

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 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. We further acknowledge that any change to this subdivision constitutes a re-subdivision and requires the approval of the Planning Commission.

5-28-08
Date Signed
5-28-08
Date Signed

Robert L. Smith
Owner's Signature
Susan K. Smith
Owner's Signature

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct Class II survey, and the ratio of precision is 1" = 2500', performed in accordance to current Tennessee Standards of Practice for Land Surveyors. I further certify that the monuments have been placed in accordance to the specifications of the Cumberland County Planning Commission.

5-8-08
Date Signed

Robert L. Smith
Owner's Signature

CERTIFICATION OF EXISTING WATER LINE UTILITIES

I hereby certify that the water line and fire hydrants shown hereon are in place and are operated and maintained by the South Cumberland Water Utility District to serve the property herein subdivided.

5/9/08
Date Signed

Sandra Brewer
Signature of Applicable Water Utility
District Representative

CERTIFICATION OF APPROVAL OF ROADS AND DRAINAGE SYSTEM

I hereby certify that (1) roads, drainage system (easements, culverts, etc.) and other improvements (curbs, sidewalks, etc.) as required by the Cumberland County Planning Commission, are installed in an acceptable manner and according to required specifications; or (2) a Financial Guarantee acceptable to the Cumberland County Planning Commission in the amount of \$110,000 has been posted to assure completion of all required improvements in the case of default.

5/9/08
Date Signed

Wendell Houston
Signature of Cumberland County
Road Superintendent

CERTIFICATION OF APPROVAL OF PUBLIC SEWAGE COLLECTION FACILITIES

I hereby certify that (1) the public sewage collection facilities are installed in an acceptable manner and according to the specifications of the Cumberland County Planning Commission and that upon registration of this plat the City of South Cumberland (Utility District) will operate and maintain the sewage collection facilities installed to serve the property herein subdivided; or (2) a Financial Guarantee acceptable to the Cumberland County Planning Commission in the amount of \$110,000 has been posted to assure completion of all required improvements in the case of default and that after completion the City of South Cumberland (Utility District) will maintain the sewer collection facilities to serve property herein subdivided.

5/9/08
Date Signed

Sandra Brewer
Signature of Applicable Public
Sewer Department Superintendent

CERTIFICATE OF APPROVAL OF PROPERTY NUMBERS

I hereby certify the new street names shown on this plat have been approved by E911 in order to avoid duplication of current names of existing city or county roads.

05-09-08
Date Signed

Shelia Hays
Official of the E911 Board

CERTIFICATE OF APPROVAL FOR RECORDING

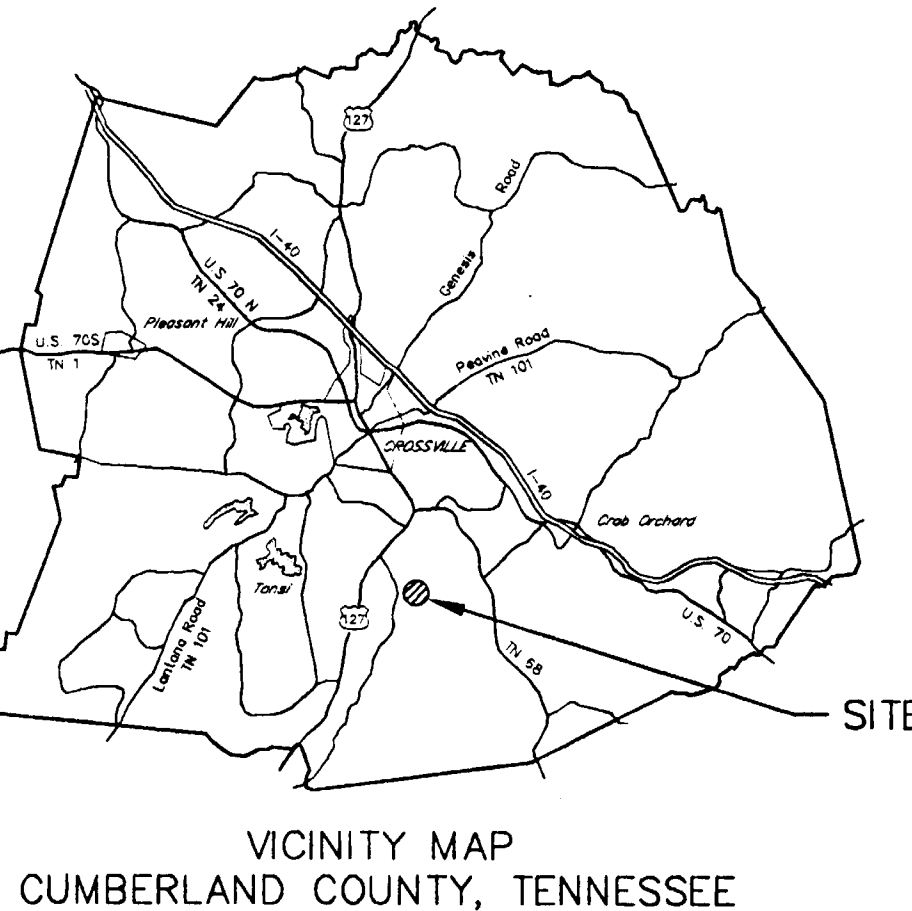
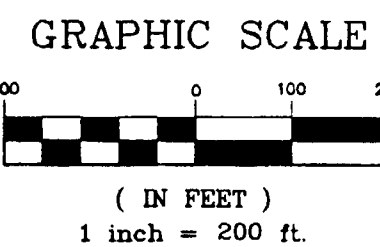
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said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

5-3-2008
Date Signed

Shelia Hays
Secretary
Cumberland County Planning Commission



Scale: 1"=200'
(Tennessee Grid)



REFERENCES:
Deed Book 1231, Page 100
Deed Book 1228, Page 1678
Deed Book 1290, Page 2263
Tax Map 163, Parcel 31, 32, 38 & 39.05

Plateau Properties, Inc.
Db. 60, Pg. 67

Plateau Properties, Inc.
Db. 60, Pg. 67

BK/PL: 11/197-197
08406695

1 PGS. AL. PLAT 15.00	
PHYLIS BATCH 15.00	
05/15/2008 - 08:46:29 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
STATE FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, CUMBERLAND COUNTY
JUDY GRAHAM SWALLOWS
REGISTER OF DEEDS

- LEGEND:
• IRON PIN SET
o POINT
95 LOT NUMBER
--- BUILDING SETBACK
--- WATER LINE (6")
--- SEPTIC TANK EFFLUENT PUMPING SYSTEM
--- NATURAL DRAINWAY
--- FIRE HYDRANT
--- CULVERT

NOTES:

- THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA AS DEFINED BY THE FEMA FLOOD INSURANCE MAP 47035C0475D.
- BUILDING SETBACKS SHALL BE AS FOLLOWS:
..THIRTY (30) FEET ALONG ALL LOT LINES ABUTTING LOCAL STREETS
..TEN (10) FEET ALONG ALL SIDE AND REAR LOT LINES
- PUBLIC UTILITY 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 SIDE AND REAR LOT LINES ALONG THE PERIMETER OF THE SUBDIVISION
- DRAINAGE EASEMENTS SHALL BE AS FOLLOWS:
..TWENTY (20) FEET AS MEASURED FROM THE CENTER OF ALL MAJOR DRAINS AND STREAMS.
- ROADWAY RIGHTS OF WAY WILL BE 50' AND CUL-DE-SAC SHALL BE 100' IN DIAMETER.

CURVE DATA:

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	C1	25.00'	36.07'	21.99'	33.02'	S53°50'27"W	82°40'32"
155	C2	25.00'	42.47'	28.42'	37.54'	S36°09'33"E	97°19'28"
3	C3	175.00'	264.97'	165.35'	240.38'	S30°52'24"E	86°45'09"
153	C4	225.00'	88.41'	44.78'	87.84'	S01°14'47"W	22°30'46"
152	C5	225.00'	104.70'	53.31'	103.76'	S23°02'06"E	26°39'41"
151	C6	225.00'	100.84'	51.28'	100.00'	S49°30'39"E	25°40'45"
150	C7	225.00'	43.08'	21.61'	43.02'	S67°50'09"E	10°58'14"
148	C8	25.00'	36.86'	22.70'	33.61'	S24°09'21"E	84°28'56"
147	C9	25.00'	41.68'	27.53'	37.02'	N65°50'39"E	22°30'46"
147	C10	975.00'	83.99'	32.01'	63.98'	S64°31'00"E	03°45'37"
8	C11	1025.00'	93.89'	46.98'	93.86'	S63°46'22"E	05°14'54"
147	C12	275.00'	109.11'	55.28'	108.39'	S06°43'09"W	22°43'56"
148	C13	325.00'	72.22'	36.26'	72.07'	S11°43'09"W	12°43'56"
132	C14	275.00'	108.62'	54.82'	108.11'	S04°31'17"E	19°08'56"
133	C15	275.00'	43.91'	22.00'	43.86'	S09°31'17"E	09°08'56"
138	C16	25.00'	35.65'	21.62'	32.71'	S54°38'54"E	81°42'18"
126	C17	25.00'	40.50'	26.28'	36.21'	S32°36'34"W	92°48'38"
61	C18	975.00'	133.16'	66.68'	133.06'	N85°25'19"E	07°49'50"
62	C19	975.00'	130.51'	65.35'	130.41'	N77°40'29"E	07°40'10"
63	C20	975.00'	12.26'	6.13'	12.26'	N73°28'47"E	00°43'14"
126	C21	1025.00'	105.48'	52.78'	105.41'	S76°04'01"W	05°53'42"
66	C22	225.00'	49.08'	24.64'	48.98'	N79°22'07"E	12°23'52"
67	C23	275.00'	115.01'	58.79'	113.76'	S78°44'17"E	22°17'22"
68	C24	225.00'	89.69'	45.45'	89.10'	S53°40'33"E	22°50'25"
123	C25	175.00'	197.36'	110.68'	187.09'	N74°34'05"W	64°37'29"
71	C26	425.00'	116.24'	58.48'	115.88'	S34°25'14"E	15°40'13"
72	C27	125.00'	120.40'	60.61'	120.00'	S18°28'10"E	16°13'55"
73	C28	425.00'	120.40'	60.61'	120.00'	S02°14'15"E	16°13'55"
74	C29	425.00'	102.04'	51.27'	101.80'	S12°45'24"W	13°45'24"
121	C30	375.00'	97.04'	48.79'	96.77'	N34°50'33"W	14°49'36"
120	C31	375.00'	161.24'	81.89'	160.00'	N15°06'41"W	24°38'09"
119	C32	375.00'	74.35'	45.86'	74.35'	N08°51'15"E	22°25'44"
76	C33	25.00'	39.41'	25.14'	35.46'	S25°31'47"E	90°19'47"

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
117	C34	25.00'	39.13'	24.86'	35.25'	N64°28'13"E	89°40'13"
116	C35	175.00'	197.24'	110.58'	186.97'	S38°24'21"E	64°34'39"
109	C36	225.00'	47.52'	23.85'	47.43'	N12°10'02"W	12°06'02"
108	C37	225.00'	97.56'	47.56'	97.56'	N30°44'20"W	25°02'33"
107	C38	225.00'	107.74'	54.92'	106.71'	N56°58'39"W	27°26'04"
114	C39	90.00'	54.62'	28.18'	53.79'	S11°16'08"W	34°46'19"
114	C40	50.00'	37.46'	19.66'	36.59'	S07°11'28"W	42°55'39"
113	C41	50.00'	64.35'	37.50'	60.00'	S01°08'34"E	73°44'23"
112	C42	50.00'	64.35'	37.50'	60.00'	N55°07'03"E	73°44'23"
111	C43	50.00'	51.61'	28.37'	49.35'	N11°19'15"W	59°08'12"
111	C44	90.00'	11.61'	5.81'	11.60'	N37°11'35"W	07°23'30"
110	C45	90.00'	43.01'	21.92'	42.60'	N19°48'26"W	27°27'49"
103	C46	25.00'	39.41'	25.14'	35.46'	N25°14'47"W	90°19'47"
77	C47	25.00'	39.13'	24.86'	35.25'	N64°28'13"E	89°40'13"
78	C48	90.00'	47.16'	24.13'	46.82'	N04°37'31"E	30°01'12"
79	C49	90.00'	7.46'	3.73'	7.46'	N12°45'39"W	04°45'07"
79	C50	50.00'	79.59'	41.45'	71.45'	N30°27'50"E	91°17'04"
80	C51	975.00'	62.30'	35.92'	58.35'	S68°14'19"E	71°23'39"
81	C52	50.00'	60.06'	34.25'	56.52'	S01°52'21"W	68°49'39"
82	C53	50.00'	15.81'	7.97'	15.75'	N45°20'48"E	18°07'15"
82	C54	90.00'	54.62'	28.18'	53.79'	S37°01'16"W	34°46'19"
97	C55	275.00'	302.21'	168.40'	287.23'	N83°41'47"E	62°57'59"
91	C56	325.00'	130.88'	66.34'	130.00'	S43°26'07"W	23°04'26"
92	C57	325.00'	130.88'	66.34'	130.00'	S66°30'33"W	23°04'26"
93	C58	325.00'	97.18'	48.96'	96.82'	S86°36'45"W	17°07'56"
96	C59	75.00'	93.30'	67.40'	87.40'	S89°32'24"W	71°16'38"
138	C60	125.00'	143.89'	80.83'	136.27'	N62°23'22"E	65°08'20"
98	C61	1025.00'	112.70'	56.41'	112.65'	S87°38'57"W	06°18'00"
90	C62	325.00'	69.56'	34.91'	69.43'	S25°46'00"W	12°15'48"
90	C63	325.00'	60.38'	30.31'	60.25'	N25°55'29"E	12°34'45"

FINAL PLAT MOUNTAIN VISTA ESTATES SUBDIVISION Located in the Eighth Civil District of Cumberland County, Tennessee			
PHASE 1			
DEVELOPER: HUGHES REAL ESTATE	SURVEYOR: SEAN PUGH SURVEYING		
ADDRESS: 3727 PEAVINE ROAD	ADDRESS: P.O. BOX 3185		
CROSSVILLE, TENNESSEE 38571	CROSSVILLE, TENNESSEE 38557		
TELEPHONE: (931) 456-2555	TELEPHONE: (931) 248-2795		
ENGINEER: TARE, INC.	ACREAGE SUBDIVIDED: 98.15		
ADDRESS: P.O. BOX 846	NUMBER OF LOTS: 95		
CROSSVILLE, TENNESSEE 38557	SCALE: 1"=200'		
TELEPHONE: (931) 484-7543	DATE: MAY, 2008		
	TAX MAP REFERENCE: Tax Map 163, Parcels 31, 32, 38 & 39.05		