

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 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: _____

Owner: _____

Owner: _____

CERTIFICATE 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.

County Health Officer or Authorized Representative Thereof: _____

Date: _____

CERTIFICATE 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: _____

Public Works Director and/or County Road Superintendent: _____

CERTIFICATE OF THE APPROVAL OF RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Jefferson City, TN, 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: _____

Secretary, Jefferson City Regional Planning Commission: _____

CERTIFICATE OF THE APPROVAL OF 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: _____

Name: _____

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.

ACCORDING TO:
FEMA COMMUNITY PANEL NO. 47089C00640
ENTITLED: JEFFERSON CITY 470430
BEARING AN EFFECTIVE DATE OF: 12/16/2008

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 BRK7 MULTIPLE FREQUENCY RECEIVER.
Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical.
Type of GPS field procedure: Real Time Kinematic Network
Datum/Epoch: Horizontal-NA83, Vertical-NA83
Published/Fixed-control used: TDOT GNSS Reference Network
Geoid Model: 2016
Combined and factors: none applied

EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

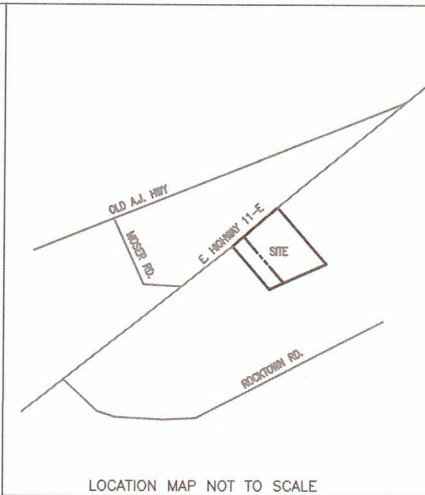
CERTIFICATE OF ACCURACY

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.

20th DAY OF NOVEMBER 2025
EDDY R. GARRETT, RLS NO. 1544

LEGEND

- IP IRON PIN
- (F) EXISTING MONUMENTATION FOUND
- (S) MONUMENTATION 1/2" IRON PIN SET NEW
- WM WATER METER
- PP ELECTRIC POLE
- SP ELECTRIC SERVICE POLE
- ⊙ POB Point of Beginning



NOTES:

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

UTILITY & DRAINAGE EASEMENTS:
15' ALONG ALL EXTERIOR LOT LINES AND RIGHT OF WAYS, AND 7.5' EACH SIDE OF ALL INTERIOR LOT LINES

SUBJECT TO SANITARY SEWER EASEMENT

ZONING: B-3

BUILDING SETBACKS:
30' FRONT
10' SIDE
25' REAR

PROPERTY CONSISTS OF ONE LOT WITH A TOTAL AREA OF 4.09 ACRES.

PROPERTY OWNERS:
HARMON & WYNEMA COXTON
1031 E. HWY 11-E
JEFFERSON CITY, TN. 37760
CONTACT:
STEVE HINTON
757-869-9468

FINAL PLAT:

HARMON AND WYNEMA COXTON PROPERTY

Located within the 4th district of JEFFERSON county, Tennessee

PART OF within the city of JEFFERSON CITY

SUBDIVISION: HARMON & WYNEMA COXTON LOT 1 (P.C. K SLIDE 3)

Tax Map/Group/Parcel# 0150/B/008.00 Deed Ref: 1675/455

Tax Map/Group/Parcel# 0150/B/010.00 Deed Ref: 895/116

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@BELLSOUTH.NET

36°01'34.318" -83°39'21.028"

LAND SURVEYORS

DATE 11/20/2025

REVISIONS

DRAWN BY TDH

SCALE 1"= 50'



DRAWING NO. 25-302

