

LOCATION MAP N.T.S.

CURVE TABLE				
CURVE	CHORD BEARING	CHORD	RADIUS	ARC
C1	S66°30'47"E	26.53'	20.00'	29.00'
C2	S33°32'22"E	52.15'	175.00'	52.34'
C3	S50°17'34"E	49.83'	175.00'	50.00'
C4	S66°39'44"E	49.83'	175.00'	50.00'
C5	S84°25'08"E	58.20'	175.00'	58.47'
C6	S68°59'36"E	16.90'	20.00'	17.45'
C7	S82°10'08"E	61.80'	50.00'	66.62'
C8	N36°44'23"E	38.94'	50.00'	40.00'
C9	N09°05'47"W	38.94'	50.00'	40.00'
C10	N55°05'47"W	39.20'	50.00'	40.29'
C11	S68°55'05"W	54.32'	50.00'	57.43'
C12	S61°00'43"W	16.90'	20.00'	17.45'
C13	N71°39'45"W	94.98'	125.00'	97.43'
C14	N37°09'09"W	52.75'	125.00'	53.15'
C15	N23°29'13"E	29.94'	20.00'	33.83'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N86°00'33"E	15.71'
L2	S86°00'33"W	15.71'
L3	S87°36'54"W	28.72'
L4	S87°44'38"W	21.57'
L5	S87°44'38"W	5.92'

#### 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.

Drinnen Enterprises, LLC  
by Tanner Drinnen

Date

#### 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.

Registered Surveyor: Stephen W. Ward

Date

#### 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.

County Health Officer or  
Authorized Representative Thereof

Date

#### 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.

Public Works Director

Date

and/or

County Road Superintendent

Date

#### 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.

E-911 Director

Date

#### CERTIFICATE OF APPROVAL FOR RECORDING

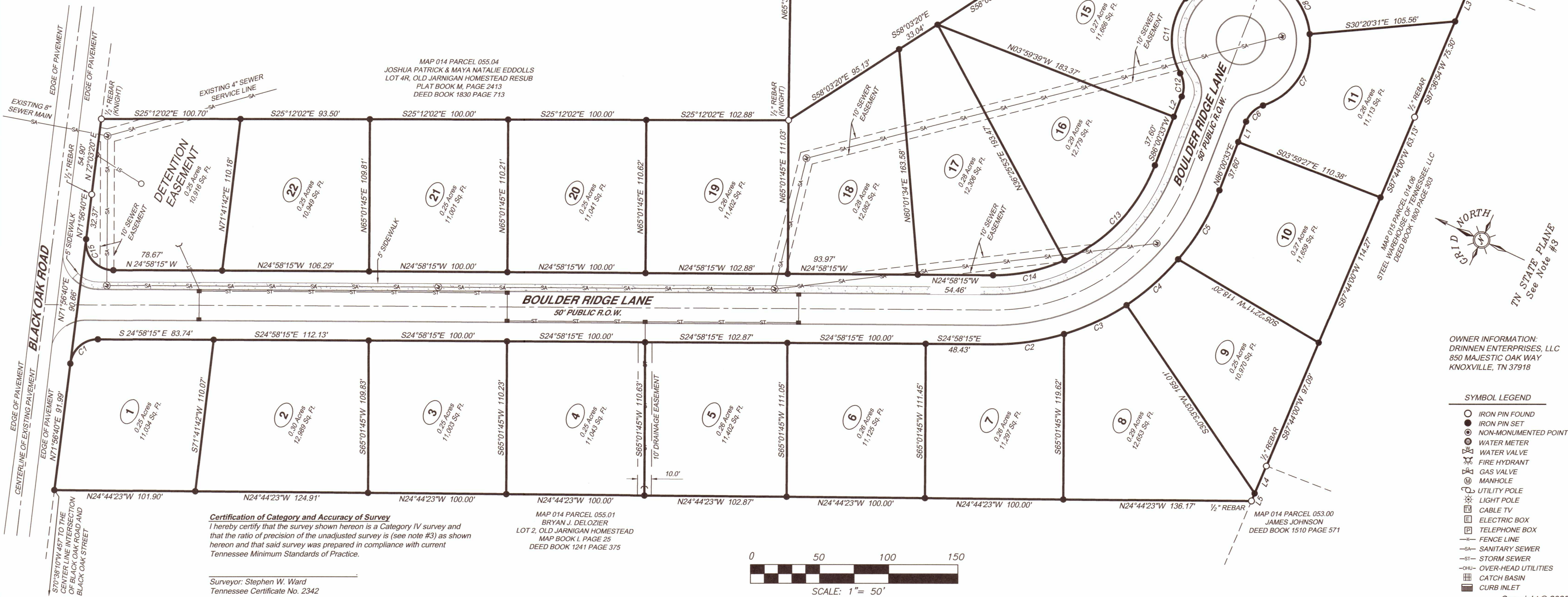
I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Jefferson City, Tennessee, and its regional planning area, with the exception of such variances, if any, as are noted in the minutes of the Jefferson City Regional Planning Commission and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

Secretary, Jefferson City  
Regional Planning Commission

Date

#### NOTES:

- 1) VERIFY EXACT SIZE, DEPTH, AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 2) UTILITY, DRAINAGE, CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROAD LINES, 5' UTILITY, DRAINAGE, CONSTRUCTION EASEMENT ALONG ALL INTERIOR LOT LINES.
- 3) RTK GPS POSITIONAL DATA WAS OBSERVED ON 03/21/2025 USING A TRIMBLE R10-2. THE GRID COORDINATES OF THE BASE STATION ARE N 866,565.07' E 2,710,250.74' Z: 1,107.34' WERE DERIVED USING A VRS NETWORK OF CORS STATIONS REFERENCED TO NAD 83(2011) (EPOCH 2010). NAVD83 GEOID 18. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.03, V 0.06 COMBINED GRID FACTOR: 0.999914352929 CENTERED ON THE BASE. REMAINDER OF THE SURVEY WAS COMPLETED USING A TRIMBLE R10-2 BASE WITH A TRIMBLE R12I ROVER. RMS VALUE DID NOT EXCEED H 0.02', V 0.05' AT 1-SIGMA.
- 4) STREET LIGHTS WILL BE INSTALLED ON AEC POLES



#### Certification of Category and Accuracy of Survey

I hereby certify that the survey shown hereon is a Category IV survey and that the ratio of precision of the unadjusted survey is (see note #3) as shown hereon and that said survey was prepared in compliance with current Tennessee Minimum Standards of Practice.

Surveyor: Stephen W. Ward  
Tennessee Certificate No. 2342

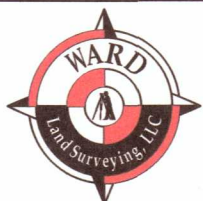
MAP 014 PARCEL 055.01  
BRYAN J. DELOZIER  
LOT 2, OLD JARNIGAN HOMESTEAD  
MAP BOOK L PAGE 25  
DEED BOOK 1241 PAGE 375

MAP 014 PARCEL 053.00  
JAMES JOHNSON  
DEED BOOK 1510 PAGE 571

#### SYMBOL LEGEND

- IRON PIN FOUND
- IRON PIN SET
- NON-MONUMENTED POINT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- MANHOLE
- UTILITY POLE
- LIGHT POLE
- CABLE TV
- ELECTRIC BOX
- TELEPHONE BOX
- FENCE LINE
- SANITARY SEWER
- STORM SEWER
- OVER-HEAD UTILITIES
- CATCH BASIN
- CURB INLET

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WARD LAND SURVEYING, LLC

ALTA-ACSM - RESIDENTIAL - COMMERCIAL - TOPOGRAPHIC - GPS  
P.O. Box 30654, Knoxville, TN 37930-0654  
Office: 865.690.0104 Email: SWard@WardLS.com



CITY: JEFFERSON CITY	CLT MAP: 014
COUNTY: JEFFERSON	GROUP:
STATE: TENNESSEE	PARCEL: 055.02
DISTRICT: 4th	PLAT: CAB. M PAGE 2413
WARD:	DEED: BK 1846 PG 57
CITY BLOCK:	OLD JARNIGAN HOMESTEAD RESUB
CENSUS TRACT:	UNIT: BLOCK: LOT: 3R

DRAWN BY SWW
CHECKED BY SWW
SURVEY DATE 03/21/2025
DRAWING TITLE 2501014.DWG
DRAWING SCALE 1" = 50'

REVISIONS:
1 sheet of 1

FINAL PLAT  
OF  
THE RIDGE AT BLACK OAK