

**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 SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, AND PARKS AS SHOWN TO THE PUBLIC OR PRIVATE USE AS NOTED. I (WE) FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CONSTITUTES A RESUBDIVISION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.

DATE SIGNED \_\_\_\_\_ OWNER'S SIGNATURE \_\_\_\_\_

DATE SIGNED \_\_\_\_\_ OWNER'S SIGNATURE \_\_\_\_\_

**CERTIFICATION 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 SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE DEKALB COUNTY REGIONAL PLANNING COMMISSION AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEKALB COUNTY, TENNESSEE.

DATE SIGNED \_\_\_\_\_ SECRETARY OF DEKALB COUNTY REGIONAL PLANNING COMMISSION

**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**

ACCORDING TO FEMA FIRM # 47041C0185D, DATED 04/19/10

NO AREAS OF THE SUBJECT PROPERTY ON THIS PLAT ARE IN A SFHA

\_\_\_\_ ALL OF THE SUBJECT PROPERTY ON THIS PLAT IS IN A SFHA

\_\_\_\_ SHADED AREA(S) OF SUBJECT PROPERTY ON THIS PLAT ARE IN A SFHA

**CERTIFICATE OF ACCURACY AND PRECISION**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT CATEGORY \_\_\_\_\_ SURVEY, WITH A RATIO OF PRECISION OF 1: \_\_\_\_\_ PERFORMED ON \_\_\_\_\_ IN ACCORDANCE TO CURRENT TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THE IRON PINS AND MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE DEKALB COUNTY REGIONAL PLANNING COMMISSION.

DATE SIGNED \_\_\_\_\_ SURVEYOR'S SIGNATURE \_\_\_\_\_

**CERTIFICATION 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 SIGNED \_\_\_\_\_ SIGNATURE OF COUNTY ROAD SUPERVISOR, OR OTHER APPROPRIATE REPRESENTATIVE

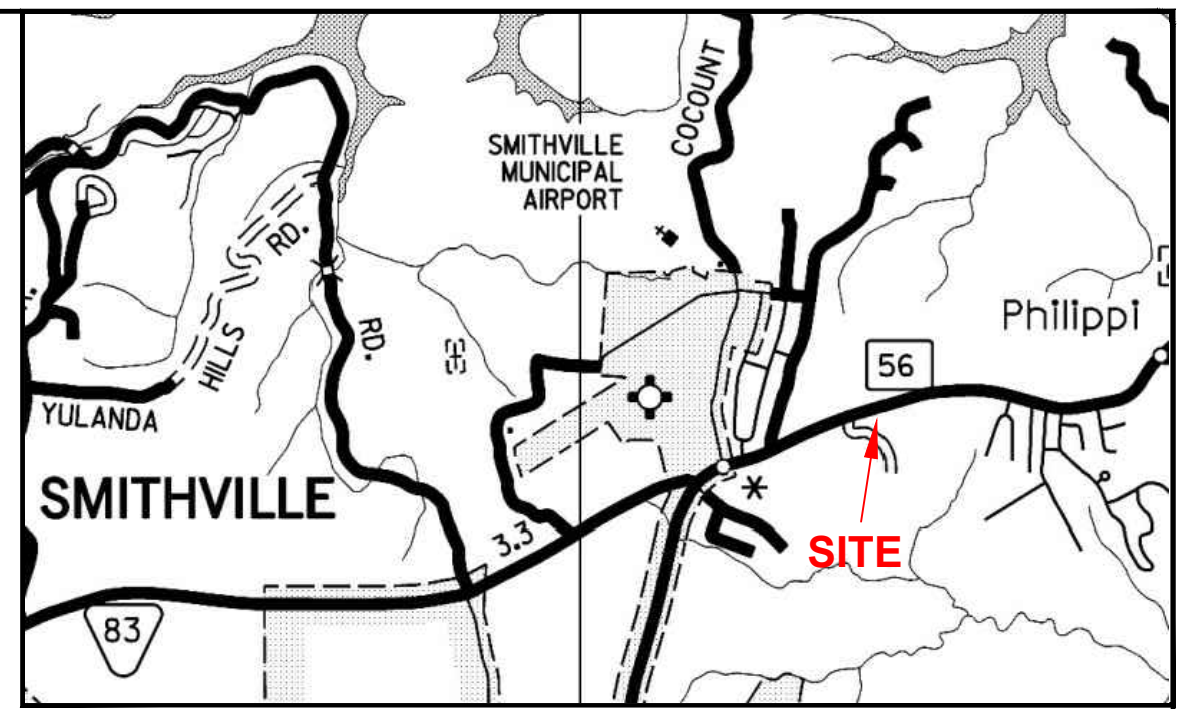
**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD BRG	CHORD LENGTH	TANGENT
C1	175.41'	31°01'58"	95.00'	N 65°36'39" W	93.85'	48.70'
C2	119.72'	33°18'01"	69.58'	N 24°30'47" W	68.61'	35.80'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 71°56'21" E	60.83'
L2	N 73°04'05" E	64.06'
L3	N 87°45'56" W	29.06'
L4	N 87°02'25" W	25.03'
L5	S 88°18'31" W	76.31'

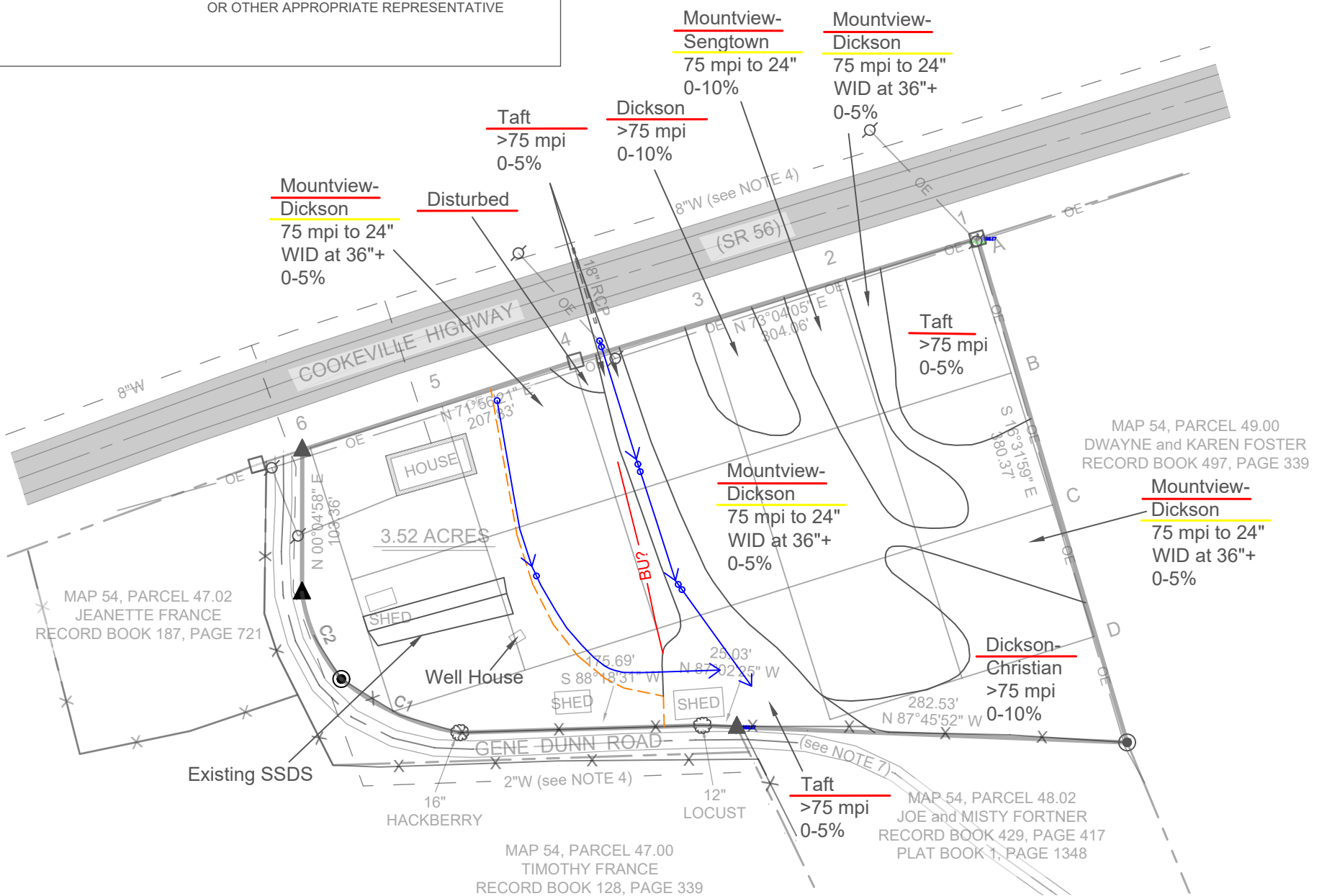


**CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS**

I HEREBY CERTIFY THAT THE EXISTING WATER LINES AND/OR EXISTING HYDRANTS SHOWN HEREON ARE IN PLACE AND ARE SUITABLE FOR MAINTENANCE BY THE \_\_\_\_\_ UTILITY DISTRICT.

DATE SIGNED \_\_\_\_\_ SIGNATURE OF MANAGER OF WATER DISTRICT, OR DESIGNEE

- NOTES:**
- THIS SURVEY IS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT ACCURATE TITLE SEARCH MAY REVEAL.
  - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.
  - PRIOR TO ANY CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO VERIFY ZONING, BUILDING SETBACKS, UTILITIES, AND EASEMENTS WITH THE PROPER GOVERNING AUTHORITY OR AGENCY.
  - LOCATION OF UTILITIES ARE APPROXIMATE. UTILITIES AS SHOWN MAY NOT BE THE ONLY UTILITIES IN THE AREA, WHETHER ACTIVE OR INACTIVE. WATER LINES AS SHOWN DESCRIBED BY DEKALB UTILITY DISTRICT. CONTACT TN ONECALL (800) 351-1111 FOR UTILITY LOCATION.
  - THIS SURVEY MAKES NO DETERMINATION OR OPINION ON MINERAL RIGHTS OR THE EXISTENCE OR RESPONSIBILITY OF ANY ENVIRONMENTAL ISSUES.
  - SOURCE OF TITLE: RECORD BOOK 349, PAGE 93
  - GENE DUNN ROAD IS MAINTAINED AS A COUNTY ROAD BETWEEN EXISTING FENCES AS DESCRIBED BY DEKALB COUNTY HIGHWAY DEPARTMENT.



**CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS**

MAP 54, PARCEL 49.00 DWAYNE and KAREN FOSTER RECORD BOOK 497, PAGE 339

MAP 54, PARCEL 48.02 JOE and MISTY FORTNER RECORD BOOK 429, PAGE 417 PLAT BOOK 1, PAGE 1348

**GPS CERTIFICATION**

I, RUSTY L NORROD, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS AND 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



**FOR ENVIRONMENTAL USE ONLY**

**High Intensity Soil Map:**

Notes:

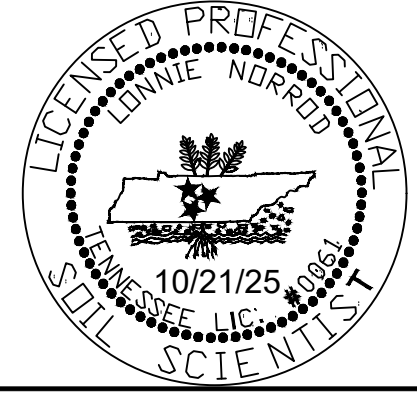
- Soils underlined by red and green have properties that are considered favorable for Sub-Surface Sewage Disposal (SSDS) if all soil improvement practices are utilized.
- Soils underlined by red and yellow have properties that are considered marginally favorable for SSDS if all soil improvement practices are utilized.
- Soils underlined by red have properties that are considered unfavorable for SSDS at this time.
- Soil areas requiring interceptor and/or curtain drain must have access to an outlet at the appropriate elevation in order to be considered favorable at the recommended adsorption rate. Otherwise, these soil areas will be considered unfavorable for SSDS.

- LEGEND:**
- drain; recommend installation 25' or more away
  - end of evaluation
  - with interceptor drain at recommended depth; recommend installation 15' or more away downslope and 25' or more away upslope
  - possible buried utility

ANY DISTURBANCE TO THESE SOILS AFTER THIS DATE MAY VOID THEIR FAVORABILITY!!!!

SOIL SCIENTIST'S SIGNATURE DOES NOT CONSTITUTE APPROVAL BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION OR LOCAL AUTHORITIES.

Lonnie Norrod  
Soil Scientist  
Licence #61



- LEGEND**
- PROPERTY LINE
  - ADJOINING PROPERTY LINE
  - CENTERLINE OF ASPHALT
  - OVERHEAD UTILITY LINE
  - EXISTING FENCELINE
  - TDOT MONUMENT (FOUND)
  - 1/2" REBAR (SET)
  - WOOD POST (FOUND)
  - UTILITY POLE

PRELIMINARY PLAT of JANNEY SUBDIVISION

PROJ: 25-103

PRESENTED TO DeKALB COUNTY PLANNING COMMISSION  
NINTH (9th) CIVIL DISTRICT, DEKALB COUNTY, TENNESSEE

OWNER: THOMAS and PATRICIA JANNEY	SURVEYOR: CLINTON SURVEYING, LLC
ADDRESS: 425 OPAL POINT DRIVE SMITHVILLE, TENNESSEE 37166	ADDRESS: 380 S LOWE AVENUE, SUITE 6 COOKEVILLE, TENNESSEE 38501
TELEPHONE: 615-418-6190	TELEPHONE: 931-372-0146
ENGINEER:	ACREAGE SUBDIVIDED: 3.52 ACRES
ADDRESS:	NUMBER OF LOTS: 4
TELEPHONE:	SCALE: 1"=100' DATE: 09-26-25
	TAX MAP REFERENCE: MAP 054 PARCEL 48.00

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THAT IT IS A CATEGORY "I AND IV" SURVEY AND THE RATIO OF PRECISION OF UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

LOCATION OF PERIMETER MONUMENTS FOR THIS BOUNDARY SURVEY WERE PERFORMED USING SOKKIA SX 105T ROBOTIC TOTAL STATION INSTRUMENT AND SOKKIA GRX5 GNSS RECEIVER USING REAL-TIME-KINEMATIC (RTK) METHODS RELATIVE TO TDOT BASE REFERENCE RECEIVER. LOCATIONS GENERATED USING RTK VECTORS HAD A HORIZONTAL PRECISION OF 0.06' AND A VERTICAL PRECISION OF 0.10'. DISTANCES SHOWN HEREON ARE GRID.

DATE: 09/26/25



RUSTY NORROD, R.L.S.  
TENNESSEE REGISTRATION NO. 2635