES AS FOLLOWS:
 - TWELVE (12) FEET ALONG ALL STREET FRONT PROPERTY LINES
 - SIX (6) FEET ALONG ALL SIDE AND REAR LOT LINES OF ABUTTING LOTS WITHIN THE SUBDIVISION
 - TWELVE (12) FEET ALONG ANY SIDE OR REAR LOT LINE THAT IS ALONG THE PERIMETER OF THE SUBDIVISION.
- Location of utilities shown hereon were provided by City of Crossville. The surveyor makes no certification as to the existence nor the location of such utilities.
- All Lots are restricted by 30 foot front and 10 foot side and rear minimum building setback unless otherwise noted on plat.

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	S 66°30'02" E	68.00'	C1	25.00'	39.27'	35.36'	S68°14'26"W	90°00'00.00"
L2	S 66°31'47" E	55.98'	C2	25.00'	39.27'	35.36'	S21°45'34"E	90°00'00.00"
L3	S 66°34'59" E	100.11'	C3	75.00'	117.81'	106.07'	N68°14'26"E	90°00'00.00"
L4	S 66°43'52" E	127.07'	C4	75.00'	117.81'	106.07'	N2°45'34"W	90°00'00.00"
L5	S 24°04'59" W	108.18'	C5	25.00'	39.27'	35.36'	S68°14'26"W	90°00'00.00"
			C6	25.00'	39.27'	35.36'	S21°45'34"E	90°00'00.00"
			C7	125.00'	35.44'	35.32'	N58°40'11"W	16°21'58.17"
			C8	125.00'	38.36'	38.21'	N41°41'45"W	17°28'04.57"
			C9	125.00'	34.29'	34.18'	N25°04'29"W	15°43'02.40"
			C10	125.00'	40.14'	39.97'	N08°01'01"W	18°23'53.65"
			C11	125.00'	45.39'	45.14'	N11°35'02"E	20°48'10.90"
			C12	125.00'	2.72'	2.72'	N22°36'34"E	1°14'53.08"
			C13	125.00'	7.28'	7.28'	N24°59'16"E	3°46'52.48"
			C14	125.00'	42.76'	42.55'	N36°22'04"E	19°42'44.71"
			C15	125.00'	37.69'	37.54'	N54°48'08"E	17°33'05.29"
			C16	125.00'	33.21'	33.11'	N71°02'55"E	15°19'41.20"
			C17	125.00'	39.97'	39.80'	N87°49'10"E	18°22'38.86"
			C18	125.00'	35.46'	35.34'	S74°53'31"E	16°16'37.39"

FINAL PLAT
PANTHER VALLEY SUBDIVISION - PHASE 2
PRESENTED TO
CROSSVILLE REGIONAL PLANNING COMMISSION
CITY OF CROSSVILLE, TN
FIRST CIVIL DISTRICT OF
CUMBERLAND COUNTY, TN

ACREAGE : 11.95 ACRES ±
NUMBER OF LOTS : 39
TAX MAP 100L "B" PARCEL 21.00

OWNER/DEVELOPER:
SPENCER WALTON
2231 HIGHWAY 70 E, CROSSVILLE, TENNESSEE 38555
931-510-5940

PREPARED BY:
FIELD'S ENGINEERING CONSULTANT SERVICES, LLC
77 COTTER STREET, CROSSVILLE, TENNESSEE 38555
931-456-6071

DRAWN BY: AMH

DATE: 05/25/2018

APPROVED BY:

SHEET 1 OF 1

SCALE: 1"= 100'

BARRY R. FIELD, P.E.