

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

THIS IS TO CERTIFY THAT THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS SUBDIVISION PLAT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED. DATE:

OWNER: _____

OWNER: _____

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I CERTIFY THAT THE WATER SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED SHOWN.

DATE: 8/24/2026
Daniel Massengill
 AUTHORIZED REPRESENTATIVE

APPROVAL IS HEREBY GRANTED FOR LOTS _____ DEFINED AS _____ 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 LOCATIONS MUST BE APPROVED AND AN SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF WATER PROTECTION. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL

DATE: _____

ENVIRONMENTAL SPECIALIST, DIVISION OF GROUND WATER PROTECTION

CERTIFICATION OF STREETS

I CERTIFY THAT STREETS AND RELATED APPURTENANCES INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE SPECIFICATIONS ESTABLISHED BY THE REGIONAL PLANNING COMMISSION.

DATE: 8/24/2026
Ronald Joe Patton

ENG./HIGHWAY COMMISSION

CERTIFICATION OF STREET NAMES

I CERTIFY THAT STREET NAMES ARE IN COMPLIANCE WITH E-911 AND DO NOT CONFLICT WITH OTHER STREET NAMES IN THE COUNTY. DATE:

DATE: 5-4-2026
DJG
 E-911 REPRESENTATIVE

CERTIFICATION OF ELECTRIC LINES

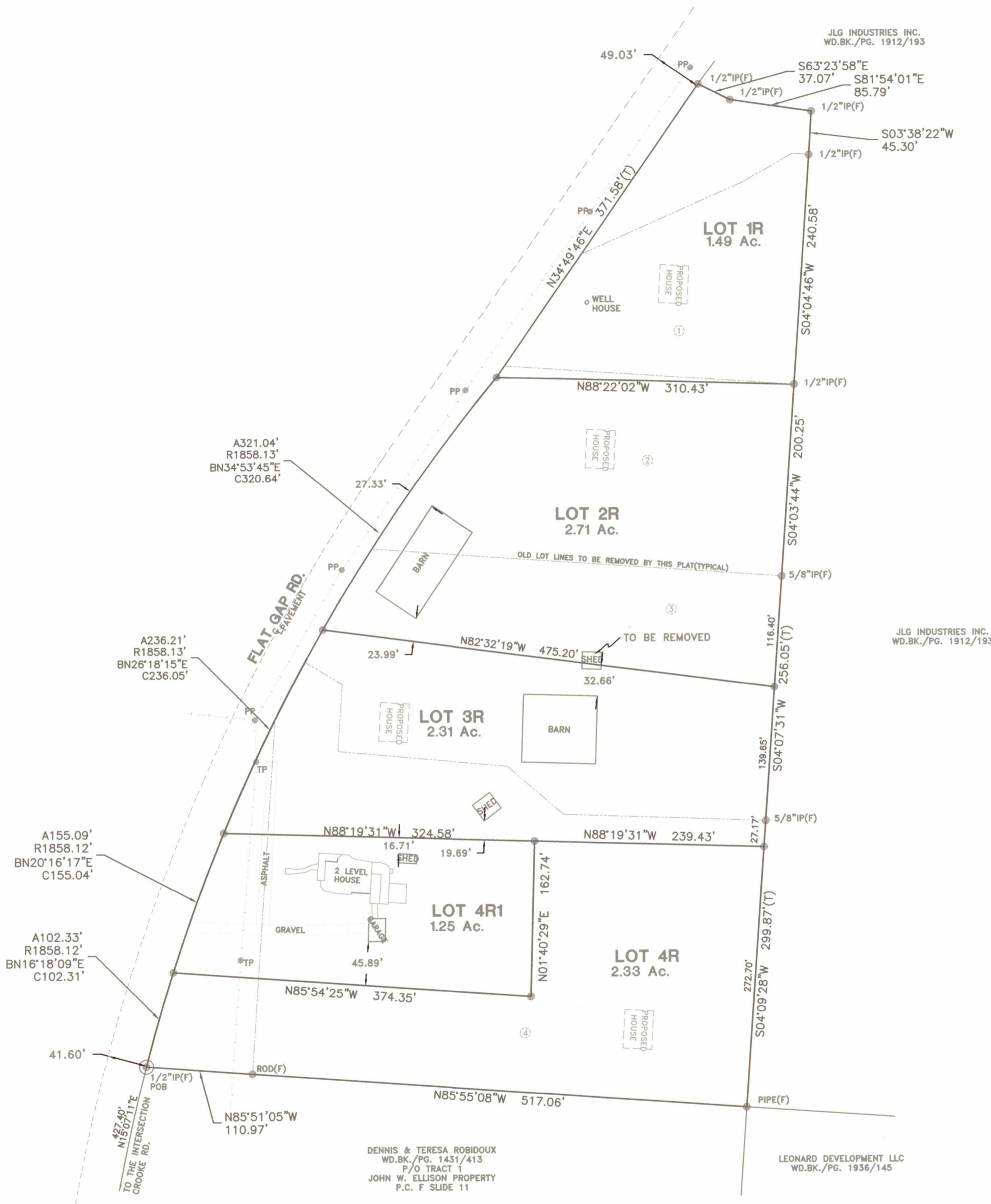
I CERTIFY THAT ELECTRIC LINES ARE INSTALLED NEAR THE PROXIMITY OF THE ENTRANCE OF SAID SUBDIVISION. INSTALLATION OF ELECTRIC LINES WITHIN SAID SUBDIVISION WILL BE COMPLETED AFTER THE FOLLOWING REQUIREMENTS HAVE BEEN MET: (1) THE COOPERATIVE MUST BE FURNISHED A FINAL PLAT, (2) PAYMENT OF AN AID-TO-CONSTRUCTION AMOUNT HAS BEEN RECEIVED, (3) ALL RIGHT-OF-WAYS HAVE BEEN SECURED AND CLEARED, AND (4) ALL OTHER SUBDIVISION REQUIREMENTS AND SPECIFICATIONS AS STIPULATED BY THE POLICIES OF THE COOPERATIVE HAVE BEEN MET.

DATE: 5/4/26
Mark McCall
 APPALACHIAN ELECTRIC COOP REPRESENTATIVE

CERTIFICATION OF APPROVAL FOR RECORDING

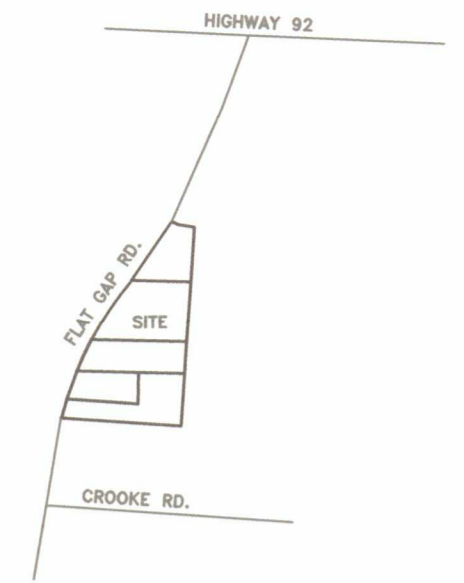
I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE PLANNING REGION, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, WHICH ARE NOTED. ALL IMPROVEMENTS HAVE BEEN INSTALLED, OR AN ACCEPTABLE SURETY POSTED IN ORDER TO ASSURE COMPLETION. THIS LOT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

SECRETARY, REGIONAL PLANNING COMMISSION



LEGEND

- IP Iron Pin
- (F) Found
- (S) Set
- ⊙ POB Point of Beginning
- ⊙ PP Electric Pole
- ⊙ TP Telephone Pole
- ⊙ WM Water Meter



LOCATION MAP NOT TO SCALE

NOTES:

NEW 1/2" IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

UTILITY & DRAINAGE EASEMENTS: 10' EACH SIDE OF ALL LINES.

PROPERTY IS ZONED: A

20' WIDE EASEMENT ON OVERHEAD UTILITIES 10' WIDE EACH SIDE OF CENTERLINE

BUILDING SETBACKS:

FRONT: 30'
 SIDE: 10'
 REAR: 10'

PROPERTY CONSISTS OF FIVE LOTS WITH A TOTAL AREA OF 10.09 ACRES.

PROPERTY OWNERS:
 JOHN & DORIS ELLISON
 1428 FLAT GAP RD.
 JEFFERSON CITY, TN. 37760



DENNIS & TERESA ROBIDOUX
 WD.BK./PG. 1431/413
 P/O TRACT 1
 JOHN W. ELLISON PROPERTY
 P.C. F SLIDE 11

LEONARD DEVELOPMENT LLC
 WD.BK./PG. 1936/145

FLOOD CERTIFICATION

This is to certify that I have examined the federal insurance administration flood hazard map and found the described property IS NOT located within a special flood hazard area.

CERTIFICATE OF ACCURACY AND PRECISION I hereby certify that this is a category IV survey and the ratio of precision of the unadjusted survey is 1:15,000 or greater as shown hereon and that this survey was performed in compliance with current Tennessee Minimum Standards of Practice.

Part or All of this survey was performed using a CARLSON BRX7 MULTIPLE FREQUENCY RECEIVER. Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical. Type of GPS field procedure: Real Time Kinematic Network. Datum/EPOCH: Horizontal-NAD 83, Vertical-NAVD 88. Published/Fixed-control used: TDOT GNSS Reference Network Geoid Model: 2016. Combined Std Factors: none applied.

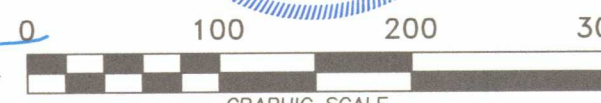


CERTIFICATION OF ACCURACY

I CERTIFY THAT THE PLAT DESCRIBED HEREON, IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.

9th DAY OF APRIL 2026

Eddy R. Garrett
 EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544



SURVEY FOR:
RE-SUBDIVISION OF LOTS 1-4 OF JAMES EARL HERRON PROPERTY

Located within the 4th district of JEFFERSON county, Tennessee

SUBDIVISION: 1-4 JAMES EARL HERRON PROPERTY (P.C. E SLIDE 97)

SUBDIVISION: TRACT 1 JOHN W. ELLISON PROPERTY (P.C. F SLIDE 11)

Tax Map/Group/Parcel# 023/-/038.02 Deed Ref. Bk./Pg: IN.68/114

Bearing Base: Tn. State Grid

GARRETT & ASSOCIATES

EDDY R. GARRETT, RLS#1544

4839 SHADY RD., STRAWBERRY PLAINS, TN 37871

PHONE: (865)-933-5622 FAX: (865)-933-1277

EMAIL: GARRETT1544@BELL.SOUTH.NET

36°01'34.318"

-83°39'21.028"

LAND SURVEYORS

DATE 4/9/2026

SCALE 1"= 100'

REVISIONS

DRAWN BY TDH



DRAWING NO. 26-092