

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all street, alleys, walks, parks, and other open spaces to public or private use as noted. I (we) further acknowledge that any change to this subdivision constitutes a re-subdivision and requires the approval of the planning commission.

Date \_\_\_\_\_ Owner \_\_\_\_\_  
 Date \_\_\_\_\_ Owner \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

I hereby certify that the plan shown and described hereon is a true and correct Category I survey, with a ratio of precision of 1:10,000, in accordance to the current Tennessee Standards of Practice for Land Surveyors. I further certify that iron pins and monuments have been placed as shown hereon, to the specifications of the DeKalb County Regional Planning Commission.

Date \_\_\_\_\_ Registered Surveyor \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the DeKalb County Regional Planning Commission, with the exception of variances, if any, as noted in the official minutes of the DeKalb County Regional Planning Commission, and the said plat has been approved for recording in the office of the Register of Deeds of DeKalb County, Tennessee.

Date \_\_\_\_\_ Secretary, DeKalb County Regional Planning Commission \_\_\_\_\_

**LEGEND**

- ▲ 1/2" Rebar (New)
  - 1/2" Rebar (Old)
  - Wood Fence Post (Old)
  - Concrete Monument
  - ⊠ Water Meter
  - ⊕ Tree (See Description)
  - ⊙ Utility Pole
  - Center of Paved Road
  - Fence Line
  - Overhead Utility Line
  - Water Line
- MBSL = Minimum Building Setback Line

TN GRID (NAD 83)

GRAPHIC SCALE 1" = 100'



**GPS CERTIFICATION:**

I, Rusty L. Norrod, hereby certify that this map was drawn under my supervision from an actual GPS & Conventional survey made under my supervision and the following information was used to perform the survey:

- (a) Type of Survey: Real Time Kinematic
- (b) Positional Accuracy: 0.05 feet
- (c) Date of (original) field survey: September 18, 2025
- (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
- (e) Published/Fixed Control Used: TDOT CORS Network
- (f) Geoid model: Geoid 12A
- (g) All distances shown are GRID DISTANCES.

**NOTES:**

1. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current accurate title search will reveal.
2. This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
3. All corners are 1/2" rebar set unless otherwise noted.
4. Source of Title: Record Book 349, Page 93.
5. Property is not currently zoned.
6. Locations of utilities are approximate. Contact the appropriate utility for locations of underground services.
7. Electrical infrastructure is existing and readily available.

**CERTIFICATE OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS**

I hereby certify that the existing water lines and/or existing hydrants shown hereon are in place and are suitable for maintenance by the DeKalb Utility District.

Date \_\_\_\_\_ Manager or Rep for DeKalb Utility District \_\_\_\_\_

**CERTIFICATE OF EXISTING ROAD(S)**

I hereby certify that the road(s) shown on this plat has the status of an accepted city or county maintained public road regardless of current condition, or is a state maintained highway.

Date \_\_\_\_\_ Signature of County Road Supervisor or other appropriate representative \_\_\_\_\_

**CERTIFICATE OF RECOMMENDATION OF PROPERTY FIRE PROTECTION**

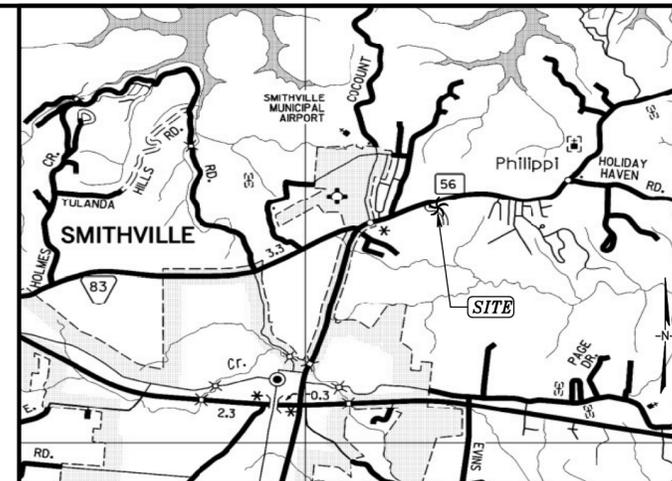
I hereby signify, after examining this plat, I have determined to the best of my ability, that property access for emergency vehicles and adequate water supply for fire suppression are provided.

Date \_\_\_\_\_ DeKalb County Fire Chief \_\_\_\_\_

**CERTIFICATE OF PROPERTY ADDRESS**

I hereby certify that the subdivision as shown hereon and properties therein have been assigned addresses as per the DeKalb County Street Naming and Property Numbering System, and that hereafter properties shall be addressed as shown hereon.

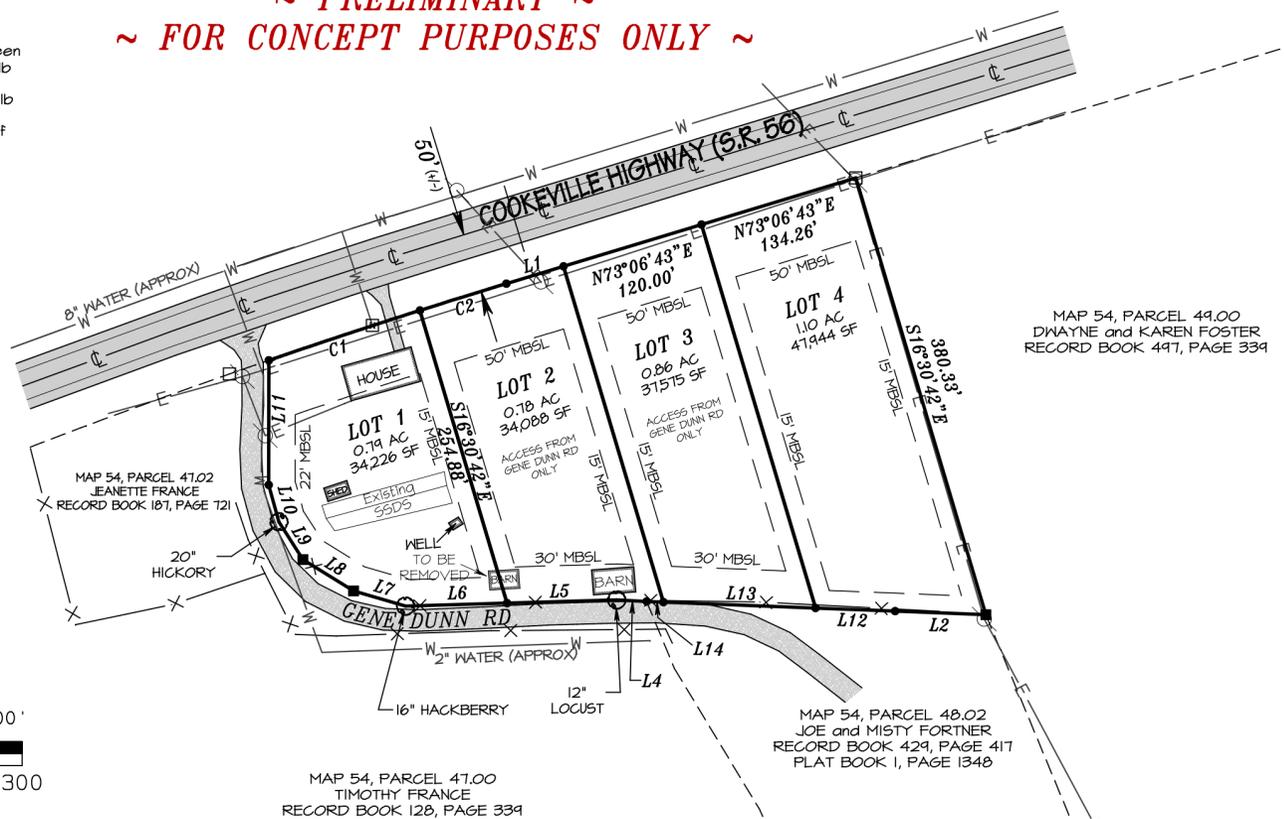
Date \_\_\_\_\_ Director DeKalb County, E-911 District \_\_\_\_\_



Vicinity (N.T.S.)

**CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM WITH RESTRICTIONS**

**~ PRELIMINARY ~  
 ~ FOR CONCEPT PURPOSES ONLY ~**



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N73°06'43"E	49.74'
L2	N87°45'50"W	75.52'
L3	N73°24'18"E	62.74'
L4	N87°02'30"W	25.03'
L5	S88°18'31"W	91.27'
L6	S88°18'31"W	84.41'
L7	N73°44'17"W	45.12'
L8	N58°13'18"W	44.54'
L9	N32°10'34"W	37.40'
L10	N15°31'34"W	31.93'
L11	N00°04'58"E	104.06'
L12	N87°45'50"W	66.25'
L13	N87°45'50"W	126.72'
L14	N87°45'50"W	13.90'

**CURVE TABLE**

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	132.44'	N71°40'44"E	5680.00'	1°20'04"	132.44'	66.22'
C2	75.27'	N72°43'41"E	5680.00'	0°45'33"	75.27'	37.63'

**FINAL PLAT  
 OF  
 JANNEY SUBDIVISION**

PRESENTED TO  
 DEKALB COUNTY PLANNING COMMISSION  
 Ninth (9th) Civil District, DeKalb County, Tennessee

<b>OWNER:</b> Thomas & Patricia Janney	<b>SURVEYOR:</b> Clinton Surveying, LLC.
<b>ADDRESS:</b> 425 Opal Point Drive Smithville, TN 37166	<b>ADDRESS:</b> 380 S.Lowe Ave. Suite 6 Cookeville, TN 38501
<b>TELEPHONE:</b> 615.418.6190	<b>TELEPHONE:</b> 931-372-0146
<b>ENGINEER:</b>	<b>ACREAGE SUBDIVIDED:</b> 3.53 Acres
<b>ADDRESS:</b>	<b>NUMBER OF LOTS:</b> 04
<b>TELEPHONE:</b>	<b>SCALE:</b> AS SHOWN <b>DATE:</b> 12-05-25
	<b>TAX MAP REFERENCE:</b> MAP 54 PARCEL 48.00