

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I (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 _____

CERTIFICATE OF ACCURACY AND PRECISION
I hereby certify that the plan shown and described hereon is a true and correct Class 1 survey with a ratio of precision of 1:10000, performed on APRIL 2019, 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 _____ Don Ault - RLS #2678

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 of Crossville OR Utility District.

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

CERTIFICATION OF EXISTING ROAD(S)
I hereby certify that the roads shown on this plat 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.

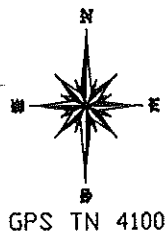
Location of utilities are approximate and those shown may not represent all of the existing utilities the following utilities shall be contacted prior to construction.

6" inch water line, no municipal sewer system.

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

No fire hydrant in area

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



TOMMY PELFREY ADJUSTMENT
DEED REF 1207/682
TAX MAP 139 PARCEL 075.01
CUMBERLAND CO TN

SAWMILL RD
50' ROW

SPC
N: 569115.78
E: 2268930.94

6" WATER LINE

ORIGINAL DEED
LINE

REMAINDER OF
PELFREY >5 ACRES

SETBACK LINE

SPC
N: 568781.73
E: 2268818.99

LOT 1
1.36 Acres

HOME

BUILDING

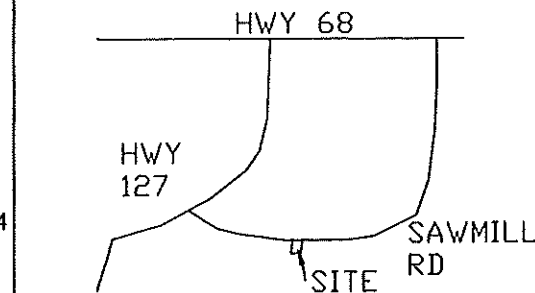
APP SEPTIC SYSTEM

REMAINDER OF
PELFREY >5 ACRES

SUBJECT TO SETBACKS:

30 FRONT
10 SIDE AND BACK

• IRON ROD SET



NOTES

PUBLIC WATER SYSTEM PROVIDED BY CITY OF CROSSVILLE UTILITY DISTRICT

SURVEY MADE USING THE LATEST RECORDED DEEDS AS IS NOT A CERTIFICATION OF TITLE

SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OTHERWISE

EXISTING MUNICIPAL WATER SYSTEM AND EXISTING SEPTIC SYSTEM

ACCORD TO FLOOD MAP 470035C 0317D THIS AREA IS NOT IN A FLOODABLE AREA

SURVEY REQUESTED BY TOMMY PELFREY

ADDRESS: 444 SAWMILL RD

PHONE NUMBER 931-510-4371

FINAL PLAT

LINE	BEARING	DISTANCE
L1	N 62°50'20" E	63.23'
L2	N 61°30'12" E	69.43'
L3	N 60°56'08" E	8.60'
L4	S 23°59'30" E	288.98'
L5	S 73°01'34" W	239.90'
L6	N 14°31'12" W	257.84'
L7	N 66°31'22" E	52.36'

FINAL PLAT FOR TOMMY PELFREY PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION	
DEVELOPER: Stephen Dishman	SURVEYOR: Same
ADDRESS:	ADDRESS:
TELEPHONE:	TELEPHONE:
ENGINEER:	ACREAGE SUBDIVIDED:
ADDRESS:	NUMBER OF LOTS:
TELEPHONE:	SCALE: 1"=100' DATE:
	TAX MAP REFERENCE:

PELFREY-SAWMILL		
DRAWN	DATE	DION AULT
	04/26/19	116 ASHLEY ACRE WAY
APPROVED	DATE	PIKEVILLE TN
SCALE	SHRBT	PROJECT NO.
1" = 100'		1 LOT