

CERTIFICATE OF OWNERSHIP

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 setback lines, and dedicate all streets, rights-of-way, walks and easements to public use, and parks and other open spaces to public or private use as noted.

_____, 2025
Date

Owner

Owner

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 PLANNING COMMISSION and that the monuments have been placed as shown hereon to the specifications of the subdivision regulations.

June 24, 2025
Date
Billy G. Knight
Registered Surveyor

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

This is to certify that the existing water system fully meet the requirements of the Tennessee State Health Department, and is hereby approved as shown.

_____, 2025
Date

Authorized Representative

Title

CERTIFICATE OF APPROVAL OF STREETS NAMES AND PROPERTY NUMBERS (E-911)

This is to certify that (1) the names of existing public streets/roads shown on this subdivision plat are correct; (2) the names of any new roads, whether public or private, do not duplicate any existing names; and (3) the property numbers of the lots shown on this plat are in conformance with the E-911 System.

_____, 2025
Date

Authorized Representative

Title

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision standards for the Jefferson City Planning Commission, 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 offices of the county register.

_____, 2025
Date

Secretary, Jefferson City Planning Commission

CERTIFICATION BY HEALTH DEPARTMENT

Approval is hereby granted for lots _____ County, Tennessee, as being suitable for sub-surface sewage disposal (SSD) with the limited or attached restrictions. Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and SSD system permit issued by the Division of Ground Water Protection. 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 Ground Water Protection

Date



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

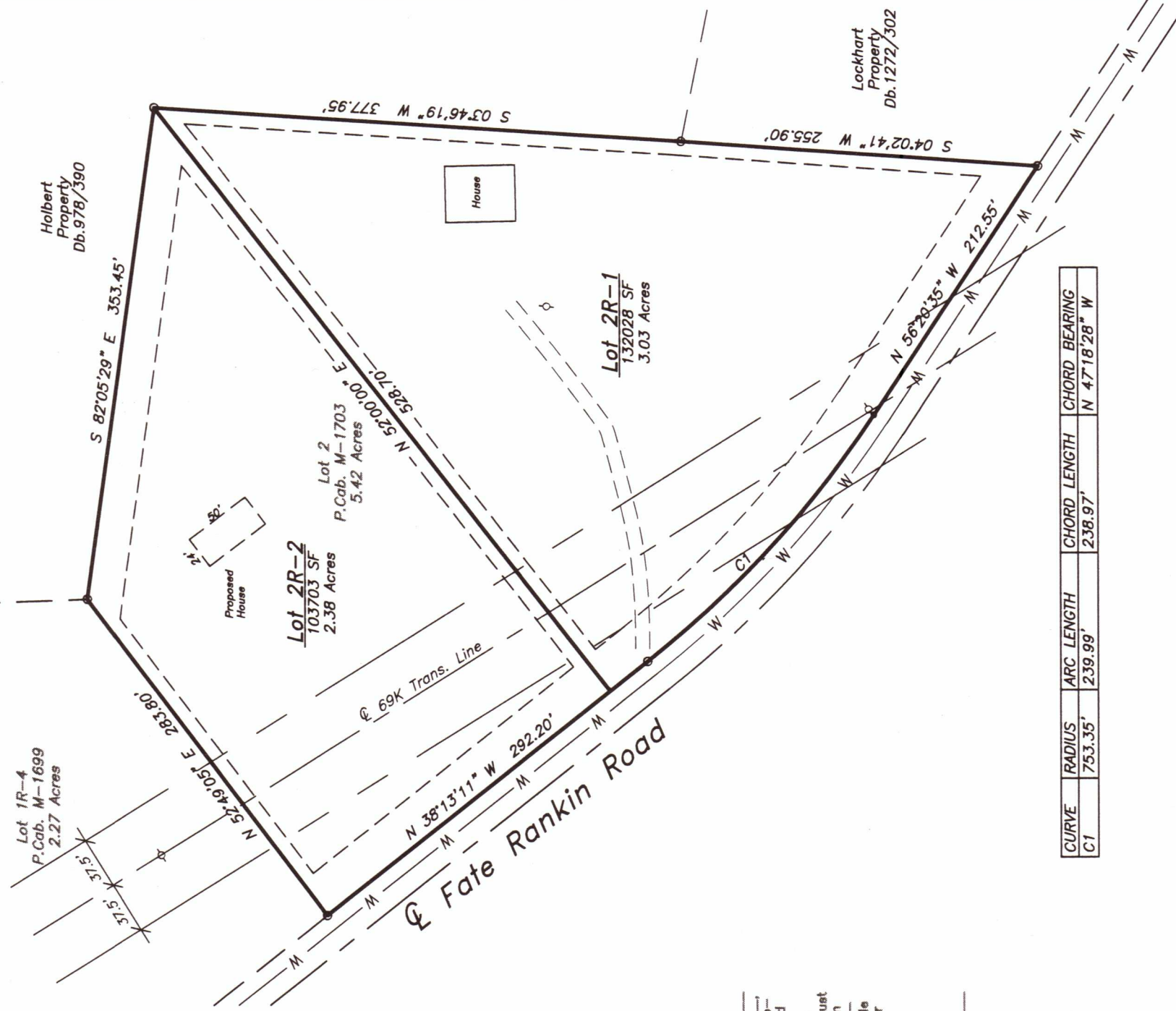
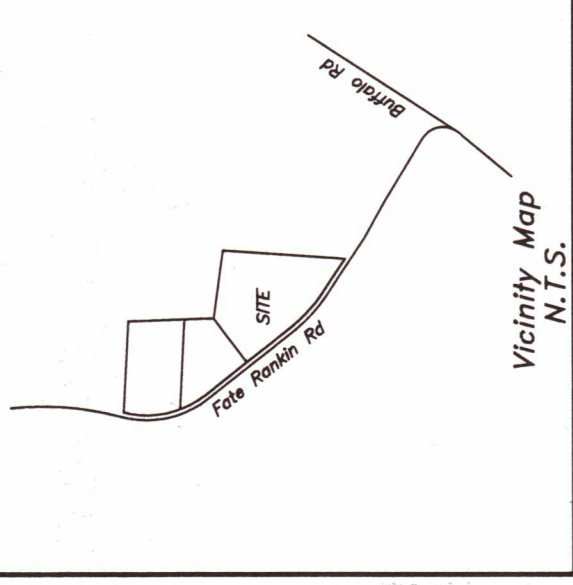
Billy G. Knight
This survey has been made in compliance with current Tennessee Minimum Standards of Practice.

NOTES

1. Iron pins at all corners unless noted.
2. Co. Map No. 24, Parcel 34.00
3. Minimum building setback = 30'
4. There is a 5' drainage and utility easement inside all lot lines.
5. Building Setbacks: Front = 30' Side = 10' per story, Rear = 25'
6. Zoning - A-1
7. Property is subject to all easements restrictions, rights-of-way and zoning of record.

This Property is Not Located Within Any "FEMA" Flood Hazard Zone.
Map 47089C0152D
Date: 12-16-08

Vicinity Map
N.T.S.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	753.35'	239.99'	238.97'	N 47°18'28" W

Reference: Db.1827/637



ReSubdivision of Lot 1R-4
Fate Rankin Estate S/D
Plat Cab. M-1703

District No. Four - Jefferson County, Tenn.
Date: 7-05-2025 Scale: 1" = 100'

By: Billy G. Knight RLS
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