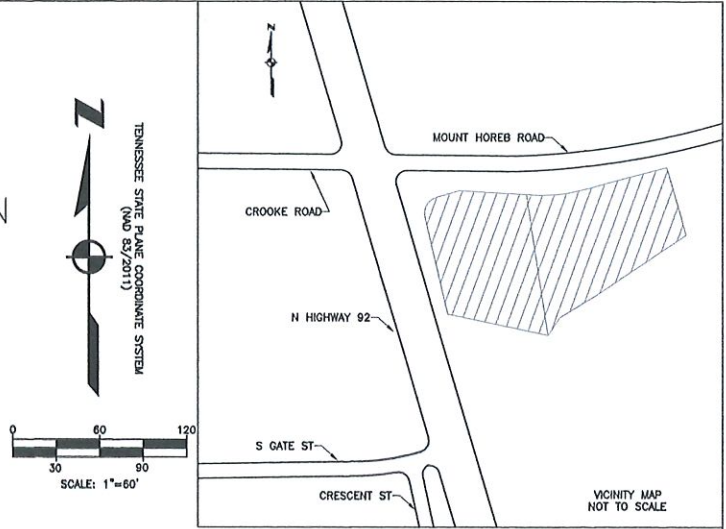
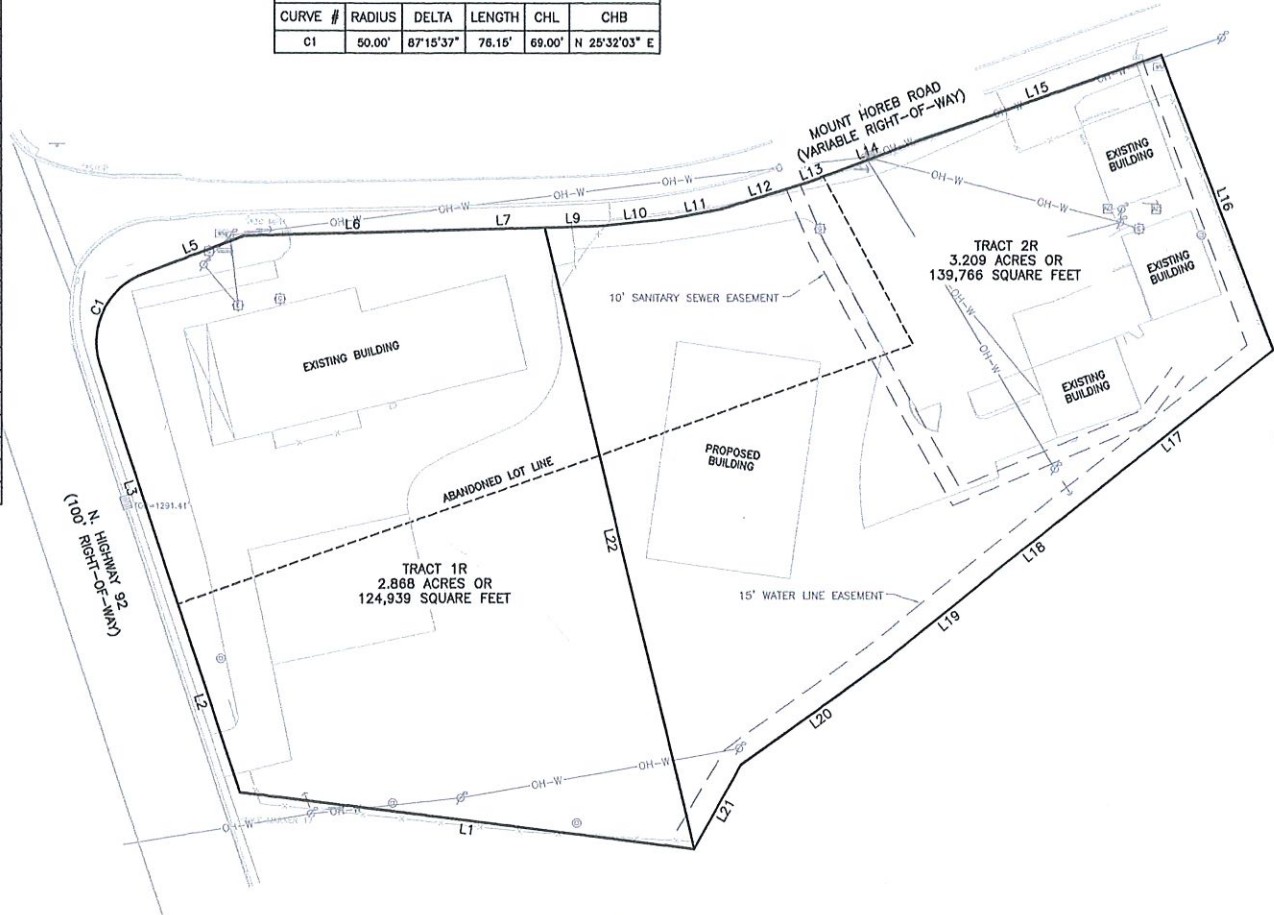


LEGEND		
● FOUND 1" REBAR	○ GUY	— SUBJECT PROPERTY
✕ FOUND MAGNOL	— COMMUNICATION PEDESTAL	— ADJOINER PROPERTY
▲ FOUND RAILROAD SPIKE	○ LIGHTPOLE	— RIGHT-OF-WAY
⊠ WATER METER	— ELECTRIC PEDESTAL	— OH-W OVERHEAD WIRE
⊠ FIRE HYDRANT	— ELECTRIC METER	— UG-E UNDERGROUND ELECTRIC
⊠ WATER VALVE	— POWER POLE	— ST SANITARY SEWER
⊠ SEWER MANHOLE	— SIGN	— OH-W STORM LINE
⊠ SEWER CLEANOUT	— MAILBOX	— FO FIBER OPTIC
⊠ CATCH BASIN	— BUSH	— W WATER LINE
⊠ AIR CONDITIONING UNIT	— TREE	— G GAS LINE
R.O.J.C.T.N. REGISTER'S OFFICE JEFFERSON COUNTY, TENNESSEE		— FENCE
		— LANDSCAPING

PRELIMINARY REPLAT
OF
THE REPLAT OF LOTS 1, 2 AND 4 OF TENNESSEE ZINC DIVISION
INTERSECTION OF HIGHWAY 92 AND MOUNT HOREB ROAD, JEFFERSON CITY, TN 37760

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 82°54'27" W	314.74'
L2	N 18°04'26" W	134.13'
L3	N 18°05'27" W	173.30'
L5	N 69°09'33" E	74.20'
L6	N 88°24'33" E	150.00'
L7	N 88°24'33" E	66.73'
L9	N 88°24'33" E	38.87'
L10	N 83°49'33" E	48.67'
L11	N 79°11'33" E	34.46'
L12	N 73°13'33" E	61.24'
L13	N 69°33'24" E	12.72'
L14	N 69°33'35" E	70.28'
L15	N 70°33'33" E	177.00'
L16	S 20°48'27" E	216.09'
L17	S 51°38'54" W	186.59'
L18	S 51°36'33" W	56.53'
L19	S 50°54'33" W	94.25'
L20	S 54°13'33" W	126.38'
L21	S 29°39'17" W	66.35'
L22	N 13°29'01" W	437.56'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	50.00'	87°15'37"	76.15'	69.00'	N 25°32'03" E



- OWNERS: RYAN DEAN PERICE AND WIFE, KERI LYNN PERICE
- DEED REFERENCE: DEED BOOK 1668, PAGE 73
PLAT REFERENCE: PLAT CABINET G, PAGE 192
- CONTROL MAPS: MAP 035A, GROUP F, PARCEL 001.00
MAP 035A, GROUP F, PARCEL 002.00
- ZONING: B-1
- BUILDING SETBACKS: FRONT: 35'
SIDE: 10'
REAR: 25'
- THE PURPOSE OF THIS PLAT IS TO CHANGE THE LOT LINES AS SHOWN IN PLAT CABINET G, PAGE 192
- THE LOTS ARE SUBJECT TO ALL WRITTEN AND/OR UNWRITTEN COVENANTS AND RESTRICTIONS.
- ALL LOTS ARE SUBJECT TO THE FOLLOWING UTILITY AND DRAINAGE EASEMENTS:
5' ALONG THE FRONT AND INTERIOR LOT LINES
10' ALONG THE EXTERIOR BOUNDARY LOT LINES
- FOR THE BOUNDARY SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED BETWEEN THE DATES OF 03/20/2026 AND 03/22/2026 UTILIZING A CARLSON BRK DUAL FREQUENCY GNSS RECEIVER. THE GRID COORDINATES OF THE FIXED STATION(S) SHOWN HEREON WERE DERIVED USING A VRS NETWORK OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION'S CORS NETWORK REFERENCED TO NAD83 (2011) EPOCH 2010, GEOID 12B. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED H: 5.00", V: 0.10".
GPS BASE STATION COORDINATES WERE DERIVED FROM THE FOLLOWING SOURCE:
TODD CORS STATION TH13
LAT: N355537.03168
LONG: W8581226.41616
HORIZONTAL: NAD83 (2011), EPOCH 2010.00
VERTICAL: NAVD83
- ADJOINER PROPERTY LINES SHOWN ARE BASED ON RECORDED DEED AND PLAT INFORMATION TAKEN FROM THE JEFFERSON COUNTY REGISTER'S OFFICE AND FROM EVIDENCE COLLECTED DURING THE FIELD SURVEY.
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" X 18" REBAR IRON PINS WITH PLASTIC CAPS STAMPED "J. GARDUNO 3469".
- NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR THEREFORE OTHER EASEMENTS AND/OR RIGHTS-OF-WAYS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY. THIS DOCUMENT IS A PROFESSIONAL OPINION AND DOES NOT WARRANT TITLE.
- PER FEMA MAP 47089C0181D WITH AN EFFECTIVE DATE OF 12/18/2008, NO PORTION OF THE LOT SHOWN IS WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA)
- THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNPAID PERSON OR ENTITIES WITHOUT ANY EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THE SURVEY.
- NO ATTEMPT WAS MADE TO HAVE UNDERGROUND UTILITIES LOCATED. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM A FIELD SURVEY BASED ON MARKED LOCATIONS AND OBSERVED EVIDENCE. SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, PRIVATE OR ABANDONED.

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 AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARK OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER _____
DATE _____ OWNER _____

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR JEFFERSON CITY, TENNESSEE, AND ITS REGIONAL PLANNING AREA, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE JEFFERSON CITY REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.

DATE _____ SECRETARY, JEFFERSON CITY, REGIONAL PLANNING COMMISSION

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, IS TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE JEFFERSON COUNTY REGIONAL PLANNING COMMISSION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATION OF THE REGIONAL PLANNING COMMISSION.

DATE _____ TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AS SHOWN HEREON. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DATE _____ TENNESSEE REGISTERED LAND SURVEYOR

WAYPOINT
SURVEYING & MAPPING, LLC

8439 RUTLEDGE PIKE
RUTLEDGE, TENNESSEE 37861
865-306-8096
WAYPOINTSURVEYING.COM
WAYPOINTSURVEYING@GMAIL.COM

AREA (TRACT 1R): 2.868 ACRES OR 124,939 SQUARE FEET

AREA (TRACT 2R): 3.209 ACRES OR 139,766 SQUARE FEET

CHECKED AND DRAWN BY: J. GARDUNO

PROJECT NUMBER: 026-056

DATE: 07/11/2026

REVISIONS

1)

2)

3)

4)



SHEET 1 OF 1