

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

THIS IS TO CERTIFY THAT THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION PLAT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 10/31/2025

OWNER: [Signature]

OWNER: _____

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I CERTIFY THAT THE WATER SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED SHOWN.

DATE: 20 COUNTY HEALTH OFFICER/ REP.

HEALTH DEPARTMENT

Approval is hereby granted for lot(s) 1 defined as JB Investments Jefferson County TN, 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 and a SSD system permit issued by the Division of Environmental Health. Water taps, water lines, underground utilities, and driveways should be located at the side property lines unless otherwise noted. Any cutting, filling, or alterations of the soil conditions may void this approval.

ENVIRONMENTAL SPECIALIST
DIVISION OF GROUNDWATER PROTECTION

Lots: 1
are approved for an individual subsurface sewage disposal system serving a maximum of 2 bedrooms.

CERTIFICATION 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. ALL IMPROVEMENTS HAVE BEEN INSTALLED, OR AN ACCEPTABLE SURETY POSTED IN ORDER TO ASSURE COMPLETION. THIS LOT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: SECRETARY, REGIONAL PLANNING COMMISSION

CERTIFICATION 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.

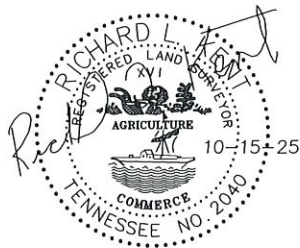
THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
MAP: 47089C0084D, EFF. DATE: 12/16/2008

I HEREBY CERTIFY THAT THIS IS A CATEGORY I & 4 SURVEY AND THE RATIO PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN THEREON.

15TH DAY OF OCTOBER, 2025

SURVEYOR: Rick L. Kent

TENNESSEE CERTIFICATE NO. 2040



CERTIFICATION OF STREETS

I CERTIFY THAT STREETS AND RELATED APPURTENANCES INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE SPECIFICATIONS ESTABLISHED BY THE REGIONAL PLANNING COMMISSION.

DATE: ROAD ENG./HIGHWAY COMMISSION

CERTIFICATION OF STREET NAMES

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

DATE: E-911 COORDINATOR

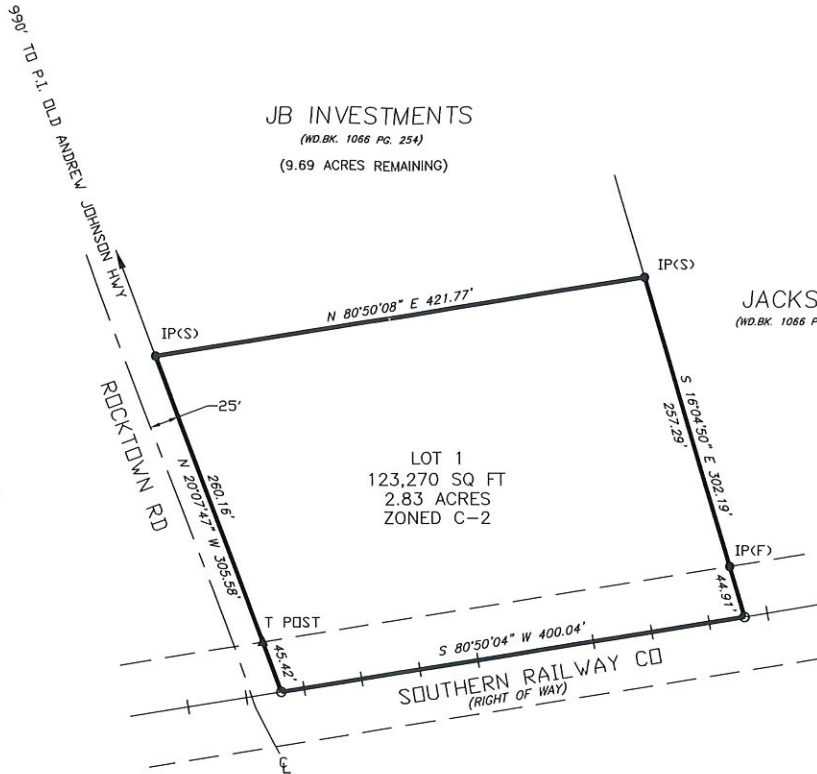
CERTIFICATION OF ELECTRIC LINES

I CERTIFY THAT ELECTRIC LINES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE REQUIREMENTS OF THIS COMPANY, OR A LETTER OF CREDIT. SECURITY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

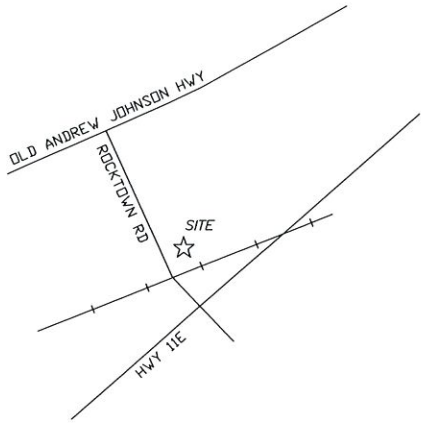
DATE: ELECTRIC COMPANY REPRESENTATIVE

JB INVESTMENTS

(MD.BK. 1066 PG. 254)
(9.69 ACRES REMAINING)



ALL OR PART OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY CARLSON MODEL BRX-7 ROVER AND BASE. POSITIONAL ACCURACY: 10MM+1PPM HORIZONTAL, 15MM+1PPM VERTICAL. TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC NETWORK. DATUM/EPOCH: HORIZONTAL-NAD 83, VERTICAL-NAD 83. PUBLISHED/FIXED CONTROL USED: TDOT GNSS REFERENCE NETWORK. GEOD MODEL: 2012. COMBINED GRID FACTORS: NONE APPLIED.



NOTES:
PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RECORDED MAPS OF RECORD.

SUBJECT TO THE SOUTHERN RAILWAY RIGHT OF WAY.

PROPERTY ZONED C-2

BUILDING SETBACKS:
40' FRONT
20' SIDE
20' REAR

JB INVESTMENTS
6017 ONTARIO CIR
MORRISTOWN TN 37814
PHONE: 865-318-3481



CERTIFICATION OF SEWERAGE SYSTEM

I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT AND IS APPROVED AS SHOWN WITH ALL RESTRICTION/CONDITIONS AS NOTED (NOT REQUIRED IF 48 IS APPLICABLE).

DATE: LOCAL HEALTH AUTHORITY

SURVEY FOR JB INVESTMENTS

DISTRICT	4TH	COUNTY OF	JEFFERSON	WITHIN THE CITY OF		WARD	
LOT NO.		BLOCK		IN			
ROUTE NO.		BOX		HOUSE NO.			
MAP BOOK		PAGE		SCALE	1"=100'		
MAP CAB.		SLIDE		DATE	10-15-25		
TAX MAP	015	GROUP		PARCEL	037.00		
WARRANTY DEED BK.	1854	PAGE	288				
CITY BLOCK NO.				DRAWN BY	SRJ		
BEARING BASE	TRUE NORTH						
MORTGAGE CO.							
TITLE CO.							

A.M. SURVEYING
RICHARD L. KENT R.L.S. # 2040
4669 FOWLER DRIVE
MORRISTOWN, TN. 37814
PHONE: (423) 317-9825
FAX: (423) 317-9826
EMAIL: RLKENT3@CHARTER.NET
DRAWING NO. 25-159A