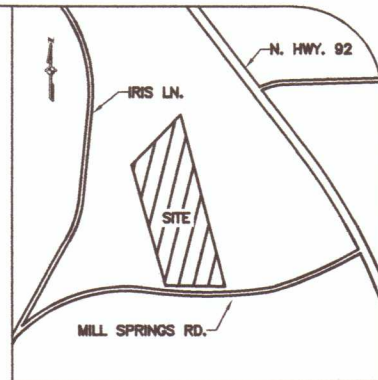
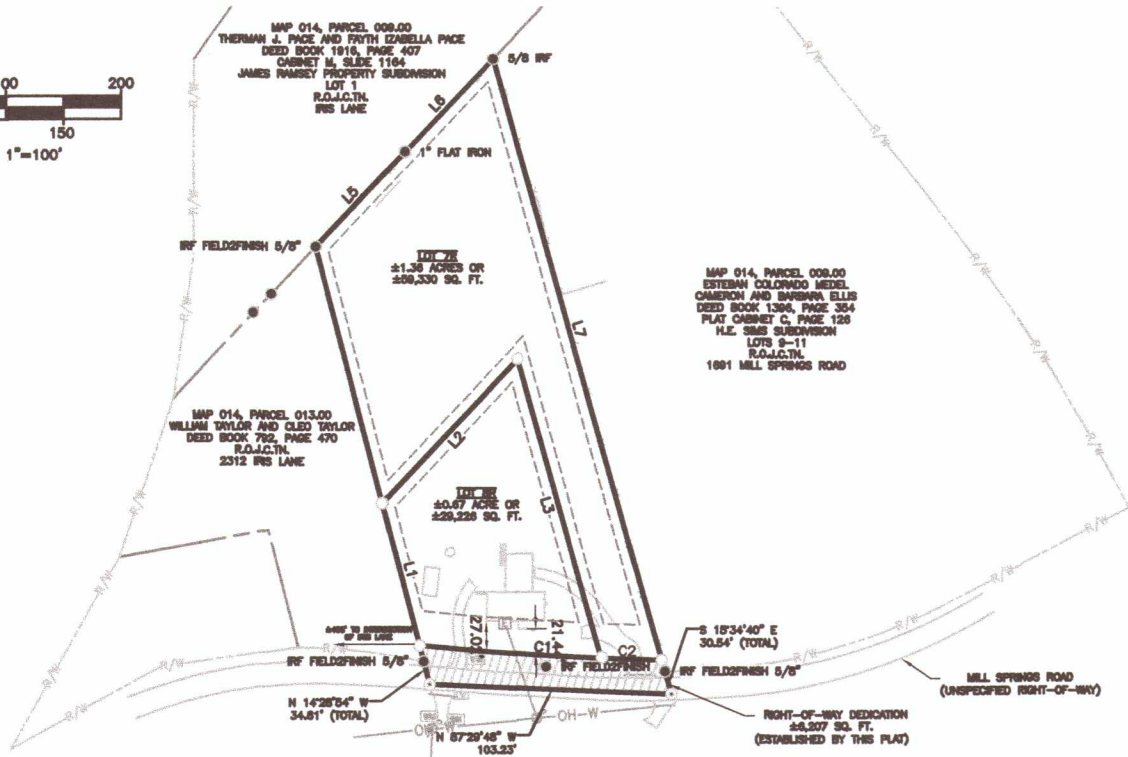
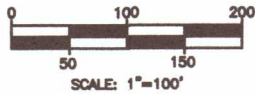


LEGEND

● FOUND 1/2" IRON REBAR (IRF)	— SUBJECT PROPERTY
○ SET 1/2" REBAR	--- ADJOINER PROPERTY
⊙ CALCULATED POINT	- - - RIGHT-OF-WAY
⊕ GUY WIRE	- - - EASEMENT
⊖ POWER POLE	- - - BUILDING SETBACK
⊗ WATER METER	— OH-W — OVERHEAD ELECTRIC
⊘ RIGHT-OF-WAY DEDICATION AREA	- - - BARBED WIRE FENCE
	R.O.J.C.TN. REGISTER'S OFFICE, JEFFERSON COUNTY, TENNESSEE



- OWNER: HAZEL J. WEST (WIFE OF JOHN A. WEST)
- DEED REFERENCE: DEED BOOK 411, PAGE 410
PLAT REFERENCE: PLAT CABINET C, PAGE 126
PLAT CABINET M, PAGE 2764
- CONTROL MAP: MAP 014, PARCEL 012.00
- ZONING: A-1
- BUILDING SETBACKS: FRONT: 30'
SIDE: 10'
REAR: 10'
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PARCELS FROM MAP 014, PARCEL 012.00
- THE LOTS ARE SUBJECT TO ALL WRITTEN AND/OR UNWRITTEN COVENANTS AND RESTRICTIONS.
- THERE IS ESTABLISHED A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL INTERIOR AND EXTERIOR BOUNDARY LINES.
- FOR THE BOUNDARY SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON THE DATE OF 03/28/2028 UTILIZING A CARLSON BRO7 DUAL FREQUENCY GNSS RECEIVER. THE GRID COORDINATES OF THE FIXED STATION(S) SHOWN HEREON WERE DERIVED USING A VRS NETWORK OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION'S CORS NETWORK REFERENCED TO NAD83 (2011) EPOCH 2010, GEOID 128. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED H: 0.08', V: 0.10'.

GPS BASE STATION COORDINATES WERE DERIVED FROM THE FOLLOWING SOURCE:

TDOT CORS STATION TN13
LAT: N355637.03188
LONG: W0831228.41616
HORIZONTAL: NAD83 (2011), EPOCH 2010.00
VERTICAL: NAVD83
- THERE IS AN EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) ON LOT 8. HOWEVER, NO RECORDS WERE FOUND ON THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION'S (TDEC) SEPTIC SYSTEMS RECORDS.
- ADJOINER PROPERTY LINES SHOWN ARE BASED ON RECORDED DEED AND PLAT INFORMATION TAKEN FROM THE JEFFERSON COUNTY REGISTER'S OFFICE AND FROM EVIDENCE COLLECTED DURING THE FIELD SURVEY.
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" X 18" REBAR IRON PINS WITH PLASTIC CAPS STAMPED "J. GARDUNO 3488".
- NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR THEREFORE OTHER EASEMENTS AND/OR RIGHTS-OF-WAYS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY. THIS DOCUMENT IS A PROFESSIONAL OPINION AND DOES NOT WARRANT TITLE.
- PER FEMA MAP 47089C0044D WITH AN EFFECTIVE DATE OF 12/16/2008, NO PORTION OF THE LOT SHOWN IS WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA)
- THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT ANY EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THE SURVEY.
- NO ATTEMPT WAS MADE TO HAVE UNDERGROUND UTILITIES LOCATED. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM A FIELD SURVEY BASED ON MARKED LOCATIONS AND OBSERVED EVIDENCE. SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, PRIVATE OR ABANDONED.

HEALTH DEPARTMENT

APPROVAL IS HEREBY GRANTED FOR LOT(S) _____ DEFINED AS BEING _____ JEFFERSON COUNTY TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED ATTACHED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AN A SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF ENVIROMENTAL HEALTHY. WATER TAPS, W ATER LINES, UNDERGROUND UTILIES, AND DRIVEAYS SHOULD BE LOCATED AT THE SIDE PROPERTY LINE UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING, OR ALTERATION OF THE SOIL CONDITION MAY VOID THIS APPROVAL.

DATE _____ ENVIRONMENTAL SPECIALIST DIVISION OF GROUNDWATER PROTECTION

LOTS: _____ ARE APPROVED FOR AN INDIVIDUAL SUBSURFACE DISPOSAL SYSTEMS SERVING A MAXIMUM OF _____ BEDROOMS.

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDVSION REGULATIONS FOR JEFFERSON CITY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, WHICH ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION. ALL IMPROVEMENTS HAVE BEEN INSTALLED, OR AN ACCEPTABLE SURETY POSTED IN ORDER TO ASSURE COMPLETION. THIS PLAT IS APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

DATE _____ SECRETARY, JEFFERSON CITY REGIONAL PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDVSION WITH MY (OUR) FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARK OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER

DATE _____ OWNER

CERTIFICATION OF SUBSURFACE DISPOSAL

I CERTIFY THAT ALL LOTS IN THE SUBDVSION ARE APPROVED FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS (SSDS) SUITABLE FOR HOUSES CONTAINING A MINIMUM OF TWO (2) BEDROOMS.

DATE _____ JEFFERSON COUNTY HEALTH DEPARTMENT

CERTIFICATION OF APPROVAL OF STREET NAMES

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

DATE _____ E-911 COORDINATOR

CERTIFICATION OF STREETS

I CERTIFY THAT STREETS AND RELATED APPURTENANCES INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE SPECIFICATION BY THE JEFFERSON CITY PLANNING COMMISSION.

DATE _____ COUNTY HIGHWAY SUPERINTENDENT

CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AS SHOWN HEREON. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DATE _____ TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF ACCURACY

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

DATE _____ TENNESSEE REGISTERED LAND SURVEYOR

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 14°28'54" E	128.87'
L2	S 43°28'49" W	170.80'
L3	N 15°34'40" W	268.07'
L5	N 43°26'48" E	112.99'
L6	N 43°26'50" E	110.83'
L7	S 15°34'40" E	539.37'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	2811.41'	4°37'02"	210.44'	210.38'	N 86°23'17" W
C2	2811.41'	1°09'00"	52.41'	52.41'	N 88°07'18" W

WAYPOINT
SURVEYING & MAPPING, LLC

849 RUTLEDGE PIKE
RUTLEDGE, TENNESSEE 37861
865-538-8006
WAYPOINTSURVEYING.COM
WAYPOINTSURVEYING@GMAIL.COM

TOTAL AREA : ±2.15 ACRES OR ±93,783 SQ. FT.
AREA (LOT 7R) : ±1.36 ACRES OR ±59,330 SQ. FT.
AREA (LOT 8R) : ±0.67 ACRE OR ±29,226 SQ. FT.
REQUESTED BY: LEON EPLUNG
COORDINATE SYSTEM: TENNESSEE STATE PLANE
DRAWING SCALE: 1" = 100'
PROJECT NUMBER: 026-040
DATE: 05/04/2026

PRELIMINARY REPLAT
OF
LOTS 7 AND 8 OF THE H.E. SIMS FARM
1681 MILL SPRINGS ROAD NEW MARKET, TENNESSEE,
CIVIL DISTRICT 7, JEFFERSON COUNTY, TENNESSEE



REVISIONS:

SHEET

1 OF 1