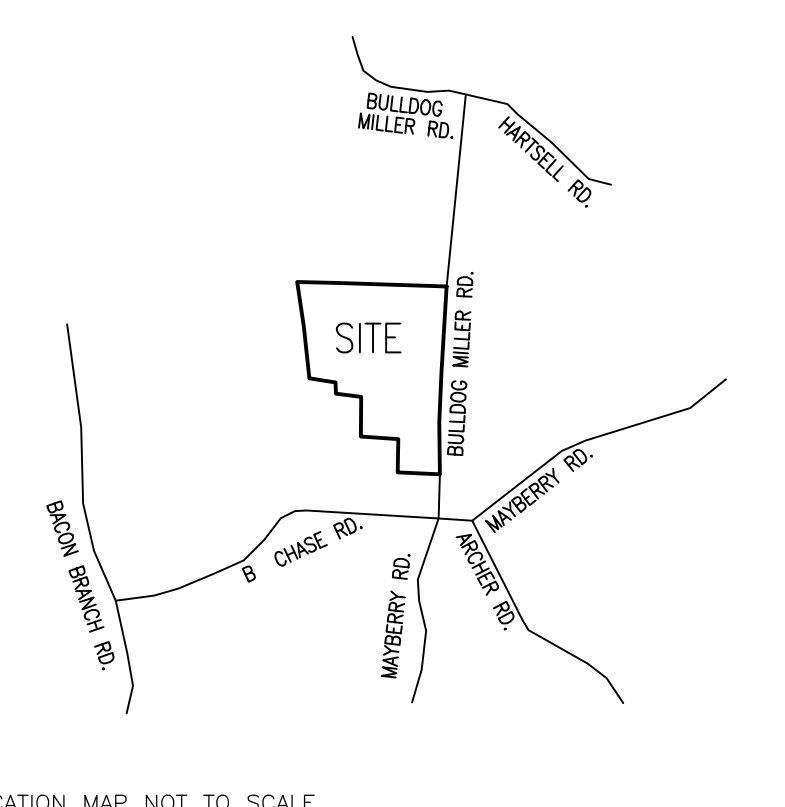


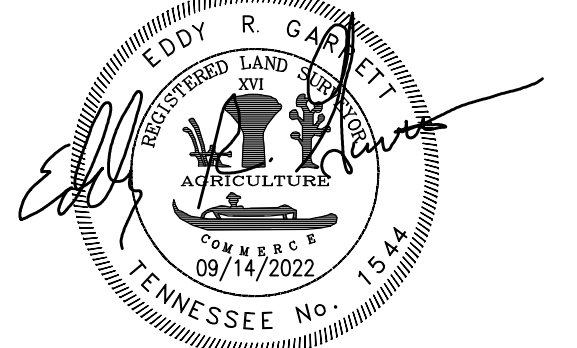
**LEGEND**

- IP Iron Pin
- (F) Found
- (S) 1/2" Set
- POB Point of Beginning
- PP Electric Pole
- C/L CENTERLINE
- ◄ WV WATER VALVE
- (T) TOTAL



LOCATION MAP NOT TO SCALE

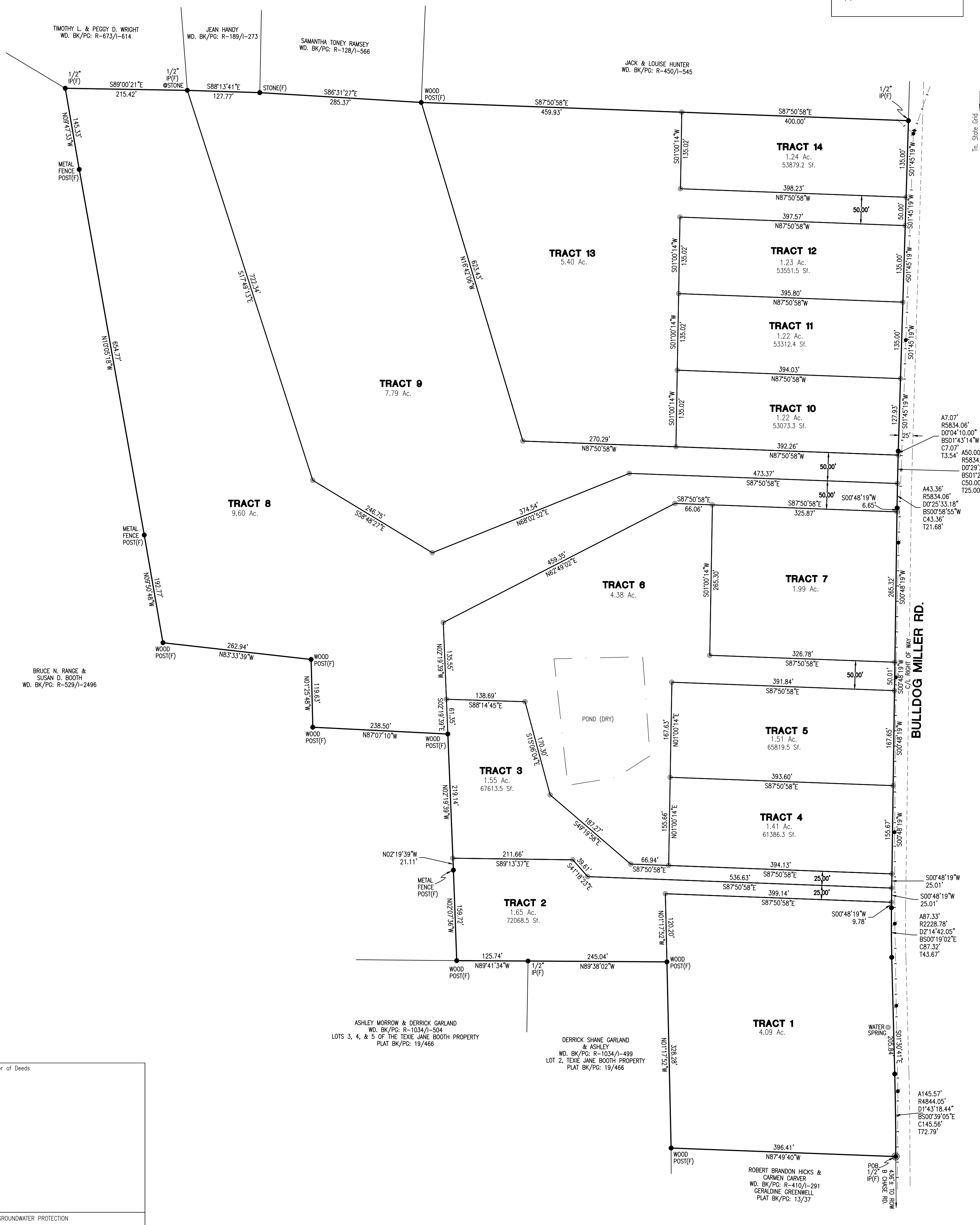
**NOTES:**  
 NEW 1/2" IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.  
 PROPERTY CONSIST OF 14 TRACTS HAVING A TOTAL AREA OF 44.29 ACRES.  
 PROPERTY LIES WITHIN A-1 PLANNING ZONE.  
 OWNER(S):  
 RICHARD BOOTH & JOE WARD TRUSTEE  
 PO BOX 496  
 JONESBOROUGH, TN. 37659  
 CONTACT:  
 CHUCK FURROW, FURROW AUCTION  
 PH: 865-546-3206  
 CHUCK@FURROW.COM



**FLOOD CERTIFICATION**  
 This is to certify that I have examined the federal insurance administration flood hazard map and found the described property is not located within a special flood hazard area.  
 Reference: FEMA Panel#47179c-0275d, eff. date: 09/29/2006.

**CERTIFICATE OF ACCURACY AND PRECISION**  
 I hereby certify that this is a category IV survey and the ratio of precision of the unadjusted survey is 1:15,000 or greater as shown hereon and that this survey was performed in compliance with current Tennessee Minimum Standards of Practice.

Part or All of this survey was performed using a CARLSON BRX7 MULTIPLE FREQUENCY RECEIVER.  
 Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical.  
 Type of GPS field procedure: Real Time Kinematic Network  
 Datum/Epoch: Horizontal-ND 83, Vertical-NAVD 88.  
 Published/Unpublished used: IDOT GNSS Reference Network  
 Geoid Model:   
 Contour Interval:   
 EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544



Register of Deeds

DIVISION OF GROUNDWATER PROTECTION

**CERTIFICATE OF APPROVAL OF PUBLIC SANITARY SEWERAGE SYSTEM**  
 I hereby certify that the public sanitary sewage disposal system: (1) is available to the property; or (2), as shown on the accompanying plans, has been installed in an acceptable manner and according to specifications; or (3) that a security in the form of \_\_\_\_\_ and in the amount of \$ \_\_\_\_\_ has been posted to ensure completion of all required improvements in case of default.

DATE \_\_\_\_\_  
 Sewer Director or Authorized Representative \_\_\_\_\_

**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 hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted.  
 Date \_\_\_\_\_  
 (print name), Owner \_\_\_\_\_  
 (print name), Owner \_\_\_\_\_

**CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT**  
 I hereby certify that the street name(s), as noted on the final plat, is(are) approved as assigned.  
 Date \_\_\_\_\_  
 Washington County 911 Addressing Department \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAIN SYSTEM**  
 I hereby certify: (1) that public streets and public storm drain systems have been installed in an acceptable manner and according to the specifications approved by the Washington County Planning Commission and that it has been approved for recording in the Office of the County Registrar. If required, a security in the form of \_\_\_\_\_ and in the amount of \$ \_\_\_\_\_ has been posted with the Washington County Regional Planning Commission to assure completion of all required improvements in case of default.  
 Date \_\_\_\_\_  
 County Road Commissioner or authorized representative \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS**  
 I hereby certify that the public water utility system or systems installed, or proposed for installation, fully meet the requirements of the local utility district, and are hereby approved as shown.  
 Date \_\_\_\_\_  
 Water Director or Authorized Representative \_\_\_\_\_  
 Secretary of the Washington County Regional Planning Commission \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Washington County, Tennessee, with the exception of such variances and waivers, if any, as are noted in the minutes of the Washington County Regional Planning Commission and that it has been approved for recording in the Office of the County Registrar. If required, a security in the form of \_\_\_\_\_ and in the amount of \$ \_\_\_\_\_ has been posted with the Washington County Regional Planning Commission to assure completion of all required improvements in case of default.  
 Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Washington County, Tennessee, with the exception of such variances and waivers, if any, as are noted in the minutes of the Washington County Regional Planning Commission and that it has been approved for recording in the Office of the County Registrar. If required, a security in the form of \_\_\_\_\_ and in the amount of \$ \_\_\_\_\_ has been posted with the Washington County Regional Planning Commission to assure completion of all required improvements in case of default.  
 Date \_\_\_\_\_

**44.29 Ac. TOTAL**  
 FINAL PLAT:  
**LedgeRock at Jonesborough**  
 Located within the 4th district of WASHINGTON county, Tennessee  
 Tax Map/Group/Parcel# 082/040.00 Deed Ref: WD.BK/PG: R-633/I-829  
 Bearing Base: Tn. State Grid

**GARRETT ASSOCIATES**  
**EDDY R. GARRETT, RLS#1544**  
 4839 SHADY RD., STRAWBERRY PLAINS, TN 37871  
 PHONE: (865)-933-5622 FAX: (865)-933-1277  
 EMAIL: GARRETT1544@BELL.SOUTH.NET

**LAND SURVEYORS**  
 DATE 09/14/2022  
 REVISIONS \_\_\_\_\_  
 DRAWN BY: CAB TDH  
 SCALE 1"=100'  
 DRAWING NO. 22-217