



CERTIFICATION OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our lines consent and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.

Owner _____ Date _____

SURVEY REQUESTED BY:
 Allegiant Properties, LLC
 222 Murph Rd
 Jefferson, City, TN 37760
 Contact: Kevin Lamb
 Phone: 231-972-4777
 Email:
 kevinmlamb20@gmail.com



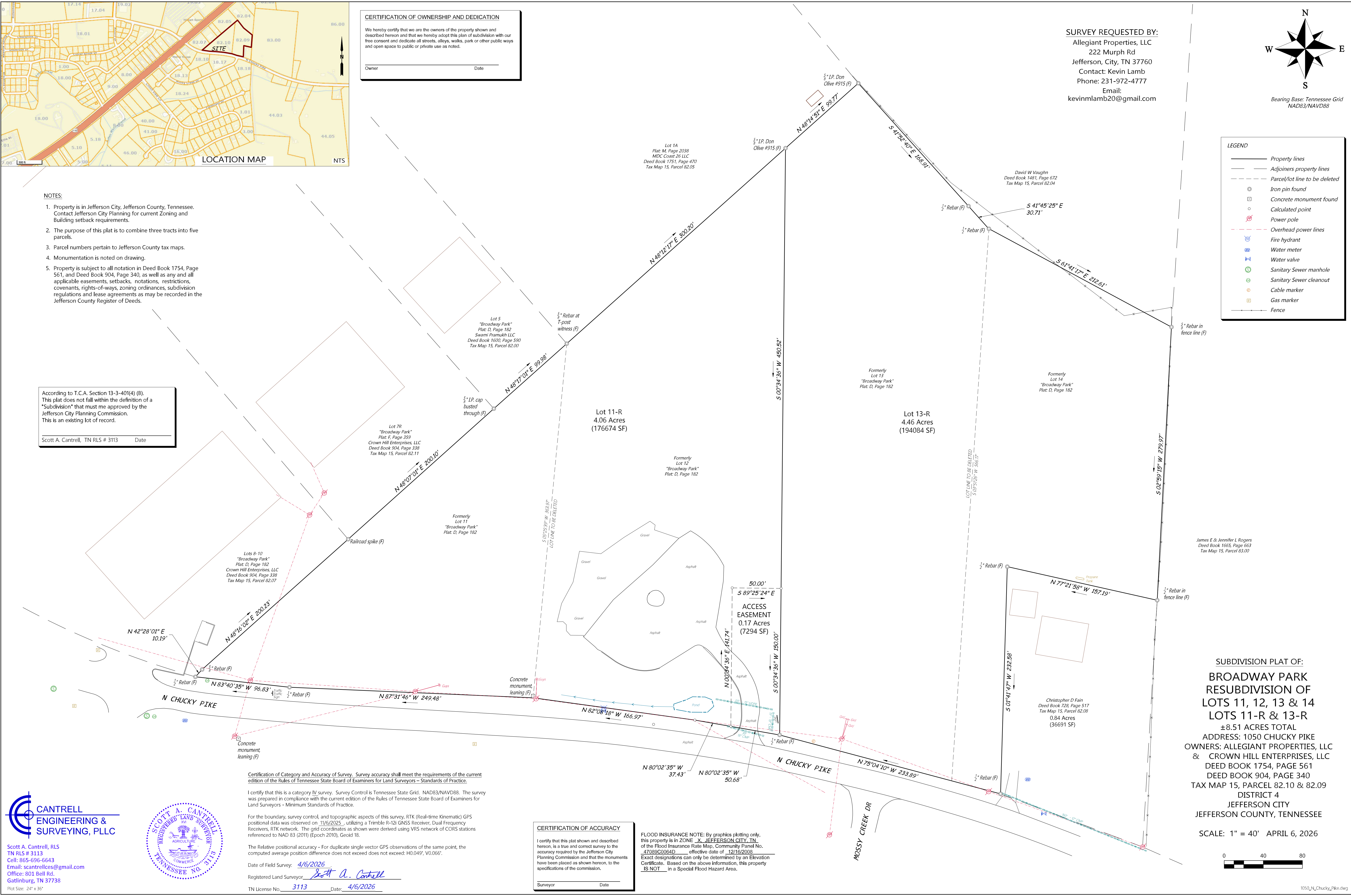
LEGEND

- Property lines
- - - Adjoiners property lines
- - - Parcel/lot line to be deleted
- ⊙ Iron pin found
- ⊠ Concrete monument found
- Calculated point
- ⚡ Power pole
- - - Overhead power lines
- ⚡ Fire hydrant
- ⚡ Water meter
- ⚡ Water valve
- ⊙ Sanitary Sewer manhole
- ⊙ Sanitary Sewer cleanout
- ⊙ Cable marker
- ⊙ Gas marker
- Fence

- NOTES:**
- Property is in Jefferson City, Jefferson County, Tennessee. Contact Jefferson City Planning for current Zoning and Building setback requirements.
 - The purpose of this plat is to combine three tracts into five parcels.
 - Parcel numbers pertain to Jefferson County tax maps.
 - Monumentation is noted on drawing.
 - Property is subject to all notation in Deed Book 1754, Page 561, and Deed Book 904, Page 340, as well as any and all applicable easements, setbacks, notations, restrictions, covenants, rights-of-ways, zoning ordinances, subdivision regulations and lease agreements as may be recorded in the Jefferson County Register of Deeds.

According to T.C.A. Section 13-3-401(4) (B). This plat does not fall within the definition of a "Subdivision" that must be approved by the Jefferson City Planning Commission. This is an existing lot of record.

Scott A. Cantrell, TN RLS # 3113 Date _____



Certification of Category and Accuracy of Survey. Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

I certify that this is a category IV survey. Survey Control is Tennessee State Grid, NAD83/NAVD88. The survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Minimum Standards of Practice.

For the boundary, survey control, and topographic aspects of this survey, RTK (Real-time Kinematic) GPS positional data was observed on 11/6/2025, utilizing a Trimble R-12i GNSS Receiver, Dual Frequency Receivers, RTK network. The grid coordinates as shown were derived using VRS network of CORS stations referenced to NAD 83 (2011) (Epoch 2010), Geoid 18.

The Relative positional accuracy - For duplicate single vector GPS observations of the same point, the computed average position difference does not exceed does not exceed: H:0.04"; V:0.06".

Date of Field Survey: 4/6/2026

Registered Land Surveyor Scott A. Cantrell

TN License No. 3113 Date: 4/6/2026

CERTIFICATION OF ACCURACY

I certify that this plat shown and described hereon, is a true and correct survey to the accuracy required by the Jefferson City Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the commission.

Surveyor _____ Date _____

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X, JEFFERSON CITY, TN, of the Flood Insurance Rate Map, Community Panel No. 47089C0064D, effective date of 12/16/2008. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

SUBDIVISION PLAT OF:
BROADWAY PARK
RESUBDIVISION OF
LOTS 11, 12, 13 & 14
LOTS 11-R & 13-R
 ±8.51 ACRES TOTAL
 ADDRESS: 1050 CHUCKY PIKE
 OWNERS: ALLEGIANT PROPERTIES, LLC
 & CROWN HILL ENTERPRISES, LLC
 DEED BOOK 1754, PAGE 561
 DEED BOOK 904, PAGE 340
 TAX MAP 15, PARCEL 82.10 & 82.09
 DISTRICT 4
 JEFFERSON CITY
 JEFFERSON COUNTY, TENNESSEE

SCALE: 1" = 40' APRIL 6, 2026

Scott A. Cantrell, RLS
 TN RLS # 3113
 Cell: 865-696-6643
 Email: scantrelles@gmail.com
 Office: 801 Bell Rd.
 Gatlinburg, TN 37738
 Plot Size: 24" x 36"

