

LEGEND

●

FOUND 1/2" REBAR

○

SET 1/2" REBAR

—

GUY WIRE

⊕

POWER POLE

⊕

WATER METER

—

SUBJECT PROPERTY

ADJOINER PROPERTY

RIGHT-OF-WAY

—OH—W—

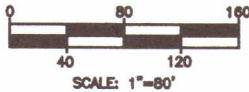
OVERHEAD ELECTRIC

—

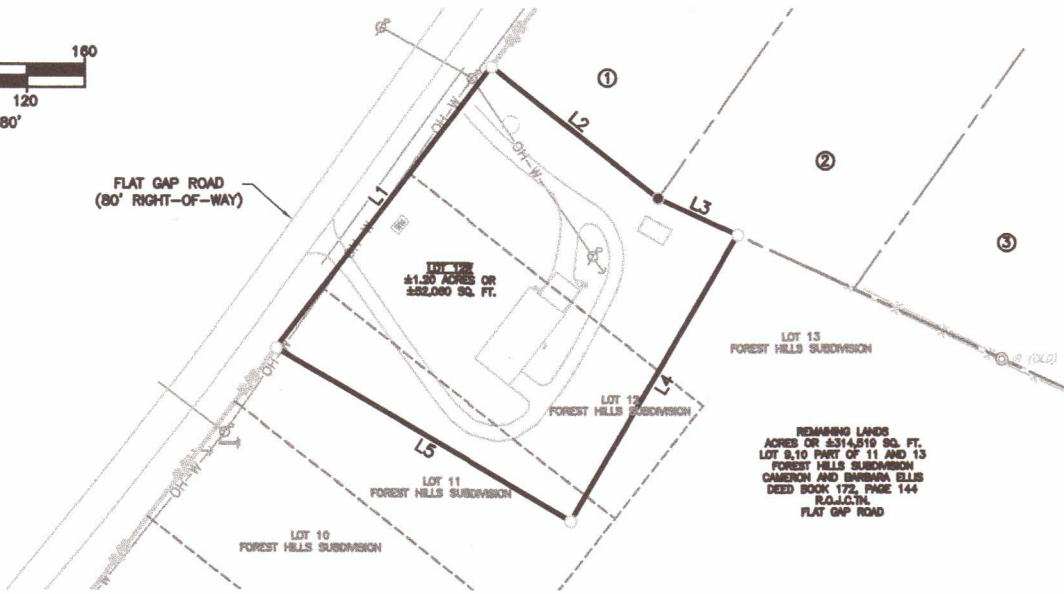
BARBED WIRE FENCE

R.O.J.C.TN.

REGISTER'S OFFICE, JEFFERSON COUNTY, TENNESSEE



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 37°28'07" E	246.88'
L2	S 81°52'53" E	148.10'
L3	S 89°17'53" E	81.29'
L4	S 30°21'40" W	230.74'
L5	N 86°38'20" W	238.24'



ADJOINER PROPERTY OWNER INFORMATION					
PARCEL TAG NO.	OWNER	MAP-GROUP-PARCEL NO.	DEED BOOK, PAGE	PLAT BOOK, PAGE, LOT	ADDRESS
1	LYLE A. AND MARY L. DANIELS	0340-A-001.00	DEED BOOK 207, PAGE 289	PLAT BOOK 5, PAGE 33, LOTS 1-2	1576 FLAT GAP ROAD
2	GEORGE STEVEN AND DEBRA FAYE VANDI	0340-A-003.00	DEED BOOK 283, PAGE 142	PLAT BOOK 5, PAGE 33, LOTS 3 & PART OF 4	808 QUINCY ROAD
3	ANGELA JEANETTE NOE	0340-A-005.00	DEED BOOK 705, PAGE 582	PLAT BOOK 5, PAGE 33, LOT 4A	913 QUINCY ROAD

CERTIFICATE 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 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 CO. 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 SUBDIVISION 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 SUBDIVISION 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 MONROE COUNTY PLANNING COMMISSION.

DATE COUNTY HIGHWAY SUPERINTENDENT

CERTIFICATION OF SURVEY

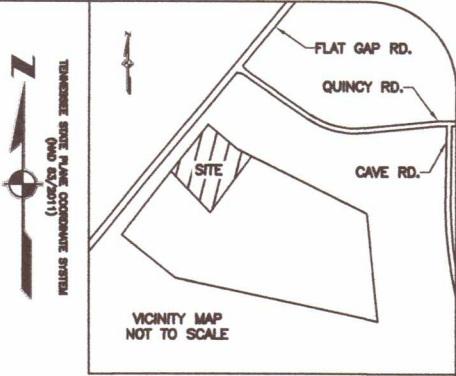
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AS SHOWN HEREON. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

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 COUNTY 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



- OWNERS: CAMERON AND BARBARA ELLIS
- DEED REFERENCE: DEED BOOK 172, PAGE 144
PLAT REFERENCE: PLAT BOOK 7, PAGE 103
- CONTROL MAP: MAP 034, PARCEL 024.03
- ZONING: R-1
- BUILDING SETBACKS: FRONT: 30'
SIDE: 12'
REAR: 12'
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PARCELS FROM MAP 034, PARCEL 024.03.
- THE LOTS ARE SUBJECT TO ALL WRITTEN AND/OR UNWRITTEN COVENANTS AND RESTRICTIONS.
- THERE IS ESTABLISH A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL INTERIOR AND EXTERIOR BOUNDARY LINES.
- FOR THE BOUNDARY SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED BETWEEN THE DATES OF 03/20/2026 AND 03/26/2026 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 2010.00. DEOD 12B. 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: N355637.03189
LONG: W8631228.41616
HORIZONTAL: NAD83 (2011), EPOCH 2010.00
VERTICAL: NAVD83
- THERE IS AN EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) ON LOT 1. 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. GARDINO 3489".
- 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 47089C0132D 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.

WAYPOINT
SURVEYING & MAPPING, LLC

8439 RUTLEDGE PIKE
RUTLEDGE, TENNESSEE 37861
865-306-8096
WAYPOINTSURVEYING.COM
WAYPOINTSURVEYING@GMAIL.COM

TOTAL AREA : ±8.31 ACRES OR ±361,984 SQ. FT.
AREA (LOT 12R) : ±1.20 ACRES OR ±82,080 SQ. FT.
AREA (REMAINING) : ±7.11 ACRES OR ±309,924 SQ. FT.
REQUESTED BY: CAMERON ELLIS
COORDINATE SYSTEM: TENNESSEE STATE PLANE
DRAWING SCALE: 1" = 80'
PROJECT NUMBER: 026-034
DATE: 05/03/2026

REPLAT
OF
LOTS 9-13 OF THE FOREST HILLS SUBDIVISION
1588 FLAT GAP ROAD JEFFERSON CITY, TENNESSEE,
CIVIL DISTRICT 4, JEFFERSON COUNTY, TENNESSEE



REVISIONS:

SHEET
1 OF 1