DEATON FARM LOT 3 SUBDIVISION

PURPOSE TO CREATE TWO NEW TRACTS

MEIGS COUNTY PLANNING

TN STATE PLANE 4100 COORDINATES

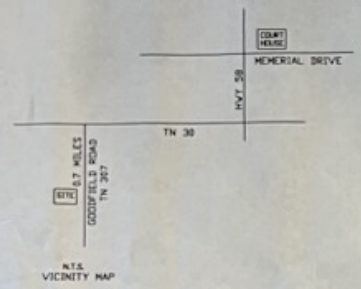
Point	Northing	Easting	Description
25	425120.956	2320320.347	POINT OF BEGINNING

GRID NORTH

GPS DATA STATEMENT:
BEARINGS OBSERVED ON SEPTEMBER 19, 2025. TN 4100
UTILIZING GEOID MODEL. __GOVUS03__

ALL OF THE BOUNDARY SURVEY WAS PREFORMED USING GPS EQUIPMENT. TRIMBLE SP985 SINGLE FREQUENCY RECEIVER RTK WAS USED. RELATIVE POSITIONAL ACCURACY OF +/-0.05+100 PPM WAS ACHIEVED.

DATUM USED NAD 1983 NAVD 1988 WITH FIXED CONTROL STATIONS SCALE FACTOR OF 1.00000000 WAS USED.



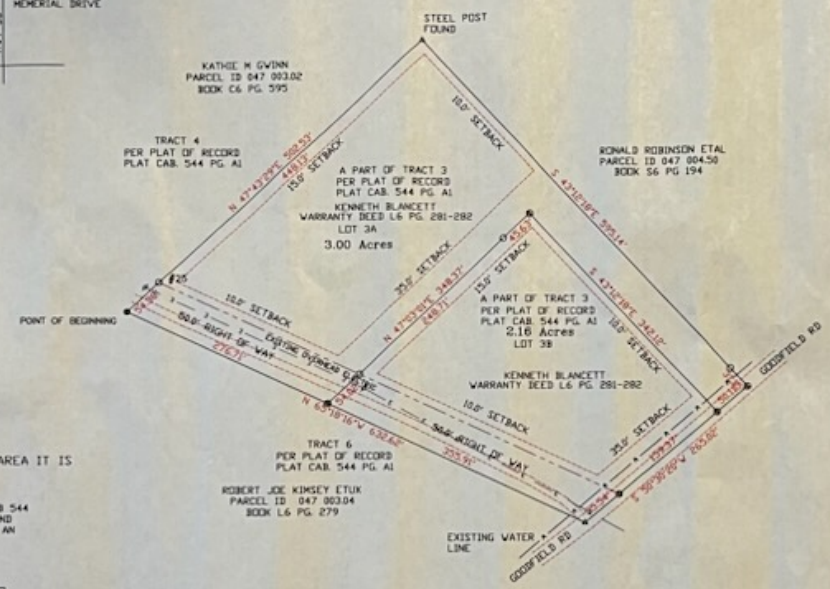
N.T.S.
VICINITY MAP

ELECTRIC COMPANY: VOLUNTEER ENERGY COOPERATIVE
WATER COMPANY: TOWN OF DECATUR
ZONING: FAR
SETBACKS: 35' FRONT
10' SIDE
15' BACK

50.0' RIGHT OF WAY DESCRIBED IN THRE FOLLOWING
WARRANTY DEED L6 PG. 281-282
PLAT OF RECORD CAB 544 PG. A1
IT SERVES TRACTS 3,4,5,6,9,10.

THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA IT IS IN ZONE X ACCORDING TO FIRM #47121C0230F
EFFECTIVE DATE: 9/17/2010 MEIGS COUNTY 470133

THE 50.0' RESERVED RIGHT OF WAY PER PLAT OF RECORD PLAT CAB 544 PAGE A1 IS NOT PART OF THIS SUBDIVISION, IT IS BE EXCLUDED AND DEDICATED TO REMAIN AS ACCESS OPEN AND CONTINUED USE AS IS AN CONSIDERED EXISTING AS SEEN ON PLAT.



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION THE SURVEY SHOWN HEREON WAS NOT ADJUSTED.
THE SURVEY SHOWN HEREON IS A ~~ORIGINAL~~ SURVEY.
THE ACCURACY AND PRECISION OF THIS SURVEY MEETS ALL THE ALL THE SPECIFICATIONS OF THE CURRENT

DANIEL STACY JOHNSON — DATE 9/30/2025

DANIEL STACY JOHNSON REGISTERED ENGINEER AND LAND SURVEYOR TENNESSEE NO. 2359

CERTIFICATION OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for lots 3A, 3B defined as ~~Vanderbilt Mortgage and Finance Property GOODFIELD ROAD Rd~~ Deaton Farm Lot 3 located in Meigs 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 a 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 lots 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 areas may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS

Lots 3A & 3B

Lots are limited to a maximum of four bedrooms. Conventional septic system is required. Pump to field lines and dosing tank may be required. Subsurface drainage may be required. Interceptor drains may be reqired depending on the house site location.

ENVIRONMENTAL SCIENTIST — DATE 12/10/25
TN DIVISION OF WATER RESOURCES

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 engineering requirements of the Subdivision Regulations of Meigs County, have been fully complied with"

DATE 9/30/2025 — BY: — SEAL

DANIEL STACY JOHNSON REGISTERED ENGINEER AND LAND SURVEYOR TENNESSEE NO. 2359

CERTIFICATION OF OWNER

The owner of the land shown on this plat and whose name is subscribed thereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, that all state, city and county taxes or other assessments now due on this land have been paid.

DATE 11-18-2025 — OWNER — 300 Alcoa Trail Maryville TN 37804 — ADDRESS

CERTIFICATION OF DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum subdivision requirements, and dedicate all roads, alleys, walks, parks and other open spaces to public or private use as noted.

DATE 11-18-2025 — OWNER — OWNER

CERTIFICATION OF APPROVAL OF STREETS AND DRAINAGE SYSTEM

"I hereby certify that the streets and drainage facilities shown on this plat have been installed in an acceptable manner in accordance to required specifications or that an adequate bond has been posted"

DATE 11-17-25 — MEIGS COUNTY ROAD COMMISSIONER

CERTIFICATION OF WATER SYSTEM

I hereby certify that each lot shown is served by public water system extensions designed and installed in accordance to applicable local and state regulations.

DATE 11/17/25 — Local Water Utility

CERTIFICATION OF APPROVAL OF FINAL PLAT BY PLANNING COMMISSION

"All the requirements of approval having been fulfilled pursuant to the Subdivision of Meigs County, Tennessee, this final plat was given final approval by the Meigs County Regional Planning Commission effective _____"

Date — Secretary,Meigs County Regional Planning Commision

CERTIFICATION OF E-911 APPROVAL (ADDED 1/13/04)

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

DATE 11-17-25 — MEIGS COUNTY E-911 REPRESENTATIVE

RECEIVED
NOV 26 2025
ENVIRONMENT & CONSERVATION
CHATTANOOGA FIELD OFFICE

----------LEGEND----------

- ○ 5/8"x18" REBAR WITH PLASTIC CAP STAMPED D. JOHNSON KY3591 TN2550, SET THIS SURVEY.
- ● ALL OTHER CORNERS ARE AS SHOWN
- EXISTING FENCE LINE
- BOUNDARY BY THIS SURVEY
- 2" PVC WATER MAIN

100 0 100 200 300
GRAPHIC SCALE - FEET

FINAL PLAT

KENNETH BLANCETT
WARRANTY DEED L6 PG. 281-282
PARCEL ID: TAX MAP 47, PARCEL 003.00
PROPERTY LOCATED ON THE NORTH SIDE OF GOODFIELD RD 0.7 MILES SOUTH OF TN 30, IN COMMUNITY OF DECATUR, MEIGS COUNTY TENNESSEE.

DANIEL STACY JOHNSON
71 OWENS LANE
LONDON KY 40744

DATE	SCALE	TOTAL ACRES	APPROVED BY	DRAW NO.
9-30-25	1"=100'	5.16	D JOHNSON	V3M-27-F

DRAWN BY	SURVEY WAS PREFORMED	NAME/ADDRESS ON RECORD SOURCE DEED	CLIENTS NAME/ADDRESS	TITLE OF SURVEY
D JOHNSON	SEPTEMBER 18, 2025 THRU SEPTEMBER 30, 2025	KENNETH BLANCETT 2016 STICKER TR HARRISON TN 37341	VMF PO BOX 4398 MARYVILLE TN 37802	SUBDIVISION SURVEY LOT 3