
RHEA COUNTY REGIONAL PLANNING COMMISSION

AGENDA FOR THE REGULAR CALLED MEETING Tuesday, July 28, 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 ☐ Jacob Ellis ☐ Scott Miller ☐ Billy Thedford

A. CALL TO ORDER AND ESTABLISHMENT OF A QUORUM

B. READING AND APPROVAL OF MINUTES – Tuesday, June 23, 2026

C. NEW BUSINESS

1. Christopher Albert / Kimberly Raposo 1-Lot S/D – Final Plat (Moore Engineering & Surveying)
2. Northbrook Estates Lot 82 Lot Line Abandonment – Final Plat (360 Land Surveying)
3. Dickerson / Mason 3-Lot S/D – Final Plat (Nic Barnes Surveying)
4. Greg Poe Lot Line Adjustment – Final Plat (Boynton Surveying)
5. Buy, Sell, Flip LLC 2-Lot S/D – Final Plat (Roane Land Surveying)
6. Donald Smith 2-Lot S/D on Access Easement – Final Plat (Dock Smith Surveying)
7. Any Properly Presented New Business

D. OLD BUSINESS

1. Mary Miller Heirs 4-Lot S/D – Final Plat (Tellico Land Surveying)
2. Roger Housley 2-Lot S/D – Final Plat (Kale Belk Surveying)
3. Linda Chattin 2-Lot S/D & Line Abandonment – Final Plat (Dock Smith Surveying)
4. Any Properly Presented Old Business

E. HEARING OF PERSONS HAVING BUSINESS BEFORE THE COMMISSION

F. ADJOURNMENT

NEXT REGULAR SCHEDULED MEETING: Tuesday, August 25, 2026, at 5:30pm
Plats will be due by 12:00 noon on Tuesday, August 11, 2026

**RHEA COUNTY REGIONAL PLANNING COMMISSION
REGULAR CALLED MEETING**

Tuesday, June 23, 2026 5:30 P.M.

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

A. CALL TO ORDER AND ESTABLISHMENT OF A QUORUM

Jim Reed, Jeff McDaniel, Teresa Congiolo, Shane Clark, Billy Thedford

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

Approved as presented. Billy Thedford, Jeff McDaniel. 5-0

C. NEW BUSINESS

1. Mary Miller Heirs 4-Lot S/D – Final Plat (Tellico Land Surveying)

Table until July meeting. Motion by Billy Thedford, seconded by Jeff McDaniel. 5-0

2. Bale / Vogel / Sanchez 1-Lot Flag Lot S/D – Final Plat (Nic Barnes Surveying)

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

3. Roger Housley 2-Lot S/D – Final Plat (Kale Belk Surveying)

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

4. Michael Johnson 4 Lot Line Abandonment Plat – Final Plat (Apex Land Surveying)

Refer to staff for addition of 25' set back in drawing/notes, and water serviced by well. Motion by Billy Thedford, seconded by Shane Clark. 5-0

5. Lakewood Villages Lots 186-190 Abandonment to 2 Lots – Final Plat (Apex Land Surveying)

Approved as presented. Motion by Billy Thedford, seconded by Jeff McDaniel. 5-0

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

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

7. Sprout / Suggs / Money 3 Lot Line Adjustment Plat – Final Plat (Dock Smith Surveying)

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

8. Linda Chattin 2-Lot S/D & Line Abandonment – Final Plat (Dock Smith Surveying)

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

9. Any Properly Presented New Business

a. Rescind previous motion on Item #4, Michael Johnson. . Jeff McDaniel, seconded by Billy Thedford. 5-0

b. Accept as presented on Item #4, Michael Johnson. Motion by Shane Clark, seconded by Billy Thedford. 5-0

D. OLD BUSINESS

1. Young/Hensley/Williams Lot Line Adjustment w/Easement – Final Plat (Dock Smith Surveying)
Approved as presented. Motion by Shane Clark, seconded by Billy Thedford. 5-0

2. Buy, Sell, Flip LLC 2-Lot S/D – Final Plat (Roane Land Surveying)
Deny for lack of representation. Motion by Billy Thedford, seconded by Shane Clark. 5-0

3. John Ashmore 1-Lot S/D – Final Plat (Nic Barnes Surveying)
Deny for lack of representation. Motion by Shane Clark, seconded by Jeff McDaniel. 5-0

4. Donald Smith 2-Lot S/D on Access Easement – Final Plat (Dock Smith Surveying)
Deny for lack of representation. Motion by Billy Thedford, seconded by Shane Clark. 5-0

5. Any Properly Presented Old Business

a. *Amend agenda to take into consideration, referred to staff from 2019, boundary survey for Doris Gilbert and Heirs. From B and B Land Surveying. All signatures are present. Motion by Shane Clark, seconded by Billy Thedford. 5-0*

b. *Accept as presented for Doris Gilbert and heirs. Motion by Billy Thedford, seconded by Shane Clark. 5-0*

c. *Motion to recommend planning commission members Billy Thedford for renewal, new appointments of Jacob Ellis and Scott Miller. Motion by Shane Clark, seconded by Jeff McDaniel. 5-0*

E. HEARING OF PERSONS HAVING BUSINESS BEFORE THE COMMISSION

F. ADJOURNMENT

Motion to adjourn. Motion by Billy Thedford, second by Jeff McDaniel.

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

Add deed book & page number of this property.

Add correct utility name.



LOCATION MAP NTS

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 (Amended 8/22/2023)

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 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 offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

DATE 20____, OWNER

TITLE _____
(If action for partnership or corporation)

A. CERTIFICATION OF WATER SERVICE

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.

DATE 20____, LOCAL WATER UTILITY

(b) Standard Stamp for Single Lot Approvals:

Plat approval is hereby granted for this property, owned by _____ in _____ County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions. Any cutting, filling or alteration of these conditions may void this approval.

Environmental Specialist _____ Date _____

(1) This lot is suitable for subsurface sewage disposal. With proper structure, driveway and utility locations outside the useable soil area; lot can accommodate a structure consisting of _____ bedrooms.

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 _____ class _____ 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:_____.

DATE 20____, REGISTERED LAND SURVEYOR

NUMBER _____

Legend

WDB	WARRANTY DEED BOOK
PG	PAGE
PP	UTILITY POLE
IPS	1/2" IRON PIN SET (DENOTED MOORE #1406)
EIP	1/2" IRON PIN RECOVERED
W	WELL
WM	WATER METER
WV	WATER VALVE
WS	WATER SPIGOT

REVIEWED
By Chad Reese at 12:40 pm, Jul 21, 2026

NOTES:

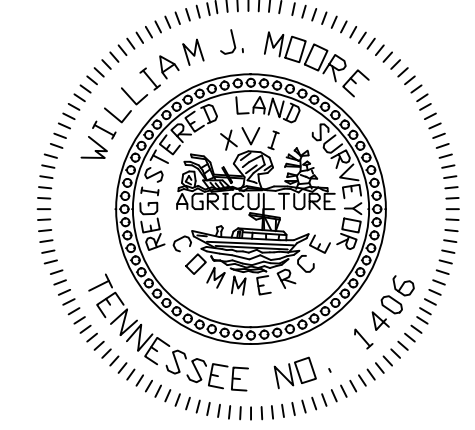
- IRON PINS FOUND OR SET AT ALL CORNERS UNLESS NOTED ON PLAT.
- GRID NORTH IS BASED UPON TNNAD 83, DISTANCES HAVE NOT BEEN REDUCED TO GRID.
2A. FIXED CONTROL STATION LISTED AS FOLLOWS:
AUTONMIOUS GNSS BASE LATITUDE N 36deg .081833145 W -85deg.042140236"
- BEING ALL OF TAX MAP 005 PARCEL 005.00 IN DEED BOOK 535 PAGE 665 AND BEING RECORDED IN THE RHEA COUNTY REGISTER OF DEEDS OFFICE.
- NO TITLE OPINION WAS PROVIDED FOR THIS SURVEY, THEREFORE EASEMENTS AND RIGHT OF WAYS NOT SHOWN MAY EXIST.
- SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORDED DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDING REVEALED BY AN ACCURATE TITLE SEARCH. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON. THIS SURVEY IS PREPARED UTILIZING THE CURRENT DEED OF RECORD. THE BOUNDARY SHOWN IS SUBJECT TO CHANGE IF THE SURVEYOR IS PRESENTED WITH ANY DOCUMENTATION NOT KNOWN OF AT THE TIME OF THIS PLAT THAT IS DEEMED ESSENTIAL TO ESTABLISHING THE CORRECT BOUNDARY LINE.
- THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT THE EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON SAID SURVEY SHOWN HERE-ON.
- PROPERTY DOES NOT EXIST WITHIN A FLOOD ZONE ACCORDING TO FEMA FLOOD MAPS EFFECTIVE DATE 11/05/2008 47143C0020D.
- THE WORD 'CERTIFY' OR 'CERTIFICATE' AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED BOUNDARY LINES WHICH MAY OR MAY NOT BE UPHOLD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON THE SUBJECT PROPERTY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	531.96'	145.79'	145.34'	S 43°39'46" E	15°42'10"
C2	509.68'	170.71'	169.91'	S 61°15'32" E	19°11'26"

LINE	BEARING	DISTANCE
L1	N 83°07'52" E	63.02'
L2	N 83°49'02" W	79.28'
L3	N 46°40'57" W	87.00'
L4	S 72°29'08" E	33.98'

GLOBAL POSITIONING SYSTEM (GPS) DATA
Percent of Survey Conducted with GPS: 100%
GPS Manufacturer and Model: Hemisphere, S631 GNSS RTK
GPS Survey Type (dual frequency receiver): RTK
Relative Position Accuracy: Meets or Exceeds +/- 0.06' + 100PPM
Solution Date: 04/01/2026
Tennessee State Plane
USA/NAD83/ TNNAD83

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. THE INDICATED MONUMENTS WERE IN PLACE ON THE 8th DAY OF JUNE, 2026.
I FURTHER CERTIFY THAT I HAVE SURVEYED THIS HEREON DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, AND THAT THE SURVEY MEETS CATEGORY IV ACCURACY SPECIFICATIONS, AND THAT THE SURVEY WAS PERFORMED TO THE MINIMUM STANDARDS FOR LAND SURVEYING IN TENNESSEE.



WILLIAM J. MOORE RLS#1406 DATE: 06-08-2026

MOORE ENGINEERING AND SURVEYING
PROFESSIONAL LICENSED ENGINEER AND SURVEYOR

865-354-2236

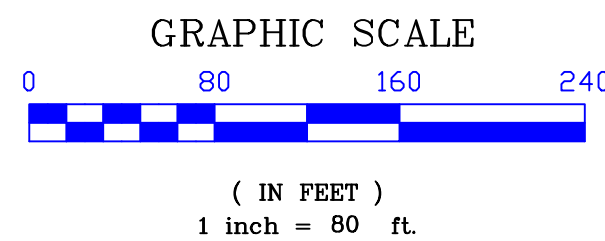
192 CABOT LANE
ROCKWOOD, TN
37854

DATE: 06/08/26
SCALE: 1"=80'

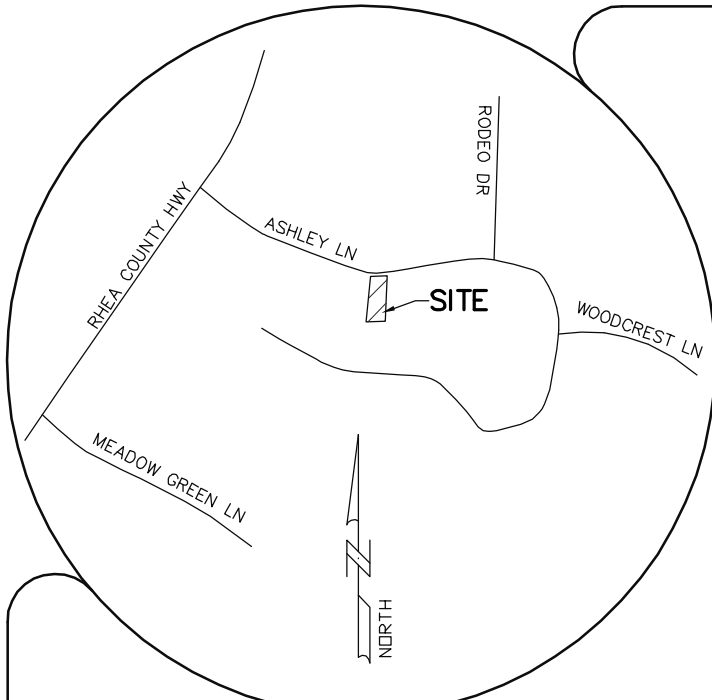
SURVEY AS ORDERED BY
CHRISTOPHER ALBERT RAPOSO
5265 WOLF CREEK RD
SPRING CITY, TENNESSEE 37381
504-559-8441

PROJECT# 2026132
FILER: RAPOSO

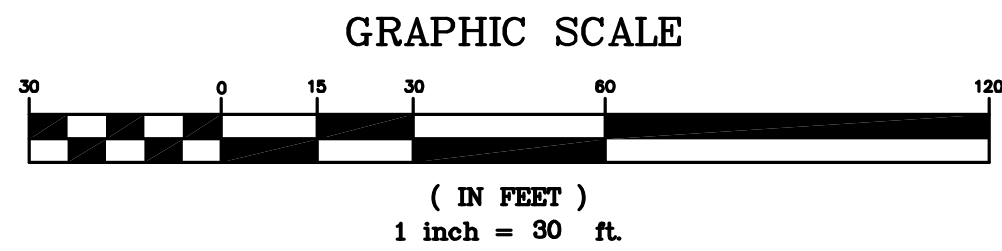
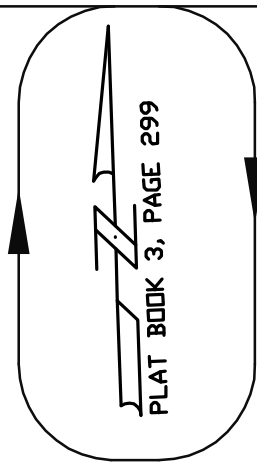
0 06/08/2026 ORIGINAL ISSUE
NO. DATE DESCRIPTION OF REVISION



BOUNDARY RETRACEMENT SURVEY AND 1 LOT SUBDIVISION OF CHRISTOPHER ALBERT & KIMBERLY ANN RAPOSO PROPERTY
TAX MAP 005 PARCELS 005.00
1st CIVIL DISTRICT OF RHEA COUNTY TENNESSEE



LOCATION MAP
N.T.S.



CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	CHORD
C1	56.64	293.30	28.41	S84°27'08"E-56.55
C2	20.76	282.10	10.39	N86°40'44"E-20.76

Show and list being setbacks:
Front - 25'
Side - 10'
Rear - 15'

REVIEWED
By Chad Reese at 11:51 am, Jul 21, 2026

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 RHEA COUNTY REGISTER.

SECRETARY, PLANNING COMMISSION

DATE

CERTIFICATE OF APPROVAL FOR WATER SYSTEM

I CERTIFY THAT THE LOT SHOWN ON THIS PLAT IS SERVED BY AN EXISTING WATER MAIN OF TENNESSEE AMERICAN WATER COMPANY. SERVICE IS AVAILABLE IN ACCORDANCE WITH THE UTILITY'S LINE CONNECTION POLICIES.

TENNESSEE AMERICAN WATER

DATE

CERTIFICATE OF APPROVAL E-911

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND THAT IT CONFORMS TO RHEA 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.

911 BOARD REPRESENTATIVE

DATE

CERTIFICATE OF EXISTING SEPTIC SYSTEM

THE EXISTING SEPTIC SYSTEM IS LOCATED AS SHOWN ON THE PLAT. 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 IS CONTAINED WITHIN THE BOUNDARY OF THE LOT.

OWNER

DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 538, PAGES 603 & 606, RHEA COUNTY REGISTER'S OFFICE, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

OWNER

DATE

Probably Dayton Utilities in the area. Please verify.

Use the correct certificate from 2023 in the Sub Regs that also requires the surveyor to sign.

Show approximate location of septic system.

LOT 84
NORTHBROOK ESTATES
PLAT BOOK 3, PAGE 299
DAVID SCHIRMER
DEED BOOK 473, PAGE 82

LOT 81
NORTHBROOK ESTATES
PLAT BOOK 3, PAGE 299
OWEN GOULD
DEED BOOK 325, PAGE 419

CURRENT OWNER

BENJAMIN PHELPS
230 ASHLEY LANE
DAYTON, TN 37321
843-861-0210

LEGEND OF SYMBOLS

— OHW — OVERHEAD WIRE
[Symbol] WATER METER
[Symbol] POWER POLE
[Symbol] PHONE PEDESTAL
[Symbol] WELL
[Symbol] WATER VALVE
[Symbol] FIRE HYDRANT

NOTES:
1. ALL IMPROVEMENTS NOT LOCATED, NOT IN CONTRACT.
2. ALL UTILITIES SHOWN ARE FROM ABOVE GROUND. STRUCTURES AND MARKINGS ON GROUND ONLY. NO EXCAVATION WAS DONE. PLEASE CONTACT LOCAL UTILITY COMPANIES FOR MORE ACCURATE DATA AND INFORMATION. *I MAKE NO WARRANTY, EXPRESSED OR IMPLIED, TO THE ACCURACIES OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES ARE SHOWN "AS IS". OTHER UNDERGROUND UTILITIES MAY BE IN THE AREA. NO INFORMATION PROVIDED TO ME. AGAIN CONTACT LOCAL UTILITY COMPANIES FOR INFORMATION.
3. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, RIGHT OF WAYS, ETC., OF A CURRENT TITLE EXAMINATION. DONE WITHOUT THE BENEFIT OF TITLE COMMITMENT.
4. ALL CORNERS ARE 1/2" REBAR W/CAP AND/OR MAG NAILS W/WASHER UNLESS NOTED OTHERWISE.
5. ALWAYS CONSULT WITH BUILDING AUTHORITIES/ZONING OFFICIALS PRIOR TO CONSTRUCTION. SETBACKS ARE SUBJECT TO CHANGE.
6. TAX MAP: 076L-A-082.00 & 083.00
7. PROPERTY ADDRESS: 230 ASHLEY LANE
8. BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS LOCATED IN ZONE "Y" AND IS NOT IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL No. 47143C0237E, DATED 11-28-2025
9. WATER SOURCE: TENNESSEE AMERICAN WATER COMPANY
10. DOCUMENTS PREPARED BY THE SURVEYOR MAY NOT BE REPRODUCED, CHANGED, AND/OR MODIFIED IN ANY WAY NOR USED ON OTHER PROJECTS. ALL DOCUMENTS, DESCRIPTIONS, PAPERS, MAPS OF SURVEY, COPIES, MAP (S), AND/OR ANY OTHER MATERIALS OF THE SURVEYOR, NOT FOR USE BY OTHERS. ALL PROPERTY CORNERS AND MAINTENANCE OF PROPERTY LINES IS THE RESPONSIBILITY OF THE PROPERTY OWNER. THIS SURVEY DOES NOT WARRANT TITLE AND DOES SHOW THE EVIDENCE FOUND IN THE FIELD.

Probably Dayton Utilities in this area but not TN American.

IF AN ORIGINAL BLUE SIGNATURE DOES NOT APPEAR ACROSS THE SEAL, IT'S NOT AN AUTHORIZED DOCUMENT. THIS DOCUMENT IS COPYRIGHTED AND NO REPRODUCTION, PARTIAL AND WHOLE, IS PERMITTED WITHOUT PRIOR WRITTEN CONSENT FROM SURVEYOR.



SURVEYOR STATEMENT

I CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON, THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND IN ACCORDANCE WITH RULE 0820-03.11 (GNSS). THIS SURVEY WAS CONDUCTED USING A CARLSON BRX7, MODELS: D2207704003047 & D2207704003090, DUAL FREQUENCY, RTK GNSS BASE AND ROVER. THE BOUNDARY SURVEY IS A CATEGORY (IV). THE MAXIMUM DIFFERENCE BETWEEN COMPUTED AVERAGE DOES NOT EXCEED THE POSITIONAL ACCURACY OF HORIZONTAL 0.035' OR VERTICAL 0.07' DATE OF 06-18-2026 NAD 83 (2011), GEOID18, EPOCH 2010 NO COMBINED GRID FACTORS WERE USED.

LOT 51
NORTHBROOK ESTATES
PLAT BOOK 3, PAGE 299
CAROLYN NEAL
DEED BOOK 471, PAGE 356

LOT 52
NORTHBROOK ESTATES
PLAT BOOK 3, PAGE 299
HAROLD MCCAWLEY
DEED BOOK 360, PAGE 76

LOT 53
NORTHBROOK ESTATES
PLAT BOOK 3, PAGE 299
STEPHANIE MONDAY
DEED BOOK 436, PAGE 236

LOT 54
NORTHBROOK ESTATES
PLAT BOOK 3, PAGE 299
GREENBRIER PROPERTIES LLC
DEED BOOK 462, PAGE 401

REVISED PLAT LOT 82

REV. NORTHBROOK
ESTATES SUBDIVISION

LOT 82 & 83, NORTHBROOK ESTATES SUBDIVISION, PLAT BOOK 3, PAGE 299, AND DESCRIBED IN DEED BOOK 538, PAGE 603 AND DEED BOOK 538, PAGE 606, R.O.R.C., RHEA COUNTY, TENNESSEE

360 LAND SURVEYING

3296 COUNTY ROAD 100, ALABAMA, 35981 256-630-2064
land360surveying@gmail.com

DRAWN BY: H.M.L. SCALE: 1" = 30' JOB NO.: 2025-114-PHELPS
DATE: JUNE 18, 2026 TAX MAP NO.: 076L-A-082.00 & 083.00
ADDRESS: 230 ASHLEY LANE SHEET: 1 OF 1

THIS SURVEY IS NOT TRANSFERABLE TO ANY OTHER OWNER, LENDER, ATTORNEY, ENGINEER, REALTOR AND/OR ARCHITECT AND MAY NOT BE COPIED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT TO THE 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 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 recording in the Office of the County Register.

DATE 20 SECRETARY, PLANNING COMMISSION

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

Certification of Existing Septic

The existing septic system is located as shown on the plot (26-144 Lot 2). The location included the septic tank and 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/ore contained within the boundary of the individual lot.

DATE Owner/ Authorized Representative

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



Certification of Surveyor

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; and that all monuments shown hereon actually exist or are marked as "Future," and their location, size, type and material are correctly shown; and that all requirements of the McMinn County Subdivision Regulations have been fully complied with. Further, I certify this is a Category IV land survey as defined in Standards of Practice issued by the Tennessee State Board of Examiners for Land Surveyors.

Surveyor: Tenn. Reg. No.

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

The deeds reviewed appear to indicate this may be a 50' wide access easement, which is the minimum required to subdivide without public road frontage. Please confirm and label with correct ROW width. If less than 50' the PC has traditionally turned down subdivisions on existing private drives.

Incorrect deed book/page.

Incorrect lot references. For Lot 3.

Lots 1 & 2 are greater than 3 times their width at the front building setback line. Would require a variance to proceed.

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 1 & 2 -N/A defined as Dickerson & Mason Property -located in McMinn 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 approved 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.

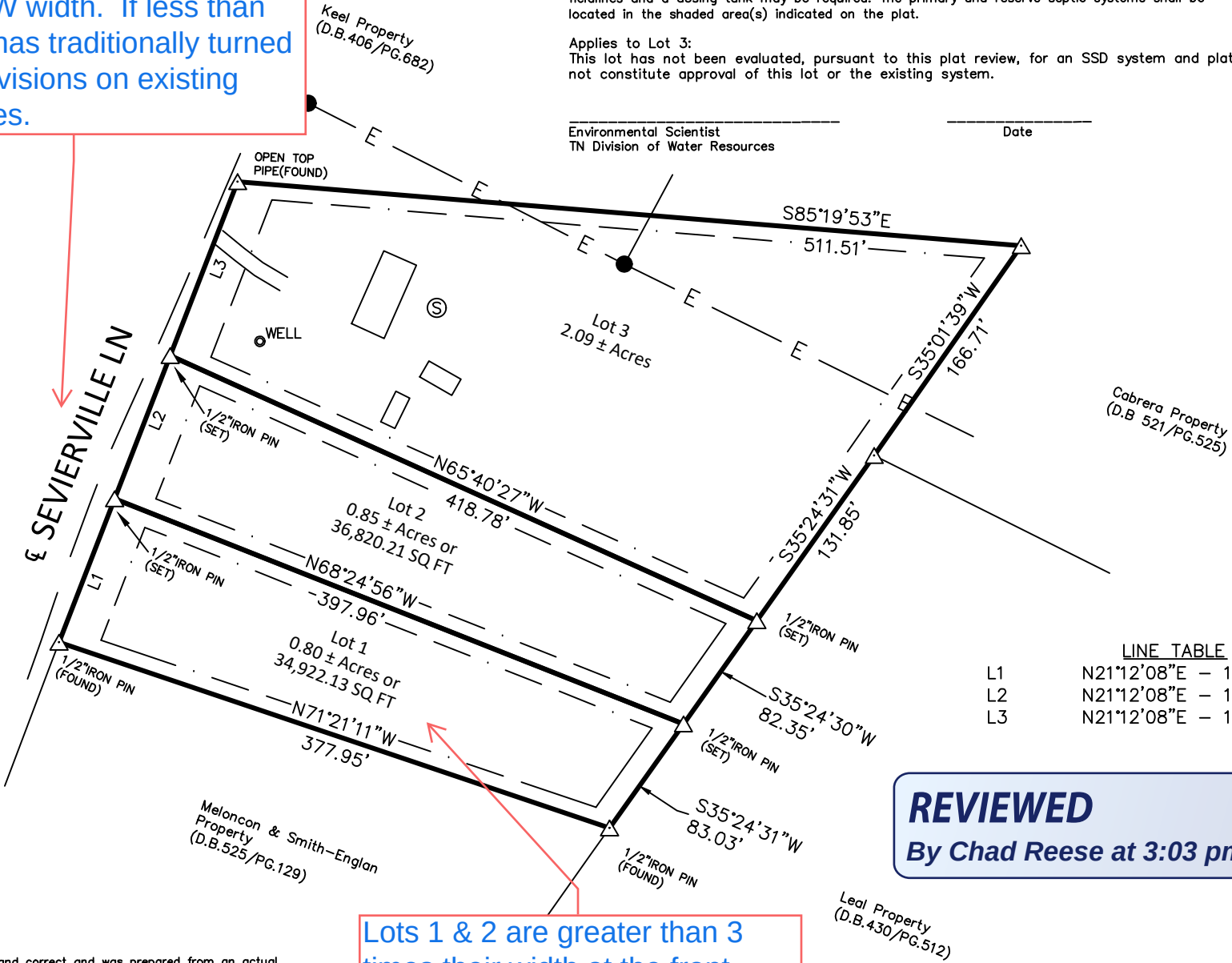
If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the 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 2 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.

Lot 2:
Lot 2 is limited to a maximum of 2 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.

Applies to Lot 3:
This lot has not been evaluated, pursuant to this plat review, for an SSD system and plat approval does not constitute approval of this lot or the existing system.



L1	N21°12'08"E - 100.00'
L2	N21°12'08"E - 100.00'
L3	N21°12'08"E - 121.31'

REVIEWED
By Chad Reese at 3:03 pm, Jul 21, 2026

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



SURVEY NOTES:

- Owner: Sandra Dickerson & Perry Mason
191 Sevierville Ln
Dayton, TN 37321
Map 070 Parcel 064.03
(D.B.505/PG.428)
- Survey Requested by Sandra Dickerson
- 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 IDOT 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 47143C0245E effective November 28, 2025
- Building Setbacks: Front 25' / Side 10' / Rear 15'

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
- Wood Post
- Water Meter
- Gas Meter
- Light Pole
- Existing Catch Basin

FINAL PLAT

Dickerson & Mason Property
Third Civil District, Rhea County, Tennessee

100 0 100
SCALE OF FEET

Rhea Co. Date of Drawing 7-13-26 Project# 26-307

Greg Poe Survey

Boundary Line Agreement

Between

Gregory D. Poe

and wife,

Brenda R. Poe

Tax Map 038, Parcel 025.02

Deed Book 495, Page 215

Lot 30

Plat Book 1, Page 113

AND

The Norton Family Trust

Tax Map 038, Parcel 026.00

Deed Book 525, Page 74

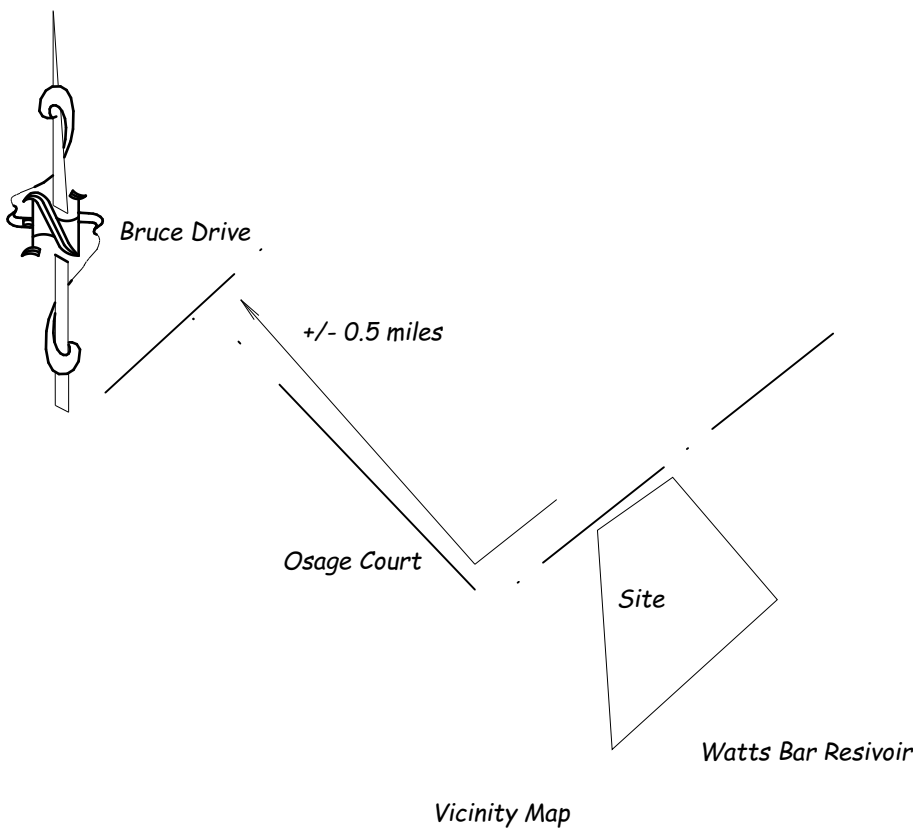
Lot 29

Plat Book 1, Page 113

Plat Book 5, Page 269

First Civil District

Rhea County, Tennessee



- Surveyor's Notes:
1. This survey is subject to any and all easements apparent or otherwise.
 2. This plat bears a red surveyors seal and is signed in blue. Any other representation is a copy and may not be accurate.
 3. IRN = 1/2" by 18" rebar with cap marked Boynton RLS #2172.
 4. This survey is conducted from recorded deeds and is in no way intended as a certification of title.
 5. Unless noted, all structures are for general site location and not for construction purposes.
 6. This survey was conducted using a Topcon Total Station and / or a Topcon GPS System.
 7. No Flood Plain evaluation was performed during this survey.

IRN = iron rod new
IRO = iron rod old
CLI = centerline intersection
MFP = metal fence post

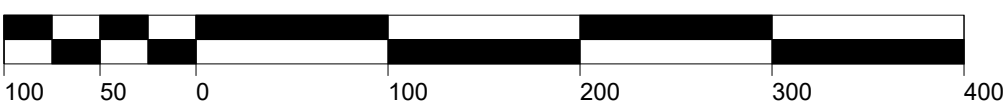
Setbacks:
side = 10 feet
rear = 15 feet
front = 35 feet

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

_____, 2026,
Date 911 Board Representative
_____, 2026,
Date Surveyor

Boynton
Surveying and Engineering
4709 Old Spencer Road
Pikeville, Tennessee 37367
423-618-1763
boyntonsrvy@bledsoe.net

Graphic Scale (in U.S. survey feet): 1 inch = 50 feet



REVIEWED

By Chad Reese at 12:01 pm, Jul 21, 2026

TSP Grid North
NAD 83

Missing 911
certificate.

Technically, any
remaining acreage
under 5 acres has to
be platted. ~2.66
acres remaining in
Parcel 026.00.

Must show
building
setback
lines.

List both
deed
references.

Label
property pins.
Type & old/
new.

Floodplain zone with
panel number & map
must be listed. Any
flood zone limits must
be shown on the plat.

Front can be down to 25' on
local / non state-maintained
roads.

Will need a note
about an existing
septic system or
a pre-approval of
soil testing for
these lots.

Certificate of ownership and dedication
We hereby certify that we are the owners of the property shown and described hereon as evidenced in Book Number 525, Page 74, County Register's Office, and we adopt this plan of subdivision with 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

_____, 2026
Date Owner

_____, 2026
Date Owner

_____, 2026
Date Owner

_____, 2026
Date Owner

_____, 2026
Date Owner

Certificate of approval for water system
I hereby certify that the lot shown on this plat is served by an existing water main of the Dayton Utility Board/District.

_____, 2026
Date Secretary, Planning Commission

I hereby certify that this is a category IV survey
and that it is in compliance with the current
Tennessee minimum standards of practice.

GPS Certification
I, William Arnold Boynton, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
Type of survey: Static to obtain State Plain Coordinates and Grid North from OPUS solutions
RTK for site work
Positional Accuracy: 0.05 feet
Datum: NAD 83 (2011) EPOCH 2010
Published fixed control: TDOT CORS Network

Surveyor
Tennessee Registration Number 2172
June 15, 2026

spelling

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

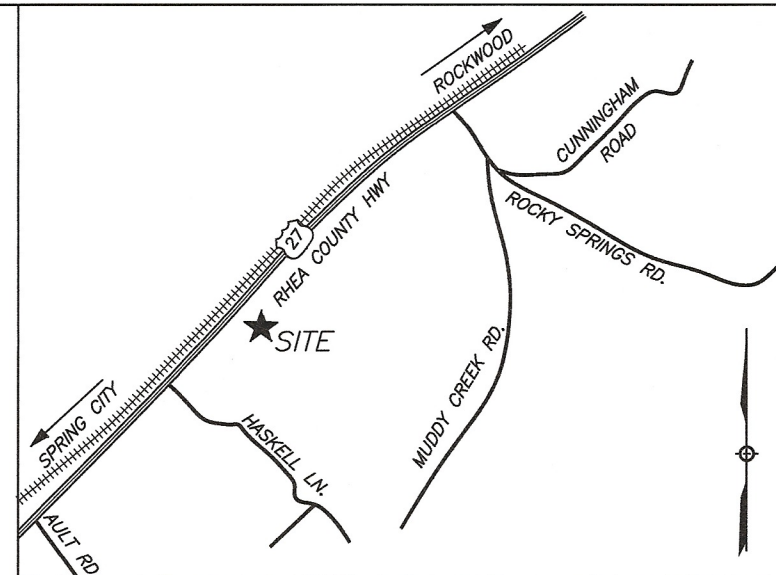
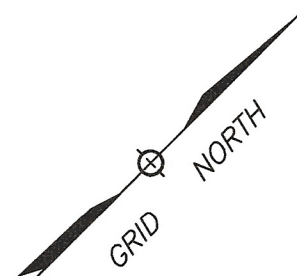
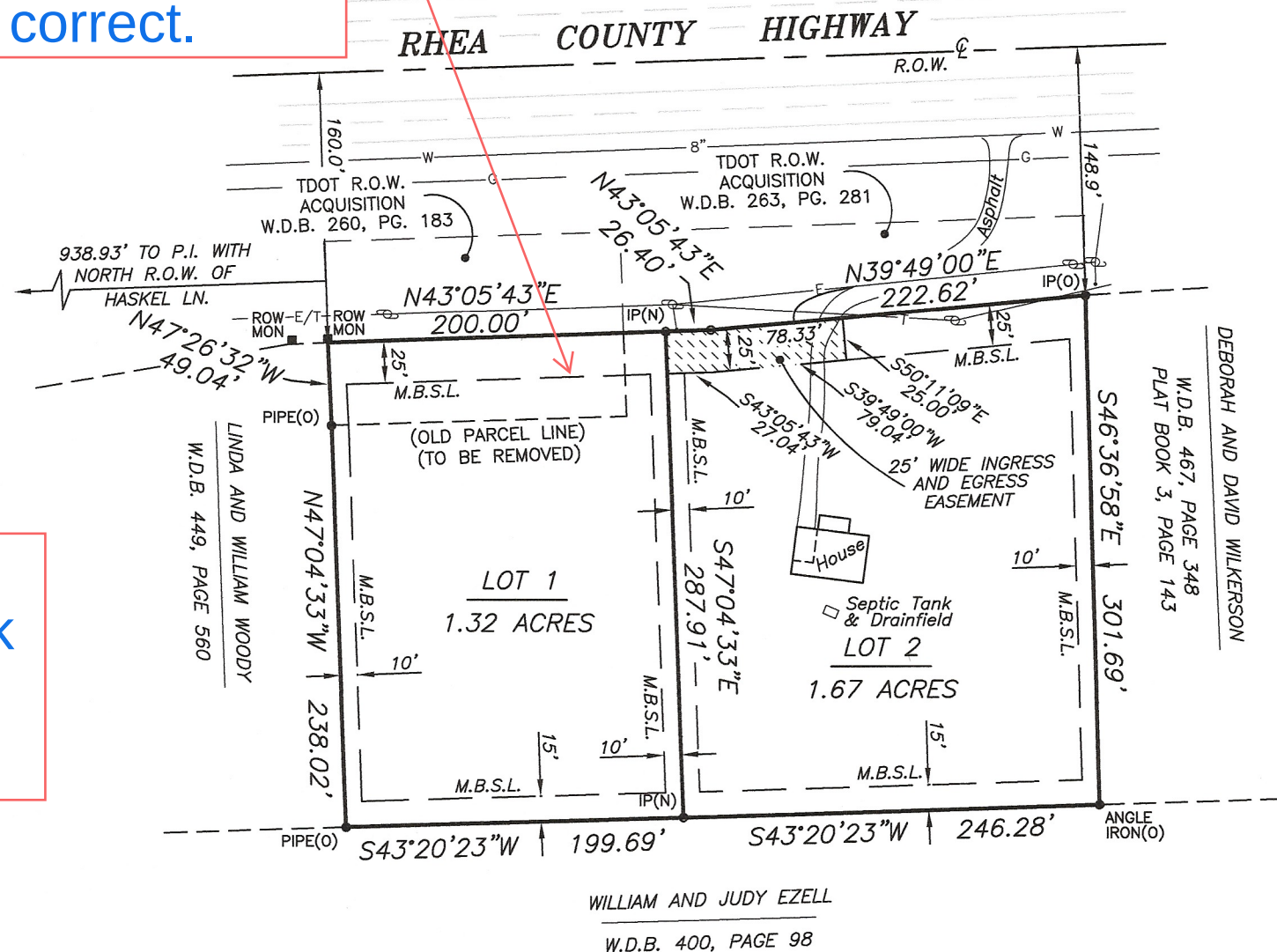
I (we) hereby certify that to the best of my (our) knowledge and belief that this is a true and accurate survey of the property shown hereon; that this is a Category 1 Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

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

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

Per the previous plat, this septic system serves Lot 1 and cannot be separated from the structure it serves. No easement or other explanation of where the septic for Lot 2 will go since the TDEC cert if for Lot 2. Is Lot 2 getting a new septic system and if so we need a signature from TDEC for it as well.

CERTIFICATION FOR SUBSURFACE SEWAGE DISPOSAL (SINGLE)

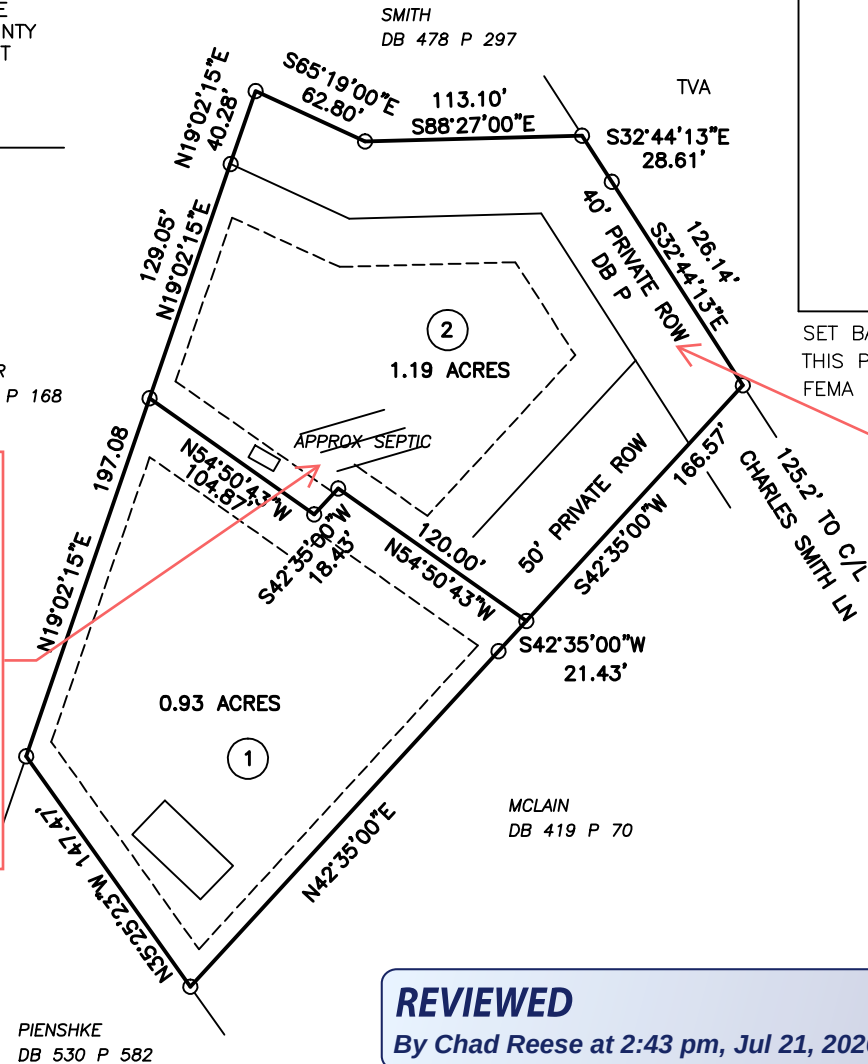
"Approval is hereby granted for lot 2 defined as _____ in Rhea county, Tennessee, as being suitable for subsurface sewage disposal (SSD) (SSD) with the listed or attached restrictions. Prior to any

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

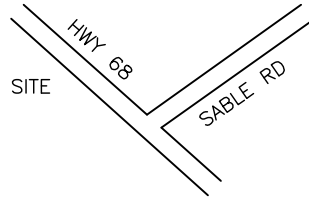


REVIEWED
By Chad Reese at 2:43 pm, Jul 21, 2026

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

MAY 7, 2026
DATE REGISTERED LAND SURVEYOR NUMBER 566

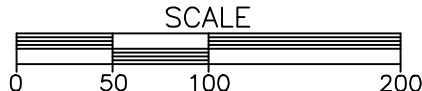


SET BACK 25' FRONT 10' SIDES 15' BACK
THIS PROPERTY IS NOT IN THE FLOOD ZONE
FEMA MAP 47143C0140D NOV. 5, 2008

PC to review again to determine if 40' ROW is sufficient since it technically fronts Hwy 68, though the property slopes away from the road.

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

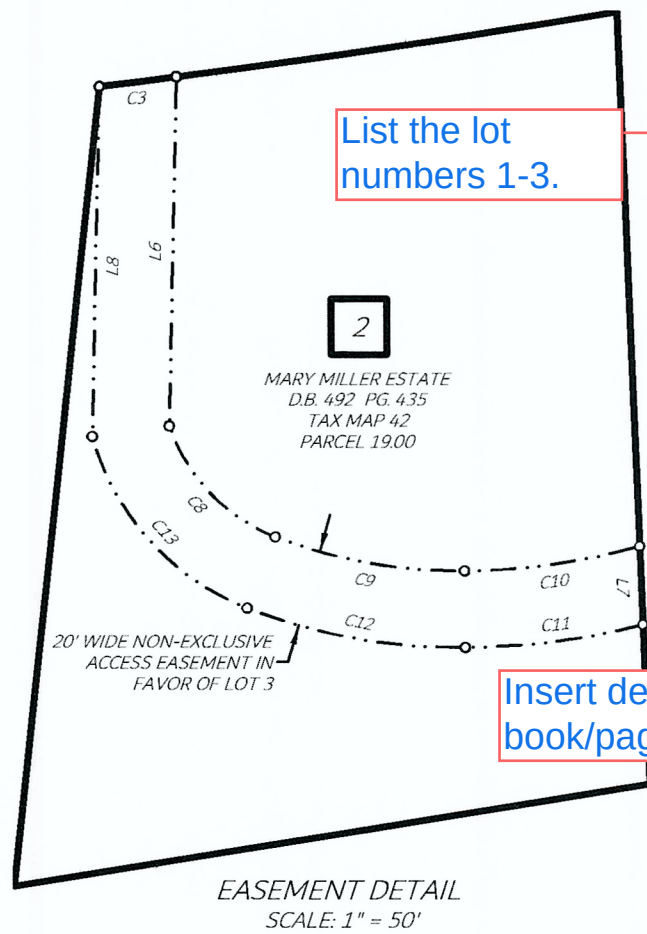
FINAL PLAT
DONALD SMITH S/D
LOCATED IN THE 2ND DISTRICT OF
RHEA COUNTY, TENNESSEE
SCALE 1" = 100' MAY 7 2026





TAX MAP 42 PARCEL 19.00 & 20.00
LOCATION MAP (N.T.S.)

General Notes:
TOTAL AREA SUBJECT TO THIS SURVEY: 8.12 ACRES
This tract is not in a Flood Hazard Area.
The flood map for the selected area is number 47143C01200, effective on 11/5/2008.
Iron pins placed or found on all corners unless noted.
This plat represents the property recorded in:
D.B. 492 PG. 435 & D.B. 492 PG. 453
There is a 12' utility and drainage easement along all side and rear property lines.
POWER BY V.E.C.
WATER BY W.B.U.D.
SEWAGE BY SEPTIC SYSTEMS
Building Setbacks
Front: 35'
Side: 10'
Rear: 15'
NOTE: THIS PLAT IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS AND/OR RESTRICTIONS THAT MAY EXIST WRITTEN OR UNWRITTEN.
THE LOCATION & SIZE OF THE UNDERGROUND UTILITIES SHOWN ARE BASED UPON FIELD OBSERVATION OF ABOVE GROUND APPURTENANCES AND MARKINGS, AND SHOULD BE VERIFIED BY THE UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION.
For boundary aspects of this survey, RTK GPS positional data was observed on the date of 03-31-2026 utilizing a Topcon Hiper HR GNSS receiver. The grid coordinates of the Fixed Station shown were derived using a Opus Solution referenced to NAD 83 (2011) (Epoch 2010), Geoid 12B. Positional accuracy of the GPS vectors does not exceed: 5 mm + 0.5 ppm. Combined Grid Factor: 0.99991983 centered on Fixed Station 1 as shown hereon.



Insert deed book/page.

Add TDEC certificate for Lot 4.

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
Owner _____ Date _____

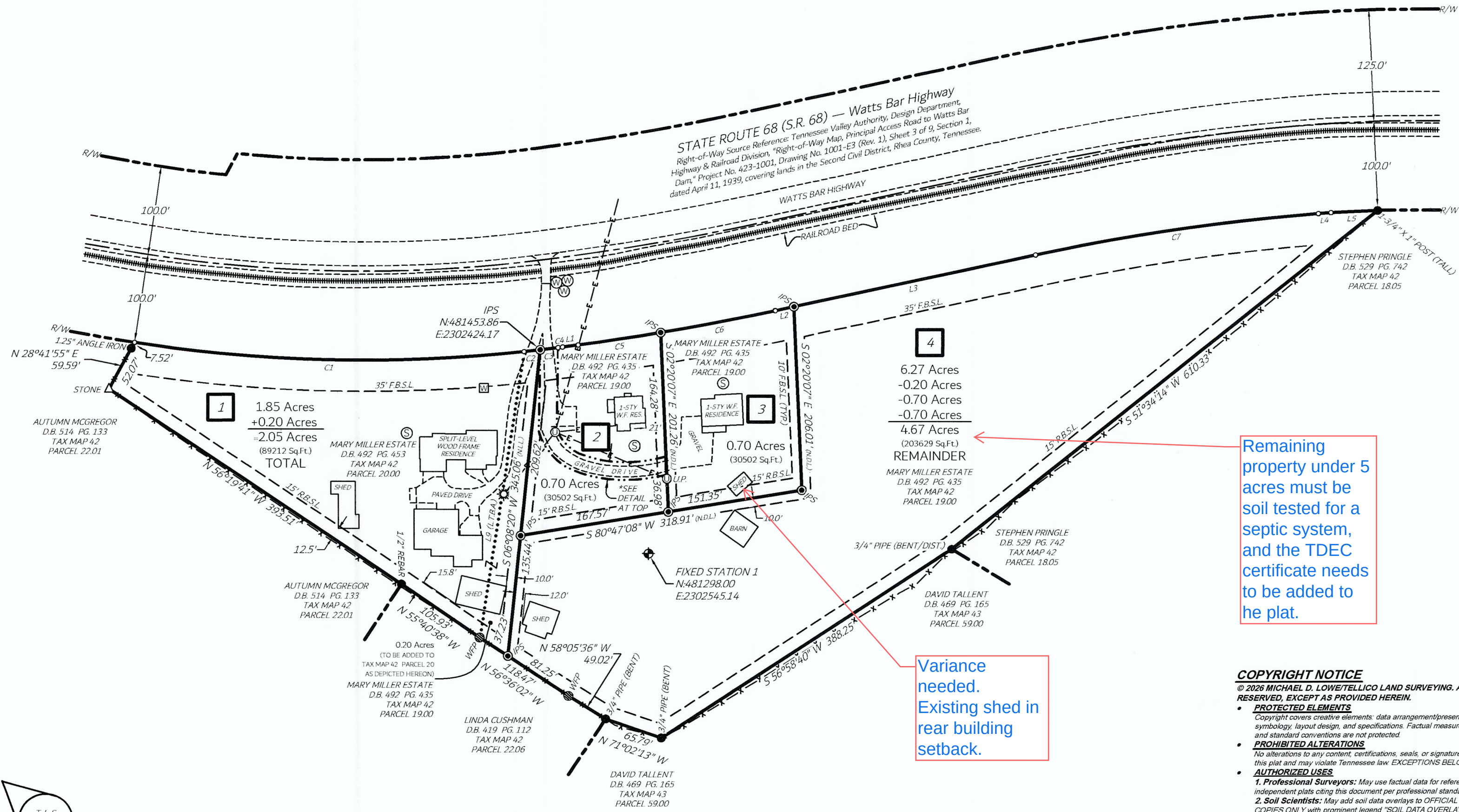
3D. Existing Septic System Certificate
The existing septic system is located as shown on the plat. The location includes the septic tank and all field lines. To the best of my knowledge, the septic system is in proper working order on this date and the septic system(s) is/are contained within the boundary of the individual lot.
_____, 20____, _____
Owner _____ Date _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein 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 offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.
_____, 20____, _____
Date _____ Owner _____ Owner _____

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 herein, that this is a Category IV Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated.
6-27-26, _____
Date _____ Registered Surveyor _____

5. 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.
_____, 20____, _____
DATE _____ 911 BOARD REPRESENTATIVE _____
DATE _____ 20____, _____
DATE _____ Surveyor _____

7. CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown herein 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 _____



Remaining property under 5 acres must be soil tested for a septic system, and the TDEC certificate needs to be added to he plat.

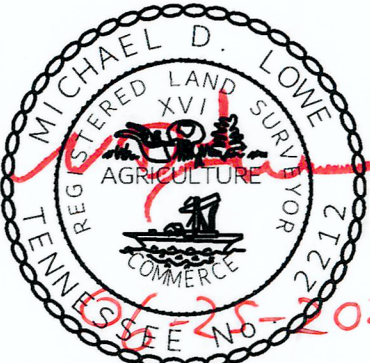
Variance needed. Existing shed in rear building setback.

REVIEWED
By Chad Reese at 3:15 pm, Jul 21, 2026

CURVE	RADIUS	ARC	BEARING	CHORD
C1	1668.66'	438.26'	S 88°41'41" E	437.00'
C2	1668.66'	18.04'	N 83°28'17" E	18.04'
C3	1668.66'	20.22'	N 82°48'53" E	20.22'
C4	1668.66'	4.17'	N 82°23'46" E	4.17'
C5	2898.66'	93.40'	N 81°24'05" E	93.40'
C6	2898.66'	130.68'	N 79°11'12" E	130.67'
C7	2381.34'	320.96'	N 81°45'23" E	320.71'
C8	47.63'	41.13'	S 43°35'38" E	39.86'
C9	131.67'	50.34'	S 79°47'01" E	50.03'
C10	170.62'	46.15'	N 81°57'51" E	46.01'
C11	190.62'	46.71'	S 82°40'09" W	46.60'
C12	151.67'	57.99'	N 70°45'11" W	57.64'
C13	67.63'	62.32'	N 42°00'51" W	60.14'

LINE	BEARING	DISTANCE
L1	N 82°19'28" E	18.42'
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'

COPYRIGHT NOTICE
© 2026 MICHAEL D. LOWE/TELLICO LAND SURVEYING. ALL RIGHTS RESERVED, EXCEPT AS PROVIDED HEREIN.
• **PROTECTED ELEMENTS**
Copyright covers creative elements: data arrangement/presentation, original symbology, layout design, and specifications. Factual measurements, boundaries, and standard conventions are not protected.
• **PROHIBITED ALTERATIONS**
No alterations to any content, certifications, seals, or signatures. Alteration voids this plat and may violate Tennessee law. EXCEPTIONS BELOW.
• **AUTHORIZED USES**
1. **Professional Surveyors:** May use factual data for reference and create independent plats citing this document per professional standards.
2. **Soil Scientists:** May add soil data overlays to OFFICIAL SEALED PAPER COPIES ONLY with prominent legend "SOIL DATA OVERLAY - NOT PART OF ORIGINAL SURVEY" including identification and date. Must not obscure original content. Maintain separate liability coverage.
3. **Planning Commissions:** Per TCA §§ 15-3-402, 15-3-403, 15-3-404, may add distinct review markings to PRELIMINARY DIGITAL COPIES ONLY. Final recorded plats must contain only written and/or stamped endorsement.
4. **Required Signatories:** Parties may add required endorsements for planning approval or recording, limited to designated areas.
• **Public Records:** Government copies not copyright protected.
• **PURPOSE**
For CLIENT(S) IN TITLE BLOCK for personal reference and public recording only.
• **ENFORCEMENT**
Unauthorized use beyond stated exceptions may result in federal copyright damages, Tennessee criminal prosecution, and professional disciplinary action.
• **VALIDITY**
Valid only in: (1) original sealed form with or without authorized additions per above, or (2) official digital copies with secure certification per Tennessee standards. Other modifications void document.



TELLICO LAND SURVEYING
MICHAEL D. LOWE PLS / CFS
III 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 WATTS BAR HWY
SPRING CITY, TN 37381
PHONE: 423-304-1727

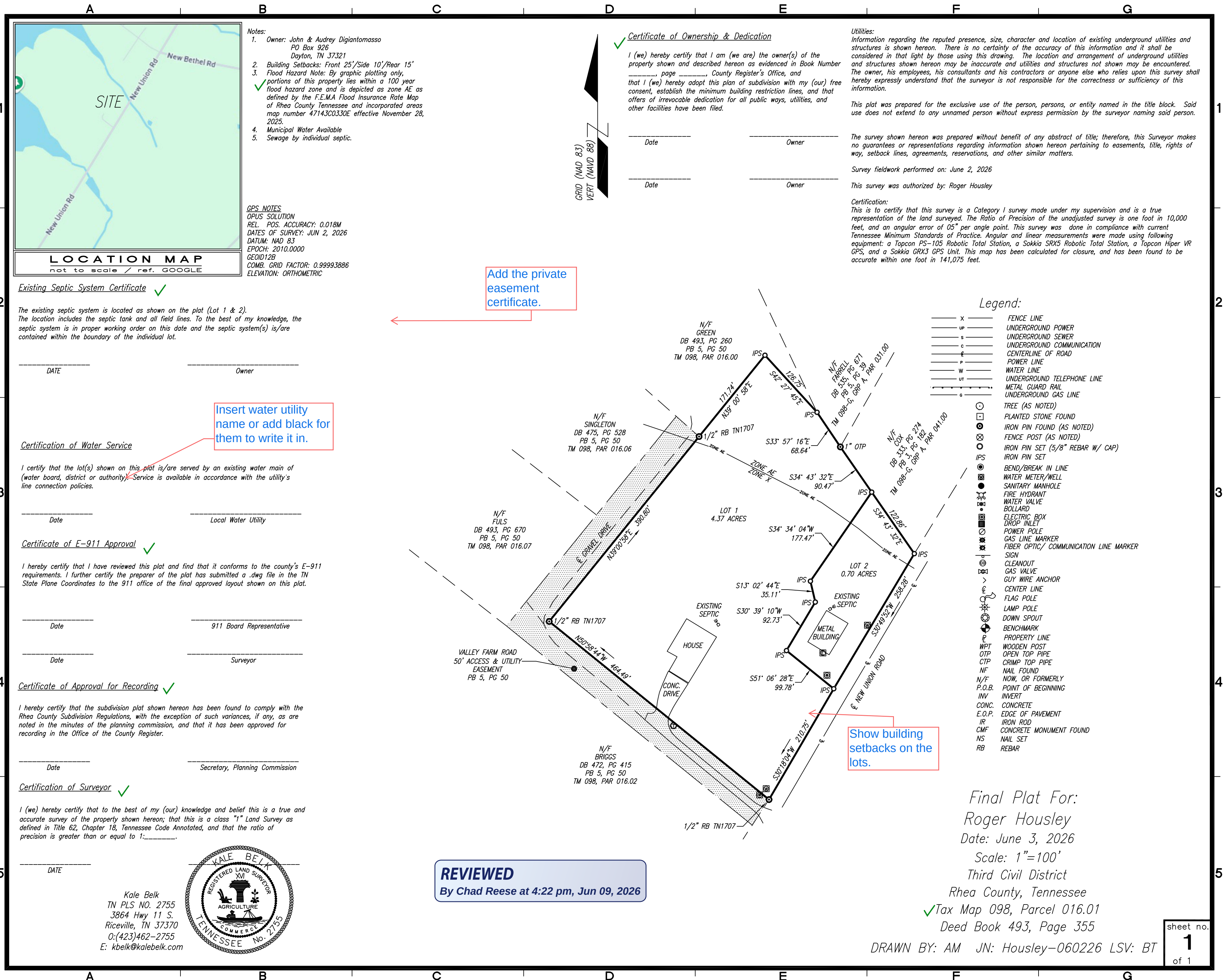
CIVIL DISTRICT: SECOND

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 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

4+/- ACRES REMAINING
LINDA CHATTIN
DB 524 P 135

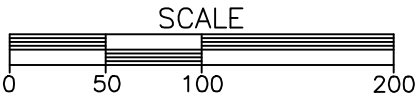
JOANNA COPELAND
DB 163 P 286

PARCEL 37.01

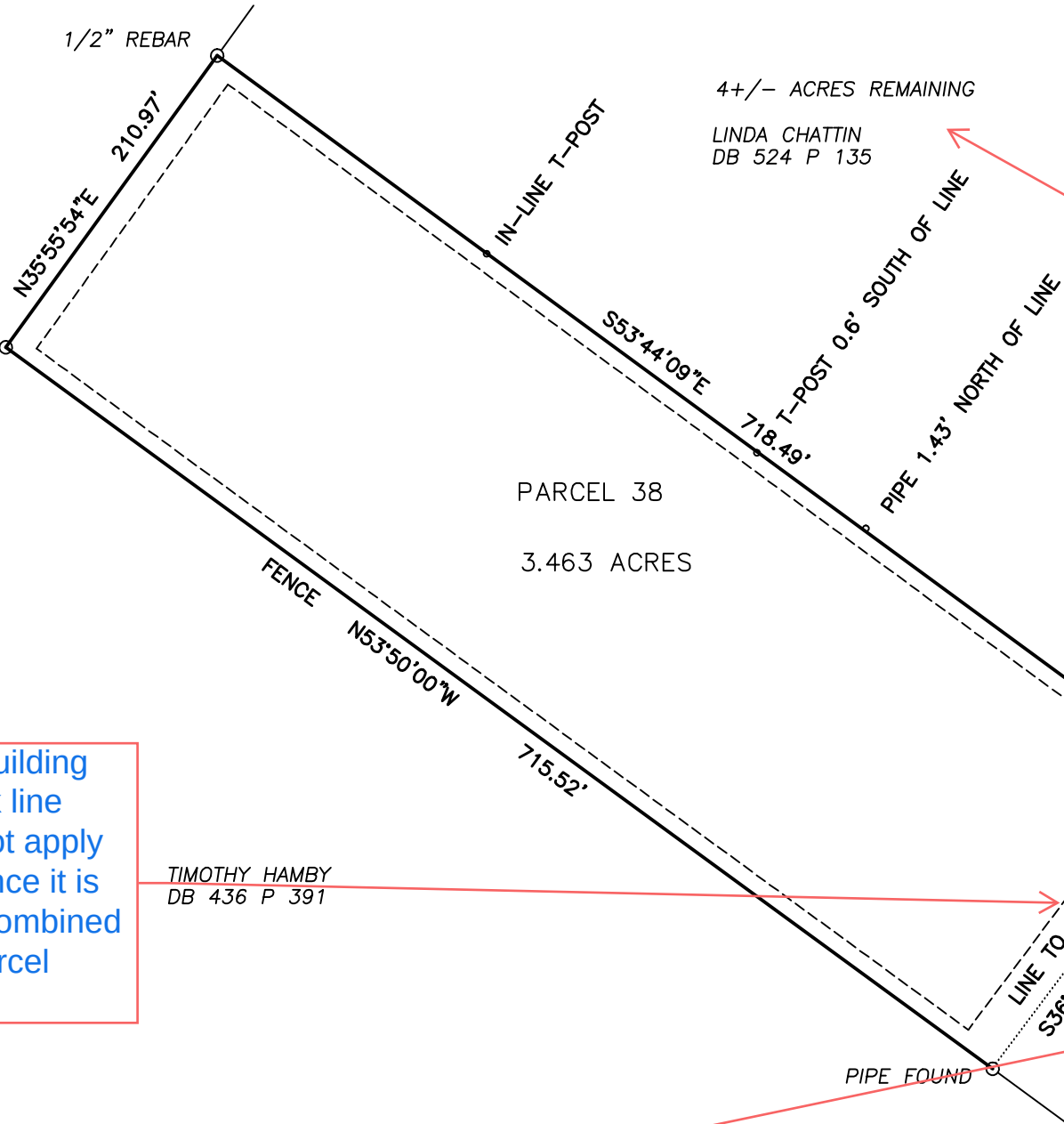
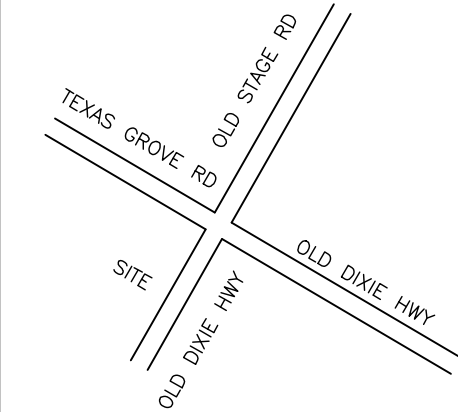
SAMANTHA SHANNON
DB 455 P 621

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

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



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



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