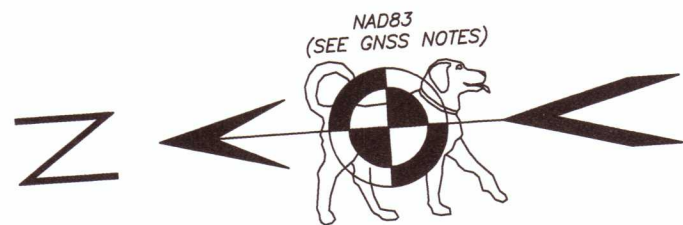


- LEGEND
- IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - MON = CONC. MONUMENT FOUND
 - PIPE = IRON PIPE FOUND
 - POST = WOOD POST FOUND
 - STONE = SET STONE FOUND
 - = BOUNDARY LINE
 - = ADJOINING PROPERTY LINE
 - = RIGHT-OF-WAY LINE
 - = SETBACK LINE
 - = SEWER LINE
 - = WATER LINE
 - = EASEMENT LINE
 - = SEWER MANHOLE
 - = POWER POLE



NOTES

- 1 1/2" REBARS 18" LONG SET AT ALL CORNERS CAPPED "CR STEWART 2966" UNLESS OTHERWISE NOTED.
- ZONING:** R-1
- MINIMUM BUILDING SETBACKS:** 30' FRONT AND REAR - 15' SIDE
- THERE IS A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL INTERIOR LOT LINES; 10' INSIDE ALL EXTERIOR BOUNDARIES AND ROAD RIGHT OF WAY LINES.
- OWNER/DEVELOPER:**
CRAFTED MILESTONE LLC
296 BOYD SCHOOL RD
MORRISTOWN TN 37813
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH AND THEREFORE IS SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY THAT MAY BE FOUND IN SUCH A SEARCH.
- COMMON AREAS, SEWER AND STORMWATER EASEMENTS, AND MAINTENANCE OF THE FACILITIES CONTAINED WITHIN THEM SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- THIS SURVEY WAS FULLY COMPLETED USING GNSS MEASUREMENTS PERFORMED IN SUCH A MANNER TO OBTAIN A 95% CONFIDENCE LEVEL OF POSITIONAL ACCURACY AT EACH POINT RELATIVE TO THE PUBLISHED CONTROL IN THE GNSS NOTES.

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Jefferson City, Tennessee, and its regional planning area, with the exception of such variances, if any, as are noted in the minutes of the Jefferson City Regional Planning Commission and that it has been approved for recording in the Office of the County Registrar.

Date: _____, 20____ Secretary, Jefferson City
Regional Planning Commission

CERTIFICATE OF APPROVAL FOR STREET NAMES AND NUMBERS

I hereby certify that the subdivision plat shown herein has been found to comply with the requirements of E-911 and contains no duplication in road names.

Date: _____, 20____ Name: _____

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of this 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, parks, and other open space to public or private use as noted.

Date: _____, 20____ (Owner)
_____, 20____ (Owner)

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Jefferson City Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the Subdivision Regulations.

Date: 9-3, 2025 Cory Stewart
Registered Engineer or Surveyor

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

I hereby certify: (1) that streets, utilities, and _____ have been installed in an acceptable manner and according to specifications, or (2) that a surety bond in the amount of \$ _____ has been posted with the Jefferson City Regional Planning Commission to assure completion of all required improvements in case of default.

Date: _____, 20____ Public Works Director
and / or
County Road Superintendent

CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS

I hereby certify that the private water supply and/or sewage disposal utility system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee State Department of Environment and Conservation, and are hereby approved as shown.

Date: _____, 20____ County Health Officer or
Authorized Representative Thereof

PREPARED BY:

CRS Land Surveying
8078 Cross Creek Drive, Talbott, TN 37877
(423) 312-1678

EAST OLD AJ HIGHWAY
MAP 015 PARCEL 014.21 014.15 031.00
CITY OF JEFFERSON CITY, TN
DISTRICT NO. 4 - JEFFERSON CO., TN

16.561 TOTAL ACRES - 11 TOTAL LOTS

BATTLE RIDGE PHASE II FINAL PLAT

SCALE 1"= 100'
100 50 0 100 200 300
SCALE IN FEET

REFERENCES
D.B.: 1789 PG: 555
D.B.: 1720 PG: 371
OLD JARNINGAN HOMESTEAD SUBD.
PLAT BK-L PG:26
OLD JARNINGAN RESUB.
PLAT BK-M PG:2272
JEFFERSON CO., TN REGISTER
OF DEEDS OFFICE

THIS PROPERTY HEREON IS
LOCATED WITHIN
"FEMA" FLOOD HAZARD
ZONES AE AND X.
MAP 47089C0063D
EFFECTIVE DATE: 12-16-2008

SHEET	1 OF 1	3-31-2025		
		REVISION		
NO.	DATE	CHANGE		
9-2-2025		FINAL PLAT		

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 38°40'44" E	6.66'
L2	S 72°13'29" E	8.47'
L3	N 72°28'25" E	35.41'
L4	N 35°45'26" E	18.91'
L5	N 52°01'41" W	12.69'
L6	N 51°59'17" W	25.01'
L7	S 37°38'19" W	24.19'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	38.27'	35.38'	S 80°45'26" W	100.0000
C2	175.00'	47.54'	47.35'	S 43°32'51" W	17.2832
C3	175.00'	65.12'	64.74'	S 61°58'50" W	23.6881
C4	125.00'	75.53'	74.49'	S 55°18'22" W	38.4203
C5	75.00'	33.13'	32.88'	S 29°18'28" W	28.1724
C6	50.00'	34.41'	33.74'	S 32°22'45" W	43.1595
C7	50.00'	60.38'	58.78'	S 86°41'29" W	76.8763
C8	50.00'	78.60'	70.75'	N 13°40'42" W	100.0794
C9	50.00'	45.85'	44.23'	N 57°35'40" E	58.3426
C10	75.00'	60.07'	58.48'	N 60°55'07" E	50.9923
C11	175.00'	105.89'	104.28'	N 55°18'22" E	38.5203
C12	125.00'	12.01'	12.01'	N 69°53'15" E	6.1167
C13	125.00'	68.46'	67.60'	N 51°26'45" E	34.8546

GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NOTES
(A) TYPE OF FIELD PROCEDURE: RTK NETWORK AND
BASE & ROVER: CARSON NEWMAN COLLEGE
(B) ACCURACY: HORIZONTAL: 0.018M VERTICAL: 0.031M (OP-1)
(C) OBSERVATION DATE: JUNE 22, 2022
(D) DATUM: NAD83(2011), EPOCH 2015, NAD83
(E) FIXED CONTROL STATION: NAD83 (CONT)
NAD 83 52.8382 W 83.1711 11.0721 ELLIP. 337.149M
UTM 18Q UTM ZONE 18
(F) COMBINED GRID FACTOR: 1.000000 TN STATE PLANE

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 & 5
SURVEY AND THE RATE OF THE PRECISION OF THE
UNADJUSTED SURVEY IS 1"=10.00' AS SHOWN HEREON.
Cory Stewart
Tennessee No. 2966

This survey has been made in compliance with
current Tennessee Minimum Standards of Practice.

CALL BEFORE YOU DIG!



UNDERGROUND UTILITIES DISCLAIMER

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES
SHOWN ON THIS SURVEY. THE LOCATION OF THE UTILITIES SHOWN ON THIS
SURVEY IS BASED ON THE RECORDS OF THE UTILITY COMPANIES AND/OR
APPROPRIATE RECORDS AND/OR MAPS PREPARED BY OTHERS. THE
SURVEYOR MAKES NO WARRANTY AS TO THE LOCATION, DEPTH, OR
NATURE OF THE UTILITIES SHOWN ON THIS SURVEY. THE USER OF THIS
SURVEY SHOULD BE AWARE THAT THE LOCATION OF UTILITIES SHOWN
ON THIS SURVEY IS BASED ON THE RECORDS OF THE UTILITY COMPANIES
AND/OR APPROPRIATE RECORDS AND/OR MAPS PREPARED BY OTHERS.
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