



SURVEY REQUESTED BY:
Distinctive Adventures, LLC
825 Lakewood Drive
Jefferson, City, TN 37760
Contact: Steve Lamb
Phone: 1-909-645-1102
Email:
stevelambdrda@icloud.com

CERTIFICATION OF OWNERSHIP AND DEDICATION

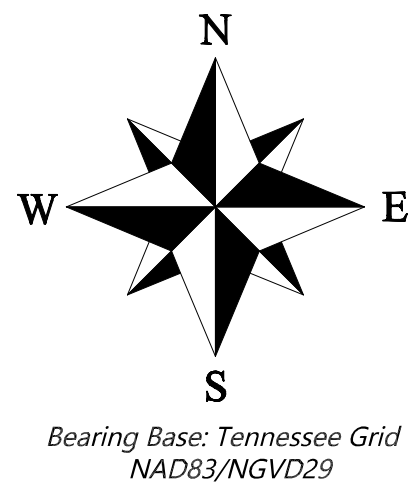
We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.

Owner _____ Date _____

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 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 _____



NOTES:

- Property is in Jefferson City, Jefferson County, Tennessee. Contact Jefferson City Planning for current Zoning and Building setback requirements.
- The purpose of this plat is to combine three tracts into five parcels.
- Parcel numbers pertain to Jefferson County tax maps.
- Monumentation is noted on drawing.
- Property is subject to all notation in Deed Book 1779, Page 728, as well as any and all applicable easements, setbacks, notations, restrictions, covenants, rights-of-ways, zoning ordinances, subdivision regulations and lease agreements as may be recorded in the Jefferson County Register of Deeds.

LEGEND

- Property line
- Adjoiners property line
- Iron Pin found
- Iron pin set
- Calc. Point
- Power pole
- Overhead power line
- Electric meter
- Underground Electric
- Water meter
- Water valve
- Fire hydrant
- Water line
- Water faucet
- Well
- Sanitary Sewer manhole
- Sanitary Sewer cleanout
- Natural Gas line
- Underground Cable line
- Underground Telephone line
- Mailbox
- Fence

Certification of Category and Accuracy of Survey. Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.

I certify that this is a category IV survey. Survey Control is Tennessee State Grid. NAD83/NAVD88. The survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Minimum Standards of Practice.

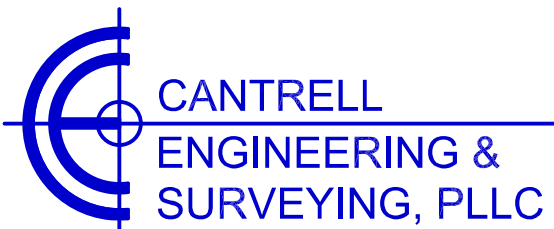
For the boundary, survey control, and topographic aspects of this survey, RTK (Real-time Kinematic) GPS positional data was observed between 6/20/2025 to 7/25/2025, utilizing a Trimble R-12i GNSS Receiver, Dual Frequency Receivers, RTK network. The grid coordinates as shown were derived using VRS network of CORS stations referenced to NAD 83 (2011) (Epoch 2010), Geoid 18.

The Relative positional accuracy - For duplicate single vector GPS observations of the same point, the computed average position difference does not exceed does not exceed: N0.049', V0.066'.

Date of Field Survey: _____

Registered Land Surveyor: _____

TN License No. _____ Date: _____



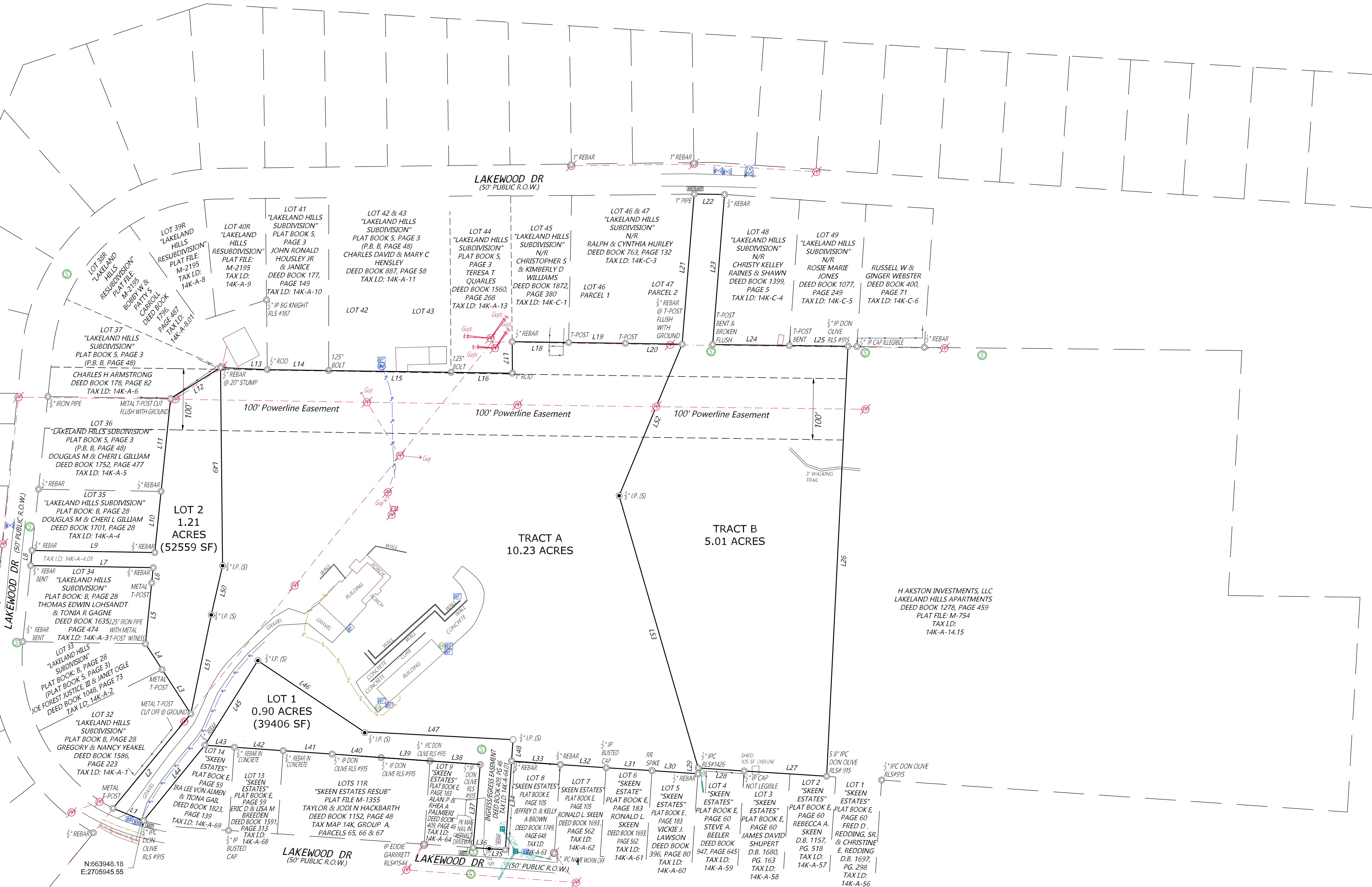
Scott A. Cantrell, RLS
TN RLS # 3113
Cell: 865-696-6643
Email: scantrellces@gmail.com
Office: 801 Bell Rd.
Gatlinburg, TN 37738
Plot Size: 24" x 36"



CERTIFICATION OF ACCURACY

I certify that this plat shown and described hereon, is a true and correct survey to the accuracy required by the Jefferson City Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the commission.

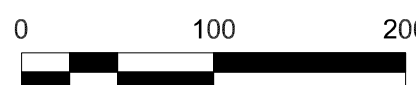
Surveyor _____ Date _____



LINE	BEARING	DISTANCE
L1	N 58°02'25" W	53.84'
L2	N 39°02'26" E	199.99'
L3	N 33°04'07" W	85.98'
L4	N 32°51'49" W	50.07'
L5	N 05°54'08" E	100.01'
L6	N 05°35'20" E	24.91'
L7	N 89°02'08" W	200.03'
L8	N 05°01'39" E	24.86'
L9	S 89°01'23" E	200.33'
L10	N 05°56'27" E	100.20'
L11	N 05°50'14" E	152.39'
L12	N 58°09'56" E	95.97'
L13	S 87°50'40" E	76.43'
L14	S 89°09'07" E	100.14'
L15	S 89°11'03" E	199.63'
L16	S 89°07'51" E	100.14'
L17	N 00°20'28" W	51.39'
L18	S 89°13'09" E	92.23'
L19	S 89°11'42" E	92.54'
L20	S 89°03'33" E	92.58'
L21	N 04°36'21" E	246.01'
L22	S 89°06'20" E	49.52'
L23	S 04°32'35" W	245.68'
L24	S 89°13'46" E	125.17'
L25	S 89°14'30" E	95.67'
L26	S 02°50'06" W	702.67'
L27	N 86°20'17" W	135.03'
L28	N 86°14'46" W	75.06'
L29	S 02°32'13" W	9.53'
L30	N 86°01'35" W	75.07'
L31	N 86°25'30" W	75.09'
L32	N 86°03'38" W	74.89'
L33	N 85°50'41" W	79.85'
L34	S 03°58'29" W	145.25'
L35	N 86°05'50" W	26.43'
L36	N 86°05'50" W	26.43'
L37	N 04°57'33" E	136.21'
L38	N 85°58'57" W	62.31'
L39	N 86°03'34" W	79.96'
L40	N 85°56'17" W	80.13'
L41	N 86°01'59" W	79.98'
L42	N 85°58'39" W	79.89'
L43	N 86°00'38" W	48.18'
L44	S 39°07'56" W	158.70'
L45	N 32°00'48" E	162.84'
L46	S 56°11'12" E	208.75'
L47	S 86°58'02" E	243.38'
L48	S 03°58'29" W	34.94'
L49	S 00°34'43" E	323.44'
L50	S 12°55'30" W	82.44'
L51	S 11°41'05" W	164.62'
L52	S 2°52'00" W	267.90'
L53	S 16°11'58" E	462.70'

SUBDIVISION PLAT OF:
LAKEWOOD DRIVE
SUBDIVISION
TRACTS A & B
LOTS 1 & 2
±17.36 ACRES TOTAL
ADDRESS: LAKEWOOD DRIVE
OWNERS: DISTINCTIVE ADVENTURES, LLC
DEED BOOK 1779, PAGE 728
TAX MAP 14K, GROUP A
PARCELS 4.01, 14.00 & 64.01
DISTRICT 4
JEFFERSON CITY
JEFFERSON COUNTY, TENNESSEE

SCALE: 1" = 100' AUGUST 27, 2025



FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE _X_ JEFFERSON CITY, TN, of the Flood Insurance Rate Map, Community Panel No. 470899C0044D effective date of 12/16/2008. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property is NOT in a Special Flood Hazard Area.