

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND. UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS. PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED UPON A POSITIONAL SOLUTION DERIVED FROM TDOOT GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS AND ARE REPRESENTED IN THE TENNESSEE STATE PLANE COORDINATE SYSTEM: NAD83 (HORIZONTAL) AND NAVD 88 (VERTICAL).
- TYPE OF GPS EQUIPMENT USED: TRIMBLE R980RT2, DUAL FREQUENCY RECEIVERS, TYPE OF GPS SURVEY: TDOOT NETWORK ADJUSTED REAL TIME KINEMATIC, THE AVERAGE POSITIONAL QUALITY IS 0.10".
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88.
- THIS PROPERTY IS CURRENTLY NOT ZONED PER THE CITY OF CROSSVILLE. NO ZONING LETTER OR REPORT WAS PROVIDED TO THE SURVEYOR.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47030303070 AND 47030303030D, WITH AN EFFECTIVE DATE OF 11/16/2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470037, PANEL NO. 307 AND 330, SUFFIX D, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF THIS SURVEY.
- NO INFORMATION IN REGARD TO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WAS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE TIME OF THIS SURVEY.
- NO OBSERVED EVIDENCE OF USE OF THE SUBJECT PROPERTY AS A CEMETERY OR BURIAL GROUND AT THE TIME OF THIS SURVEY.
- NO OBSERVED EVIDENCE OF THE PROPERTY BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL AT THE TIME OF THIS SURVEY.
- LEGAL DESCRIPTIONS CONTAINED HEREIN EACH FORM A MATHEMATICALLY CLOSED FIGURE.
- THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A COPY OF A TITLE COMMITMENT. THE SURVEYED PROPERTY IS, THEREFORE, SUBJECT TO THE FINDINGS OF A COMPLETE AND ACCURATE TITLE SEARCH.

OWNER/DEVELOPER

SCOTT WORD
DILLARD CONSTRUCTION
1101 BROAD STREET
CHATTANOOGA, TN, 37402
sword@dillardconstruction.com

ENGINEER

AVERY COWAN
PAPE DAWSON
35 STATION STREET
CHATTANOOGA, TN 37408
(423) 490-9400
avery.cowan@pape-dawson.com

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO WDS GROUP FROM WDS GROUP BY SPECIAL WARRANTY DEED OF RECORD IN DEED BOOK 1738, PAGE 2219, REGISTER'S OFFICE FOR CUMBERLAND COUNTY, TENNESSEE.

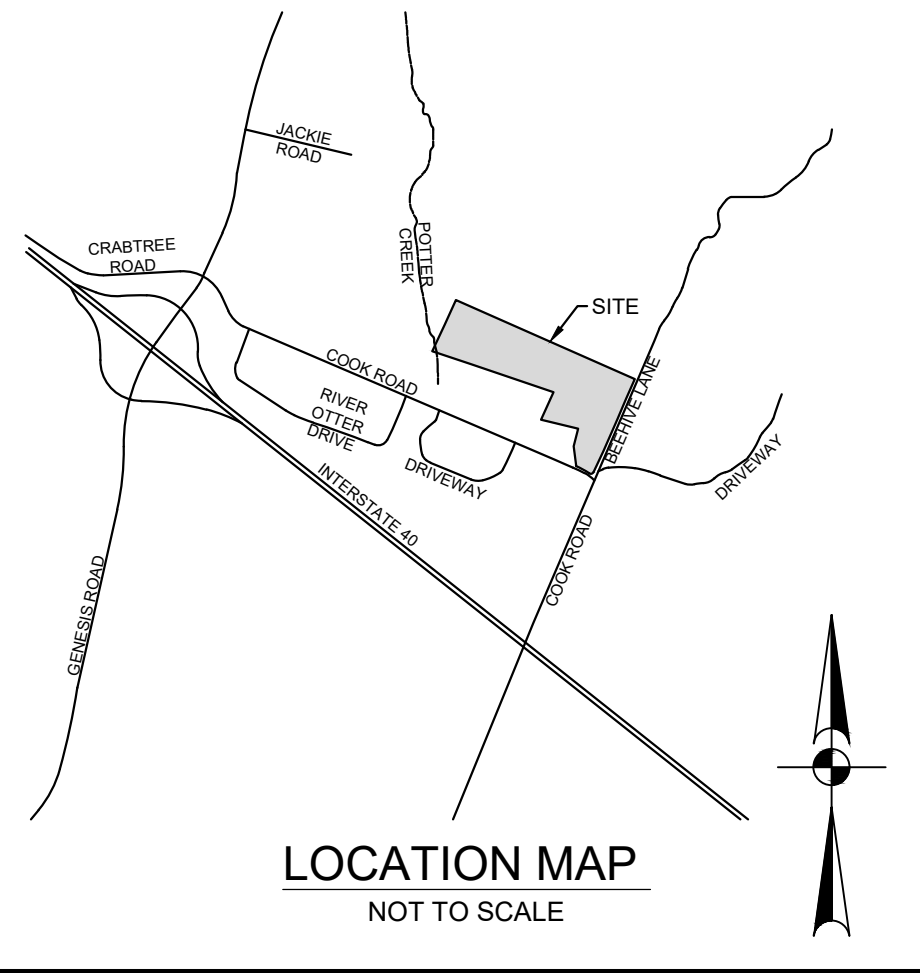
PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 039.12 AS SHOWN ON CUMBERLAND COUNTY PROPERTY MAP NUMBER 088.

SITE DATA

AREA OF 124 RESIDENTIAL LOTS:
AREA OF PROPOSED ROW:
AREA OF EXISTING ROW (WHEELER COURT):
AREA OF COMMUNITY LOTS 125-128
TOTAL SITE AREA:

869,433.4 SQ. FT. OR 19.96 ACRES ±
234,800.1 SQ. FT. OR 5.39 ACRES ±
50,819.0 SQ. FT. OR 1.17 ACRES ±
162,884.4 SQ. FT. OR 3.74 ACRES ±
1,317,937.0 SQ. FT. OR 30.28 ACRES ±



AS-SURVEYED PERIMETER DESCRIPTION

BEING ALL OF TRACT FIVE (5), TRACT SIX (6) & TRACT SEVEN (7)
(PARCEL 088 039.01 & PARCEL 088 039.12)
BEING A TRACT LOCATED IN THE FIRST CIVIL DISTRICT OF CUMBERLAND COUNTY, TENNESSEE, BEING ALL OF TRACT FIVE (5), TRACT SIX (6) AND TRACT SEVEN (7) AND BEING THE SAME PROPERTY AS CONVEYED TO BRUCE A. CANNON AS TRUSTEE OF THE BRUCE A. CANNON LIVING TRUST U/A DATED MAY 4, 2017 BY WARRANTY DEED AS DESCRIBED PER DEED BOOK 1594, PAGE 605 AND QUIT CLAIM DEED AS DESCRIBED PER DEED BOOK 1501, PAGE 1044 AND SHOWN IN PLAT BOOK PL.11, PAGE 686, REGISTER'S OFFICE FOR CUMBERLAND COUNTY, TENNESSEE (R.O.C.C.T.). PARCEL NUMBER 039.01 AND 39.12 AS SHOWN ON CUMBERLAND COUNTY PROPERTY MAP NUMBER 088. THE PERIMETER OF SAID PARCEL BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY MARK HERRICK, RLS NO. 3396 WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TENNESSEE 37206, TELEPHONE NUMBER 615-244-6591, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PARCEL 088 039.01
BEGINNING AT AN IRON ROD (OLD) STAMPED "WLS"; AT THE SOUTHEAST CORNER OF SAID PARCEL 039.01 LOCATED ON THE WESTERN RIGHT-OF-WAY OF BEEHIVE LANE; THENCE LEAVING THE RIGHT-OF-WAY OF BEEHIVE LANE WITH THE NORTHERN LINE OF PARCEL 039.12 NORTH 67°48'44" WEST, A DISTANCE OF 941.63 FEET TO A 1/2" IRON ROD (OLD) STAMPED "TARF";
THENCE, WITH THE SAID EASTERN LINE OF PARCEL 039.12 NORTH 23°24'19" WEST, A DISTANCE OF 245.26 FEET TO A 1/2" IRON ROD (OLD) STAMPED "TARF" BEING THE COMMON CORNER WITH PARCEL 039.01 AND 039.12 AND LOCATED ON THE SOUTH LINE OF JEFFREY K. PROFFITT BY WARRANTY DEED OF RECORD IN DEED BOOK 1462, PAGE 1671, REGISTER'S OFFICE FOR CUMBERLAND COUNTY, TENNESSEE (R.O.C.C.T.);
THENCE LEAVING THE EAST LINE OF PARCEL 039.12 WITH THE LINE OF JEFFREY K. PROFFITT SOUTH 66°06'16" EAST, A DISTANCE OF 313.38 FEET TO A 1/2" IRON ROD (OLD) STAMPED "WLS" BEING THE COMMON CORNER OF JEFFREY K. PROFFITT AND AVALON CENTER, INC. BY WARRANTY DEED OF RECORD IN DEED BOOK 1673, PAGE 184 REGISTER'S OFFICE FOR CUMBERLAND COUNTY, TENNESSEE (R.O.C.C.T.) SOUTH 66°06'16" EAST, A DISTANCE OF 628.17 FEET TO A 1/2" IRON ROD (OLD) BEING THE NORTHEAST CORNER OF SAID PARCEL 039.01 AND THE SOUTHEAST CORNER OF AVALON CENTER, INC. LOCATED ON THE WESTERN RIGHT-OF-WAY OF BEEHIVE LANE;
THENCE WITH THE WESTERN RIGHT-OF-WAY LINE OF BEEHIVE LANE SOUTH 23°25'53" WEST, A DISTANCE OF 217.19 FEET TO TRUE POINT OF BEGINNING AND CONTAINING 217.694 SQUARE FEET OR 5.00 ACRES MORE OR LESS.
PARCEL 088 039.12
BEGINNING AT AN IRON ROD (OLD) STAMPED "WLS"; AT THE NORTHEAST CORNER OF SAID PARCEL 039.12 AND THE SOUTHEAST CORNER OF SAID PARCEL 039.01 AS CONVEYED TO AVALON CENTER, INC. BY WARRANTY DEED OF RECORD IN DEED BOOK 1673, PAGE 184 REGISTER'S OFFICE FOR CUMBERLAND COUNTY, TENNESSEE (R.O.C.C.T.) SAID IRON ROD IS IN THE WESTERN RIGHT-OF-WAY OF BEEHIVE LANE;
THENCE, WITH THE SAID WESTERN RIGHT-OF-WAY OF SAID BEEHIVE LANE AND THE EASTERN LINE OF SAID PARCEL 039.01 AND PARCEL 039.12 SOUTH 23°25'53" WEST, PASSING AN IRON ROD (OLD) AT A DISTANCE OF 233.78 FEET AT THE SOUTHEAST CORNER OF TRACT 5 AND THE NORTHEAST CORNER OF TRACT 6, PASSING AN IRON ROD (OLD) AT A DISTANCE OF 450.97 FEET AT THE SOUTHEAST CORNER OF TRACT 6 AND THE NORTHEAST CORNER OF TRACT 7, A TOTAL DISTANCE OF 684.75 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC";
THENCE, CONTINUING WITH THE EASTERN LINE OF SAID PARCEL 039.12 AND THE WESTERN RIGHT-OF-WAY OF SAID BEEHIVE LANE SOUTH 25°13'11" WEST, A DISTANCE OF 237.28 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC";
THENCE, CONTINUING WITH THE WESTERN RIGHT-OF-WAY OF SAID BEEHIVE LANE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 51.48 FEET, THE CHORD WHICH BEARS SOUTH 74°22'12" WEST, A DISTANCE OF 45.39 FEET TO THE NORTHERN RIGHT-OF-WAY OF COOK ROAD TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC";
THENCE, WITH THE NORTHERN RIGHT-OF-WAY OF SAID COOK ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 884.23 FEET, AN ARC LENGTH OF 151.53 FEET, THE CHORD WHICH BEARS NORTH 61°23'21" WEST, A DISTANCE OF 151.34 FEET TO AN IRON ROD (OLD) IN THE NORTHERN RIGHT-OF-WAY OF SAID COOK ROAD AT THE SOUTHWEST CORNER OF SAID TRACT 7 AND THE SOUTHEAST CORNER OF PARCEL 039.00 AS CONVEYED TO KAYLYN BOSAK BY QUIT CLAIM DEED OF RECORD IN DEED BOOK 1696, PAGE 2200 REGISTER'S OFFICE FOR CUMBERLAND COUNTY, TENNESSEE (R.O.C.C.T.);
THENCE LEAVING THE NORTHERN RIGHT-OF-WAY OF SAID COOK ROAD WITH THE WESTERN LINE OF SAID TRACT 7 AND THE EASTERN LINE OF PARCEL 039.00 NORTH 07°08'32" WEST, A DISTANCE OF 203.38 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC";
THENCE, CONTINUING WITH THE WESTERN LINE OF SAID TRACT 7 AND THE EASTERN LINE OF SAID PARCEL 039.00 NORTH 13°36'28" EAST, A DISTANCE OF 186.12 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC";
THENCE, LEAVING THE WESTERN LINE OF SAID TRACT 7 AND THE EASTERN LINE OF SAID PARCEL 039.00 WITH THE SOUTHERN LINE OF SAID TRACT 7 AND THE NORTHERN LINE OF SAID PARCEL 039.00 NORTH 78°06'40" WEST, A DISTANCE OF 108.95 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC" AT THE NORTHEAST CORNER OF SAID PARCEL 039.00 AND THE NORTHEAST CORNER OF PARCEL 039.00 AS CONVEYED TO GARY BILYEU BY WARRANTY DEED OF RECORD IN DEED BOOK 1308, PAGE 1026 REGISTER'S OFFICE FOR CUMBERLAND COUNTY, TENNESSEE (R.O.C.C.T.);
THENCE, CONTINUING WITH THE SOUTHERN LINE OF SAID TRACT 7 AND THE NORTHERN LINE OF SAID PARCEL 039.08 NORTH 78°12'21" WEST, A DISTANCE OF 188.50 FEET TO AN EXISTING WOODEN FENCE POST, SAID POINT IS THE SOUTHWEST CORNER OF SAID PARCEL 039.12 AND THE NORTHWEST CORNER OF SAID PARCEL 039.08;
THENCE WITH THE WESTERN LINE OF SAID PARCEL 039.12 AND THE EASTERN LINE OF SAID PARCEL 039.05 AS CONVEYED TO GARY BILYEU BY WARRANTY DEED OF RECORD IN DEED BOOK 1308, PAGE 1026 REGISTER'S OFFICE FOR CUMBERLAND COUNTY, TENNESSEE (R.O.C.C.T.) NORTH 24°18'07" EAST, A DISTANCE OF 306.24 FEET TO AN EXISTING WOODEN FENCE POST AT THE NORTHEAST CORNER OF SAID PARCEL 039.05;
THENCE, WITH THE SOUTHERN LINE OF SAID PARCEL 039.12 AND THE NORTHERN LINE OF SAID PARCEL 039.05 NORTH 71°13'49" WEST, A DISTANCE OF 890.10 FEET TO AN EXISTING WOODEN FENCE POST AT THE NORTHWEST CORNER OF SAID PARCEL 039.05 AND THE NORTHEAST CORNER OF PARCEL 039.04 AS CONVEYED TO KATHERINE SUE FILIPEK AND DONALD F. SUITS JR. AS TRUSTEE BY WARRANTY DEED OF RECORD IN DEED BOOK 1463, PAGE 1083 REGISTER'S OFFICE FOR CUMBERLAND COUNTY, TENNESSEE (R.O.C.C.T.);
THENCE, WITH THE SOUTHERN LINE OF SAID PARCEL 039.12 AND THE NORTHERN LINE OF SAID PARCEL 039.04 NORTH 71°32'46" WEST, A DISTANCE OF 411.89 FEET TO AN IRON ROD (OLD) AT THE NORTHWEST CORNER OF SAID PARCEL 039.04 AND THE SOUTHWEST CORNER OF PARCEL 039.12, SAID POINT IS ALSO IN THE EASTERN RIGHT OF WAY OF A 50 FEET WIDE UNNAMED CITY RIGHT OF WAY;
THENCE, WITH THE WESTERN LINE OF SAID PARCEL 039.12 AND THE EASTERN RIGHT OF WAY OF SAID UNNAMED CITY RIGHT OF WAY NORTH 24°48'22" EAST, A DISTANCE OF 575.77 FEET TO AN IRON ROD (OLD) AT THE NORTHWEST CORNER OF SAID PARCEL 039.12 AND THE SOUTHWEST CORNER OF PARCEL 039.10 AS CONVEYED TO JEFFREY K. PROFFITT BY WARRANTY DEED OF RECORD IN DEED BOOK 1462, PAGE 1671 REGISTER'S OFFICE FOR CUMBERLAND COUNTY, TENNESSEE (R.O.C.C.T.);
THENCE, WITH THE NORTHERN LINE OF SAID PARCEL 039.12 THE SOUTHERN LINE OF PARCEL 039.10 SOUTH 66°06'16" EAST, A DISTANCE OF 1047.80 FEET TO AN 1/2" IRON ROD (OLD) STAMPED "TARF"; SAID POINT BEING THE NORTHEAST CORNER OF SAID PARCEL 039.01 AS CONVEYED TO TRUSTEE - BRUCE A. CANNON WARRANTY DEED OF RECORD IN DEED BOOK 1545, PAGE 605 REGISTER'S OFFICE FOR CUMBERLAND COUNTY, TENNESSEE (R.O.C.C.T.);
THENCE WITH THE WEST LINE OF SAID PARCEL 039.01 THE FOLLOWING TWO (2) CALLS: SOUTH 23°24'19" WEST, A DISTANCE OF 245.26 FEET TO A FOUND 1/2" IRON ROD (OLD) STAMPED "TARF" BEING THE SOUTHWEST CORNER OF BRUCE A. CANNON, SOUTH 67°48'44" EAST, A DISTANCE OF 941.63 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 1,050.499 SQUARE FEET OR 24.12 ACRES MORE OR LESS.

MAP 087, PARCEL 024.01
CUMBERLAND COUNTY
BOARD OF EDUCATION
DEED BOOK 1462, PAGE 1671
R.O.C.C.T.
(NOT A PART)

MAP 088, PARCEL 039.04
TRUSTEES - KATHERINE SUE
FILIPEK AND DONALD F. SUITS, JR.
DEED BOOK 1463, PAGE 1083
TRACT 5 - PLAT BOOK PL.11, PAGE 686
R.O.C.C.T.
(NOT A PART)

MAP 088, PARCEL 039.02
GARY BILYEU
DEED BOOK 401, PAGE 727
PLAT BOOK PL.11, PAGE 686
R.O.C.C.T.
(NOT A PART)

MAP 088, PARCEL 039.05
GARY BILYEU
DEED BOOK 1308, PAGE 1026
PLAT BOOK PL.11, PAGE 686
R.O.C.C.T.
(NOT A PART)

MAP 088, PARCEL 039.07
GARY BILYEU
DEED BOOK 1308, PAGE 1026
PLAT BOOK PL.11, PAGE 686
R.O.C.C.T.
(NOT A PART)

MAP 088, PARCEL 039.08
GARY BILYEU
DEED BOOK 1308, PAGE 1026
PLAT BOOK PL.11, PAGE 686
R.O.C.C.T.
(NOT A PART)

MAP 088, PARCEL 039.00
KAYLYN BOSAK
DEED BOOK 1696, PAGE 2200
PLAT BOOK PL.11, PAGE 686
R.O.C.C.T.
(NOT A PART)

COOK ROAD
(A PUBLIC STREET)
(RIGHT-OF-WAY VARIES)

BEEHIVE LANE
(A PUBLIC STREET)
(RIGHT-OF-WAY VARIES)

SCALE: 1"=100'



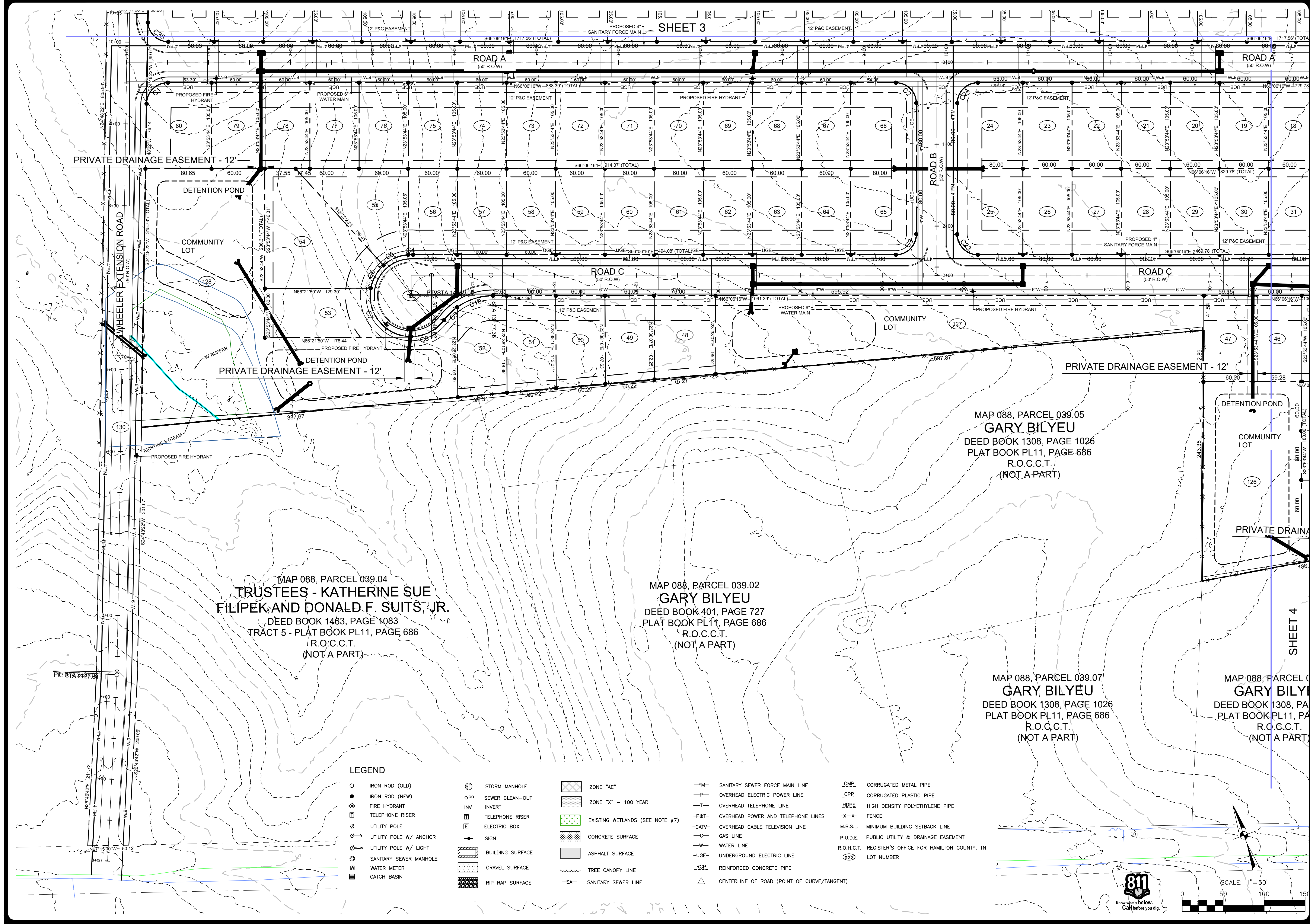
NO.	REVISION	DATE
1	CITY OF CROSSVILLE COMMENTS 04/07/2024	

PAPE-DAWSON
35 STATION STREET | CHATTANOOGA, TN 37408 |
TENNESSEE A&E PROFESSIONALS, FIRM #11104

BEEHIVE SUBDIVISION
CROSSVILLE, TN.
PRELIMINARY PLAT
DILLARD CONSTRUCTION

PLAT NO.	25-0224
JOB NO.	03/19/2026
DATE	A. COWAN
DESIGNER	CHECKED ADC DRAWN HWN
SHEET	1 OF 4

Date: December 18, 2025, 1:32 PM - User ID: acowan
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LEGEND

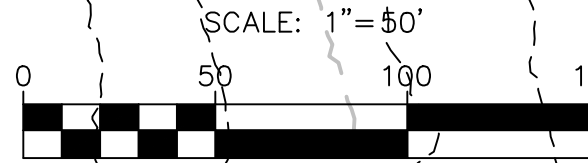
- IRON ROD (OLD)
- IRON ROD (NEW)
- FIRE HYDRANT
- TELEPHONE RISER
- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- UTILITY POLE W/ LIGHT
- SANITARY SEWER MANHOLE
- WATER METER
- CATCH BASIN

- STORM MANHOLE
- SEWER CLEAN-OUT
- INVERT
- TELEPHONE RISER
- ELECTRIC BOX
- SIGN
- BUILDING SURFACE
- GRAVEL SURFACE
- RIP RAP SURFACE

- ZONE "A"
- ZONE "X" - 100 YEAR
- EXISTING WETLANDS (SEE NOTE #7)
- CONCRETE SURFACE
- ASPHALT SURFACE
- TREE CANOPY LINE
- SANITARY SEWER LINE

- SANITARY SEWER FORCE MAIN LINE
- OVERHEAD ELECTRIC POWER LINE
- OVERHEAD TELEPHONE LINE
- OVERHEAD POWER AND TELEPHONE LINES
- OVERHEAD CABLE TELEVISION LINE
- GAS LINE
- WATER LINE
- UNDERGROUND ELECTRIC LINE
- REINFORCED CONCRETE PIPE
- CENTERLINE OF ROAD (POINT OF CURVE/TANGENT)

- CMP CORRUGATED METAL PIPE
- CPP CORRUGATED PLASTIC PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- X-X FENCE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.C.C.T. REGISTER'S OFFICE FOR HAMILTON COUNTY, TN
- XXX LOT NUMBER



NO. REVISION
1 CITY OF CROSSVILLE COMMENTS 04/07/2025

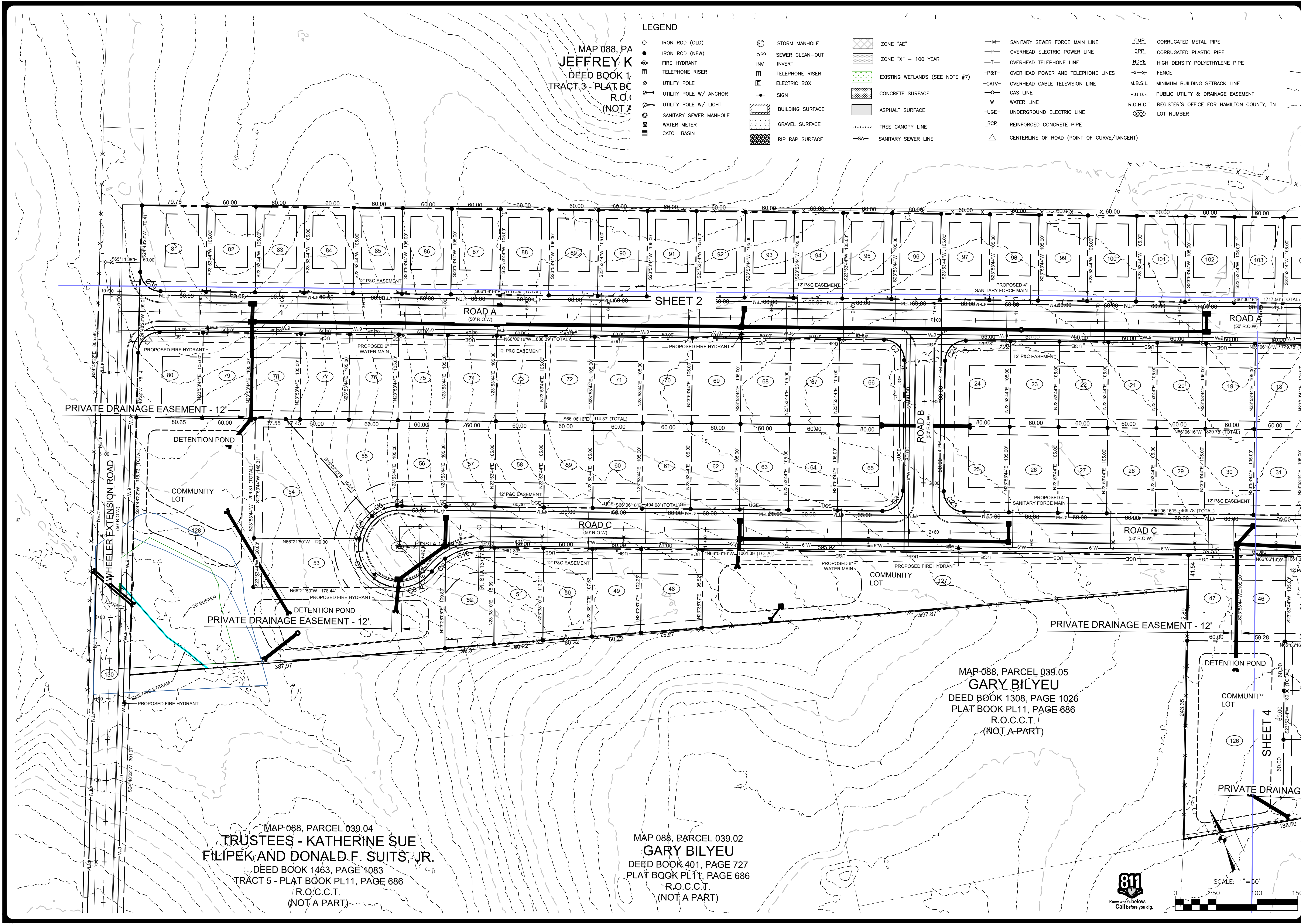
DATE

PAPE-DAWSON
35 STATION STREET | CHATTANOOGA, TN 37408
TENNESSEE A&E PROFESSIONALS, P.C. #11104

BEEHIVE SUBDIVISION
CROSSVILLE, TN.
PRELIMINARY PLAT
DILLARD CONSTRUCTION

PLAT NO. 25-0224
JOB NO. 25-0224
DATE 03/19/2026
DESIGNER A. COWAN
CHECKED ADC DRAWN HWN
SHEET 2 OF 4

Date: December 18, 2025, 1:32 PM - User ID: acowan
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MAP 088, PA
JEFFREY K
DEED BOOK 1
TRACT 3 - PLAT BC
R.O.C.T.
(NOT A PART)

LEGEND

- IRON ROD (OLD)
- IRON ROD (NEW)
- FIRE HYDRANT
- TELEPHONE RISER
- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- UTILITY POLE W/ LIGHT
- SANITARY SEWER MANHOLE
- WATER METER
- CATCH BASIN

- STORM MANHOLE
- SEWER CLEAN-OUT
- INVERT
- TELEPHONE RISER
- ELECTRIC BOX
- SIGN
- BUILDING SURFACE
- GRAVEL SURFACE
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- ZONE "A"
- ZONE "X" - 100 YEAR
- EXISTING WETLANDS (SEE NOTE #7)
- CONCRETE SURFACE
- ASPHALT SURFACE
- TREE CANOPY LINE
- SANITARY SEWER LINE

- SANITARY SEWER FORCE MAIN LINE
- OVERHEAD ELECTRIC POWER LINE
- OVERHEAD TELEPHONE LINE
- OVERHEAD POWER AND TELEPHONE LINES
- OVERHEAD CABLE TELEVISION LINE
- GAS LINE
- WATER LINE
- UNDERGROUND ELECTRIC LINE
- REINFORCED CONCRETE PIPE
- CENTERLINE OF ROAD (POINT OF CURVE/TANGENT)

- CORRUGATED METAL PIPE
- CORRUGATED PLASTIC PIPE
- HDPPE
- FENCE
- M.B.S.L.
- P.U.D.E.
- R.O.H.C.T.
- LOT NUMBER

SHEET 2

SHEET 4

MAP 088, PARCEL 039.04
TRUSTEES - KATHERINE SUE
FILÍPEK AND DONALD F. SUITS, JR.
DEED BOOK 1463, PAGE 1083
TRACT 5 - PLAT BOOK PL11, PAGE 686
R.O.C.C.T.
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MAP 088, PARCEL 039.02
GARY BILYEU
DEED BOOK 401, PAGE 727
PLAT BOOK PL11, PAGE 686
R.O.C.C.T.
(NOT A PART)

MAP 088, PARCEL 039.05
GARY BILYEU
DEED BOOK 1308, PAGE 1026
PLAT BOOK PL11, PAGE 686
R.O.C.C.T.
(NOT A PART)



SCALE: 1"=50'

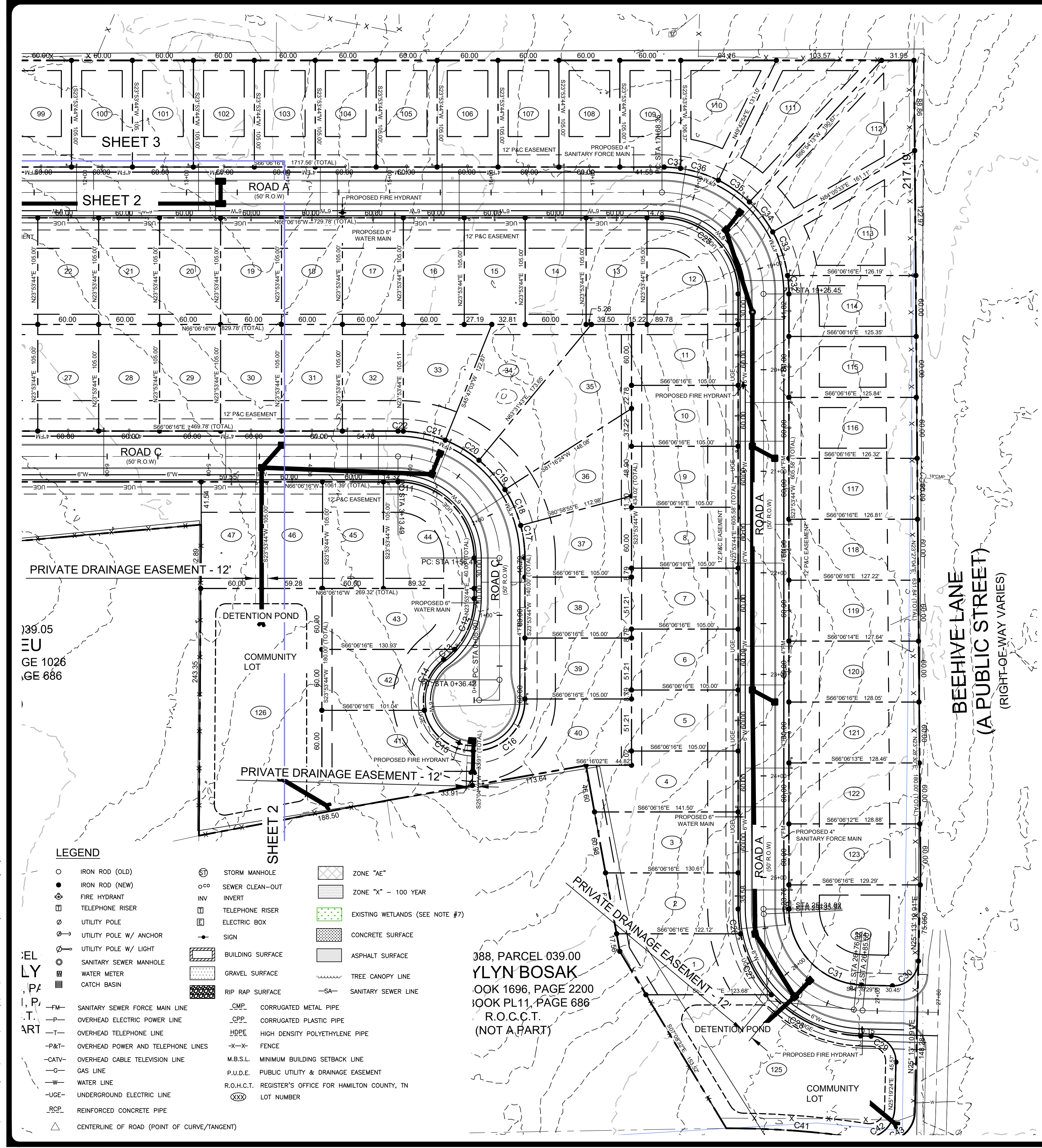


NO.	REVISION	DATE
1	CITY OF CROSSVILLE COMMENTS 04/07/2026	

PAPE-DAWSON
35 STATION STREET | CHATTANOOGA, TN 37408 |
TENNESSEE A&E PROFESSIONALS, P.C. #11104

BEEHIVE SUBDIVISION
CROSSVILLE, TN.
PRELIMINARY PLAT
DILLARD CONSTRUCTION

PLAT NO.	25-0224
JOB NO.	03/19/2026
DATE	A. COWAN
DESIGNER	CHECKED ADC DRAWN HWN
SHEET	3 OF 4



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C1	26.00	40.43	089°05'06"	25.59	36.47
C2	25.00	39.27	090°00'00"	25.00	35.36
C3	25.00	39.27	090°00'00"	25.00	35.36
C4	50.00	6.05	006°56'07"	3.03	6.05
C5	50.00	33.49	038°22'28"	17.40	32.87
C6	49.99	32.34	037°03'32"	16.76	31.78
C7	50.00	87.80	100°37'21"	60.24	76.95
C8	50.00	46.33	053°05'44"	24.98	44.69
C9	75.00	22.90	017°29'49"	11.54	22.81
C10	75.00	46.59	035°35'38"	24.08	45.85
C11	75.00	117.81	090°00'00"	75.00	106.07
C12	75.00	54.73	041°48'42"	28.65	53.53
C13	75.00	14.82	011°19'06"	7.43	14.79
C14	50.00	56.43	064°40'07"	31.65	53.49
C15	50.00	67.43	077°15'50"	39.96	62.43
C16	50.00	79.58	091°11'13"	51.05	71.44
C17	125.00	32.46	014°52'39"	16.32	32.37
C18	125.00	38.71	017°44'41"	19.51	38.56
C19	125.00	38.71	017°44'41"	19.51	38.56
C20	125.00	38.71	017°44'41"	19.51	38.56

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C21	125.00	42.53	019°29'42"	21.47	42.33
C22	125.00	5.22	002°23'37"	2.61	5.22
C23	25.00	39.27	090°00'00"	25.00	35.36
C24	25.00	39.27	090°00'00"	25.00	35.36
C25	75.00	117.81	090°00'00"	75.00	106.07
C26	125.00	24.58	011°15'55"	12.33	24.54
C27	125.00	68.10	031°12'58"	34.92	67.26
C28	125.00	99.34	045°32'07"	52.46	96.75
C29	25.00	39.27	090°00'00"	25.00	35.36
C30	25.00	39.32	090°07'20"	25.05	35.39
C31	75.00	114.31	087°19'22"	71.57	103.56
C32	125.00	18.24	008°21'40"	9.14	18.22
C33	125.00	45.56	020°53'06"	23.04	45.31
C34	125.00	37.50	017°11'19"	18.89	37.36
C35	125.00	37.50	017°11'19"	18.89	37.36
C36	125.00	39.01	017°52'45"	19.66	38.85
C37	125.00	18.54	008°29'50"	9.29	18.52
C38	25.00	37.76	086°32'09"	23.53	34.27

LOT AREA TABLE		
LOT	SQ. FT. ±	ACRES ±
1	7321.77	0.17
2	7529.13	0.17
3	8163.05	0.19
4	8167.22	0.19
5	6300.00	0.14
6	6300.00	0.14
7	6300.00	0.14
8	6300.00	0.14
9	6300.00	0.14
10	6300.00	0.14
11	6300.00	0.14
12	8219.72	0.19
13	6300.00	0.14
14	6300.00	0.14
15	6300.00	0.14
16	6300.00	0.14
17	6300.00	0.14
18	6300.00	0.14
19	6300.00	0.14
20	6300.00	0.14

LOT AREA TABLE		
LOT	SQ. FT. ±	ACRES ±
21	6300.00	0.14
22	6300.00	0.14
23	6300.00	0.14
24	8265.87	0.19
25	8265.87	0.19
26	6300.00	0.14
27	6300.00	0.14
28	6300.00	0.14
29	6300.00	0.14
30	6300.00	0.14
31	6300.00	0.14
32	6300.19	0.14
33	7093.74	0.16
34	8860.92	0.20
35	11643.41	0.27
36	7483.68	0.17
37	6971.39	0.16
38	6300.00	0.14
39	6300.00	0.14
40	9220.63	0.21

LOT AREA TABLE		
LOT	SQ. FT. ±	ACRES ±
41	7510.18	0.17
42	6504.23	0.15
43	8701.79	0.20
44	8171.00	0.19
45	6300.01	0.14
46	6300.01	0.14
47	6266.96	0.14
48	7416.52	0.17
49	6296.28	0.14
50	6619.17	0.15
51	6941.97	0.16
52	7093.11	0.16
53	8279.59	0.19
54	14540.09	0.33
55	9633.38	0.22
56	6300.02	0.14
57	6300.07	0.14
58	6300.00	0.14
59	6300.00	0.14
60	6300.00	0.14

LOT AREA TABLE		
LOT	SQ. FT. ±	ACRES ±
61	6300.00	0.14
62	6300.00	0.14
63	6300.00	0.14
64	6300.00	0.14
65	8265.87	0.19
66	8265.87	0.19
67	6300.00	0.14
68	6300.00	0.14
69	6300.00	0.14
70	6300.00	0.14
71	6300.00	0.14
72	6300.00	0.14
73	6300.00	0.14
74	6300.00	0.14
75	6300.00	0.14
76	6300.00	0.14
77	6300.00	0.14
78	6300.00	0.14
79	6300.00	0.14
80	6240.51	0.19

LOT AREA TABLE		
LOT	SQ. FT. ±	ACRES ±
81	8325.63	0.19
82	6300.00	0.14
83	6300.00	0.14
84	6300.00	0.14
85	6300.00	0.14
86	6300.00	0.14
87	6300.00	0.14
88	6300.00	0.14
89	6300.00	0.14
90	6300.00	0.14
91	6300.00	0.14
92	6300.00	0.14
93	6300.00	0.14
94	6300.00	0.14
95	6300.00	0.14
96	6300.00	0.14
97	6300.00	0.14
98	6300.00	0.14
99	6300.00	0.14
100	6300.00	0.14

LOT AREA TABLE		
LOT	SQ. FT. ±	ACRES ±
101	6300.00	0.14
102	6300.00	0.14
103	6299.99	0.14
104	6299.99	0.14
105	6299.99	0.14
106	6299.99	0.14
107	6299.99	0.14
108	6299.99	0.14
109	6308.42	0.14
110	7488.03	0.17
111	9602.85	0.22
112	12419.55	0.29
113	11279.50	0.26
114	7514.54	0.17
115	7535.68	0.17
116	7564.85	0.17
117	7594.02	0.17
118	7621.01	0.17
119	7645.99	0.18
120	7670.58	0.18

LOT AREA TABLE		
LOT	SQ. FT. ±	ACRES ±
121	7695.59	0.18
122	7720.31	0.18
123	7744.93	0.18
124	11348.29	0.26
125	23714.65	0.54
126	31892.67	0.73
127	40996.99	0.94
128	66278.05	1.52
129	234800.11	5.39
130	50618.95	1.17

PAPE-DAWSON
35 STATION STREET | CHATTANOOGA, TN 37408 |
TENNESSEE A&E PROFESSIONALS, P.C. #11104

BEEHIVE SUBDIVISION
CROSSVILLE, TN.
PRELIMINARY PLAT
DILLARD CONSTRUCTION

PLAT NO. 25-0224
JOB NO. 03/19/2026
DATE 03/19/2026
DESIGNER A. COWAN
CHECKED ADC DRAWN HWN
SHEET 4 OF 4