

CERTIFICATE OF OWNERSHIP AND DEDICATION  
I (we) hereby certify that I (an (we)) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the shown building restriction lines, and dedicate all streets, alleys, water, and parks as shown to the public or private use(s) noted. I (we) further acknowledge that any change to this subdivision constitutes a 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 I) survey, with a ratio of precision of 1:1000, performed on May 20, 2019, in accordance to current Tennessee Standards of Practice for Land Surveyors. I further certify that iron monuments and/or monuments have been placed as shown hereon, to the specifications of the Crossville Regional Planning Commission.

Date Signed \_\_\_\_\_ Dion Ault RLS #2678

CERTIFICATION OF EXISTING SEWER LINES  
I hereby certify that the existing sewer lines shown hereon are in place and that lots in this subdivision are connected to city sewer. (X) 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 WATERLINES AND/OR EXISTING HYDRANTS  
I hereby certify that the existing waterlines and/or existing hydrants shown hereon are in place and maintained by the City or Crossville OR Utility District.

Date Signed \_\_\_\_\_ Signature of City Director of Public Works or Manager of Utility Distr.

CERTIFICATION OF EXISTING ROADS  
I hereby certify that the roads shown on this plot has the status of an accepted city or county maintained public road regardless of current conditions, or is a state-maintained highway.

Date Signed \_\_\_\_\_ Signature of Director of Public Works 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 of the Crossville Regional Planning Commission

Note:  
This parcel subjects to any right of ways, easements, and/or restrictions that may affect this survey.

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 site and rear lot lines along perimeter of the subdivision. Twenty (20) feet as measured from the center of all major drains or streams.

This survey was done using the latest recorded deed. This survey does not represent a title search or a guarantee of title.

This survey and its representations are intended solely for the benefit of the surveyor's client.

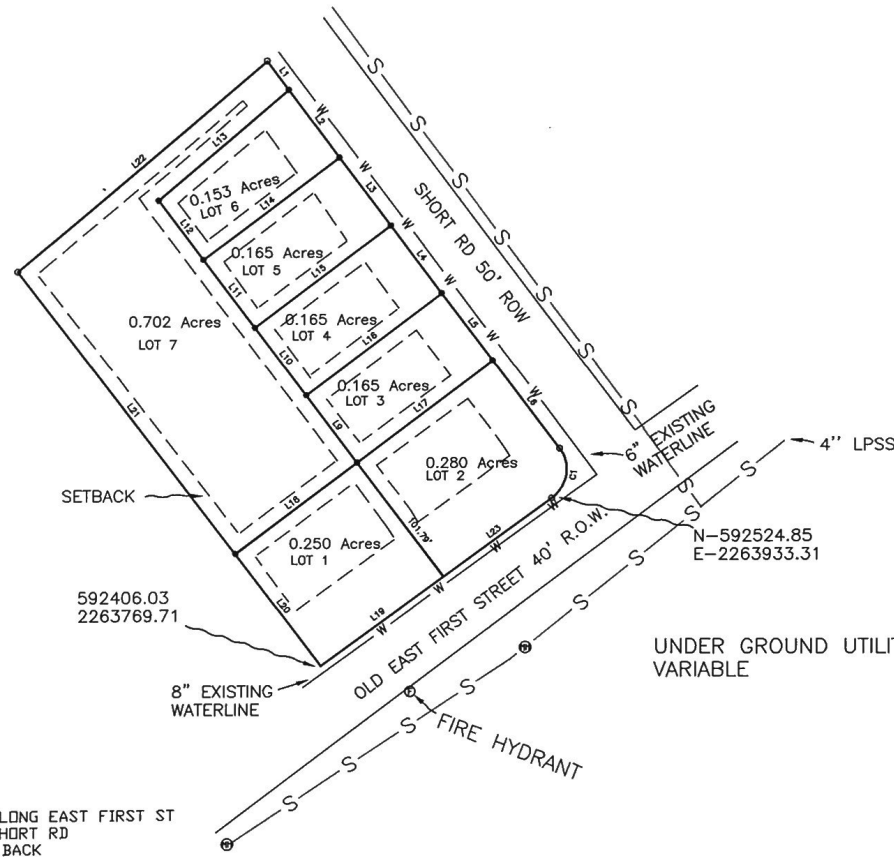
Location of utilities are approximate and those shown may not represent all of the existing utilities. The following utilities shall be contacted prior to construction.

0.1" Inch water line

Parcel not in a flood map according to flood maps 47035c-0317d and 0309d

Tennessee One Call 1-800-351-1111  
City of Crossville(Sewer) 931-484-7631  
Volunteer Electric 931-484-3527  
Upper Cumberland Gas Utility District 931-484-9380  
Crab Orchard Utility District(Water) 931-484-6937

ANTHONY FINDLEY--EAST FIRST STREET DIVISION  
TAX MAP 1011 A 029.03 & 1011 A 029.02  
DEED REF 1505 PAGE 535  
RE-DIVISION OF PLAT BOOK 10 PG 551 LOT 3 AND 4  
CUMBERLAND CO, TN



SETBACKS  
40' FRONT ALONG EAST FIRST ST  
30' ALONG SHORT RD  
10' SIDES & BACK

- IRON ROD FOUND
- IRON ROD SET

#### NOTES

SUBJECT TO ANY AND ALL EASEMENTS  
SHOWN OR OTHERWISE

SURVEY REQUESTED BY ANTHONY FINDLEY

FINAL PLAT



LINE	BEARING	DISTANCE
L1	S 36°56'40\"	25.04
L2	S 36°56'40\"	59.18
L3	S 36°56'40\"	60.00
L4	S 36°56'40\"	60.00
L5	S 36°56'40\"	60.00
L6	S 37°00'14\"	78.39
L7	N 53°57'59\"	202.20
L9	N 36°56'40\"	60.00
L10	N 36°56'40\"	60.00
L11	N 36°56'40\"	60.00
L12	N 36°56'40\"	52.21
L13	N 49°41'27\"	120.21
L14	N 53°00'48\"	119.79
L15	N 53°00'48\"	119.84
L16	N 53°00'48\"	119.88
L17	S 53°00'48\"	120.00
L18	S 53°00'48\"	108.02
L19	S 53°00'48\"	107.61
L20	N 37°10'43\"	100.00
L21	N 37°09'34\"	250.93
L22	N 49°41'27\"	229.36
L23	S 53°57'59\"	94.58

UNDER GROUND UTILITY LOCATIONS ARE  
VARIABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.71'	35.67'	S 08°34'01\"	91°00'31\"

FINAL PLAT FOR ANTHONY FINDLEY PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION	
DEVELOPER: ANTHONY FINDLEY ADDRESS: EAST FIRST & SHORT RD TELEPHONE:	SURVEYOR: ADDRESS: Same TELEPHONE:
ENGINEER: ADDRESS:	ACREAGE SUBDIVIDED: 1.881 Acres NUMBER OF LOTS: 7 LOTS SCALE: 1\"=100' DATE: 2/26/19 TAX MAP REFERENCE: 1011 A 029.02 1011 A 029.03

FINDLEY FIRST STRE		
DRAWN	DATE	DION AULT
	04/25/18	116 ASHLEY ACRE WAY
APPROVED	DATE	PIKEVILLE TN
SCALE	SHEET	PROJECT NO.
1\"= 50'		