

2919 HWY 68 PROP



VICINITY MAP
CUMBERLAND COUNTY, TENNESSEE

SITE

GPS INFORMATION

1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
3. Relative Positional Accuracy: H = 0.05', V = 0.05'
4. Date(s) of Survey: August 26, 2024
5. Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
6. Fixed Control Station: AUTONOMOUS
7. Fixed Control Station Position: Not Applicable
8. Geoid Model Used: GEDID18
9. Combined Grid Factor: Not Applicable

Plat approval is hereby granted for this property, 2919 HWY 68 Property, Cumberland County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.

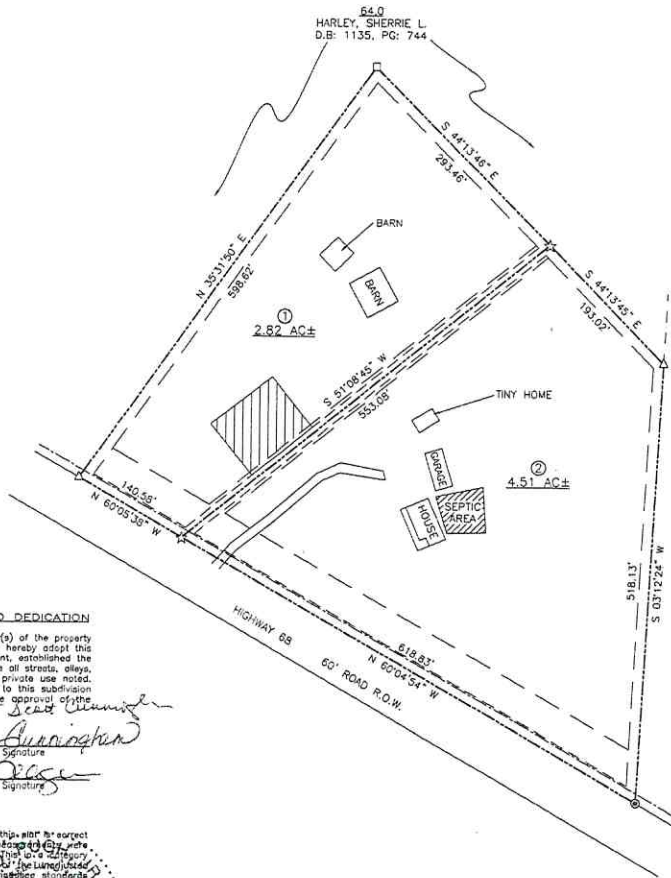
Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water lines, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted.

Richard Scott Farris
Environmental Specialist Date

Division of Ground Water Protection

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

- 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 reserved to be used for the installation of the primary and duplicate subsurface sewage disposal 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 shaded area is maintained.
- 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 affect the number of bedrooms for which a permit may be issued.
- Lot 1 is approved for installation and duplication of conventional subsurface sewage disposal systems to serve an estimated house size of 2 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."



22.0 PHILLIPS, JUDITH ANN D.B.: 1530, PG: 871

LEGEND

- These standard symbols will be found in the drawing.
- ☆ N.P. 1/2" REBAR
 - △ EX. IRON ROD
 - ⊙ EX. 1/2" IRON PIPE
 - TREE/FENCE CORNER
 - PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - ROAD RIGHT OF WAY

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am (we are) the owner(s) of the property shown and described herein 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 subdivision and requires the approval of the planning commission.

10/17/24 *Robert Scott Cunningham*
Date Owner's Signature

10/17/24 *Garrrie Wolfe*
Date 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, that the survey, and the ratio and precision of the measurements, and the closure is 1:100,000 as per the State of Tennessee standards of practice, Chapter 0800-3, this survey was made according to information of public record and/or observation.

10-17-24 *R. Scott Cunningham*
Date Surveyor's Signature

O.D. Phillips, Surveyor
107 Livingston Road
Crossville, TN 38655
SEE NO. 899

CERTIFICATION OF EXISTING WATER LINES

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

10-17-24 *R. Scott Cunningham*
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.

10-17-2024 *Stanley Hall*
Date Signature of Public Works Director or County Road Superintendent

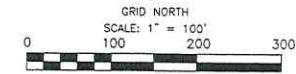
CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Regional Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

10-17-2024 *Brittany Hall*
Date Signature of the Secretary of Cumberland County Regional Planning Commission

NOTES:

- THERE IS A 50' BUILDING SETBACK PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.
 - THERE IS A 12' UTILITIES EASEMENT PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.
 - THERE IS A 12' UTILITIES EASEMENT, 6' LEFT, RIGHT, & PARALLEL TO ALL SIDE LOT LINES, EXCEPT PERIMETER LOT LINES. TYPICAL ALL LOTS.
 - THERE IS A 10' BUILDING SETBACK PARALLEL TO ALL INTERIOR 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 PANEL #47035C0340D.



MID-STATE SURVEYING P.O. BOX 212 80 WEST AVE. CROSSVILLE, TENNESSEE	
FINAL PLAT 2919 HWY 68 PROPERTY PRESENTED TO CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION	
OWNER: ROBERT SCOTT CUNNINGHAM ADDRESS: 2919 HIGHWAY 68 CROSSVILLE, TN 38655 TELEPHONE: (931) 202-4789	SURVEYOR: MID-STATE SURVEYING ADDRESS: 80 WEST AVE. CROSSVILLE, TN 38655 TELEPHONE: (931) 444-7752
OWNER #2: GARRIE L. WOLFE OWNER #3: LINDA J. REASON	ACREAGE SUBDIVIDED: 7.33 AC± NUMBER OF LOTS: 2 SCALE: 1"=100' DATE: 8/20/24 DEED BOOK: 1418 PAGE: 381 DEED BOOK: PAGE:
TAX MAP: 140 PARCEL: 64.01 GROUP:	JOB NUMBER: 24241 DRAWING NUMBER: 24241-R00IN DRAWN BY: ROBIN POWERS