

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, establish the building lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted.

DATE

OWNER

CERTIFICATE 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

E911 Director

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Jefferson City, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Jefferson County Register of Deeds Office.

DATE

SECRETARY, JEFFERSON CITY PLANNING COMMISSION

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 o and that the monuments have been placed as shown hereon, to the specifications of the Subdivision Regulations.

Date

Registered Surveyor

CERTIFICATE 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 Hereby approved as shown.

Date

County Health Officer or Authorized Representative Thereof

CERTIFICATE 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 on case of default.

Date

Public Works Director and/or County Road Superintendent

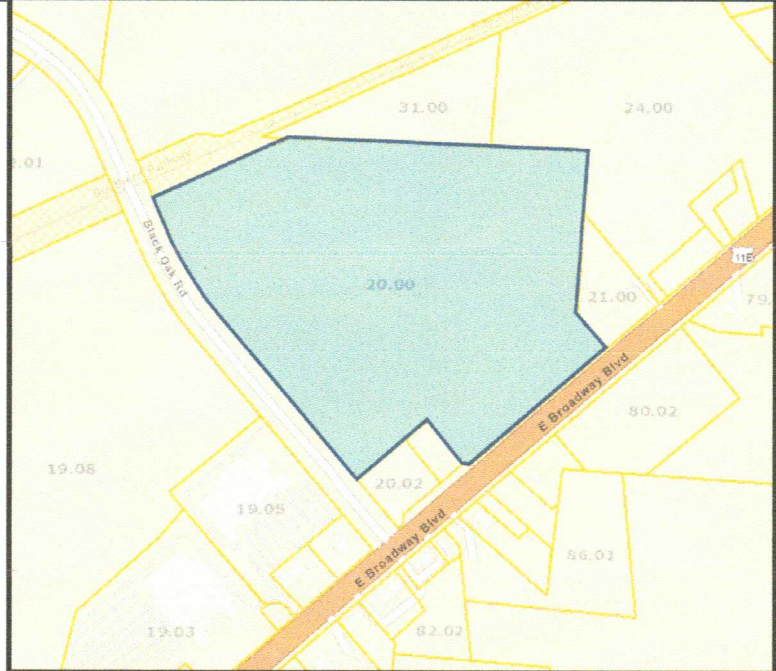
LEGEND

- IR(F) IRON PIN FOUND
● IR(S) IRON PIN SET
(R) RECORDED DATA
RCP REINFORCED CONC PIPE
CMP CORRUGATED METAL PIPE
LA LANDSCAPE AREA
HANDICAP PARKING
NO. REGULAR PARKING SPACES
- UP UTILITY POLE
AC AIR CONDITIONER PAD
LS LIGHT STANDARD
WV WATER VALVE
WM WATER METER
HYDRANT
CURB INLET
TELEPHONE MANHOLE
- SM SEWER MANHOLE
SD STORM DRAIN MANHOLE
CB CATCH BASIN
WM WATER MANHOLE
CO CLEAN-OUT
FM FIRE MAIN
EB ELECTRIC BOX



NOTE:
THREE-DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION
CONTRACTOR MUST CONTACT TENNESSEE ONE-CALL AT
1-800-351-1111
CONTRACTOR IS RESPONSIBLE TO RECORD AND SAVE
CONFIRMATION NUMBER.

GRID



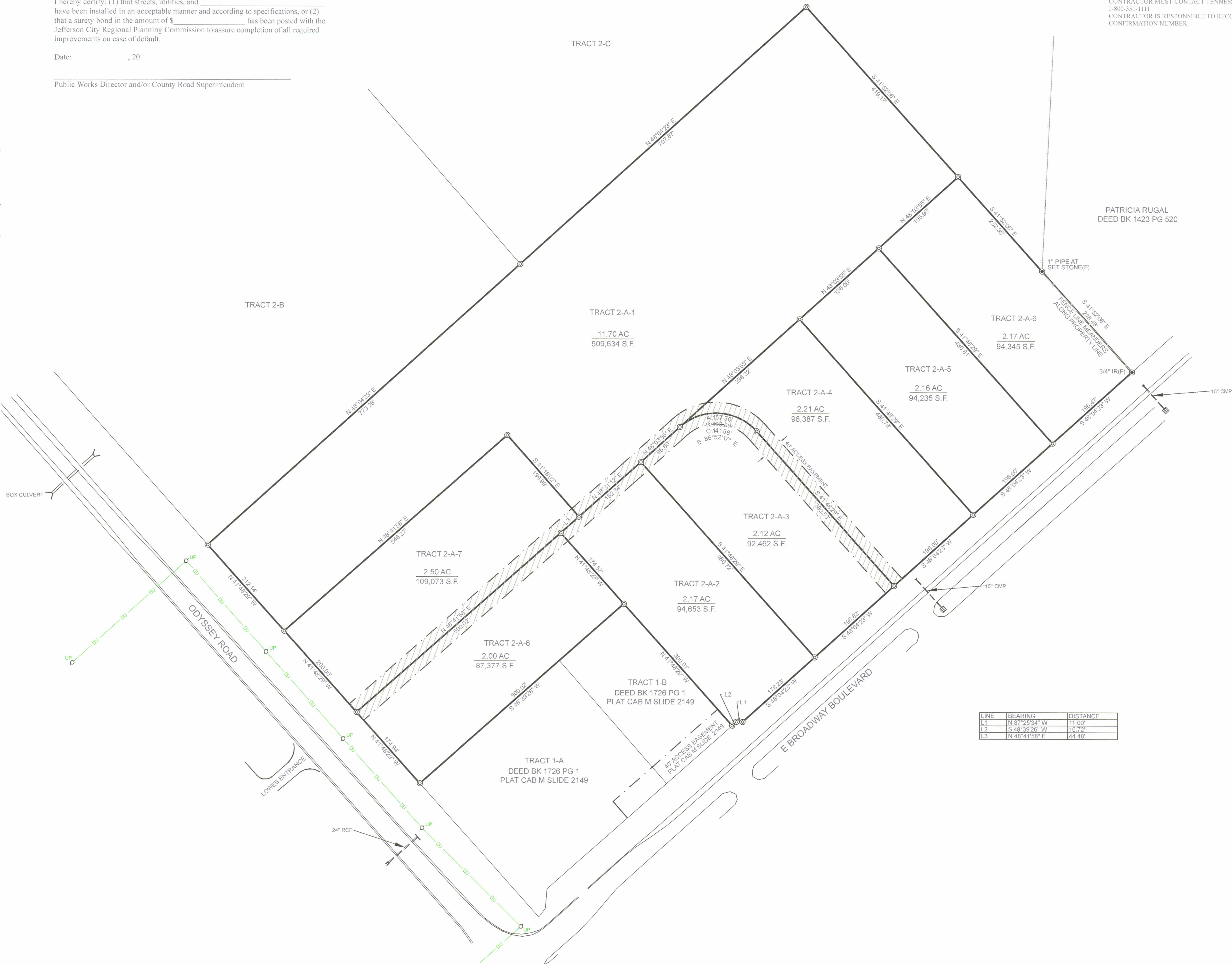
LOCATION MAP

N.T.S.

OWNER
P&C HOLDINGS OF TENNESSEE LLC
296 BOYD SCHOOL ROAD
MORRISTOWN, TN 37813

NOTES

- 1) CORNER MONUMENTS AS SHOWN
- 2) VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 3) PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, AND RESTRICTIONS OF RECORD
- 4) VERIFY CURRENT ZONING WITH LOCAL GOVERNMENT PLANNING AGENCY PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.



LINE	BEARING	DISTANCE
L1	N 87°25'34\"	11.00
L2	S 48°39'26\"	10.72
L3	N 48°41'58\"	44.48

I HEREBY CERTIFY THIS IS A CATEGORY 1 SURVEY
AND THE RATIO OF PRECISION OF THE UNADJUSTED
SURVEY IS 1:10,000 AS SHOWN HEREON.
NO TITLE OPINION WAS FURNISHED TO THE SURVEYOR
AND EASEMENTS SHOWN AND/OR NOT APPARENT IN THE
FIELD MAY OR MAY NOT BE DISCOVERED BY A TITLE
SEARCH OR A TITLE EXAMINER.

SURVEYOR
DAVID L. HURST
TENNESSEE REGISTRATION NUMBER 1886

RESUBDIVISION OF
TRACT 2-A

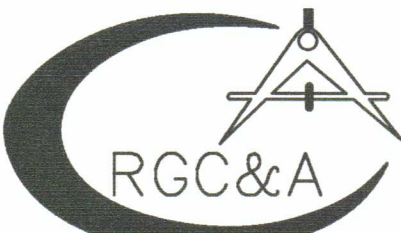
P&C HOLDING OF TENNESSEE LLC

4th CIVIL DISTRICT, JEFFERSON COUNTY, TENNESSEE
TAX MAP: 15 PARCEL: 20
ADDRESS: E BROADWAY BLVD
DEED REFERENCES: DEED BK 1726 PG 8

APPROVED BY: D. HURST
DRAWN BY: P. BLAKE

FIELD DATE: 10-08-2022
DRAWING DATE: 04-14-2026
LAST REV. DATE: 09-03-2026

SCALE: 1" = 100'
PROJECT NUMBER: 22207



ROBERT G. CAMPBELL & ASSOCIATES , L.P.
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