

CERTIFICATE OF APPROVAL FOR 911 STREET ASSIGNMENT

I HEREBY VERIFY THAT THE STREET NAMES(S) AS NOTED ON FINAL PLAT ARE APPROVED AS ASSIGNED

DATE _____

AUTHORIZED REPRESENTATIVE _____

CERTIFICATION OF THE APPROVAL OF THE PUBLIC SANITARY SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF GROUND WATER PROTECTION FOR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

DATE _____

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE JOHNSON CITY REGIONAL PLANNING COMMISSION, THE STATE OF TENNESSEE AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

06/07/2023
DATE

SURVEYOR

MILLER
Land Surveying, LLC

116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE: 423-552-5300
www.millersurveys.com

COPYRIGHT © 2023 ALL RIGHTS RESERVED

REGISTER OF DEEDS

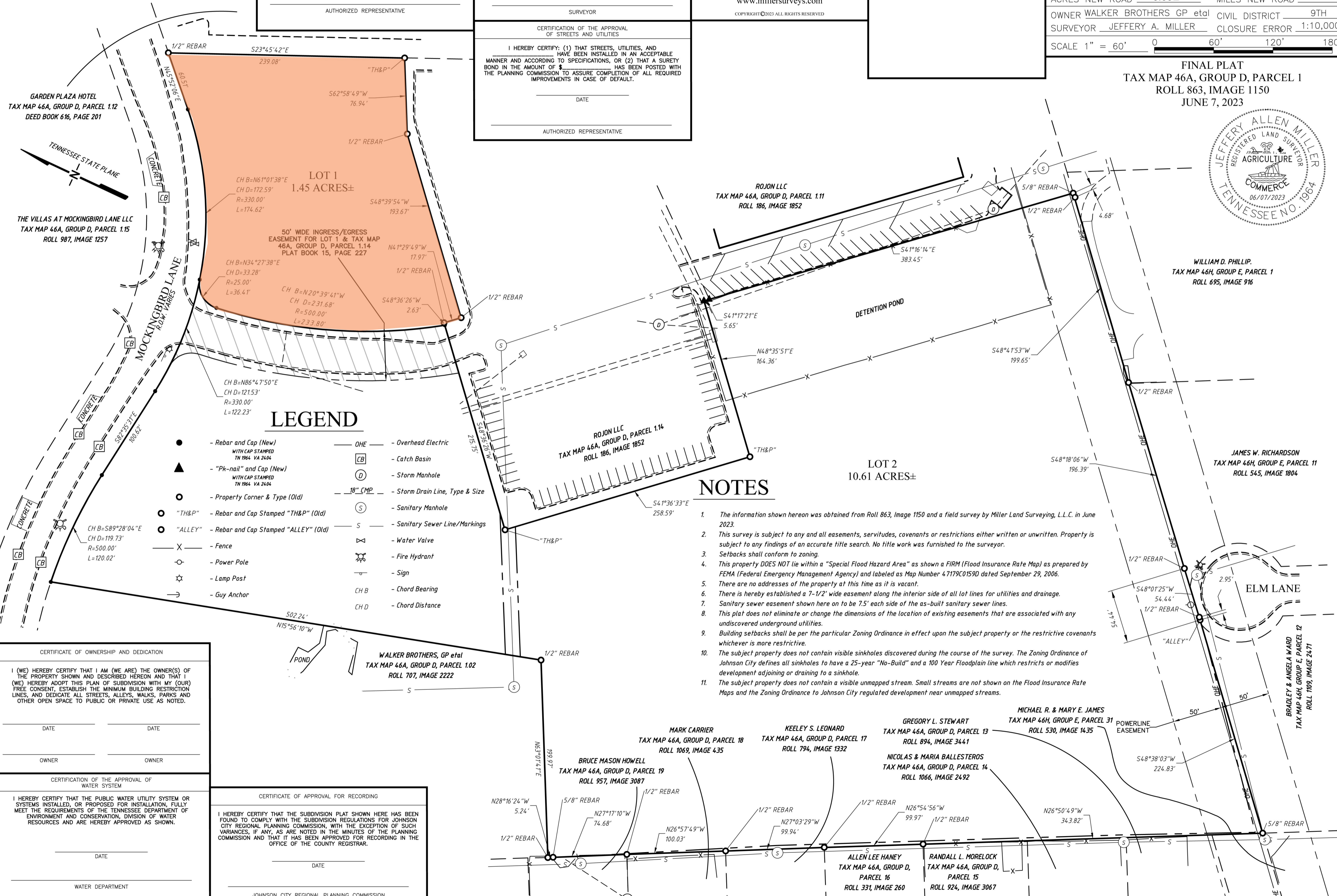
WALKER BROTHERS SUBDIVISION - PHASE 1

JOHNSON CITY REGIONAL PLANNING COMMISSION

TOTAL ACRES	12.06±	TOTAL LOTS	2
ACRES NEW ROAD	0.00±	MILES NEW ROAD	0
OWNER	WALKER BROTHERS GP etal	CIVIL DISTRICT	9TH
SURVEYOR	JEFFERY A. MILLER	CLOSURE ERROR	1:10,000

SCALE 1" = 60' 0 60' 120' 180'

FINAL PLAT
TAX MAP 46A, GROUP D, PARCEL 1
ROLL 863, IMAGE 1150
JUNE 7, 2023



CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY: (1) THAT STREETS, UTILITIES, AND _____ HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS, OR (2) THAT A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____

AUTHORIZED REPRESENTATIVE _____

LEGEND

- - Rebar and Cap (New) WITH CAP STAMPED TN 1964 VA 2404
- ▲ - "Pk-nail" and Cap (New) WITH CAP STAMPED TN 1964 VA 2404
- - Property Corner & Type (Old)
- - "TH&P" - Rebar and Cap Stamped "TH&P" (Old)
- - "ALLEY" - Rebar and Cap Stamped "ALLEY" (Old)
- X - Fence
- - Power Pole
- ☆ - Lamp Post
- - Guy Anchor
- OHE — - Overhead Electric
- CB - Catch Basin
- D - Storm Manhole
- 18" CMP - Storm Drain Line, Type & Size
- S - Sanitary Manhole
- S - Sanitary Sewer Line/Markings
- ⊗ - Water Valve
- ⊕ - Fire Hydrant
- Sign
- CH B - Chord Bearing
- CH D - Chord Distance

NOTES

- The information shown hereon was obtained from Roll 863, Image 1150 and a field survey by Miller Land Surveying, L.L.C. in June 2023.
- This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title search. No title work was furnished to the surveyor.
- Setbacks shall conform to zoning.
- This property DOES NOT lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47179C0159D dated September 29, 2006.
- There are no addresses of the property at this time as it is vacant.
- There is hereby established a 7-1/2' wide easement along the interior side of all lot lines for utilities and drainage.
- Sanitary sewer easement shown here on to be 7.5' each side of the as-built sanitary sewer lines.
- This plat does not eliminate or change the dimensions of the location of existing easements that are associated with any undiscovered underground utilities.
- Building setbacks shall be per the particular Zoning Ordinance in effect upon the subject property or the restrictive covenants whichever is more restrictive.
- The subject property does not contain visible sinkholes discovered during the course of the survey. The Zoning Ordinance of Johnson City defines all sinkholes to have a 25-year "No-Build" and a 100 Year Floodplain line which restricts or modifies development adjoining or draining to a sinkhole.
- The subject property does not contain a visible unmapped stream. Small streams are not shown on the Flood Insurance Rate Maps and the Zoning Ordinance to Johnson City regulated development near unmapped streams.

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 STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ DATE _____

OWNER _____ OWNER _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR JOHNSON CITY REGIONAL PLANNING COMMISSION, 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 REGISTRAR.

DATE _____

JOHNSON CITY REGIONAL PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER RESOURCES AND ARE HEREBY APPROVED AS SHOWN.

DATE _____

WATER DEPARTMENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR JOHNSON CITY REGIONAL PLANNING COMMISSION, 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 REGISTRAR.

DATE _____

JOHNSON CITY REGIONAL PLANNING COMMISSION

C:\Users\JeffM\Miller_Surveys\Dropbox\VL511667 Mockingbird Lane\Drawings\1667 Subdivision.dwg