

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 plat 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.

7-15-25
Date
Owner's Signature
Owner's Signature

GPS INFORMATION

1. Type of GPS Field Procedure Used: Real Time Kinematic
2. Type of GPS Equipment Used: CHCNAV 83 Dual Frequency Receiver
3. Relative Positional Accuracy: $\sqrt{1+0.05^2}$, $V=0.05$
4. Date(s) of Survey: July 30, 2025
5. Datum/Epoch: NAD 83 / Epoch 2010.00
6. Fixed Control Station: TDD1 COV Northw (NAD83)
7. Fixed Control Station Position: Northing: 5,811,175, Easting: 226,679,200, Elev.: 1825.30
8. Geoid Model Used: GEOID18
9. Combined Grid Factor (Grid to Ground): 1.000133715676

SURVEYOR'S CERTIFICATION

I hereby certify that the plan shown and described hereon is a true and correct copy of the original as shown and described hereon and that I performed on July 30, 2025 in accordance to current Tennessee Standards of Practice for Land Surveyors, Chapter 0820. I further certify that all print and/or monuments have been placed in accordance to the specifications of the Cumberland County Planning Commission.

7-31-25
Date
Surveyor's Signature
Surveyor's Seal

CERTIFICATION OF EXISTING ROAD(S)

I hereby certify that the road(s) shown on this plat has (have) the status of an accepted city or county maintained public road regardless of the current condition, or is a state maintained highway.

8-11-2025
Date
County Road Superintendent's Signature
County Road Superintendent's Title

CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS

I hereby certify that the existing water lines and/or fire hydrants shown hereon are in place and maintained by the Crab Orchard Utility District.

8/11/25
Date
Utility District Representative's Signature
Utility District Representative's Title

CERTIFICATION OF EXISTING SEWER LINES

I hereby certify that the existing sewer lines shown hereon are in place and that Lot # 1, Lot # 2, Lot # 3 & Lot # 4 in this subdivision are connected to sewer (if any) and be connected upon approval of the Fairfield Glade Community Club and payment of required fees.

8/12/2025
Date
Utility District Representative's Signature
Utility District Representative's Title

CERTIFICATE OF APPROVAL FOR RECORDING

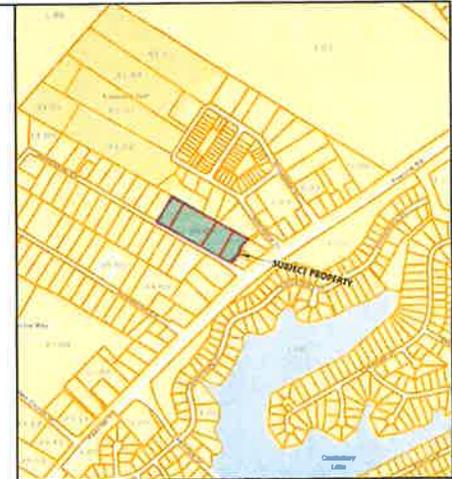
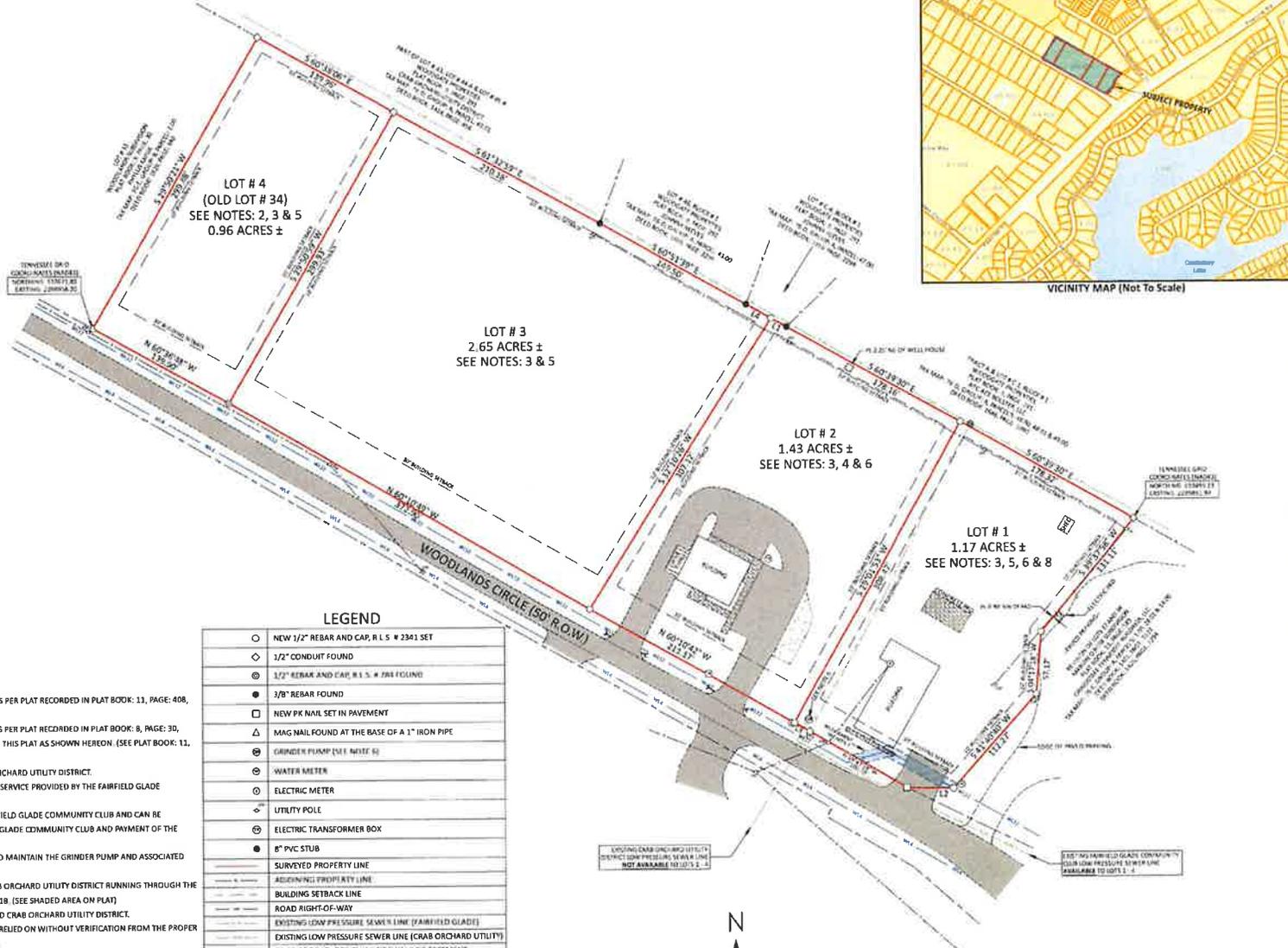
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said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

8/21/2025
Date
Secretary of the Cumberland County Planning Commission's Signature
Secretary of the Cumberland County Planning Commission's Title

LINE	BEARING	DISTANCE
11	S 60° 35' 10" E	175.16'
12	N 60° 35' 10" W	175.16'
13	S 60° 35' 10" E	175.16'
14	N 60° 35' 10" W	175.16'
15	S 60° 35' 10" E	175.16'
16	N 60° 35' 10" W	175.16'

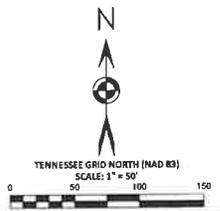
SURVEYOR'S NOTES:

1. BEING REVISION TWO OF REVISION OF WOODLANDS SUBDIVISION SECTION 3 AS PER PLAT RECORDED IN PLAT BOOK: 11, PAGE: 408, REGISTER'S OFFICE, CUMBERLAND COUNTY, TENNESSEE
2. LOT # 4 ON THIS PLAT WAS ORIGINALLY LOT # 34, WOODLANDS SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK: 8, PAGE: 30, REGISTER'S OFFICE, CUMBERLAND COUNTY, TENNESSEE BUT IS NOW A PART OF THIS PLAT AS SHOWN HEREON. (SEE PLAT BOOK: 11, PAGE: 408 FOR DETAILS)
3. LOTS 1 - 4 ON THIS PLAT HAVE EXISTING WATER SERVICE PROVIDED BY CRAB ORCHARD UTILITY DISTRICT.
4. LOT # 2 ON THIS PLAT HAS AN EXISTING SEWER TAP AND GRINDER PUMP WITH SERVICE PROVIDED BY THE FAIRFIELD GLADE COMMUNITY CLUB.
5. LOT # 1, LOT # 3 AND LOT # 4 HAVE SEWER SERVICE AVAILABLE FROM THE FAIRFIELD GLADE COMMUNITY CLUB AND CAN BE CONNECTED TO AT THE OWNERS EXPENSE UPON APPROVAL OF THE FAIRFIELD GLADE COMMUNITY CLUB AND PAYMENT OF THE REQUIRED FEES
6. LOT # 2 ON THIS PLAT SHALL HAVE THE PERPETUAL RIGHT TO USE, REPLACE AND MAINTAIN THE GRINDER PUMP AND ASSOCIATED SERVICE LINES LOCATED ON LOT # 3.
7. THERE IS AN EXISTING WATER LINE EASEMENT OF (10) FEET IN WIDTH FOR CRAB ORCHARD UTILITY DISTRICT RUNNING THROUGH THE SOUTHERLY PORTION OF LOT # 1 AS RECORDED IN DEED BOOK: 1590, PAGE: 1218. (SEE SHADED AREA ON PLAT)
8. LOT # 1 ON THIS PLAT IS SUBJECT TO A LOW PRESSURE SEWER LINE MAINTAINED CRAB ORCHARD UTILITY DISTRICT.
9. ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND SHALL NOT BE RELED ON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. PLEASE CALL 811 BEFORE YOU DIG.
10. THERE SHALL BE A BUILDING SETBACK OF THIRTY (30) FEET PARALLEL TO ALL LOCAL STREETS
11. THERE SHALL BE A BUILDING SETBACK OF TEN (10) FEET PARALLEL TO ALL SIDE LOT LINES AND ALONG THE PERIMETER OF THE SUBDIVISION.
12. THERE SHALL BE A UTILITY-DRAINAGE EASEMENT OF TWELVE (12) FEET PARALLEL TO ALL LOCAL STREETS
13. THERE SHALL BE A UTILITY-DRAINAGE EASEMENT OF SIX (6) FEET PARALLEL TO ALL SIDE AND REAR LOT LINES OF ADJUTING LOTS WITHIN THE SUBDIVISION.
14. THERE SHALL BE A UTILITY-DRAINAGE EASEMENT OF TWELVE (12) FEET PARALLEL TO ALL SIDE AND/OR REAR LOT LINES THAT ARE ALONG THE PERIMETER OF THE SUBDIVISION.
15. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DEFINED BY FEMA FLOOD INSURANCE MAP # 1703-01194-D FOR CUMBERLAND COUNTY, TENNESSEE.
16. THIS PROPERTY IS SUBJECT TO AND/OR AFFECTED BY ALL ZONING, BUILDING SETBACKS, RIGHT OF WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS THAT MAY NOT BE SHOWN ON THIS SURVEY.
17. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET
18. PLEASE REFER TO LEGEND FOR SYMBOL AND LINE TYPE DESCRIPTIONS



LEGEND

○	NEW 1/2" REBAR AND CAP, R.L.S. # 2341 SET
◇	1/2" CONDUIT FOUND
⊕	1/2" REBAR AND CAP, R.L.S. # 208 FOUND
●	3/8" REBAR FOUND
□	NEW PK NAIL SET IN PAVEMENT
△	MAG NAIL FOUND AT THE BASE OF A 1" IRON PIPE
⊗	GRINDER PUMP (SEE NOTE 5)
⊖	WATER METER
⊙	ELECTRIC METER
⊕	UTILITY POLE
⊗	ELECTRIC TRANSFORMER BOX
●	8" PVC STUB
—	SURVEYED PROPERTY LINE
—	ADJUTING PROPERTY LINE
—	BUILDING SETBACK LINE
—	ROAD RIGHT-OF-WAY
—	EXISTING LOW PRESSURE SEWER LINE (FAIRFIELD GLADE)
—	EXISTING LOW PRESSURE SEWER LINE (CRAB ORCHARD UTILITY)
—	EDGE OF ROAD, DRIVEWAY, SIDEWALK OR EASEMENT
—	ELECTRIC LINE
—	EXISTING 4" WATER LINE (CRAB ORCHARD UTILITY DISTRICT)
—	EXISTING 12" WATER LINE (CRAB ORCHARD UTILITY DISTRICT)
—	EXISTING FENCE
—	EXISTING GRAVEL AREA
—	EXISTING PAVED ROAD, DRIVEWAY OR PARKING AREA
—	EXISTING CONCRETE SIDEWALK OR PAD
—	WATER LINE EASEMENT TO CRAB ORCHARD UTILITY DISTRICT



FINAL PLAT FOR REVISION TWO OF WOODLANDS SUBDIVISION SECTION 3 (PLAT BOOK: 11, PAGE: 408)

Located in the Grand Old State of Cumberland County, Tennessee

PRESENTED TO CUMBERLAND COUNTY PLANNING COMMISSION

DEVELOPER: MIDDLE TENNESSEE NATURAL GAS ADDRESS: P.O. BOX 907 CROSSVILLE, TN 38557 TELEPHONE: (615) 438-6864	SURVEYOR: SEAN PUGH, R.L.S. # 2341 ADDRESS: 8334 CHEROKEE TRAIL CROSSVILLE, TN 38572 TELEPHONE: (931) 200-5227
ENGINEER: ADDRESS:	ACREAGE SUBDIVIDED: 6.21 ACRES ± NUMBER OF LOTS: 4 SCALE: 1" = 50' TAX MAP: 76, PARCEL: 28 00 DEED BOOK: 1441, PAGE: 756 DATE: JULY 30, 2025

SEAN PUGH SURVEYING
8334 CHEROKEE TRAIL, CROSSVILLE, TN, 38572
PHONE: (931) 200-5227
EMAIL: surveyteam@gmail.com

SHEET: 1 OF 1 DRAWN BY: SEAN PUGH | DRAWING #: SP23009