

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Jefferson County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Jefferson County Regional Planning Commission and that it has been approved for recording in the Office of the County Registrar. If required, a surety bond in the amount of \$ _____ has been posted with the Jefferson County Regional Planning Commission to assure completion of all required improvements in case of default.

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, establish the minimum building restriction lines, and dedicate all streets, alleys, right-of-way, walks, parks and other open space to public or private use as noted.

I (we) hereby certify that lot(s) LOT 21R contains a working septic system, and that all field lines and duplicate area(s) associated with each system are contained entirely within each lot(s) as described as part of the plan of subdivision.

I hereby certify: (1) that streets have been installed in an acceptable manner and according to the specifications or, (2) adequate right-of-way dedication upon an existing public road shall serve these lots as proposed.

I hereby certify that the addresses, as noted here: 1206 Debrex Drive
Jefferson City, TN 37760 are approved as assigned.

I hereby certify that the private or public sewerage disposal system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation, Division of Ground Water Protection or the local municipal sewer department, and are hereby approved as shown.

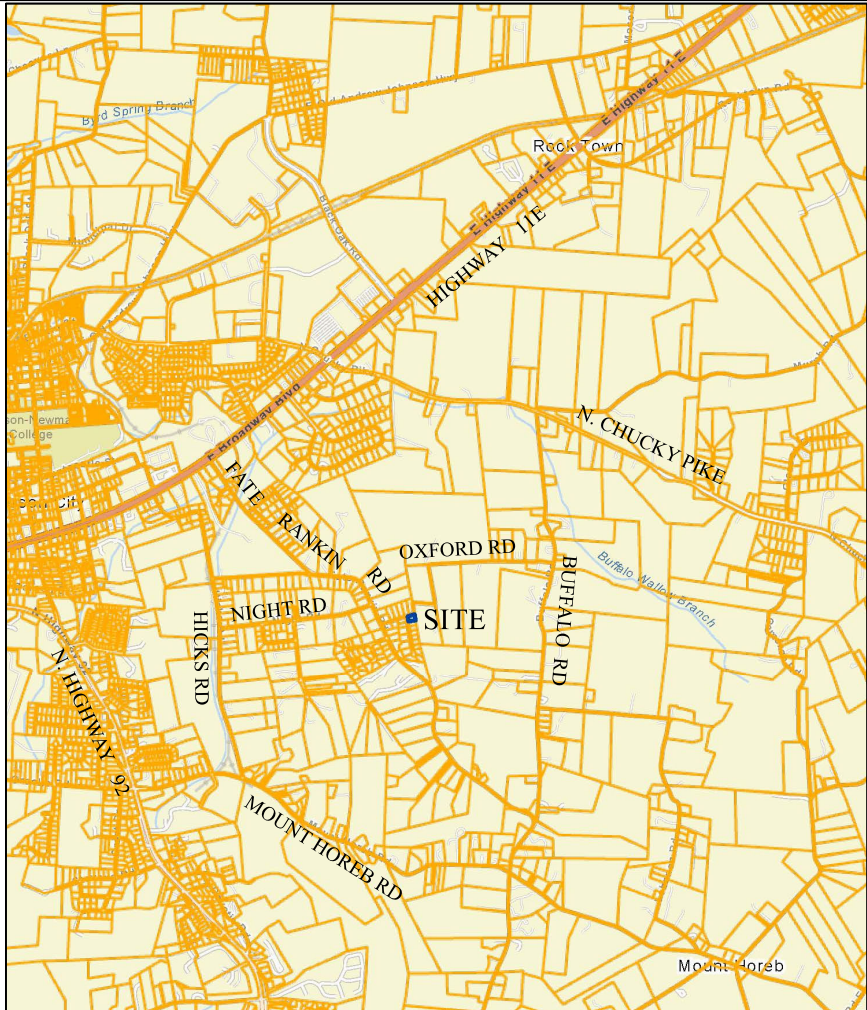
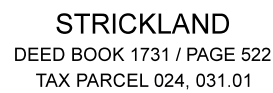
I hereby certify that the public water utility system or systems installed, or proposed for installation, fully meet the requirements of the local utility district, and are hereby approved as shown.

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Jefferson County Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the subdivision regulations.

- 1.) New iron pins, (3/4" rebar w/ ID Cap) were set at all property corners unless otherwise noted.
- 2.) This survey is subject to any easements that may affect the subject property, whether of record or implied.
- 3.) This survey was done without the benefit of a Title Report and may be subject to real estate rights and interests of others that might possibly be discovered by such a report from a Title Attorney.
- 4.) The location of the utilities and in-ground structures shown are from field observations and are not necessarily all that may exist in the area. Locations should be verified by the appropriate utility authority prior to any excavation or construction. Easements for all utilities are applicable.
- 5.) Lot 21R has an existing Subsurface Sanitary Sewage Disposal Systems. The septic tank and field lines are being shown in their approximate location as per verbal information obtained from the current owner, Donald Reese. No SSDS Permit or Certificate of Completion could be located through the Jefferson County Environmental Health: Ground Water Division.
- 6.) There is a black plastic drain pipe that extends from the Catch Basin located on the subject property into the adjoining Tax Parcel 31.01 as shown, for the purpose of storm water drainage. As per verbal information obtained from the current owner Donald Reese, there was a verbal agreement for this drain pipe from the previous owner of this adjoining Tax Parcel.

EIPC : EXISTING IRON PIN CAP (found)
 EIP : EXISTING IRON PIN (found)
 EIPP : EXISTING IRON PIPE
 ◎ : POINT
 ⊕ : CENTER LINE
 MNS : MAG NAIL SET
 IPCS : IRON PIN & CAP SET
 WM : WATER METER
 BPP : BLACK PLASTIC PIPE
 HP : HEAT PUMP
 ● : UTILITY POLE
 OVERHEAD UTILITY LINES: — — — — —
 ST : SEPTIC TANK
 SETBACKS: — — — — —
 WOOD FENCE: — x — x — x — x — x — x —
 PVC-CO : PVC CLEAN OUT
 GLMP : GAS LINE MARKER POST
 WM : WATER METER
 WFP : WOOD FENCE POST
 CB : CATCH BASIN
 EM : ELECTRIC METER
 RW : RETAINING WALL
 UP : UTILITY POLE
 GM : GAS METER

NOTE: All Building Setbacks shall conform to the applicable zoning requirements in effect at the time of construction.



LOCATION MAP

COUNTY OF JEFFERSON DISTRICT 4th WITHIN THE CITY OF _____
TAX MAP 024K-A PARCEL 021.00 & 001.00
ORIGINAL ASSIGNED ADDRESSES 1206 DEBREX DRIVE
ORIGINAL SUBDIVISION CRESSENT RIDGE
PLAT BOOK 9 PAGE 152 MAP CAB. D SLIDE 76
TOTAL LOTS 2 TOTAL AREA 0.727 AC / 31,680.302 SQ. FT.
OWNER Reese, Donald L. & Traci D.
1206 Debrex Dr., Jefferson City, TN 37760
WARRANTY DEED BK 914 / PG 433 & BK 286 / PG 145
SCALE 1" = 50' DATE 10/09/24 DRAWN BY B.P.M.
BEARING BASE TSPCS NAD 83
DRAWING NO. 24-023-FD

277 OLD WEAVER PIKE
BLUFF CITY, TN 37618
PHONE: (423) 234-2134

DRAWING NO. 24-023-FD