

REVISION OF LOT #'S 309A & #310,  
SHERWOOD FARMS SUBDIVISION  
RECORDED IN PLAT BOOK: 8, PAGE: 146

The existing structures on lot 309A of this plat-dated October 8, 2021 is exempt from the existing 30-foot road setback and the existing 12-foot side setback requirement of the Crossville Regional Planning Commission Regulations. If the before-mentioned structure, shown within the required setback at the time of plat approval, is subsequently destroyed, torn down or moved, then any new structure must comply with setbacks required in the notes. No structural additions may be made to the before-mentioned structure outside the required setback shown in the notes.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I 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.

11-12-21  
Date  
11-12-21  
Date

Robert Hawkins  
Owner's Signature  
Sherry Maxine  
Owner's Signature

SURVEYOR'S CERTIFICATION

I hereby certify that the information shown on this plat is correct to the best of my ability and belief, these measurements were made by a field survey under my supervision. This is a category 1 survey, and the ratio and precision of the subdivision closure is 1:10,000 as per the State of Tennessee Surveying Code of practice, Chapter 0820-3. This survey was made according to information of public record and/or observed ground evidence.

10-8-21  
Date

O.D. Pugh, Jr.  
Tennessee Registration  
107 Livingston Road  
Crossville, TN 38555

CERTIFICATION OF EXISTING WATER LINES

I hereby certify that the water lines hereon are in place.

Date

Signature of Public Works Director  
or Water Superintendent

CERTIFICATION OF EXISTING ROAD

I hereby certify that the road shown on this plat has the status of an accepted public road regardless of current condition.

11/15/21  
Date

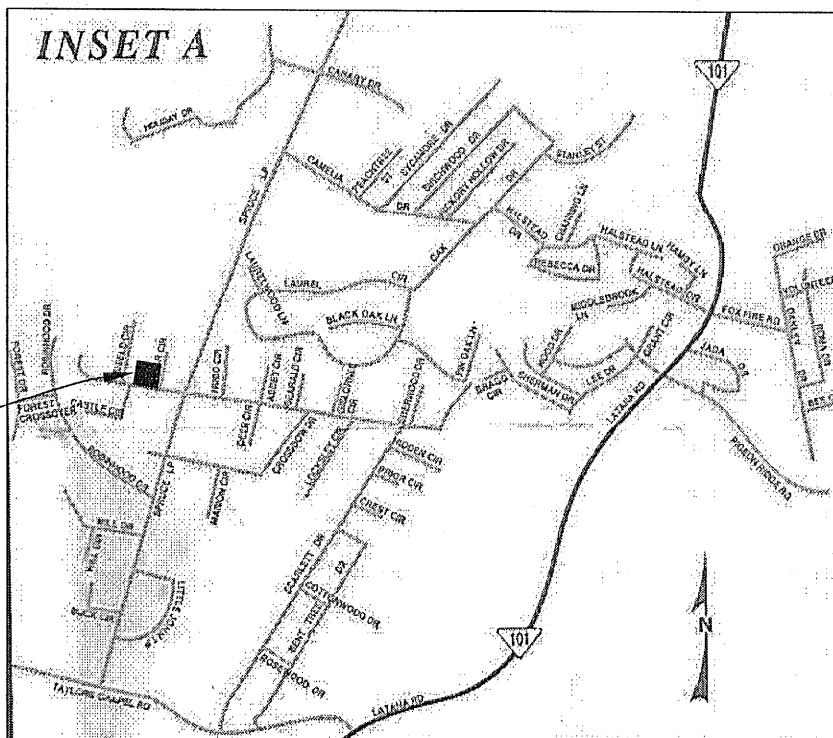
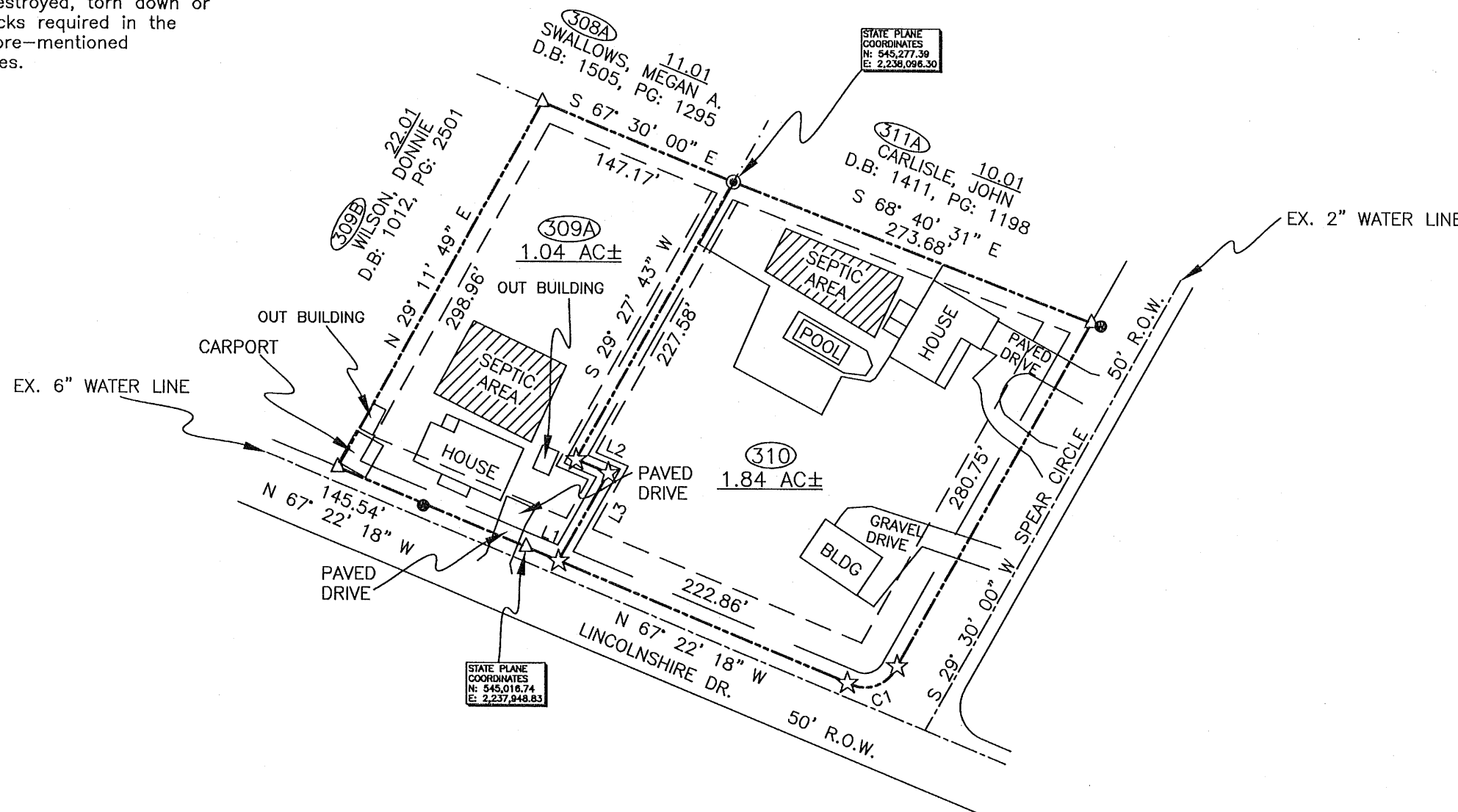
Scott Delock  
Signature of Public Works Director  
or County Road Superintendent

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

Date

Signature of the Secretary of  
Crossville Regional Planning Commission



VICINITY MAP  
CUMBERLAND COUNTY, TENNESSEE

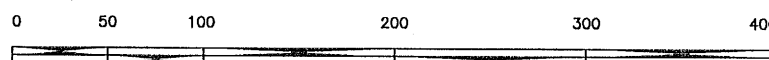
LEGEND

These standard symbols will be found in the drawing.

- ☆ N.P. 1/2" REBAR
- △ EX. 1/2" REBAR, R.L.S. #699
- EX. 1-1/2" PIPE
- WATER METER
- PROPERTY LINE
- - - - - ADJOINING PROPERTY LINE
- ==== ROAD RIGHT OF WAY



SCALE: 1" = 100'



NOTES:

THERE IS A 30' BUILDING SETBACK PARALLEL TO ALL ROAD RIGHT OF WAYS AT THE SETBACK LINE. TYPICAL ALL LOTS.

THERE IS A 12' UTILITIES EASEMENT PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.

THERE IS A 10' BUILDING SETBACK PARALLEL TO ALL SIDE AND REAR LOT LINES, EXCEPT PERIMETER LOT LINES. TYPICAL ALL LOTS.

THERE IS A 12' UTILITIES EASEMENT, 6' LEFT, RIGHT, AND PARALLEL TO ALL SIDE AND REAR LOT LINES. TYPICAL ALL LOTS.

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

THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANLE #47035C0315D.

LINE	BEARING	DISTANCE
L1	N 67° 22' 18" W	25.00'
L2	S 67° 06' 17" E	24.98'
L3	S 29° 36' 57" W	71.78'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	42.27'	37.41'	S 71° 03' 51" W	96° 52' 18"

MID-STATE SURVEYING P.O. BOX 212 107 LIVINGSTON ROAD CROSSVILLE, TENNESSEE	
FINAL PLAT REVISION OF LOT #'S 309A & 310, SHERWOOD FARMS SUBDIVISION RECORDED IN PLAT BOOK: 8, PAGE: 146 PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION	
OWNER-22.0: HAWKINS, ROBERT NEAL & SHERRY MAXINE ADDRESS: 299 LINCOLNSHIRE DR. CROSSVILLE, TN 38555 TELEPHONE: (931) 787-2273	SURVEYOR: MID-STATE SURVEYING ADDRESS: 107 LIVINGSTON RD CROSSVILLE, TN 38555 TELEPHONE: (931) 484-7702
OWNER-23.0: HENDERSHOT, KENNETH C. & LINDA ADDRESS: 8320 WALKER SPRINGS LN KNOXVILLE, TN 37923 TELEPHONE: FIRST CIVIL DISTRICT OF CUMBERLAND COUNTY, TN	ACREAGE SUBDIVIDED: 2.88 AC± NUMBER OF LOTS: 2 SCALE: 1"=100' DATE: 10/8/21 DEED BOOK-22.0: 1590 PAGE: 1131 DEED BOOK-23.0: 1459 PAGE: 422
TAX MAP: 125-C PARCEL: 22.0 & 23.0 GROUP: "A"	JOB NUMBER: 21083 DRAWING NUMBER: 21083 DRAWN BY: ROBIN POWERS