
RHEA COUNTY REGIONAL PLANNING COMMISSION

AGENDA FOR THE REGULAR CALLED MEETING Tuesday, June 23, 2026 5:30 P.M.

Rhea County Courthouse Annex – 375 Church Street, 2nd Floor Commission Room

☐ Jim Reed, Chairman
☐ Jeff McDaniel, Vice-Chairman
☐ Teresa Congiolo, Secretary
☐ Shane Clark ☐ Tommy Snyder ☐ Billy Thedford ☐ Rick Wilkey

A. CALL TO ORDER AND ESTABLISHMENT OF A QUORUM

B. READING AND APPROVAL OF MINUTES – Tuesday, May 26, 2026

C. NEW BUSINESS

1. Mary Miller Heirs 4-Lot S/D – Final Plat (Tellico Land Surveying)
2. Bale / Vogel / Sanchez 1-Lot Flag Lot S/D – Final Plat (Nic Barnes Surveying)
3. Roger Housley 2-Lot S/D – Final Plat (Kale Belk Surveying)
4. Michael Johnson 4 Lot Line Abandonment Plat – Final Plat (Apex Land Surveying)
5. Lakewood Villages Lots 186-190 Abandonment to 2 Lots – Final Plat (Apex Land Surveying)
6. Chris Armstrong 1-Lot S/D – Final Plat (Dock Smith Surveying)
7. Sprout / Suggs / Money 3 Lot Line Adjustment Plat – Final Plat (Dock Smith Surveying)
8. Linda Chattin 2-Lot S/D & Line Abandonment – Final Plat (Dock Smith Surveying)
9. Any Properly Presented New Business

D. OLD BUSINESS

1. Young/Hensley/Williams Lot Line Adjustment w/Easement – Final Plat (Dock Smith Surveying)
2. Buy, Sell, Flip LLC 2-Lot S/D – Final Plat (Roane Land Surveying)
3. John Ashmore 1-Lot S/D – Final Plat (Nic Barnes Surveying)
4. Donald Smith 2-Lot S/D on Access Easement – Final Plat (Dock Smith Surveying)
5. Any Properly Presented Old Business

E. HEARING OF PERSONS HAVING BUSINESS BEFORE THE COMMISSION

F. ADJOURNMENT

NEXT REGULAR SCHEDULED MEETING: Tuesday, July 28, 2026, at 5:30pm
Plats will be due by 12:00 noon on Tuesday, July 14, 2026

RHEA COUNTY REGIONAL PLANNING COMMISSION
REGULAR CALLED MEETING Tuesday, May 26, 2026 5:30 P.M.
Rhea County Courthouse Annex – 375 Church Street, 2nd Floor Commission Room

A. ALL TO ORDER AND ESTABLISHMENT OF A QUORUM

Jim Reed, Jeff McDaniel, Teresa Congiolo, Shane Clark, Billy Thedford, Chad Reese, SETD

B. READING AND APPROVAL OF MINUTES – Tuesday, April 28, 2026

Approved as presented. Motion by Billy Thedford, seconded by Shane Clark. 5-0

C. NEW BUSINESS

1. Devin Vassmer 1-Lot S/D – Final Plat (Moore Engineering & Surveying)

Refer to staff for signatures. Motion by Jeff McDaniel, seconded by Billy Thedford. 5-0

2. Shawn McBride 2-Lots Combined – Final Plat (Comparoni & Associates Surveying)

Refer to staff for name correction on the plat. Motion by Shane Clark, seconded by Jeff McDaniel 5-0

3. Buy, Sell, Flip LLC 2-Lot S/D – Final Plat (Roane Land Surveying)

Table until next month. Motion by Shane Clark, seconded by Billy Thedford. 5-0

4. Pine Hollow Lot Line Abandonment for New Lot 22 – Final Plat (Richmond Surveying)

Refer to staff for signature, with addition of water certificate. Motion by Billy Thedford, seconded by Jeff McDaniel. 5-0

5. John Ashmore 1-Lot S/D – Final Plat (Nic Barnes Surveying)

Table until next month. Motion Billy Thedford, seconded by Jeff McDaniel. 5-0

6. Clarence Gravett 1-Lot S/D – Final Plat (Dock Smith Surveying)

Refer to staff for signatures. Motion by Billy Thedford, seconded by Shane Clark. 5-0

7. Sergio Rosas / Barbara Elsea Lot 6A, B, C, & D – Final Plat (Dock Smith Surveying)

Refer to staff for signatures. Motion by Billy Thedford, seconded by Jeff McDaniel 5-0

8. Jackie Young 3-Lot Line Adjustments w/Access Easement – Final Plat (Dock Smith Surveying)

Table until next month. Motion by Jeff McDaniel, seconded by Shane Clark. 5-0

9. Donald Smith 2-Lot S/D on Access Easement – Final Plat (Dock Smith Surveying)

Table until next month. Motion by Jeff McDaniel, seconded by Billy Thedford. 5-0

10. Mike Sneed Ph2 2-Lot S/D w/Easement & Lot Line Abandonment – Final Plat (Dock Smith Surveying)

Refer to staff for updated flood map numbers. Motion by Jeff McDaniel, seconded by Billy Thedford. 5-0

11. Any Properly Presented New Business

D. OLD BUSINESS

1. Young/Hensley/Williams Lot Line Adjustment w/Easement – Final Plat (Dock Smith Surveying)
Table until next month. Motion by Jeff McDaniel, seconded by Billy Thedford. 5-0

2. Keith Maxwell Side Yard Building Setback Variance Request – Reduce on both sides from 10' to 5':
Apollo Shores, Lot 695, Parcel ID: 0130 D 024.00
Approved with variance due to the original deed stating 5' and our rules stating that we will go with the original, if before our set back rules were established. Motion by Billy Thedford, seconded by Shane Clark. 5-0

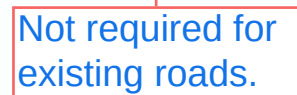
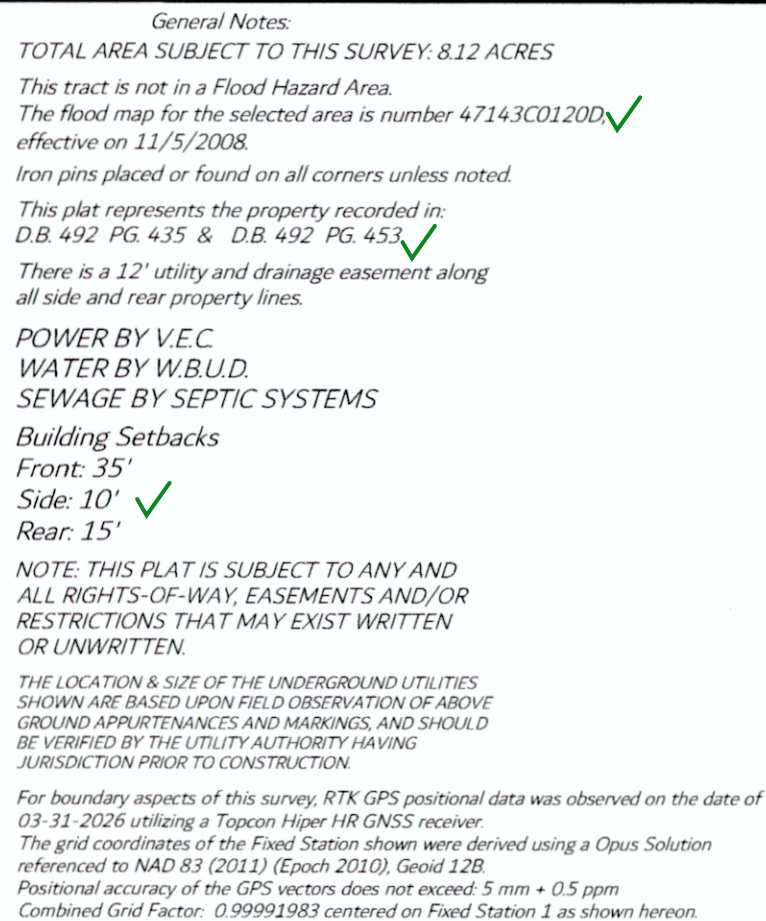
3. Any Properly Presented Old Business

E. HEARING OF PERSONS HAVING BUSINESS BEFORE THE COMMISSION

F. ADJOURNMENT

Motion to adjourn by Teresa Congiolo, seconded by Billy Thedford. 5-0

NEXT REGULAR SCHEDULED MEETING: Tuesday, June 23, 2026, at 5:30pm
Plats will be due by 12:00 noon on Tuesday, June 9, 2026



4B. CERTIFICATION OF THE APPROVAL OF ROADS
 I (hereby certify that the (those) road(s) have been or will be inspected as required by the Subdivision Regulations of Rhea County, Tennessee and that a certified check in the amount of \$_____ has been posted with the County Trustee of Rhea County to assure completion of all required improvements in case of default.
 _____, 20_____, _____
 ROAD SUPERVISOR

✓ A. CERTIFICATION OF APPROVAL FOR WATER SYSTEM
 I certify that the lot(s) shown on this plat is/are served by an existing water main of (water board, district or authority). Service is available in accordance with the utility's line connection policies.
 _____, 20_____, _____
 LOCAL WATER UTILITY

✓ 3D. Existing Septic System Certificate
 The existing septic system is located as shown on the plat (Lot(s)).
 The location includes the septic tank and all field lines. To the best of my knowledge, the septic system is in proper working order on this date and the septic system(s) is/are contained within the boundary of the individual lot.

 Owner _____ Date _____

4A. CERTIFICATION OF THE APPROVAL OF ROADS
 I hereby certify that the (those) road(s) as shown in regards to grade, base, and surface, have been installed in an acceptable manner according to specifications and that the (those) road(s) have been inspected as required by the Subdivision Regulations of Rhea County, Tennessee.
 _____, 20_____, _____
 ROAD SUPERVISOR

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category IV Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated.

Date _____ Registered Surveyor _____

5. CERTIFICATION OF E-911 APPROVAL

I hereby certify that I have reviewed this plan and find that it conforms to the provisions of the E-911 requirements. I further certify the preparer of the plat has submitted a dwg file in the TN State Plane Coordinates to the 911 office of the final approved layout shown on this plat.

_____ 20____
DATE _____ 911 BOARD REPRESENTATIVE _____

_____ 20____
DATE _____ Surveyor _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

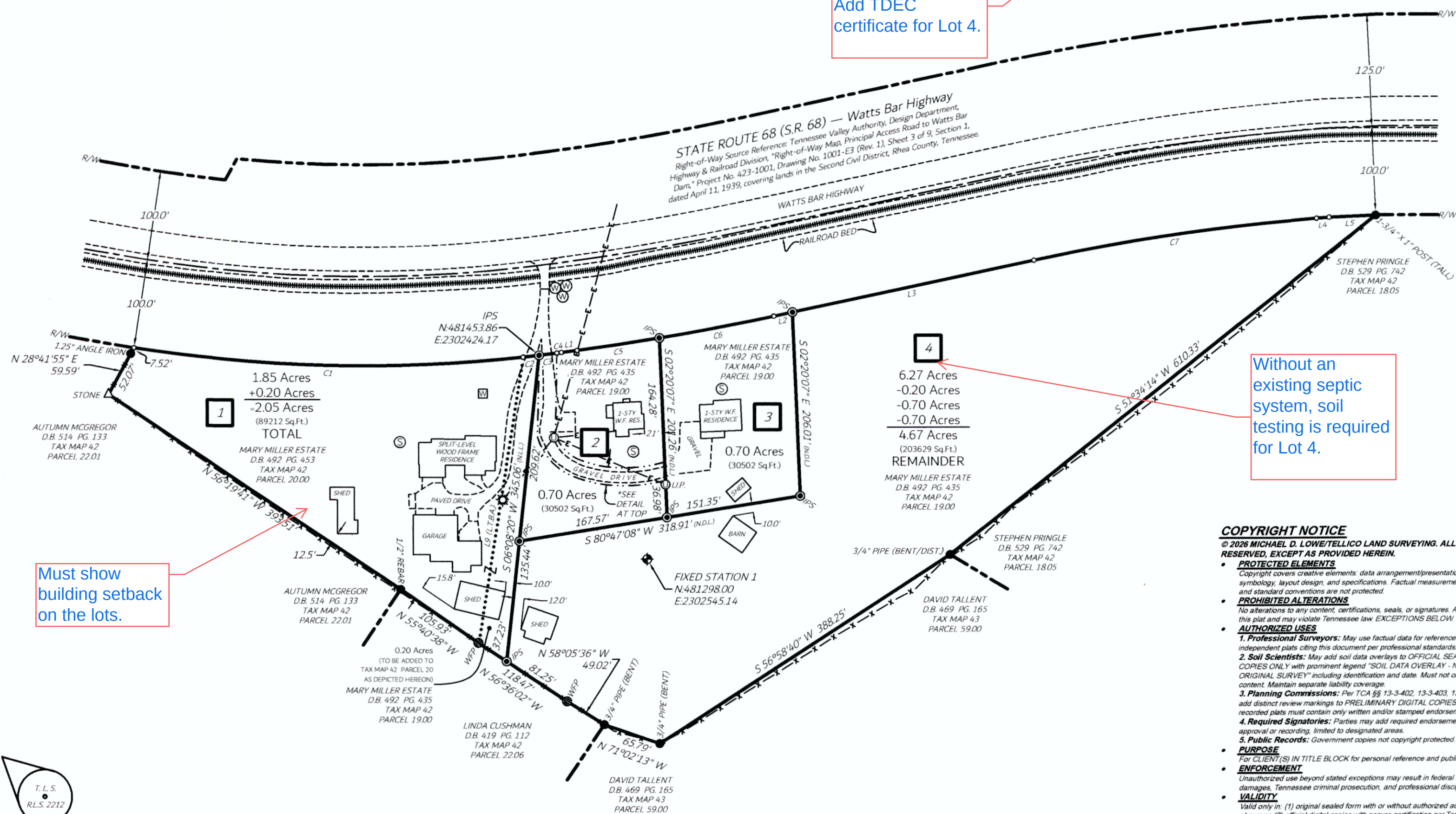
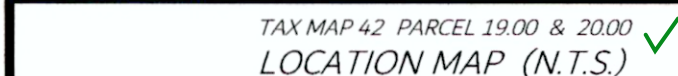
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number _____, page _____, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offer of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date _____ Owner _____ Owner _____

7. CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Rhea County Subdivision Regulations, with the exception of such variations, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

_____ 20____
DATE _____ SECRETARY, PLANNING COMMISSION _____



Without an existing septic system, soil testing is required for Lot 4.

Add TDEC
certificate for Lot 4.

Must show building setback on the lots.

CURVE	RADIUS	ARC	BEARING	CHORD
C1	1668.96	438.26'	S 88°44' E	437.00'
C2	1668.96	18.04	N 83°28'17" E	18.04
C3	1668.96	40.22'	N 82°54'15" E	20.22'
C4	2898.66	47.15'	N 82°54'15" E	20.22'
C5	2898.66	93.40'	N 81°24'05" E	93.40'
C6	2898.66	130.68'	N 79°51'12" E	130.67'
C7	2898.66	320.96'	N 81°45'23" E	320.71'
C8	2898.66	41.13'	S 43°35'38" E	39.86'
C9	1761.67	50.34'	S 79°47'01" E	50.03'
C10	1706.27	46.15'	N 81°55'51" E	46.01'
C11	1906.27	46.71'	S 82°40'00" E	46.60'
C12	1516.67	57.99'	N 79°45'11" W	57.64'
C13	67.63'	62.32'	N 42°30'31" W	60.14'

LINE	BEARING	DISTANCE
L1	N 82°19'28" E	184.2'
L2	N 77°53'43" E	21.32'
L3	N 77°53'43" E	276.92'
L4	N 85°37'03" E	14.23'
L5	N 87°34'07" E	52.12'
L6	S 01°11'16" W	90.80'
L7	S 02°20'07" E	20.50'
L8	N 01°11'16" E	91.08'
L9	S 08°52'34" W	324.42'

REVIEWED

By Chad Reese at 4:33 pm, Jun 10, 2026



TELLICO LAND SURVEYING
MICHAEL D. LOWE PLS / CFS
111 SCOTT STREET
TELLICO PLAINS TN 37385
423-253-5439, tellicosurveying@tds.net

*FINAL PLAT
MILLER PROPERTY
SUBDIVISION
ON WATTS BAR HIGHWAY*

FOR: MARY MILLER HEIRS
724 WATT'S BAR HWY
SPRING CITY, TN 37381
PHONE: 423-304-1727

CIVIL DISTRICT: SECOND

COUNTY: RHEA, TN

DATE: 04-03-2026

JOB NUMBER: 26-073

MAP No. B-1860

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 541, page 362, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

DATE 20 OWNER

DATE 20 OWNER

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Rhea County Subdivision Regulations, 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 Office of the County Register.

DATE 20 SECRETARY, PLANNING COMMISSION

CERTIFICATION OF E-911 APPROVAL

I hereby certify that I have reviewed this plat and find that it conforms to the county's E-911 requirements. I further certify the preparer of the plat has submitted a .dwg file in the TN State Plane Coordinates to the 911 office of the final approved layout shown on this plat.

DATE 20 911 BOARD REPRESENTATIVE

DATE 20 SURVEYOR

CERTIFICATE OF ENVIRONMENTAL SCIENTIST

Approval is hereby granted for Lot 1 defined as Portion of Bale, Vogel & Sanchez Property, Rhea County, Tennessee, as being suitable for subsurface sewage disposal with the listed 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 an SSD system permit issued by the Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. Any cutting, filling or alteration of the soil conditions may void this approval.

Environmental Specialist Date

The following restrictions apply to the installation of a conventional subsurface sewage disposal system on this property:

A.) House location, Storm Water Pollution Prevention Plans, construction of dwellings with large floor plans, odd shaped configurations, excavated basements, as well as topography of property may result in reduction of bedrooms and/or SSD system requiring to be pumped. Prior to construction the property owner needs to contact this office to insure proper house site location.
B.) Lot 1 has adequate suitable soil to install and duplicate a bedroom conventional subsurface sewage (SSD) disposal system. A pump system may be required for approval.

SURVEY NOTES:

- Owner: Juanita Bale, Michael Bale, Daniel Vogel, & Janice Sanchez
1347 Cawood Road
Spring City, TN 37381
Map 018 Parcel 002.00
- Survey Requested by Daniel Vogel
- The survey completed hereon was completed without abstract of title.
- Property shown hereon is subject to all easements, right-of-ways, regulations, restrictions in effect at the time of the survey.
- All portions of this survey were completed using RTK GPS Data collected on 05-29-2026 using Trimble R12 Dual Frequency Receivers: Redundant observations confirmed a positional precision of Horizontal Accuracy +/- 0.08' & Vertical Accuracy +/- 0.08'. Control was established on a new point using TDOT network, no fixed stations were used. Coordinates are based off of TN NAD83/NAVD88 using Geoid18 with a ground scale factor of 1.0000916054
- Flood Hazard Note: By graphic plotting only, this property does not lie within the 100 year flood hazard zone, it is depicted as zone X as defined by the F.E.M.A. Flood Insurance Rate Map of Rhea County, Tennessee and incorporated areas map number 47143C0130D effective November 5, 2008
- Building Setbacks: Front 25' / Side 10' / Rear 15'

CERTIFICATION OF WATER SERVICE

I certify that the lot(s) shown on this plat is/are served by an existing water main of (City of Dayton). Service is available in accordance with the utility's line connection policies.

DATE 20 LOCAL WATER UTILITY

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "IV" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated

DATE 20 REGISTERED LAND SURVEYOR
NUMBER



Surveyor:
Nicholas Barnes, RLS 2751
423-333-5329
nbarneslandsurveying@gmail.com
204 Congress Parkway S.
Athens, TN 37303

REVIEWED

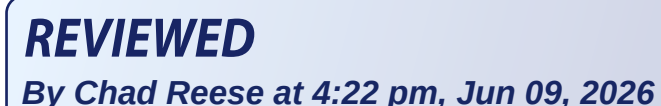
By Chad Reese at 4:37 pm, Jun 09, 2026

APPROVED

LEGEND

- Power Pole
- Point As Described or Not monumented
- 1/2" Iron Pin (Set)
- Concrete Monument (Found)
- Sign
- Iron Rod (Found)
- Guy Anchor
- Gas Valve
- Existing Septic Tank
- Manhole
- Storm Manhole
- Water Valve
- MFP
- WFP
- Utility Box
- Water Meter
- Gas Meter
- Light Pole
- Existing Catch Basin

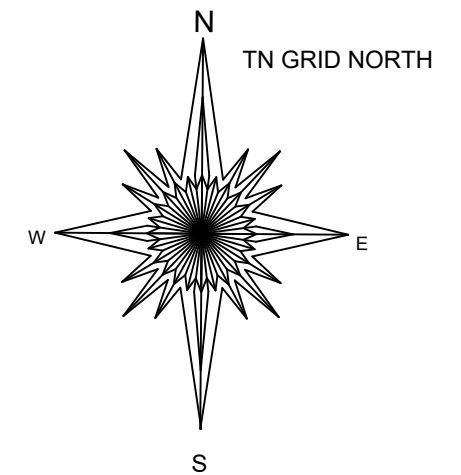
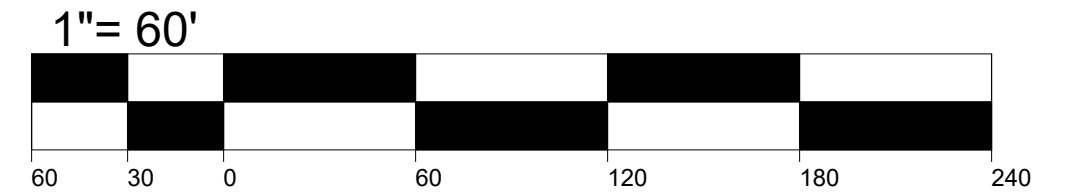
FINAL PLAT		
Bale, Vogel & Sanchez Property		
First Civil District, Rhea County, Tennessee		
SCALE OF FEET		
50 0 50		
Rhea Co.	Date of Drawing 06-01-26	Project# 26-303



LEGEND
MEAS.=MEASURE
ACT.=ACTUAL
CL.=CENTER LINE
CM(N)=CONCRETE MONUMENT NEW
CM(O)=CONCRETE MONUMENT OLD
IPO(O)=IRON PIPE OLD
IPO(N)=IRON PIPE NEW
IRO(O)=IRON ROD OLD
IRO(N)=IRON ROD NEW
MAG.=MAGNETIC NORTH
P.C.=POINT OF CURVE
P.O.C.=POINT ON CURVE
E = E=OVERHEAD ELECTRIC
= POWER POLE
CONC.= CONCRETE
WV = WATER VALVE
= CLEANOUT
= NEW REBAR AND CAP RLS 2004
= IPO
= WATER VALVE
= POINT NO MONUMENT SET

REVIEWED
By Chad Reese at 4:18 pm, Jun 10, 2026

Missing vicinity
map showing
property's
location.



Show all building
setbacks on this
lot.
F-35'
Side-10'
Rear-15'

CERTIFICATION OF E-911 APPROVAL
I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND
THAT IT CONFORMS TO THE COUNTY'S E-911 REQUIREMENTS

DATE 911 BOARD REPRESENTATIVE

Use the correct
911 certificate,
which also
requires the
signature of the
surveyor.
Available at
www.sedev.org/rhea - Click on
Sub Regs.

CERTIFICATION OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN
FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE RHEA COUNTY
SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES,
IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND
THAT IT HAS BEEN APPROVED BY THAT BODY FOR RECORDING IN THE OFFICE
OF THE COUNTY REGISTER.

DATE

SECRETARY
PLANNING COMMISSION

CERTIFICATION OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE
AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RHEA COUNTY
PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS
SHOWN HEREON TO THE SPECIFICATIONS OF THE RHEA COUNTY SUBDIVISION REGULATIONS

DATE

REGISTERED SURVEYOR TOPKOS

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE
OWNERS(S) OF THE PROPERTY SHOWN AND DESCRIBED
HEREON AS EVIDENCE IN BOOK 467 PAGE 592 IN THE COUNTY
REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT
THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE
CONSENT, ESTABLISH THE MINIMUM BUILDING
RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE
DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHERS
FACILITIES HAVE BEEN FILED

DATE OWNER
OWNER

Add water system certificate
for the utility to sign stating
there is existing water
service to connect to on
Hwy 27.



CLIENT
MICHAEL JOHNSON

OWNER
TN STRATEGIC INVESTMENTS LLC

SURVEYOR NOTES

- UNDERGROUND UTILITIES AND FOOTER WERE NOT LOCATED
- THIS SURVEY REFLECTS ONLY MATTERS OF RECORDS AS
PROVIDED BY THE CLIENTS OR CLIENTS REPRESENTATIVE
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS,
RIGHT-OF-WAYS, AND OR OWNERSHIP WERE FURNISHED
TO THE SURVEYOR, EXCEPT AS SHOWN HEREON
- NO TITLE OPINION IS EXPRESSED OR IMPLIED
- BLDG. SETBACKS
25.0' FROM THE RIGHT-OF-WAY. ALL OTHER BLDG. SETBACKS
SHALL BE IN ACCORDANCE WITH THE RHEA COUNTY ZONING ORDINANCES
SIDE AND REAR SETBACK PER RHEA COUNTY PLANNING
- UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS SHALL BE
FIVE (5.0') FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND
TEN (10.0') FEET UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS
ON EACH SIDE OF ROAD RIGHT-OF-WAY AND OUTSIDE BOUNDARY LINES
AND 5' EACH SIDE OF ALL AS-BUILT UTILITIES
- TOTAL LOTS = 1
- TOTAL LOT AREA= 3.36 ACRES
- PROPERTY SUBJECT TO WDB 539 PG. 737 AND PLAT BK. 3 PG 161
AND PLANNING AND ZONING FOR RHEA COUNTY, TN

Add flood
insurance rate
map, zone, and
date of maps.

List all building
setbacks for Rhea
County. Front
setbacks are 35' on
state routes such as
this.
www.sedev.org/rhea.

Incorrect deed
book and page
number for
these properties.

FINAL PLAT OF A REPLAT OF LOTS 2-5 OF PAT MCCABE

DISTRICT-01 RHEA COUNTY, TN
PLAT REFF: PLAT BK 3 PAGE 161
DEED REFF: WDB 539 PAGE 737
PROPERTY ADDRESS: RHEA COUNTY HWY
SPRING CITY, TN 37381

C.L.T. MAP 018.00 GRP: PARCEL: 061.00, 062.00, 063.00, AND 064.00
SCALE: 1"=60' DATE: 6-7-2026
OWNER: TN STRATEGIC INVESTMENTS LLC

THE OWNER AND/OR DEVELOPER OF ANY LOT, IN DEVELOPING THE LOT INTO BUILDING, WHETHER PRIMARY
STRUCTURE OR ACCESSORY STRUCTURE OR CONDUCTING ANY DEVELOPMENT OR USE THAT WILL DISTURB
SOILS ON THE LOT, SHALL RESERVE AND MAINTAIN AREA SUFFICIENT FOR PRIMARY, SECONDARY
(AND TERTIARY WHEN APPLICABLE) SEPTIC FIELD LINES APPROPRIATE TO THE SIZE AND USE OF BUILDINGS
AND OTHER DEVELOPMENT OR ACTIVITIES. THE RHEA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
SHOULD BE CONSULTED PRIOR TO ANY CONSTRUCTION TO DETERMINE APPROPRIATE AREA TO BE RESERVED
UNDISTURBED FOR SEPTIC FIELD USE.

APEX LAND SURVEYING
752 WATTS DRIVE
SPRING CITY, TN
(865) 254-1316
DGN. APEX2025-9
FB\PG.

I HEREBY CERTIFY THAT THIS IS A C
SURVEY AND THE RATIO OF THE PRECISION
OF THE UNADJUSTED SURVEY IS 1: 7,500
AS SHOWN HEREON

TOPKOS

SURVEYOR TIMOTHY M KOONS
TN RLS # 2004 C COPYRIGHT 2026

N 490975.17
E 2328442.28
C.L. INTERSECTION OF
DOGWOOD CT AND
MAPLE DRIVE

LEGEND
MEAS=MEASURE
ACT=ACTUAL
C.L.=CENTER LINE
CM(N)=CONCRETE MONUMENT NEW
CM(O)=CONCRETE MONUMENT OLD
IPO=IRON PIPE OLD
IP(N)=IRON PIPE NEW
IRO=IRON ROD OLD
IR(N)=IRON ROD NEW
MAG=MAGNETIC NORTH
P.C.=POINT OF CURVE
P.I.=POINT OF INTERSECTION
P.O.C.=POINT ON CURVE
E=OVERHEAD ELECTRIC
P=POWER POLE
CONC.=CONCRETE
WV=WATER VALVE
C=CLEANOUT
N=NEW REBAR AND CAP RLS 2004
IPO=IPO
WV=WATER VALVE
P=POINT NO MONUMENT SET

SURVEYOR NOTES

- UNDERGROUND UTILITIES AND FOOTER WERE NOT LOCATED
- THIS SURVEY REFLECTS ONLY MATTERS OF RECORDS AS PROVIDED BY THE CLIENTS OR CLIENTS REPRESENTATIVE
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, EXCEPT AS SHOWN HEREON
- NO TITLE OPINION IS EXPRESSED OR IMPLIED
- BLDG. SETBACKS
25.0' FROM THE RIGHT-OF-WAY. ALL OTHER BLDG. SETBACKS SHALL BE IN ACCORDANCE WITH THE RHEA COUNTY ZONING ORDINANCES
- UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS SHALL BE FIVE (5.0') FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN (10.0') FEET UTILITY, DRAINAGE, AND CONSTRUCTION-EASEMENTS ON EACH SIDE OF ROAD RIGHT-OF-WAY AND OUTSIDE BOUNDARY LINES AND 5' EACH SIDE OF ALL AS-BUILT UTILITIES
- TOTAL LOTS = 2
- TOTAL LOT AREA= 4.25 ACRES
- PROPERTY SUBJECT TO WDB 519 PG. 681 AND PLAT BK. 2 PG. 277 AND PLANNING AND ZONING FOR RHEA COUNTY, TN

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF THE PRECISION OF THE UNADJUSTED SURVEY IS 1: 7,500 AS SHOWN HEREON

TOPKOS
SURVEYOR TIMOTHY M KOONS
TN RLS # 2004 C COPYRIGHT 2026

APEX LAND SURVEYING
752 WATTS DRIVE
SPRING CITY, TN
(865) 254-1316
DGN. APEX2026-7
FB\PG.

FINAL PLAT OF A REPLAT OF LOT 186-190 OF LAKEWOOD VILLAGE

DISTRICT-01 RHEA COUNTY, TN
PLAT REFF: PLAT BK 2 PAGE 277
DEED REFF: WDB 519 PAGE 681
PROPERTY ADDRESS: 250 PATTERSON PT
SPRING CITY, TN 37381

C.L.T. MAP 038F GRP:F PARCEL:020.00 021.00 022.00 023.00
SCALE: 1"=50' DATE: 5-14-2026
OWNER:

LINE TABLE		
Id	Bearing	Distance
L1	S 63°08'00" W	34.27'
L2	N 76°50'22" W	8.74'
L3	S 65°01'49" W	8.02'
L4	S 57°34'42" W	19.08'
L5	S 75°37'13" W	32.13'
L6	S 87°43'54" W	26.67'
L7	S 89°09'36" W	25.81'
L8	S 87°31'58" W	37.14'
L9	S 77°51'45" W	59.90'
L10	S 73°56'30" W	50.46'
L11	N 86°10'57" W	28.54'
L12	S 71°47'56" W	24.07'
L13	S 42°02'17" W	23.61'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCE IN BOOK 467 PAGE 592 IN THE COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHERS FACILITIES HAVE BEEN FILED

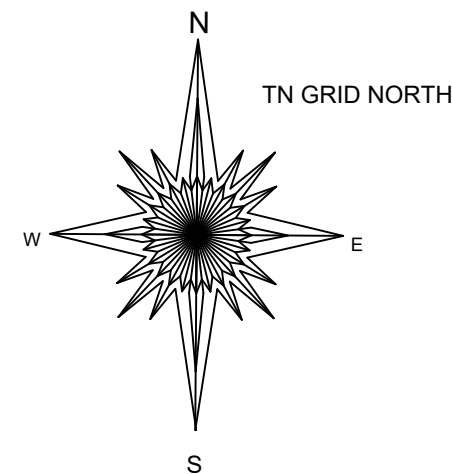
DATE _____ OWNER _____
OWNER _____

THE OWNER AND/OR DEVELOPER OF ANY LOT, IN DEVELOPING THE LOT INTO BUILDING, WHETHER PRIMARY STRUCTURE OR ACCESSORY STRUCTURE, OR CONDUCTING ANY DEVELOPMENT OR USE THAT WILL DISTURB SOILS ON THE LOT, SHALL RESERVE AND MAINTAIN AREA SUFFICIENT FOR PRIMARY, SECONDARY (AND TERTIARY WHEN APPLICABLE) SEPTIC FIELD LINES APPROPRIATE TO THE SIZE AND USE OF BUILDINGS AND OTHER DEVELOPMENT OR ACTIVITIES. THE RHEA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHOULD BE CONSULTED PRIOR TO ANY CONSTRUCTION TO DETERMINE APPROPRIATE AREA TO BE RESERVED UNDISTURBED FOR SEPTIC FIELD USE.

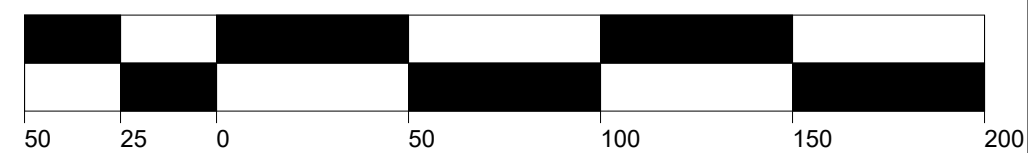
Must include a location sketch map showing location of property.

Must show building setback lines on both lots.

Must use current 911 certificate, which surveyor also signs.
www.sedev.org/rhea



SCALE 1"=50'



CERTIFICATION OF E-911 APPROVAL

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND THAT IT CONFORMS TO THE COUNTY'S E-911 REQUIREMENTS

DATE _____ 911 BOARD REPRESENTATIVE _____

Missing certificate of approval for the water utility serving these properties.

CERTIFICATION OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE RHEA COUNTY SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED BY THAT BODY FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____

SECRETARY
PLANNING COMMISSION

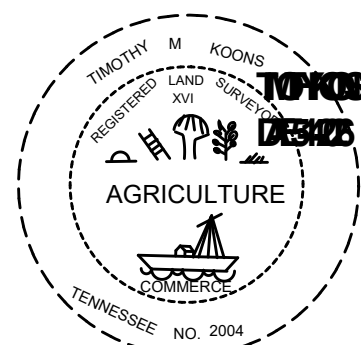
CERTIFICATION OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RHEA COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE RHEA COUNTY SUBDIVISION REGULATIONS

DATE _____

REGISTERED SURVEYOR **TOPKOS**

CLIENT
GARY AND SHERRI PATTERSON

OWNER
GSP PROPERTIES, LLC



List Rhea County Building Setbacks for the side and rear as well.

Incorrect deed references and there should be 3 for these 4 lots.

Must add flood statement to the plat with panel number and date of maps.

There are 2 more deed references that should be here: Pages 637 & 642

Add existing septic system certificate to the plat and show approximate locations of the existing septic systems.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 539, page 373, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

_____, 2026, _____
DATE OWNER

OWNER:
CHRIS ARMSTRONG
2529 DOC LOY RD
GRANDVIEW TN 37337

TAX MAP 10 P/O PARCEL 021.00
DB 539 P 373

CERTIFICATION FOR SUBSURFACE SEWAGE DISPOSAL (SINGLE)

"Approval is hereby granted for lot 1 defined as _____ in Rhea county, Tennessee, as being suitable for subsurface sewage disposal (SSD) (SSD) with the listed or attached restrictions. Prior to any

for the exact house/structure locations must be approved and a SSD system permit issued by the Division of Water Resources. 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 Date

*Lot 1 is suitable for subsurface sewage disposal. With proper structure, driveway and utility locations outside the usable soil area: lot can accommodate a structure consisting of _____ bedrooms.

CERTIFICATION OF WATER SERVICE

I hereby certify that the lot(s) on this plat is/are served by an existing water main of the GRANDVIEW UD . Service is available in accordance with the utility,s line connection policies.

_____, 2026, _____
DATE WATER DEPARTMENT

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Rhea County Subdivision Regulations, 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 Office of the County Register.

_____, 2026, _____
DATE SECRETARY, PLANNING COMMISSION

CERTIFICATION OF E-911 APPROVAL

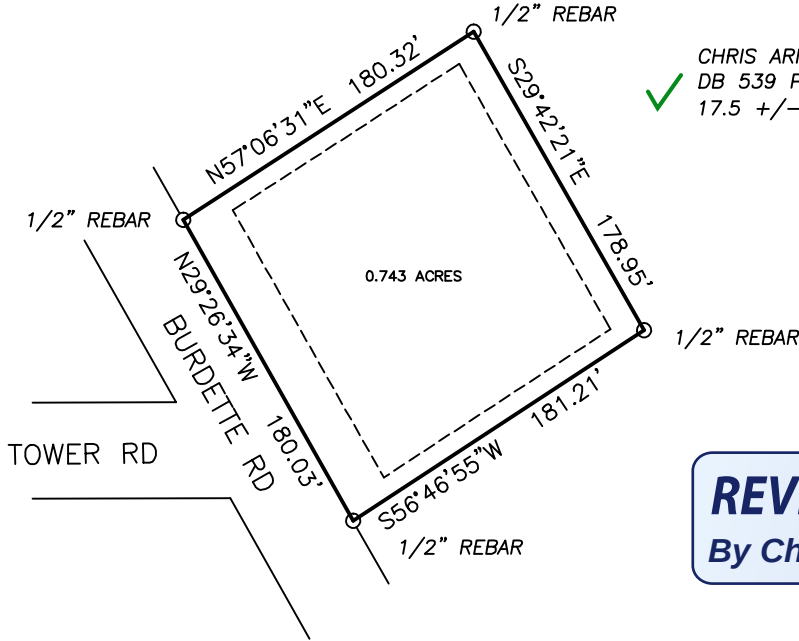
I hereby certify that I have reviewed this plat and find that it conforms to the County's E-911 requirements. I further hereby certify that the preparer of the plat has submitted a .dwg file in the State Plane Coordinates to the 911 office of the final approved layout shown on this plat.

_____, 2026, _____
DATE 911 BOARD REPRESENTATIVE
JUNE 1, 2026, _____
DATE SURVEYOR

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a class "2" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10000.

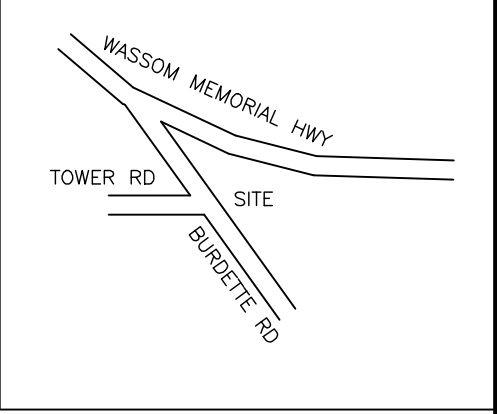
JUNE 1, 2026, _____
DATE REGISTERED LAND SURVEYOR NUMBER 566



CHRIS ARMSTRONG
DB 539 P 373
17.5 +/- ACRES REMAINING

REVIEWED
By Chad Reese at 3:47 pm, Jun 11, 2026

APPROVED



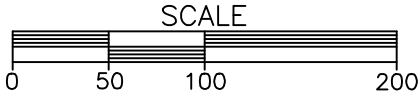
SET BACK 25' FRONT 10' SIDES 15' BACK
THIS PROPERTY IS NOT IN THE FLOOD ZONE
FEMA MAP 47143C0040D NOV. 5, 2008

DOCK SMITH
384 EVERGREEN ROAD
DAYTON, TN 37321
423-775-0926



FINAL PLAT

CHRIS ARMSTRONG S/D
LOCATED IN THE 1ST DISTRICT OF
RHEA COUNTY, TENNESSEE
SCALE 1" = 100' JUNE 1 2026



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 448, page 380, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

DATE, 2026, OWNER LOT 17
DATE, 2026, OWNER LOT 13
DATE, 2026, OWNER LOT 12

OWNER:
JOSHEPH SPROUT
504 MONTGOMERY RD
MARYVILLE TN 37803

TAX MAP 102M "A" PARCEL 017.00
DB 448 P 608

BLYTHE FERRY CROSSING LOT 17, 13 AND 12
PB 4 P 12

OWNER:
KENNETH SUGGS
3821 BLYTHE FERRY RD
DAYTON TN 37321

TAX MAP 102M "A" PARCEL 013.00
DB 514 P 170

OWNER:
JACK MONEY
3773 BLYTHE FERRY RD
DAYTON TN 37321

TAX MAP 102M "A" PARCEL 012.00
DB 536 P 621

CERTIFICATION FOR EXISTING SEPTIC SYSTEM

The existing septic system is located as shown on the plat (Lot(s) 1 AND 2). The location includes the septic tank and all field lines. To the best of my knowledge, the septic system is in good working order on this date and the septic system(s) is/are contained within the boundary of the/each

DATE, 2026, OWNER LOT 13
DATE, 2026, OWNER LOT 12

CERTIFICATION OF WATER SERVICE

I hereby certify that the lot(s) on this plat is/are served by an existing water main of the CITY OF DAYTON. Service is available in accordance with the utility's line connection

DATE, 2026, WATER DEPARTMENT

CERTIFICATION OF E-911 APPROVAL

I hereby certify that I have reviewed this plat and find that it conforms to the County's E-911 requirements.

I further hereby certify that the preparer of the plat has submitted a .dwg file in the State Plane Coordinates to the 911 office of the final approved layout shown on this plat.

DATE, 2026, 911 BOARD REPRESENTATIVE
MAY 11, 2026, SURVEYOR

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Rhea County Subdivision Regulations, 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 Office of the County Register.

DATE, 2026, SECRETARY, PLANNING COMMISSION

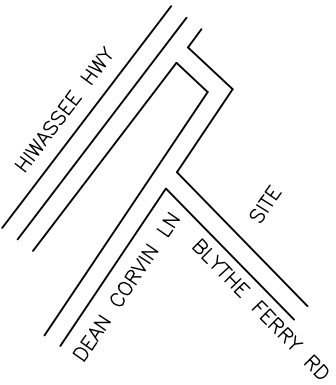
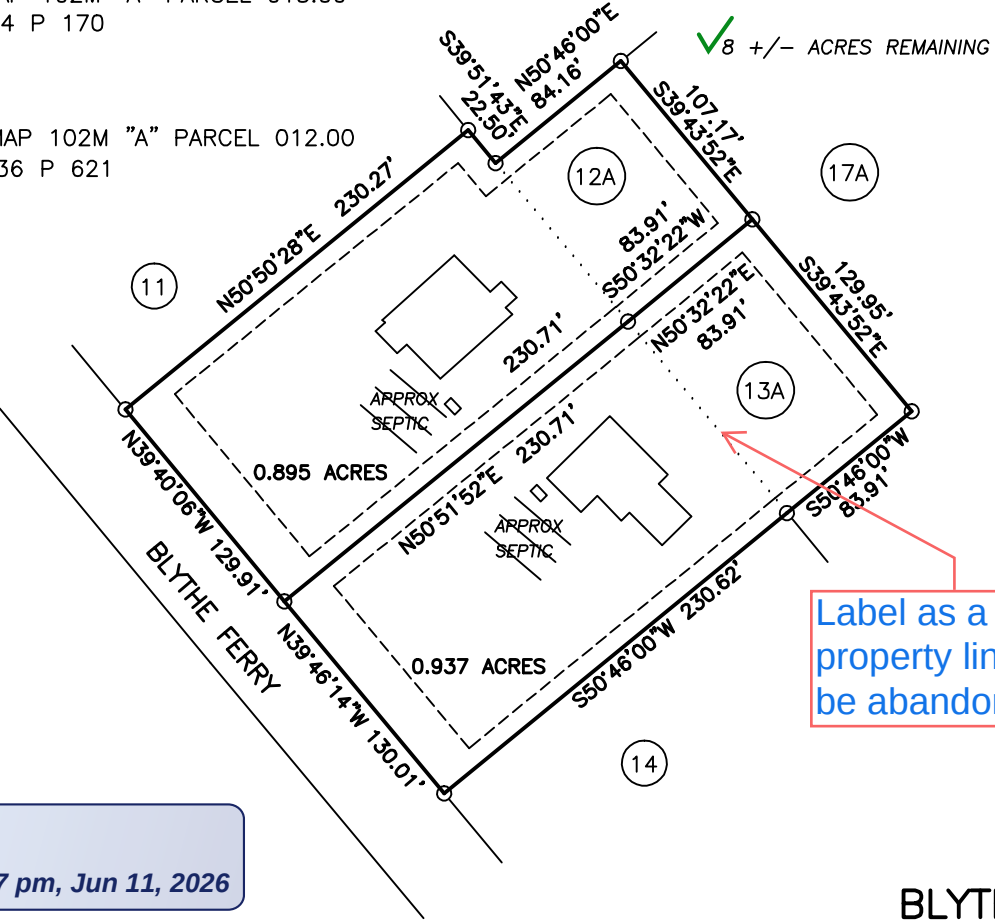
CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a class 2 Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10000

MAY 11, 2026, REGISTERED LAND SURVEYOR NUMBER 566

REVIEWED

By Chad Reese at 3:37 pm, Jun 11, 2026



SET BACK 25' FRONT 10' SIDES 15' BACK
THIS PROPERTY IS NOT IN THE FLOOD ZONE
FEMA MAP 47143C0D NOV. 5, 2008

Update to the current flood map panel # and date.

Label as a property line to be abandoned.

DOCK SMITH
384 EVERGREEN ROAD
DAYTON, TN 37321
423-775-0926



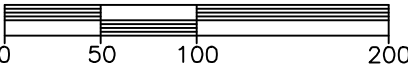
FINAL REPLAT

BLYTHE FERRY CROSSING
LOTS 17, 13 AND 12 INTO
LOTS 17A, 13A AND 12A INTO

LOCATED IN THE 4TH DISTRICT OF
RHEA COUNTY, TENNESSEE

SCALE 1" = 100' MAY 11 2026

SCALE



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 524, page 135, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

_____, 20____, _____
DATE OWNER

_____, 20____, _____
DATE OWNER

CERTIFICATION FOR EXISTING SEPTIC SYSTEM

The existing septic system is located as shown on the plat (Lot(s) _____). The location includes the septic tank and all field lines. To the best of my knowledge, the septic system is in proper working order on this date and the septic system(s) is/are contained within the boundary of the/each individual lot.

_____, 20____, _____
DATE OWNER

2 owners to sign as the other lots with homes and septic tanks should be shown on the plat.

Will include at east 2 deed references.

Front building setback line does not apply here since it is being combined with Parcel 037.01.

Lot under 5 acres to be shown.

REVIEWED

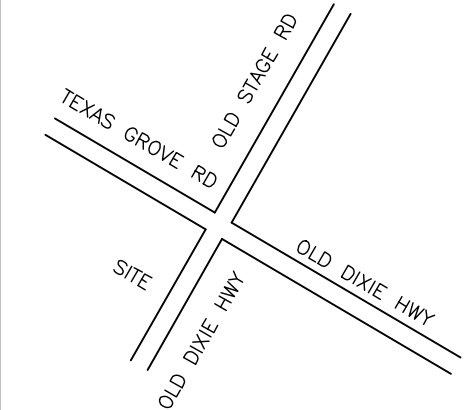
By Chad Reese at 3:55 pm, Jun 11, 2026

OWNER:
LINDA CHATTIN
163 CHATTIN-COPELAND LN
EVENSVILLE TN 37332
DB 524 P 135

OWNER:
SHANNON COPELAND
5627 OLD DIXIE HWY
EVENSVILLE TN 37332
DB 455 P 621

TIMOTHY HAMBY
DB 436 P 391

TAX MAP 56 P/O PARCEL 38 AND PARCEL 37.01



SET BACK 25' FRONT 10' SIDES 15' BACK
THIS PROPERTY IS NOT IN THE FLOOD ZONE
FEMA MAP 47143C0251E NOV. 28, 2025

Remaining acreage with structures shown must be platted as well.

CERTIFICATION OF E-911 APPROVAL

I hereby certify that I have reviewed this plat and find that it conforms to the County's E-911 requirements. I further hereby certify that the preparer of the plat has submitted a .dwg file in the State Plane Coordinates to the 911 office of the final approved layout shown on this plat.

_____, 20____, _____
DATE 911 BOARD REPRESENTATIVE

_____, 20____, _____
DATE SURVEYOR

CERTIFICATION OF WATER SERVICE WATTS BAR UTILITY DISTRICT

I hereby certify that the lot(s) on this plat is/are served by an existing water main of the CITY OF DAYTON. Service is available in accordance with the utility's line connection policies.

_____, 20____, _____
DATE WATER DEPARTMENT

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Rhea County Subdivision Regulations, 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 Office of the County Register.

_____, 20____, _____
DATE SECRETARY, PLANNING COMMISSION

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a class "2" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:7500.

OCT 5, 2025, _____
DATE REGISTERED LAND SURVEYOR NUMBER 566

FINAL PLAT
LINDA CHATTIN
LOCATED IN THE 2ND DISTRICT OF
RHEA COUNTY, TENNESSEE
SCALE 1" = 100' MARCH 5 2026
SCALE
0 50 100 200

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 423, page 512, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

DATE, 2026, OWNER LOT 1A
DATE, 2026, OWNER LOT 2
DATE, 2026, OWNER

CERTIFICATION FOR EXISTING SEPTIC SYSTEM
The existing septic system is located as shown on the plat (Lot(s) 1A AND 2). The location includes the septic tank and all field lines. To the best of my knowledge, the septic system is in proper working order on this date and the septic system(s) is/are contained within the boundary of the/each individual lot.

DATE, 2026, OWNER LOT 1A
DATE, 2026, OWNER LOT 2

CERTIFICATION OF WATER SERVICE
I hereby certify that the lot(s) on this plat is/are served by an existing water main of the TOWN OF CITY OF DAYTON. Service is available in accordance with the utility,s line connection policies.

DATE, 20, WATER DEPARTMENT

CERTIFICATION OF E-911 APPROVAL
I hereby certify that I have reviewed this plat and find that it conforms to the County's E-911 requirements. I further hereby certify that the preparer of the plat has submitted a .dwg file in the State Plane Coordinates to the 911 office of the final approved layout shown on this plat.

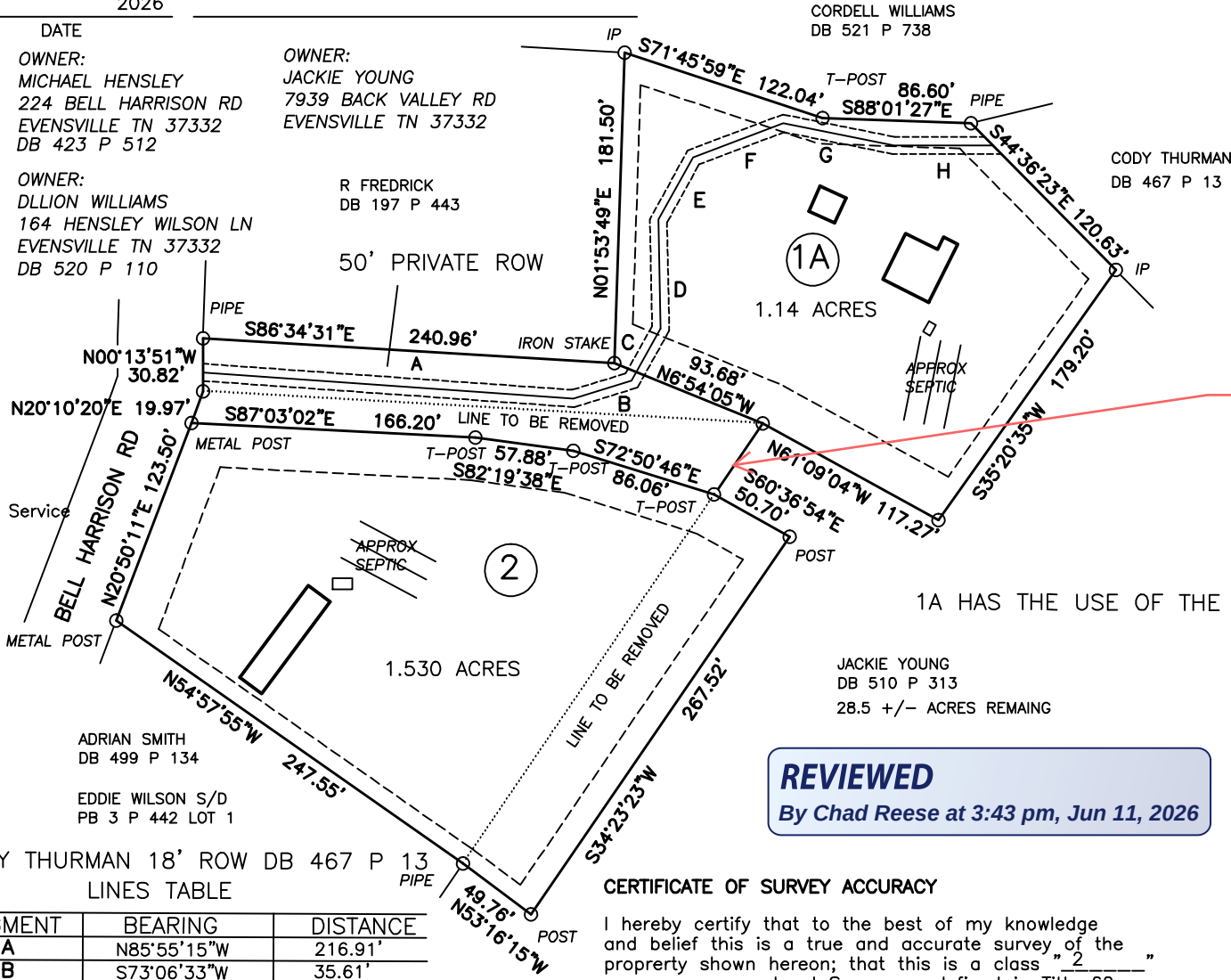
DATE, 2026, 911 BOARD REPRESENTATIVE
APRIL 7, 2026, SURVEYOR

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the Rhea County Subdivision Regulations, 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 Office of the County Register.

DATE, 2026, SECRETARY, PLANNING COMMISSION

CERTIFICATION FOR PRIVATE ROADS/EASEMENTS
IT IS HEREBY CERTIFIED THAT THE ROAD LABLED 'PRIVATE' ON THIS PLAT IS A PRIVATE EASEMENT AND IS NOT DEDICATED TO THE GOVERNMENT OF RHEA COUNTY. THE GOVERNMENT OF RHEA COUNTY WILL NOT BE EXPECTED TO MAINTAIN THIS ROAD(S) AND DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE MAINTENANCE OF THIS PRIVATE ROAD BY APPROVAL OF THIS PLAT.

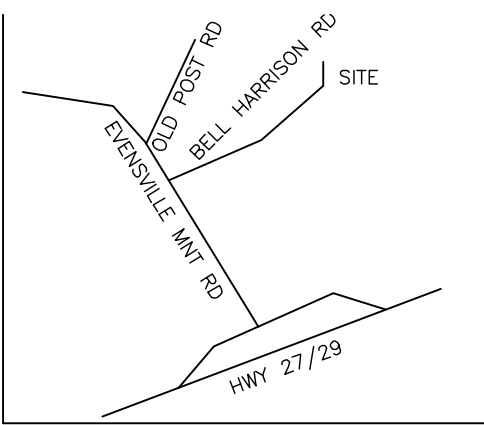
2026 DATE
2026 DATE
OWNER: MICHAEL HENSLEY 224 BELL HARRISON RD EVENSVILLE TN 37332 DB 423 P 512
OWNER: JACKIE YOUNG 7939 BACK VALLEY RD EVENSVILLE TN 37332
OWNER: DLLION WILLIAMS 164 HENSLEY WILSON LN EVENSVILLE TN 37332 DB 520 P 110
R FREDRICK DB 197 P 443
50' PRIVATE ROW



REVIEWED
By Chad Reese at 3:43 pm, Jun 11, 2026

CERTIFICATE OF SURVEY ACCURACY
I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a class "2" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10000.

APRIL 7, 2026, DATE
REGISTERED LAND SURVEYOR NUMBER 566

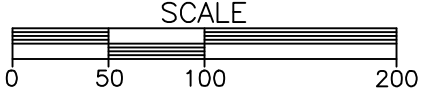


SET BACK 25' FRONT 10' SIDES 15' BACK
THIS PROPERTY IS NOT IN THE FLOOD ZONE
FEMA MAP 47143C0229E NOV. 28, 2025

I thought intent was to make Young property a flag lot. This line should be dashed, and the rest of the flag stem labeled as an access easement 50' in width for Lot 1A. Nothing on this plat has changed since it was presented at a recent PC meeting. Is there something supposed to be different?

FINAL PLAT
JACKIE YOUNG S/D LOT 1 INTO LOT 1A AND 2

LOCATED IN THE 3RD DISTRICT OF RHEA COUNTY, TENNESSEE
SCALE 1" = 100' APRIL 7 2026



CERTIFICATION OF APPROVAL
FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Rhea County Subdivision Regulations, 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 Office of the County Register.

Date Secretary, Planning Commission

CERTIFICATION OF WATER SERVICE

I certify that Lot 346R, Lakewood Village Subdivision Unit 3, ~~as~~ shown on this plat is/are served by an existing water main of six (6) inches. Service is available in accordance with the utility's line connection policies.

Date North Utility District of Rhea County

CERTIFICATION OF OWNERSHIP
AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number ~~625~~, Page ~~374~~, Rhea County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

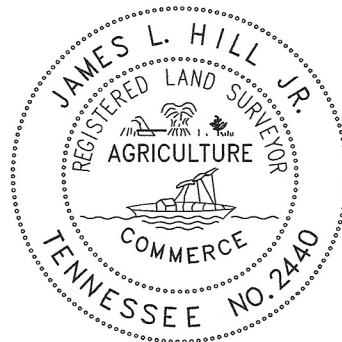
Date Owner

CERTIFICATION OF E-911 APPROVAL

I hereby certify that I have reviewed this plat and find that it conforms to the county's E-911 requirements. I further certify the preparer of the plat has submitted a .dwg file in the TN State Plane Coordinates to the 911 office of the final approved layout shown on this plat.

Date 911 Board Representative

Date Surveyor



CERTIFICATE OF SURVEY ACCURACY

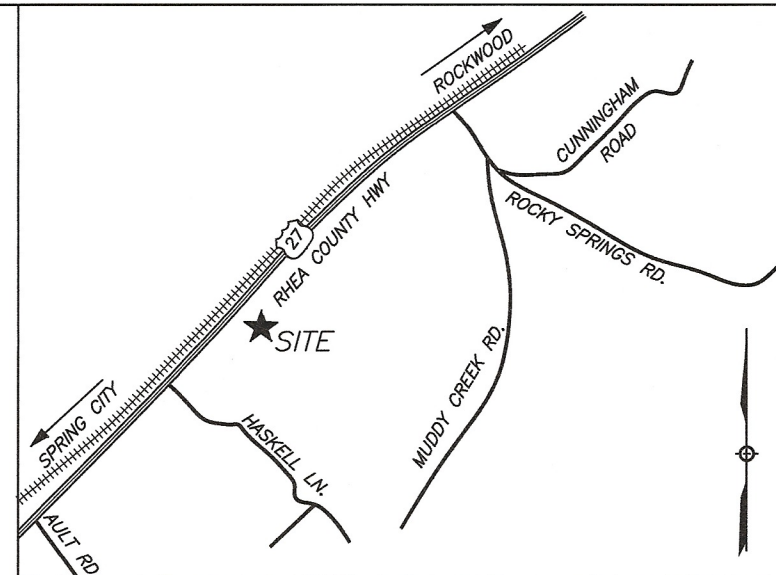
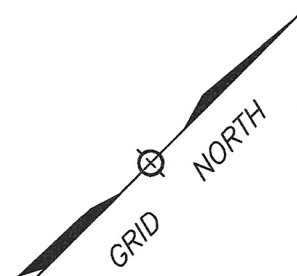
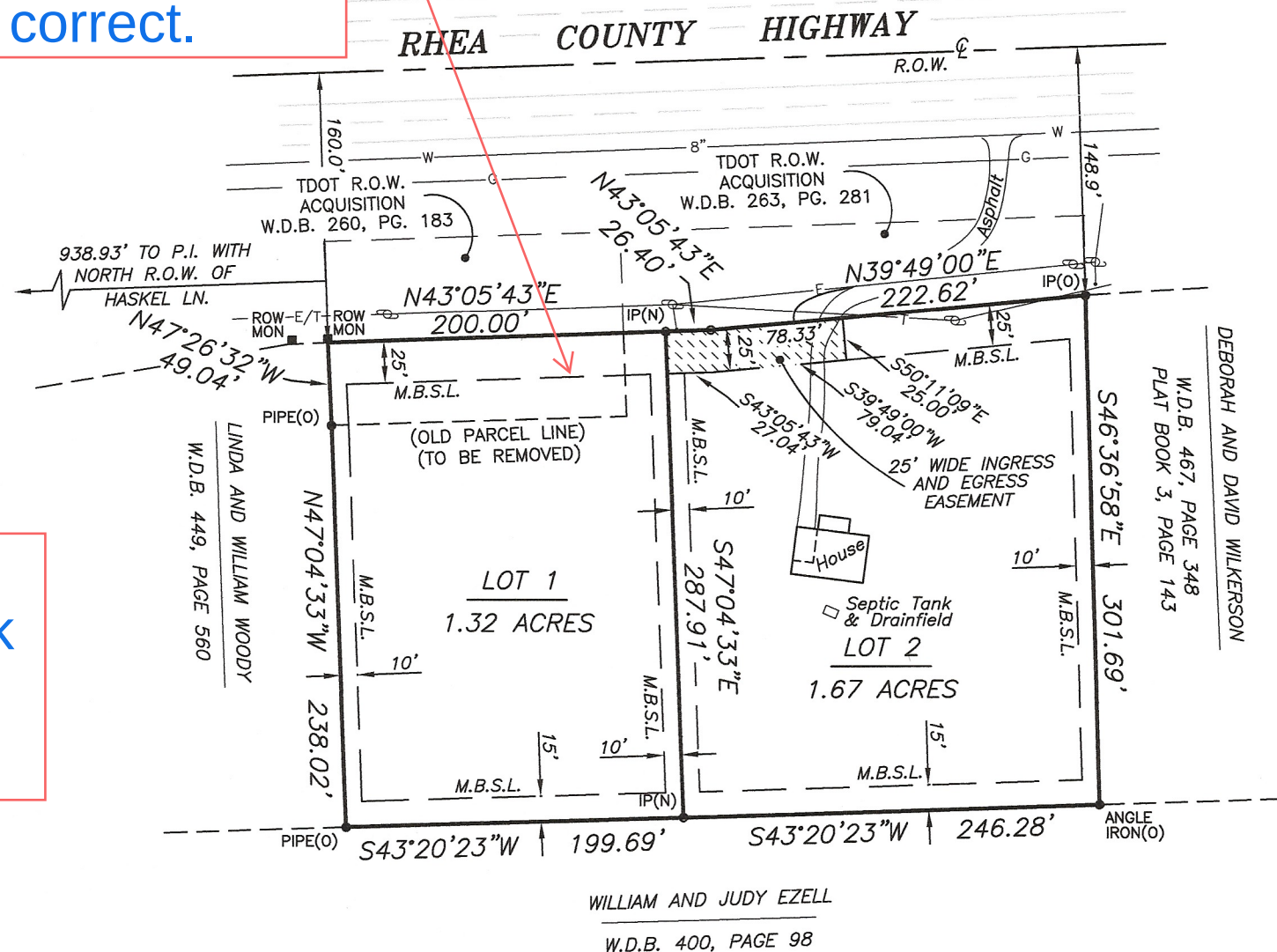
I (we) hereby certify that to the best of my (our) knowledge and belief that this is a true and accurate survey of the property shown hereon; that this is a Category 1 Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

Date RLS 2440

Front building setback on state highways is supposed to be 35'. Please correct.

Update lots listed here

Update deed book & page numbers.



LOCATION MAP

NOTES:

1. PROPERTY CORNERS MARKED AS NOTED.
2. SOURCE OF TITLE IS WARRANTY DEED BOOK 537, PAGE 562, REGISTERS OFFICE, RHEA COUNTY, TENNESSEE.
3. THE PURPOSE OF THIS SURVEY AND PLAT IS TO RECONFIGURE PARCELS 012 AND 013 AND RESERVE A TWENTY-FIVE (25) FOOT WIDE INGRESS AND EGRESS EASEMENT AS SHOWN.
4. THIS PROPERTY IS SUBJECT TO ANY CONDITIONS, RESTRICTIONS, AND ALL MATTERS OF RECORD, REGISTER'S OFFICE, RHEA COUNTY, TENNESSEE.
5. ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 47143C0130D, EFFECTIVE DATE NOVEMBER 5, 2008, THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
7. BUILDING SETBACKS ARE; FRONT-25 FEET, REAR-15 FEET AND SIDE 10-FEET.
8. PUBLIC WATER IS AVAILABLE TO LOTS 1 AND 2 THROUGH THE NORTH UTILITY DISTRICT OF RHEA COUNTY.

Front building setback on state highways is supposed to be 35'. Please correct.

LEGEND

- PIPE(O) Iron Pipe (Old)
- IP(O) Iron Pin (Old)
- IP(N) 1/2" Iron Pin (New)
- ROW MON Concrete Right of Way Monument
- Utility Pole
- W Water Line
- G Gas Line
- E Electric Line
- T Telephone Line
- Centerline
- P.I. Point of Intersection
- R.O.W. Right of Way
- M.B.S.L. Minimum Building Setback Line

CERTIFICATE OF APPROVAL OF
ONSITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot 1 defined as BUY SELL FLIP, LLC - located in Rhea County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approve and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on lot(s) represents an area to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

LOT 1:

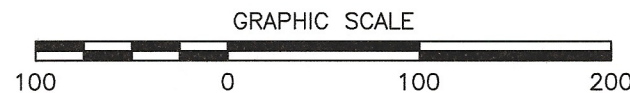
Lot 1 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.

Environmental Specialist
TN Division of Water Resources

Date

REVIEWED

By Chad Reese at 11:06 am, May 13, 2026



REVISION	DATE	DESCRIPTION	BY

~ FINAL PLAT ~

BUY SELL FLIP, LLC

RHEA COUNTY HWY., SPRING CITY, TN 37381

DIST. NO. 1 RHEA COUNTY, TN
CLT MAP 024 PARCELS 012.00 AND 013.00
SCALE: 1"=100' APRIL 28, 2026

OWNER:

BUY SELL FLIP, LLC

1964 GRIEVERS CHAPEL ROAD
ROCKWOOD, TENNESSEE 37854
(865) 368-6742

SURVEY BY:

ROANE LAND SURVEYING

c/o JIMMY HILL
P.O. BOX 663
ROCKWOOD, TENNESSEE 37854
(865) 466-0764

PROJECT: 26-034 DWG. BY: JLH ICC

CERTIFICATION OF WATER SERVICE

I certify that the lot(s) shown on this plat is/are served by an existing water main of (City of Dayton). Service is available in accordance with the utility's line connection policies.

DATE 20 LOCAL WATER UTILITY

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Rhea County Subdivision Regulations, 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 Office of the County Register.

DATE 20 SECRETARY, PLANNING COMMISSION

CERTIFICATE OF ENVIRONMENTAL SCIENTIST

Approval is hereby granted for Lot 1 defined as Portion of Ashmore Property, Rhea County, Tennessee, as being suitable for subsurface sewage disposal with the listed 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 an SSD system permit issued by the Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. Any cutting, filling or alteration of the soil conditions may void this approval.

Environmental Specialist Date

The following restrictions apply to the installation of a conventional subsurface sewage disposal system on this property:

- A.) House location, Storm Water Pollution Prevention Plans, construction of dwellings with large floor plans, odd shaped configurations, excavated basements, as well as topography of property may result in reduction of bedrooms and/or SSD system requiring to be pumped. Prior to construction the property owner needs to contact this office to insure proper house site location.
- B.) Lot 1 has adequate suitable soil to install and duplicate a bedroom conventional subsurface sewage (SSD) disposal system. A pump system may be required for approval.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 330, page 354, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

DATE 20 OWNER

DATE 20 OWNER

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "IV" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated

DATE 20 REGISTERED LAND SURVEYOR
NUMBER



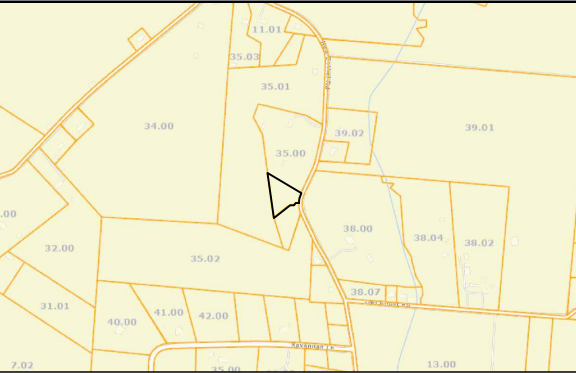
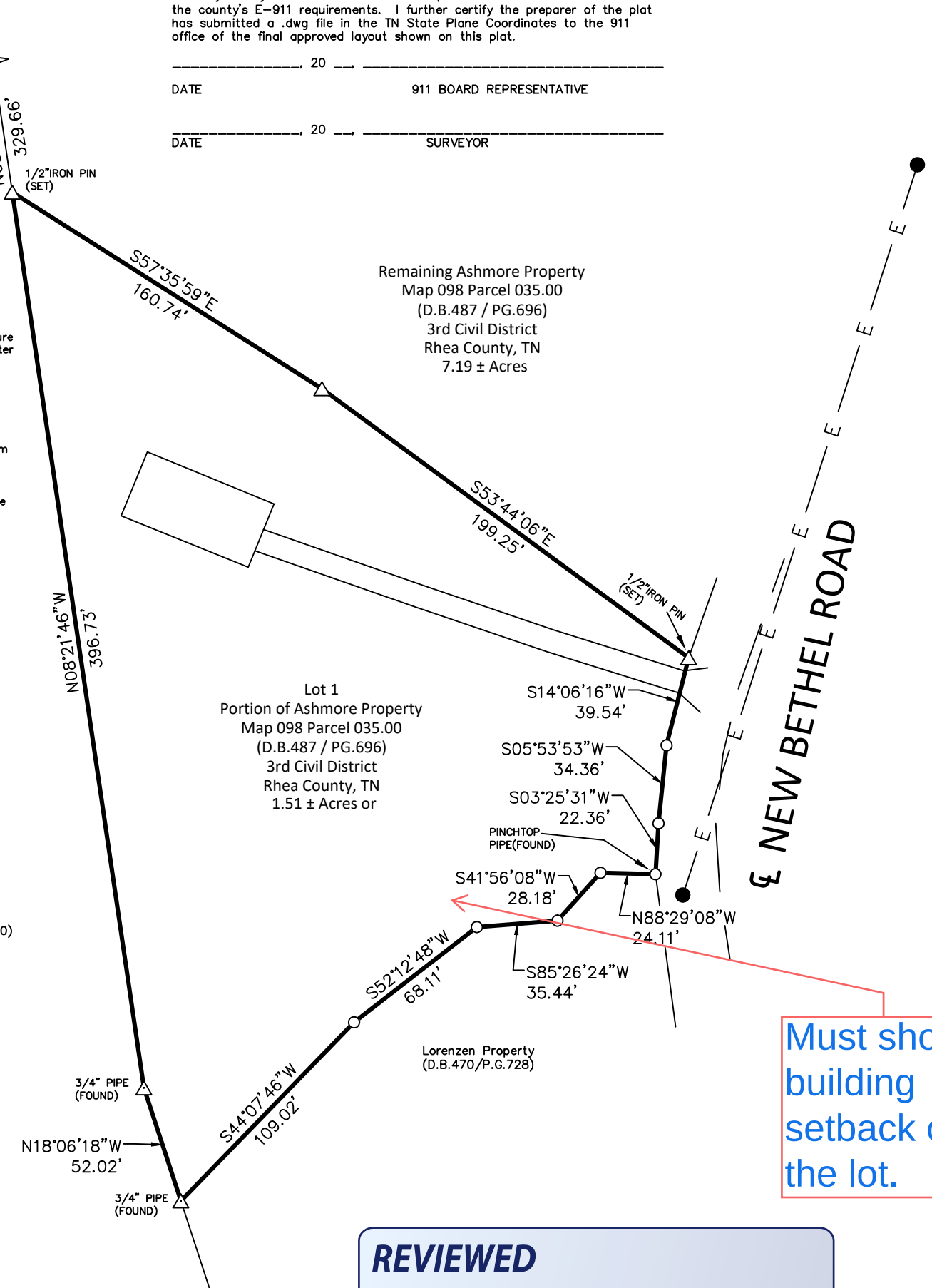
Surveyor:
Nicholas Barnes, RLS 2751
423-333-5329
nbarneslandsurveying@gmail.com
204 Congress Parkway S.
Athens, TN 37303

CERTIFICATION OF E-911 APPROVAL

I hereby certify that I have reviewed this plat and find that it conforms to the county's E-911 requirements. I further certify the preparer of the plat has submitted a .dwg file in the TN State Plane Coordinates to the 911 office of the final approved layout shown on this plat.

DATE 20 911 BOARD REPRESENTATIVE

DATE 20 SURVEYOR



SURVEY NOTES:

- Owner: John and Rogena Ashmore
1176 New Bethel Road
Dayton, TN 37321
Map 098 Parcel 035.00
Survey Requested by Gena Ashmore
- All portions of this survey were completed using RTK GPS Data collected on 04-21-26 using Trimble R12 Dual Frequency Receivers: Horizontal Accuracy +/- 0.1' & Vertical Accuracy +/- 0.1'. Coordinates are based off of TN NAD83/NAVD88 Using Geoid18 with a combined scale factor of 1.0000604058
- The survey completed hereon was completed without abstract of title.
- Property shown hereon is subject to all easements, right-of-ways, regulations, restrictions in effect at the time of the survey.
- Building Setbacks: Front 25'/Side 10'/Rear 15'
- Flood Hazard Note: By graphic plotting only, this property lies within the 100 year flood hazard zone and is depicted as zone X as defined by the F.E.M.A. Flood Insurance Rate Map of Rhea County, Tennessee and incorporated areas map number 47143C0335E effective November 28, 2025

LEGEND

- Power Pole
- Point As Described or Not monumented
- 1/2" Iron Pin (Set)
- R.O.W. Concrete Monument
- Sign
- 1/2" Iron Pin (Found)
- Guy Anchor
- Gas Valve
- Existing Septic Tank
- Manhole
- Storm Manhole
- Water Valve
- Metal Fence Post
- MFP
- WFP
- Water Meter
- Gas Meter
- Light Pole
- Existing Catch Basin

FINAL PLAT

Ashmore Property

Third Civil District, Rhea County, Tennessee

60 0 60
SCALE OF FEET

Rhea Co. Date of Drawing 5-01-26 Project# 26-215

REVIEWED

By Chad Reese at 11:30 am, May 13, 2026

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 241, page 167, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

_____, 2026, _____
DATE OWNER

CERTIFICATION FOR EXISTING SEPTIC SYSTEM ①

The existing septic system is located as shown on the plat (Lot(s) 1). The location includes the septic tank and all field lines. To the best of my knowledge, the septic system is in proper working order on this date and the septic system(s) is/are contained within the boundary of the/each individual lot.

_____, 2026, _____
DATE OWNER

CERTIFICATION OF WATER SERVICE

I hereby certify that the lot(s) on this plat is/are served by an existing water main of the CITY OF DAYTON . Service is available in accordance with the utility,s line connection policies.

_____, 2026, _____
DATE WATER DEPARTMENT

CERTIFICATION OF E-911 APPROVAL

I hereby certify that I have reviewed this plat and find that it conforms to the County's E-911 requirements. I further hereby certify that the preparer of the plat has submitted a .dwg file in the State Plane Coordinates to the 911 office of the final approved layout shown on this plat.

_____, 2026, _____
DATE 911 BOARD REPRESENTATIVE
MAY 7, 2026, _____
DATE SURVEYOR

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Rhea County Subdivision Regulations, 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 Office of the County Register.

_____, 2026, _____
DATE SECRETARY, PLANNING COMMISSION

CERTIFICATION FOR PRIVATE ROADS/EASEMENTS

IT IS HEREBY CERTIFIED THAT THE ROAD LABLED 'PRIVATE' ON THIS PLAT IS A PRIVATE EASEMENT AND IS NOT DEDICATED TO THE GOVERNMENT OF RHEA COUNTY. THE GOVERNMENT OF RHEA COUNTY WILL NOT BE EXPECTED TO MAINTAIN THIS ROAD(S) AND DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE MAINTENANCE OF THIS PRIVATE ROAD BY APPROVAL OF THIS PLAT.

DATE DEVELOPER

OWNER:
DONALD SMITH
155 CHARLES SMITH LN
SPRING CITY TN 37381

GUNTHER
DB 439 P 168

Sub regs require septic system to stay with lot is serves, and TDEC will likely not be able to permit another system on Lot 2, and what about Lot 1?

CERTIFICATION FOR SUBSURFACE SEWAGE DISPOSAL (SINGLE)

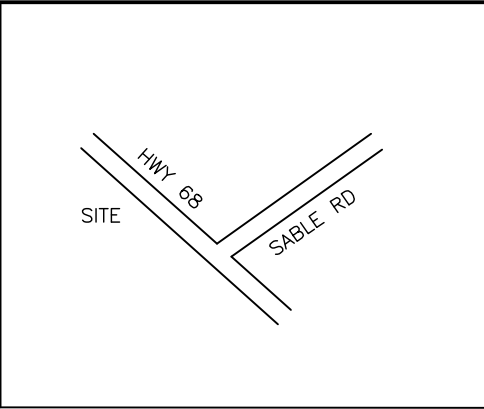
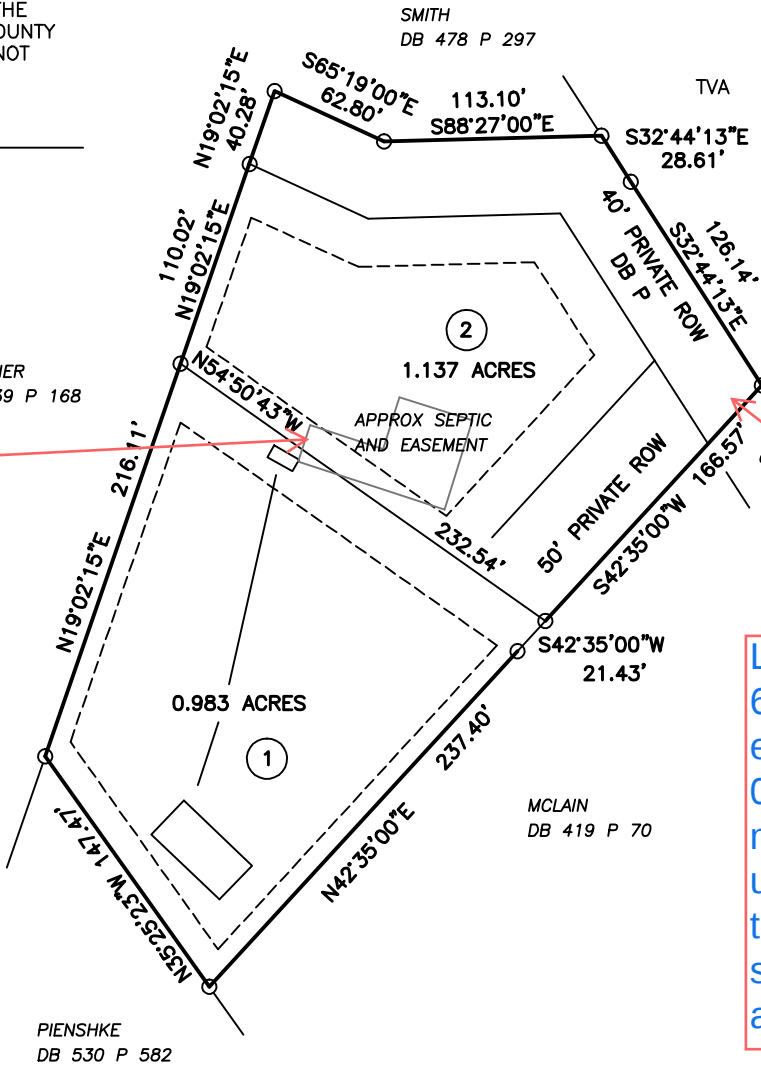
"Approval is hereby granted for lot 2 defined as _____ in Rhea county, Tennessee, as being suitable for subsurface sewage disposal (SSD) (SSD) with the listed or attached restrictions. Prior to any

for the exact house/structure locations must be approved and a SSD system permit issued by the Division of Water Resources. 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 Date

*Lot _____ is suitable for subsurface sewage disposal. With proper structure, driveway and utility locations outside the usable soil area: lot can accommodate a structure consisting of _____ bedrooms.

TAX MAP 49 PARCEL 47.06
DB 241 P 167



SET BACK 25' FRONT 10' SIDES 15' BACK
THIS PROPERTY IS NOT IN THE FLOOD ZONE
FEMA MAP 47143C0140D NOV. 5, 2008

Lot 2 has frontage on Hwy 68, but is accessed by easement crossing Parcel 047.09 Steve McLain. PC may require easement to be upgraded to 50', but will have to discuss due to unique situation. Property drops off along Lot 2 from Hwy 68.

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a class "2" _____ Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10000

MAY 7, 2026, _____
DATE REGISTERED LAND SURVEYOR NUMBER 566

FINAL PLAT
DONALD SMITH S/D
LOCATED IN THE 2ND DISTRICT OF
RHEA COUNTY, TENNESSEE
SCALE 1" = 100' MAY 7 2026

