
RHEA COUNTY REGIONAL PLANNING COMMISSION

AGENDA FOR THE REGULAR CALLED MEETING Tuesday, October 27, 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, September 22, 2026

C. NEW BUSINESS

1. Dawn Stewart/Back Valley Rd 3-Lot S/D – Final Plat (Medders & Patterson Surveying)
2. Todd Stafford/Indian Hills 4-Lot S/D – Final Plat (Dock Smith Surveying)
3. Terry Dye/Firehouse Lot/Possum Trot Rd 2-Lot S/D – Final Plat (Dock Smith Surveying)
4. Adam Sims/Back Valley Heights Lots 1-3 – Final Plat (Dock Smith Surveying)
5. Roger Johnson/Spence Cemetery Rd 2-Lot S/D – Final Plat (Dock Smith Surveying)
6. Elisa Holder/Len Mar Rd 3-Lot S/D – Final Plat (Dock Smith Surveying)
7. Marcelino Leal/Oak View Lane 2-Lots on Substandard Easement – Final Plat (Nic Barnes Surveying)
8. Leroy King 2-Lot S/D (RTS 4.28.26) – Final Plat (Nic Barnes Surveying)
9. Any Properly Presented New Business

D. OLD BUSINESS

1. Janie Parton Lot Line Adjustment – Final Plat (Mid-State Surveying)
2. Any Properly Presented Old Business

E. HEARING OF PERSONS HAVING BUSINESS BEFORE THE COMMISSION

F. ADJOURNMENT

NEXT REGULAR SCHEDULED MEETING: Tuesday, November 24, 2026, at 5:30pm
Plats will be due by 12:00 noon on Tuesday, November 10, 2026

Annual PC/BZA Member Training RSVP Required

Monday, November 16th 5:30 - 8:30 PM Eastern: Cleveland-Bradley Chamber, 225 Keith Street SW
Monday, November 30th 5:30 - 8:30 PM Central: Sulphur Springs Methodist, 329 Sulphur Springs Rd.

**Southeast Tennessee Development District
& the UT Center for Local Planning**

2026 Planning Commissioner and BZA Member Training

Two Opportunities, Select One

Monday, November 16th

**5:30 - 8:30 PM Eastern
Cleveland-Bradley
Chamber of Commerce**

225 Keith Street SW
Cleveland, TN 37311

Register by November 2nd

Monday, November 30th

**5:30 - 8:30 PM Central
Sulphur Springs Methodist
Church**

329 Sulphur Springs Rd.
Powells Crossroads, TN 37397

Register by November 16th

Dinner Provided



Register Here:

<https://tinyurl.com/SETDtraining>

Planning Commisioners and Board of Zoning Appeals members are invited to attend Southeast Tennessee Development District's training event to complete the training and continuing education required by Tennessee state law (T.C.A. 13-3-101(j) and T.C.A. 14-4-101(c))

RHEA COUNTY REGIONAL PLANNING COMMISSION
REGULAR CALLED MEETING
Tuesday, September 22, 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, Scott Miller, Jacob Ellis, Teresa Congiolo, Billy Thedford, Jeff McDaniel, Chad Reese

B. READING AND APPROVAL OF MINUTES – Tuesday, August 25, 2026

Approved as presented. Motion by Jeff McDaniel, seconded by Billy Thedford. 6-0

C. NEW BUSINESS

1. Robert Anderson Lot Line Abandonment – Final Plat (Doyle McCracken Surveying)

Refer to staff for signatures. Motion by Jacob Ellis, seconded by Scott Miller. 6-0

2. Lettiner Family 3-Lot S/D – Final Plat (Copp Engineering)

Refer to staff for 911 signatures. Motion by Jeff McDaniel, seconded by Scott Miller 6-0

3. Brian Bond 3-Lot Line Abandonment – Final Plat (Mid-State Surveying)

Refer to staff for signatures, with variance of lot of slight lot size. Motion by Jacob Ellis, seconded by Scott Miller. 6-0

4. James Monday Trust / Matt Luffman / Golden Key Acres, 4-Lot S/D – Final Plat (Mid-State Surveying)

Motion to refer to staff for corrections and signatures. Motion by Billy Thedford, seconded by Scott Miller. 6-0

5. Janie Parton Lot Line Adjustment – Final Plat (Mid-State Surveying)

Table until next month. Motion by Jeff McDaniel, seconded by Jeff Miller. 6-0

6. Brandon Iles Lot Line Abandonment – Final Plat (Dock Smith Surveying)

Refer to staff for signatures, N/A to public water service, add well certificate. Motion by Billy Thedford, seconded by Jacob Ellis. 6-0

7. Michael & Tamara Carney / Andy Beene Unit 1 Lot Addition – Final Plat (Dock Smith Surveying)

Refer to staff for signatures. Motion by Billy Thedford, seconded by Jacob Ellis. 6-0

8. Terry Dye Fire House 2-Lot S/D – Final Plat (Dock Smith Surveying)

Refer to staff for signatures, and corrections to include remaining acreage, being under 5 acres, platted with soil testing. Motion by Billy Thedford, seconded by Jacob Ellis. 6-0

9. Any Properly Presented New Business

D. OLD BUSINESS

1. Jerry Travis Existing Lot 2 Line Adjustment – Final Plat (Dock Smith Surveying)
Refer to staff for signatures and corrections. Motion by Jeff mcDaniel, seconded by Jacob Ellis. 6-0
2. Any Properly Presented Old Business

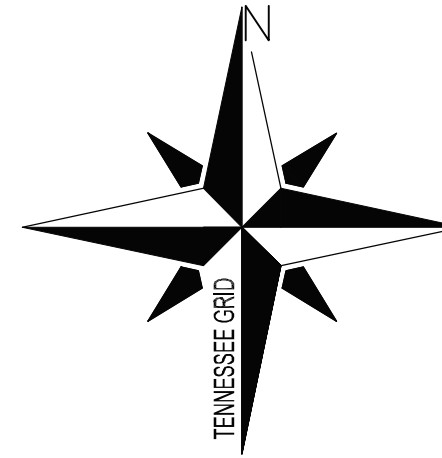
E. HEARING OF PERSONS HAVING BUSINESS BEFORE THE COMMISSION

F. ADJOURNMENT

Motion to adjourn. Motion by Jeff McDaniel, seconded by Scott Miller. 6-0

NEXT REGULAR SCHEDULED MEETING: Tuesday, October 27, 2026, at 5:30pm
Plats will be due by 12:00 noon on Tuesday, October 13, 2026

FINAL PLAT FOR:
LOTS 1-3, STEWART-BACK VALLEY ROAD PROPERTY
TOTAL AREA = 4.98 ACRES



VICINITY MAP
NTS

Surveyor's notes

- 1: A 15' utility easement is reserved adjacent to all road right-of-way and 7.5' either side of side and rear of lot lines.
- 2: Review of the Federal Emergency Management Agency flood insurance rate maps with community-panel number 47143C0229E. Dated 11/28/2025 indicates this property lies with Zone X, which is not in a flood area.
- 3: Water by Dayton Water Department, sewer by individual 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 _____, 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 OWNER _____

TITLE _____

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 16, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:_____.

DATE _____ Sarah J. Patterson, RLS 3624

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.

DATE _____ Road Supervisor _____

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 _____ Sarah J. Patterson, RLS 3624

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 _____ 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 _____ SECRETARY, PLANNING COMMISSION _____

ENVIRONMENTAL HEALTH CERTIFICATION

Approval is hereby granted for lots 1-3, defined as Stewart-Back Valley Road Property in Rhea County, Tennessee, as being suitable for subsurface sewage disposal (SSD) 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 a SSD permit issued by the Division of Ground Water Protection. Water taps, waterlines, underground utilities and driveways should be located at the side property lines unless otherwise noted. Cutting, filling or alterations of the soil conditions may void this approval.

Environmental Specialist, _____ Date _____

- (1) 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.
- (2) 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.
- (3) 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.

NOW OR FORMERLY
JACKIE L. &
LILLIAN O. YOUNG
060 006.00
327/116
PB. 3, PG. 649

NOW OR FORMERLY
JACKIE L. &
LILLIAN O. YOUNG
060 006.00
327/116
PB. 3, PG. 649

N:453068.39
E:2275762.45

NOW OR FORMERLY
MICHAEL DENNIS &
EMILY ELLIFF TINDILL
068 015.06
442/497

NOW OR FORMERLY
ANASTACIO &
MARGARITA BAUTISTA
068 017.01
503/272

N:453159.37
E:2276428.40

LOT 3
1.66 ACRES

LOT 2
1.66 ACRES

LOT 1
1.66 ACRES

Lots 2 & 3 Exceed the
3:1 depth to width
ratio. Variance
Requested.

Not
required.

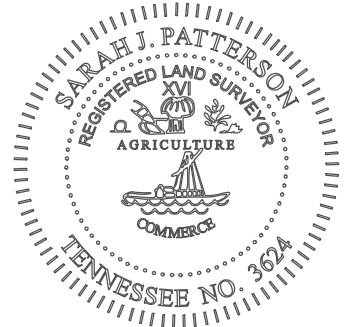
Insert
water
utility
name

REVIEWED
By Chad Reese at 3:46 pm, Oct 09, 2026

The Land Surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cable and shall not be responsible for any liability that may arise out of the making or failure to make such determination or location of any subsurface conditions.

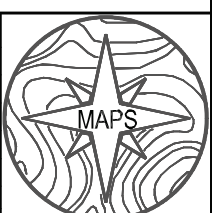


- LEGEND**
- IRF=IRON REBAR FD / IPF=IRON PIPE FD.
 - CMF=CONCRETE MONUMENT FOUND
 - ⊕ WFC/MFC=WOOD/METAL FEN. CORNER
 - ⊙ PKS/PKF=P.K. NAIL SET/FOUND
 - ▽ NO CORNER SET/FOUND
 - POWER POLE
 - WATER METER
 - WELL-INDIVIDUAL
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ BENCHMARK / CONTROL
 - FENCE LINE
 - GAS LINE
 - WATER LINE
 - SEWER LINE
 - OVERHEAD ELEC. LINE
 - SURVEYED PROP. LINE
 - ADJACENT LINE
 - Q OF DRIVE/ROAD



SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, USING THE LATEST RECORDED DEEDS, AND OTHER INFORMATION; AND THAT THIS SURVEY EXCEEDS THE MINIMUM REQUIREMENTS FOR A CATEGORY 1 URBAN LAND SURVEY PURSUANT TO CHAPTER 0820-3, SECTION .05 OF THE DEPARTMENT OF COMMERCE AND INSURANCE STANDARDS OF PRACTICE FOR LAND SURVEYORS; AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MEDDERS AND PATTERSON SURVEYING • SARAH J. PATTERSON, TN RLS #3624 •		9 W. Washington Ave., Athens, Tennessee 37303 spatterson@mapsurveying.net 423.368.7856 Copyright © 2026
SURVEYOR'S NOTES: (1) THE PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT CONSTITUTE A TITLE SEARCH OR LEGAL OPINION. ALL INFORMATION USED AS EVIDENCE OF PROPERTY LINE LOCATIONS IN THE PREPARATION OF THIS SURVEY, SUCH AS THE DEEDS AND PLATS REFERENCED HEREON, WERE OBTAINED FROM PUBLIC RECORDS, FILE DATA, FIELD EVIDENCE AND PAROL IDENTIFICATION BY OTHERS. OTHER DOCUMENTS OR CONDITIONS MAY EXIST THAT COULD AFFECT THE PROPERTY. (2) ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WERE PERFORMED USING CHC 883 & BASE DUAL FREQUENCY GNSS RECEIVERS (L1, L2, L5). THE GNSS SURVEY PERFORMED WAS (EAST SQUARE ADJUSTED, WITH THE ORIGINAL BASE POINT LOCATION MADE FROM THE T201 GNSS REFERENCE NETWORK, REFERENCED TO THE TN STATE PLANE COORDINATE SYSTEM OF 1983, AND IN (2011) EPOCH 2010. GEODIN, HORIZONTAL, AND VERTICAL STANDARD DEVIATIONS OF THE RTK OR VECTORS DO NOT EXCEED H-0.04, V-0.02. (3) THE LAND SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE & INCLUDING BUT NOT LIMITED TO SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES & PIPELINES OR BURIED CABLE & SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITIONS AND DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.		
JOB NUMBER: 26-224	Survey For: DAWN & JEDADIAH STEWART FINAL PLAT OF LOTS 1-3, STEWART-BACK VALLEY ROAD PROPERTY ✓ FAX ID#088 016.00, 3RD C.D., RHEA COUNTY, TENNESSEE BACK VALLEY ROAD, EVENSVILLE	
Date: 9/8/26 Area: 4.98 ACRES Scale: 1"=100' Drawn by: SJP Field Crew: KJBH Accuracy: 1/10,000 Category: URBAN Sheet #: 1 of 1	ZONING CLASSIFICATION: N/A SETBACKS: F=25' R=15' S=10' ✓ REFERENCES: A: D.B.543, PG. 153 Equipment: NIKON NPL322, CHC 183 & IBASE	



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 483, page 188, 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, SEWER DEPARTMENT

CERTIFICATION OF

I hereby certify that by an existing water main of the CITY OF DAYTON. Service is available in accordance with the utility,s line connection policies.

DATE, 2026, SEWER DEPARTMENT

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.

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
SEPT 30, 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

OWNER:
TODD STAFFORD
PO BOX 25181
CHATTANOOGA TN
37422

TAX MAP 83F "C" PARCEL 34.01
DB 483 P 188
INDIAN HILLS PB 4 P 800 LOT 5AA

Wrong certificate - says water main. Need sewer cert for Dayton. Must state that sewer is available. No sewer, lots cannot be this small. If a line has to be extended, it has to be done before final plat is approved.

All adjoining property owners must be identified.

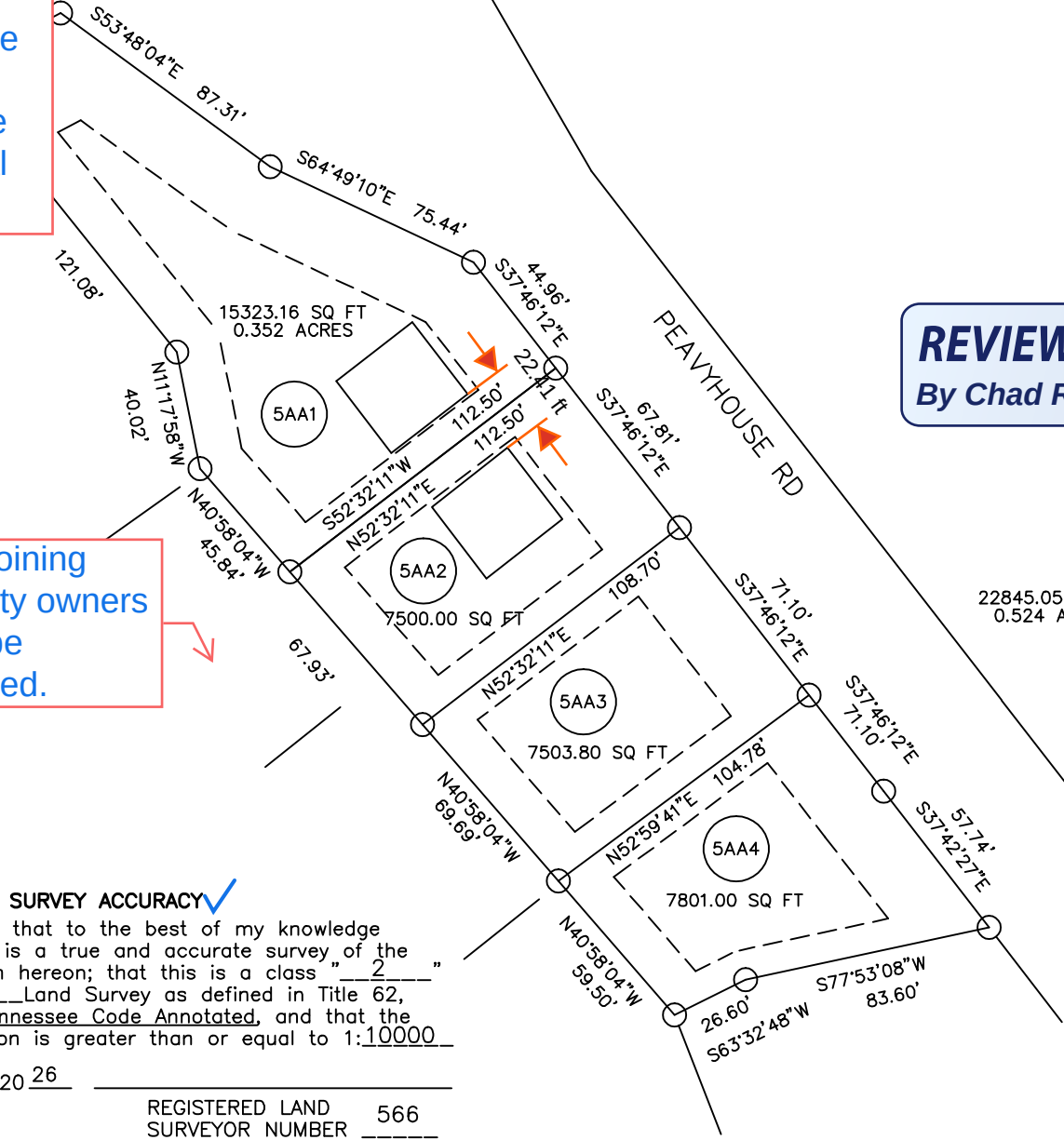
CERTIFICATE OF SURVEY ACCURACY

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

SEPT 30, 2026, REGISTERED LAND SURVEYOR NUMBER 566

RHEA CO HWY

PEAVYHOUSE RD



Vicinity Map

- SET BACK 35'/25' FRONT 10' SIDES 15' BACK
- THIS PROPERTY IS NOT IN A FLOOD ZONE
- FEMA MAP 47143C0238E NOV. 8, 2025

REVIEWED
By Chad Reese at 3:51 pm, Oct 15, 2026

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



FINAL REPLAT OF
INDIAN HILLS PB 4 P 800
LOT5AA INTO LOTS 5AA1,
5AA2, 5AA3 AND 5AA4
LOCATED IN THE 3RD DISTRICT OF
RHEA COUNTY, TENNESSEE
SCALE 1"=60' SEPT 30 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 517, page 44, 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

**NO TDEC CERTIFICATION FOR LOT 1
SEPTIC SYSTEM WILL NOT BE INSTALLED**

CRAB ORCHARD STONE
DB 517 P 49

✓ **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 2 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 GRAND VIEW U D. 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.

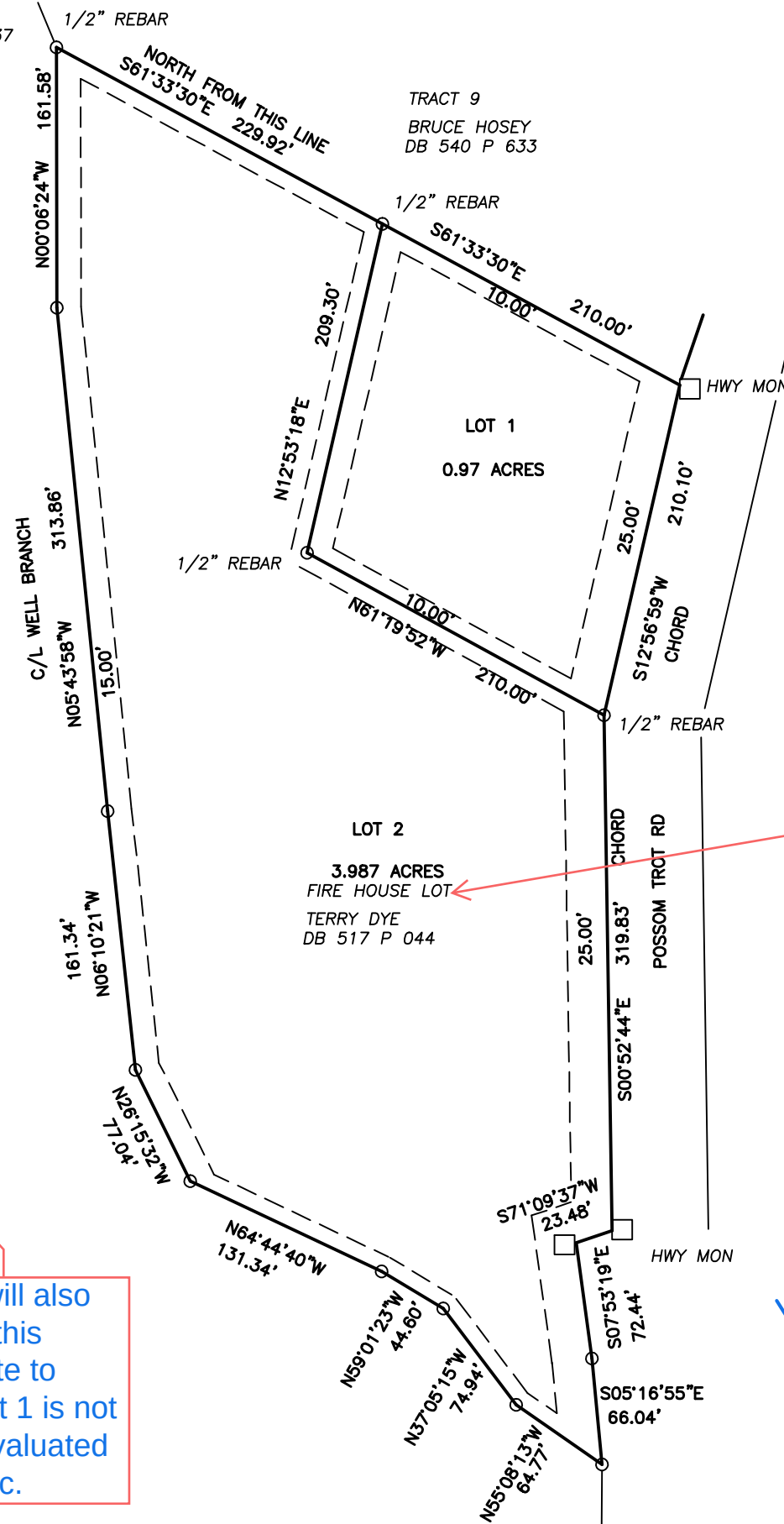
_____, 2026, _____
DATE 911 BOARD REPRESENTATIVE
AUG 26, 2026, _____
DATE SURVEYOR

✓ **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.

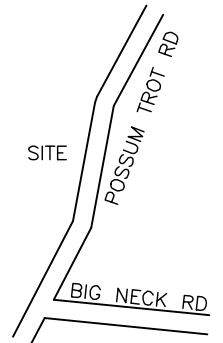
_____, 2026, _____
DATE SECRETARY, PLANNING COMMISSION

OWNER:
TERRY DYE
1597 BIG NECK RD
GRANDVIEW TN 37337

TDEC will also
require this
certificate to
state Lot 1 is not
being evaluated
for septic.



✓ TAX MAP 007 PART OF PARCEL 001.13
DB 517 P 44
PB 5 P 448



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

Fire house Lot is
Lot 1 and not Lot
2.

REVIEWED
By Chad Reese at 4:15 pm, Oct 15, 2026

DRAWN FROM SURVEY AND PLAT

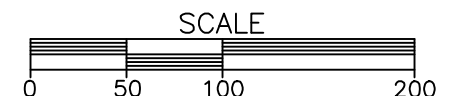
✓ **CERTIFICATE OF SURVEY ACCURACY**
I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a class "2" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10000.
AUG 27, 2026
DATE REGISTERED LAND SURVEYOR NUMBER 566

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

FINAL REPLAT

**TERRY DYE FIRE HOUSE LOT
TERRY DYE PROPERTY-POSSUM TROT RD**

LOCATED IN THE 1ST DISTRICT OF
RHEA COUNTY, TENNESSEE
SCALE 1" = 100' AUG 27 2026



TAX MAP 82 PARCEL 79.00

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.

_____, 20____, _____
DATE OWNER

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) with the listed or attached restrictions. Prior to any construction of a structure, mobile or permanent, the plans 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."

_____, 20____, _____
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 CITY OF DAYTON. Service is available in accordance with the utility's line connection policies.

_____, 20____, _____
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.

_____, 20____, _____
DATE 911 BOARD REPRESENTATIVE
AUG 8, 2024, _____
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 _____ 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:_____

AUG 8, 2024, _____
DATE REGISTERED LAND SURVEYOR NUMBER _____

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

OWNER:
ADAM SIMS
4302 RHEA COUNTY HIGHWAY
DAYTON TN 37321
DB 526 P 62

Variance was approved 8.27.2024 for length of flag stem exceeding 500' due to topography.

UNITED STATES OF AMERICA
DB 156 P 331

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) with the listed or attached restrictions. Prior to any construction of a structure, mobile or permanent, the plans 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."

_____, 20____, _____
Environmental Specialist Date

*Lot ② 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.

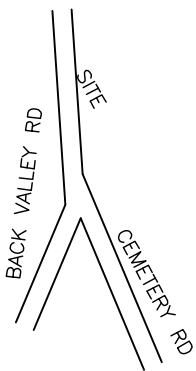
CERTIFICATION FOR SUBSURFACE SEWAGE DISPOSAL (SINGLE)

"Approval is hereby granted for lot ③ defined as _____ in Rhea county, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions. Prior to any construction of a structure, mobile or permanent, the plans 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."

_____, 20____, _____
Environmental Specialist Date

*Lot ③ 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.

List deed and/or width of power lines easement.

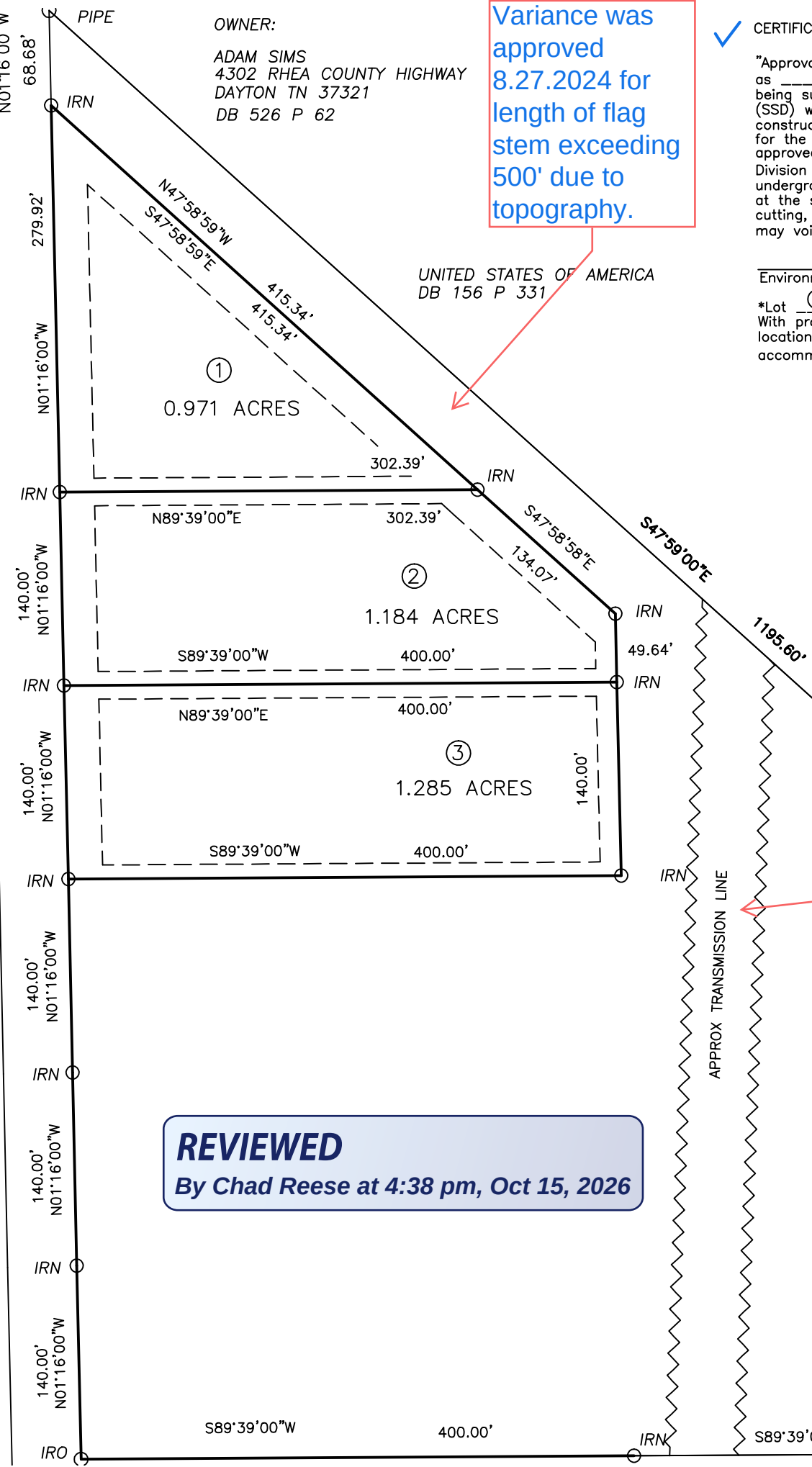


SET BACK 25' FRONT 10' SIDES 15' BACK
THIS PROPERTY IS NOT IN THE FLOOD ZONE
FEMA MAP 4701510129D NOV. 5, 2008

Need updated flood panel number and date 219E 11.28.25.

BACK VALLEY RD

F/H



REVIEWED
By Chad Reese at 4:38 pm, Oct 15, 2026

FUTURE DEVELOPMENT
9.01 ACRES

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

FINAL PLAT
BACK VALLEY HEIGHTS
LOCATED IN THE 4TH DISTRICT OF
RHEA COUNTY, TENNESSEE
SCALE 1" = 100' AUG 8 2024



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 465, page 93, 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

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

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.

_____, 20____, _____
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.

_____, 20____, _____
DATE 911 BOARD REPRESENTATIVE

_____, 20____, _____
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.

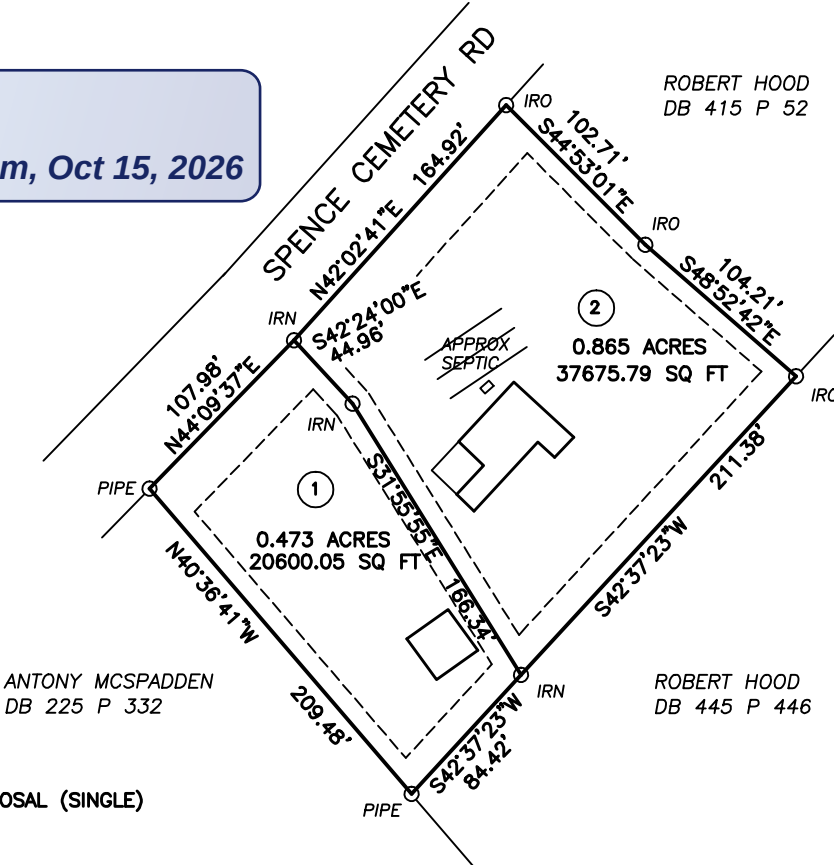
_____, 20____, _____
DATE SECRETARY, PLANNING COMMISSION

OWNER:
ROGER JOHNSON
485 SPENCE CEMETERY RD
DAYTON TN 37321

TAX MAP 98 PARCEL 34.01
DB 465 P 93

REVIEWED

By Chad Reese at 4:31 pm, Oct 15, 2026



CERTIFICATION FOR SUBSURFACE SEWAGE DISPOSAL (SINGLE)

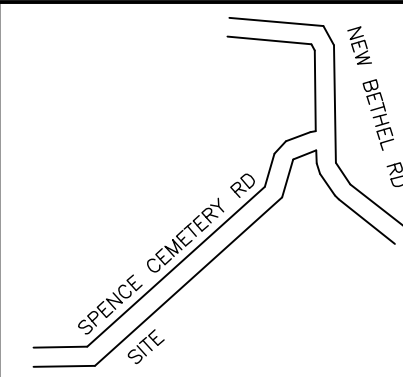
1 PAGE 2

Add the TDEC certificate for Lot 1 to this page. There is room to move things around. Otherwise, use larger plat when necessary.

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.

_____, 20____, _____
DATE REGISTERED LAND SURVEYOR NUMBER 566



SET BACK 25' FRONT 10' SIDES 15' BACK
THIS PROPERTY IS NOT IN THE FLOOD ZONE
FEMA MAP 4701510335D NOV. 5, 2008

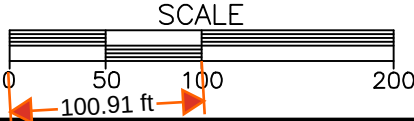
Split by 2 flood panels and has updated 2025 map dates.

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



FINAL PLAT

ROGER JOHNSON S/D
LOCATED IN THE 3RD DISTRICT OF
RHEA COUNTY, TENNESSEE
SCALE 1" = 100' SEPT 11 2025



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 537, page 668, 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

CERTIFICATION FOR EXISTING SEPTIC SYSTEM LOT 1 AND 2

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.

_____, 20____, _____
DATE OWNER

CERTIFICATION FOR SUBSURFACE SEWAGE DISPOSAL (SINGLE)

"Approval is hereby granted for lot 3 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 2 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 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
DEC 15, 2024, _____
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.

_____, 20____, _____
DATE SECRETARY, PLANNING COMMISSION

OWNER:
ELISA HOLDER
477 OLD GRAYSVILLE RD
DAYTON TN 37321

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

CERTIFICATION OF WATER SERVICE

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

_____, 20____, _____
DATE WATER DEPARTMENT

TAX MAP 43 PARCEL 35.13
DB 537 P 668

Label Road
Name - Len Mar
Road (County
Road)

Vicinity Map

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

Front building
setbacks of 25'
required on both
sides of this
easement on Lot 1.

Verify. Lots 1 & 2 do not appear to have had any structures there. Stating there are existing septic systems. A TDEC inspection letter found, but only 1 system mentioned for a vacant grey double-wide with black shutters.



REVIEWED

By Chad Reese at 4:11 pm, Oct 15, 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.

DEC 15, 2024, _____
DATE REGISTERED LAND SURVEYOR NUMBER 566

SMITH
DB 413 P 398

PRIVATE 50' ROW

78085.90 SQ FT
1.793 ACRES

JORDAN
DB 537 P 664

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



FINAL PLAT

LEN MAR RD S/D

LOCATED IN THE 2ND DISTRICT OF
RHEA COUNTY, TENNESSEE

SCALE 1" = 100' DEC 18 2025

SCALE



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 OWNERSHIP AND DEDICATION

OAK HILL ROAD

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 505, page 428, 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 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 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 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 ___ 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 2:
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.

Environmental Scientist Date
TN Division of Water Resources

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

DATE 911 BOARD REPRESENTATIVE

DATE 20 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 20 SECRETARY, PLANNING COMMISSION

Lot 2

Certification of Existing Septic

The existing septic system is located as shown on the plot (26-307 Lot 3). 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

Oak View Ln is a private road and requires 50' of access when serving 3 or more lots. This already serves 3-4 lots. No more can be added without increasing easement width to 50'. Front setbacks are also to be measured off the easement. Here setbacks are shown as part of the easement.

Matthew Property
(D.B.235/PG.539)

REMAINING LEAL PROPERTY
(D.B.471/PG.657)
+/- 7.64 ACRES

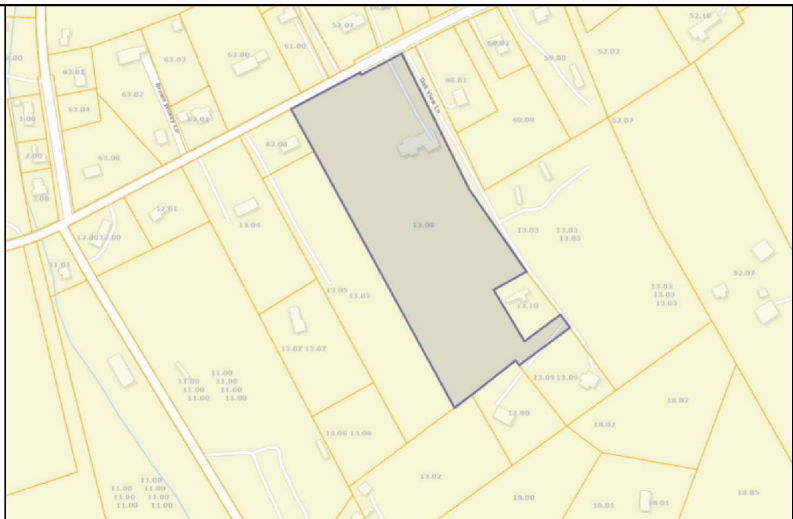
REVIEWED
By Chad Reese at 4:10 pm, Oct 09, 2026

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 Category "IV" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated

DATE 20 REGISTERED LAND SURVEYOR NUMBER

GRID



SURVEY NOTES:

- Owner: Marcelino Leal
2713 Oak Hill Road
Dayton, TN 37321
Map 084 Parcel 013.08
(D.B.471/PG.657)
- Survey Requested by Johnny Leal
- 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 08-07-2026 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 1.0000740405
- 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 47143C0239D effective November 28, 2025
- Building Setbacks: Front 25' / Side 10' / Rear 15'

Effective date of this panel is 11/5/2008

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
- Metal Fence Post
- Wood Post
- Utility Box
- Water Meter
- Gas Meter
- Light Pole
- Existing Catch Basin



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

FINAL PLAT		
LEAL Property		
3rd Civil District, Rhea County, Tennessee		
SCALE 0 60.00 60		
Rhea Co.	Date of Drawing 9-9-26	Project# 25-280

Certification of Existing Septic

The existing septic system is located as shown on the plot (26-161 Lot 1). 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

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

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

SECRETARY, PLANNING COMMISSION

CERTIFICATE OF ENVIRONMENTAL SCIENTIST

Approval is hereby granted for Lot 1-2 defined as Portion of King 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 not been evaluated, pursuant to this plat review, for an SSD system and plat approval does not constitute approval of this lot or existing system.
- C.) Lot 2 has adequate suitable soil to install and duplicate a bedroom conventional subsurface sewage (SSD) disposal system. A pump system may be required for approval.

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 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

REGISTERED LAND SURVEYOR

NUMBER

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 529, page 137, 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

DATE

OWNER

SURVEY NOTES:

1. Owner: Leroy & Melinda King
1494 White Flats
Dayton, TN 37321
Map 069 Parcel 129.00

Survey Requested by Leroy King

2. All portions of this survey were completed using RTK GPS Data collected on 2-2-26 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 1.0000759667
3. The survey completed hereon was completed without abstract of title.
4. Property shown hereon is subject to all easements, right-of-ways, regulations, restrictions in effect at the time of the survey.

5. Building Setbacks: Front 25'/Side 10'/Rear 15'

6. 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 47143C0245E effective November 28, 2025

7. Lot 1 has existing Septic

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

King Property

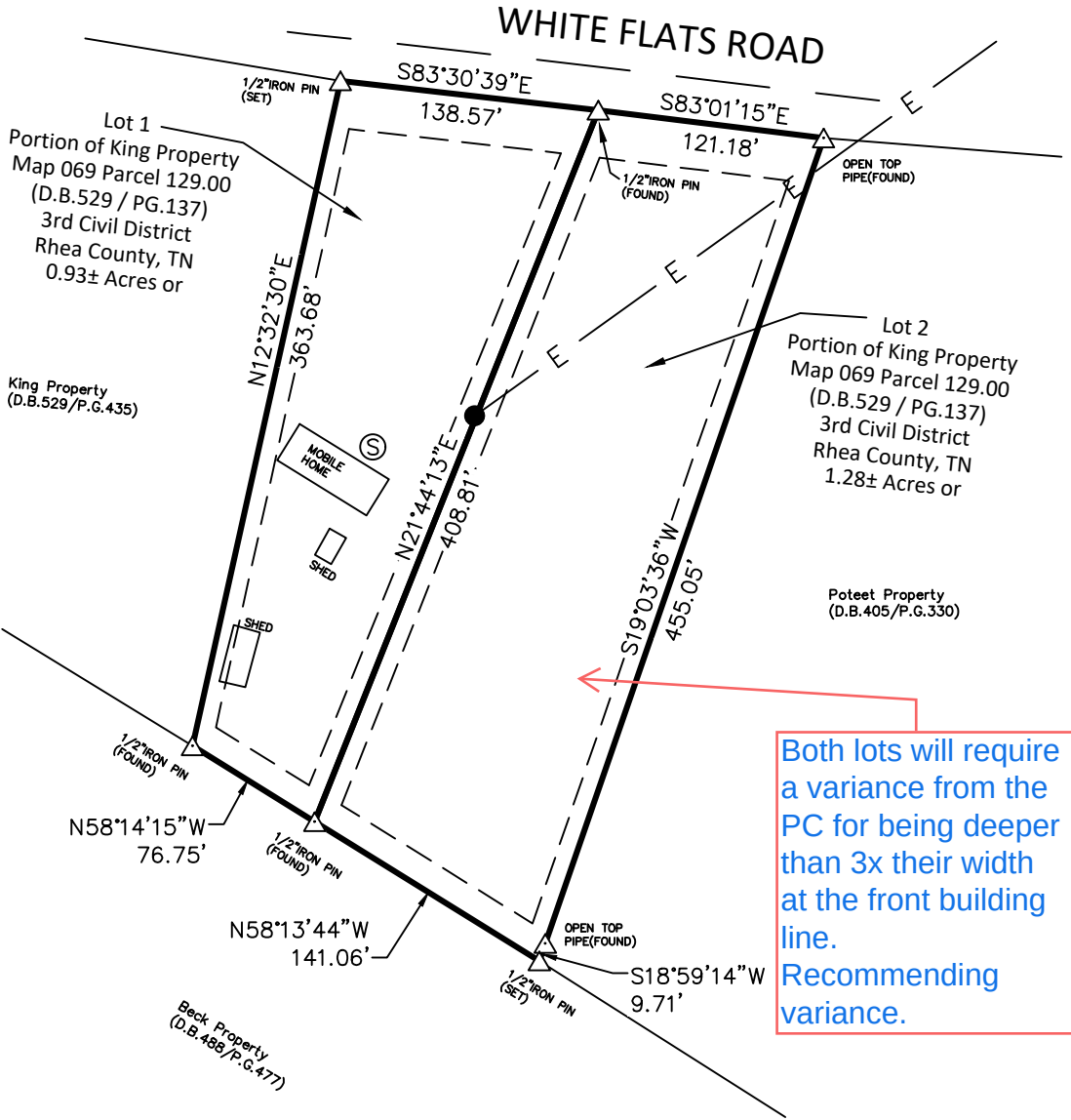
Third Civil District, Rhea County, Tennessee

100 0 100
SCALE OF FEET

Rhea Co.

Date of Drawing
3-24-26

Project# 26-161



Both lots will require a variance from the PC for being deeper than 3x their width at the front building line. Recommending variance.

REVIEWED

By Chad Reese at 2:27 pm, Apr 07, 2026



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

JANIE PARTON PROPERTY

NOTES:

THERE IS A 30' BUILDING SETBACK PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.

THERE IS A 12' UTILITIES EASEMENT PARALLEL TO ALL ROAD RIGHT OF WAYS. TYPICAL ALL LOTS.

THERE IS A 12' UTILITIES EASEMENT, 6' LEFT, RIGHT, & PARALLEL TO ALL SIDE LOT LINES, EXCEPT PERIMETER LOT LINES. TYPICAL ALL LOTS.

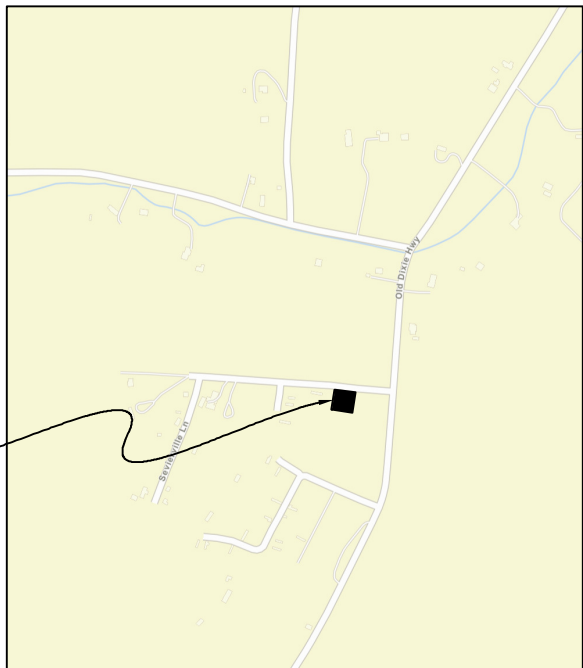
THERE IS A 12' BUILDING SETBACK AND UTILITIES EASEMENT PARALLEL TO ALL PERIMETER LOT LINES. TYPICAL ALL LOTS.

THIS PROPERTY DOES NOT LIE IN FLOOD ZONE "A" BASED ON FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL #47143C0245E.

All of the building setbacks are incorrect per Rhea County Sub Regs. Front-25' Side-10' Rear-15'

Missing the 11/28/2025 effective date of the flood map, and is it should state the property is in a Zone X.

SITE



VICINITY MAP
CUMBERLAND COUNTY, TENNESSEE

The existing structures on lot # 1 of this plat dated 8/10/26 is exempt from the existing 30-foot Front setback requirement and the 12-foot Side and Rear setback requirement of the Rhea County Regional Planning Commission Subdivision Regulations. The before-mentioned structures on lot # 1 are within the Front, Side and Rear setback requirement. If the before-mentioned structures, shown within the required setback at the time of plat approval, are subsequently destroyed, torn down or moved, then any new structures must comply with setbacks required in the notes. No structural additions may be made to the before-mentioned structures outside the required setback shown in the notes.

This says the existing structures are exempt from the Rhea County setback requirements, but the setbacks given are all incorrect and not what is required by Rhea County. See notes at the top.

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 _____

DATE _____, 20____, OWNER _____

TITLE _____
(If action for partnership or corporation)

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 "A" ONE Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

8/10/26, 2026, REGISTERED LAND SURVEYOR
NUMBER 699

Existing Septic System Certificate (Amended 6/29/09)

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 _____

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 _____

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.

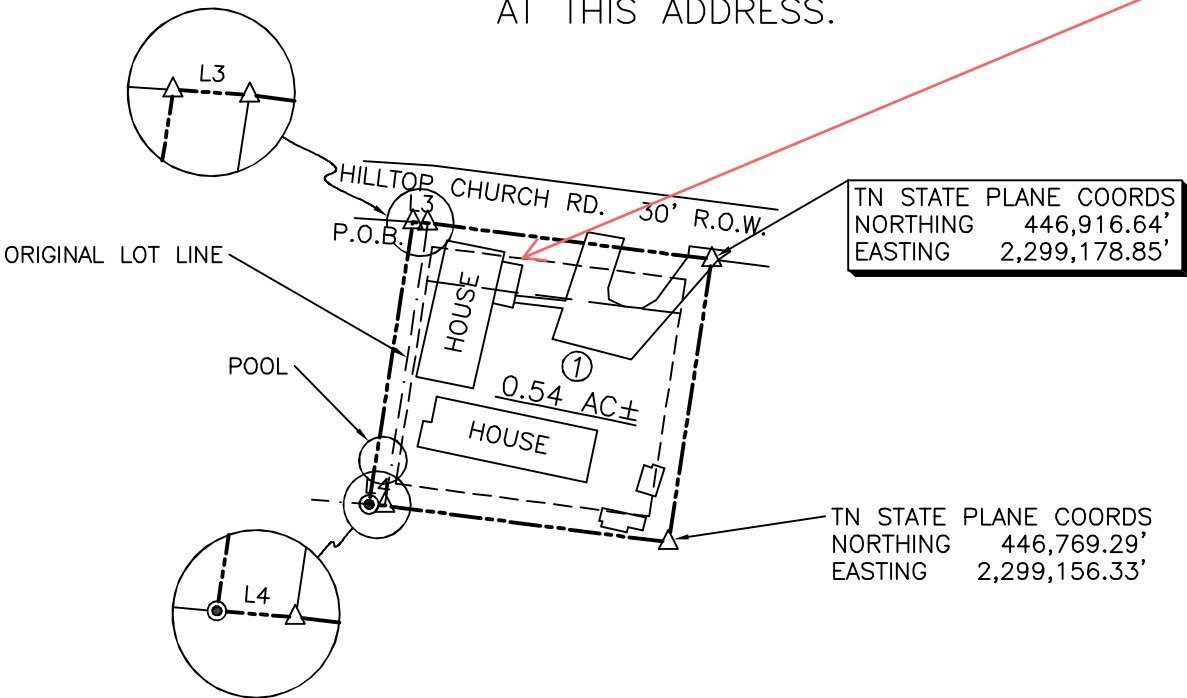
DATE _____, 20____, LOCAL WATER UTILITY _____

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 _____

ACCORDING TO THE CITY OF DAYTON, THERE IS WATER SERVICE AVAILABLE AT THIS ADDRESS.



Must label all building setback lines. Front and rear appear to be incorrect. This plat is adjusting the western boundary, which will still result in a side building setback violation for the existing pool. Variance may be needed.

GEND

These standard symbols will be found in the drawing.

- EX. 1/2" REBAR
- EX. 1/2" IRON PIPE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ROAD RIGHT OF WAY

REVIEWED

By Chad Reese at 1:43 pm, Sep 15, 2026

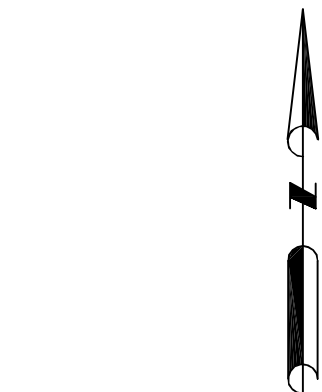
Enter utility name here.

GPS INFORMATION

- Type of GPS Field Procedure Used: Real Time Kinematic
- Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
- Relative Positional Accuracy: H = 0.05', V = 0.05'
- Date(s) of Survey: August 10, 2026
- Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
- Fixed Control Station: TDOT CORS NETWORK (TN 23)
- Fixed Control Station Position: Northing: 578,937.15' Easting: 2,264,792.00'
- Geoid Model Used: GEOID18
- Combined Grid Factor: Not Applicable

Also includes, 063.03 & 063.07

LINE	BEARING	DISTANCE
L3	S 86°15'53" E	7.97'
L4	N 85°27'29" W	8.20'



GRID NORTH
SCALE: 1" = 100'
0 100 200 300

MID-STATE SURVEYING
P.O. BOX 212 80 WEST AVE.
CROSSVILLE, TENNESSEE

FINAL PLAT
JANIE PARTON PROPERTY

PRESENTED TO
RHEA COUNTY REGIONAL PLANNING COMMISSION

OWNER-63.0: KEEL, ADAM B.
ADDRESS: 120 CUE CIRCLE NW.
GEORGETOWN, TN 37336
TELEPHONE: (423) 716-0685

SURVEYOR: MID-STATE SURVEYING
ADDRESS: 80 WEST AVE.
CROSSVILLE, TN 38555
TELEPHONE: (931) 484-7702

OWNER-63.03: PARTON, JANIE LOUISE
ADDRESS: 176 HILLTOP CHURCH RD.
DAYTON, TN 37321
TELEPHONE: EIGHTH CIVIL DISTRICT OF RHEA COUNTY, TN

ACREAGE SUBDIVIDED: 0.54 AC±
NUMBER OF LOTS: 1
SCALE: 1"=100' DATE: 8/10/26
DEED BOOK-63.03: 492 PAGE: 718
DEED BOOK-63.0: 406 PAGE: 682

TAX MAP: 70
PARCEL: 63.0(PORION)
GROUP:

JOB NUMBER: HILLTOP CHURCH RD.
DRAWING NUMBER: HILLTOP CHURCH RD-ROBIN
DRAWN BY: ROBIN POWERS