

VICINITY MAP
N.T.S.

NOTES :

- EASEMENTS FOR UNDERGROUND AND ABOVEGROUND UTILITIES SHALL BE PROVIDED ALONG ALL FRONT, REAR, AND SIDE PROPERTY LINES, AND SHALL BE A MINIMUM OF 7.5' WIDE. EASEMENTS OF THE SAME OR GREATER WIDTH MAY BE REQUIRED ALONG PROPERTY LINES OR ACROSS LOTS WHERE NECESSARY FOR THE EXTENSION OF EXISTING OR PLANNED UTILITIES OR DRAINAGE WAYS.
- SETBACKS TO CONFORM TO CURRENT ZONING.
- DEED REF : PLAT BOOK 21--PAGE 253 AND ROLL 971--IMAGE 3427.
- THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 47179C0159 D, EFFECTIVE DATE SEPT. 29, 2006.
- THE SUBJECT PROPERTY DOES NOT CONTAIN VISIBLE SINKHOLES. 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. SINKHOLE CLOSED AS PER FINAL SOILS LETTER FROM FOUNDATION SYSTEMS ENGINEERING, P.C., DATED SEPTEMBER 16, 2015.
- THE SUBJECT PROPERTY DOES NOT CONTAIN A VISIBLE UNMAAPPED STREAM. SMALL STREAMS ARE NOT SHOWN ON THE FLOOD INSURANCE RATE MAPS, AND THE ZONING ORDINANCE OF JOHNSON CITY REGULATES DEVELOPMENT NEAR UNMAAPPED STREAMS.
- THIS PLAT DOES NOT ELIMINATE OR CHANGE THE DIMENSIONS OR THE LOCATION OF EXISTING EASEMENTS THAT ARE ASSOCIATED WITH ANY UNDISCOVERED UNDERGROUND UTILITY.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- MARATHON REALTY CORP. IS RESPONSIBLE FOR THE SPECIAL POLLUTION ABATEMENT PLAN (SPAP) - SEE "COVENANTS FOR PERMANENT MAINTENANCE OF WATER QUALITY FACILITIES AND BEST MANAGEMENT PRACTICES" RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY, TENNESSEE REGISTER OF DEEDS AT ROLL 883; IMAGE 1913-1942.
- THE INGRESS, EGRESS AND UTILITY EASEMENTS (PRIVATE STREET, PRIVATE DRIVE, SHARED ACCESS EASEMENT, AND/OR CROSS ACCESS EASEMENT) SHOWN ON THIS PLAT SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION. THE CITY OF JOHNSON CITY OR THE COUNTY HIGHWAY DEPARTMENT IN WHICH THE PROPERTY IS LOCATED IS NOT RESPONSIBLE FOR THE MAINTENANCE OR REPAIR OF THIS MEANS OF ACCESS.

LEGEND

- IRO ● - IRON ROD OLD
 ● - IRON ROD NEW (TH&P CAP)
 ○ - CALCULATED POINT
 ——— - PROPERTY LINE (SURVEYED)
 - - - - - PROPERTY ADJOINING LINES (NOT SURVEYED)

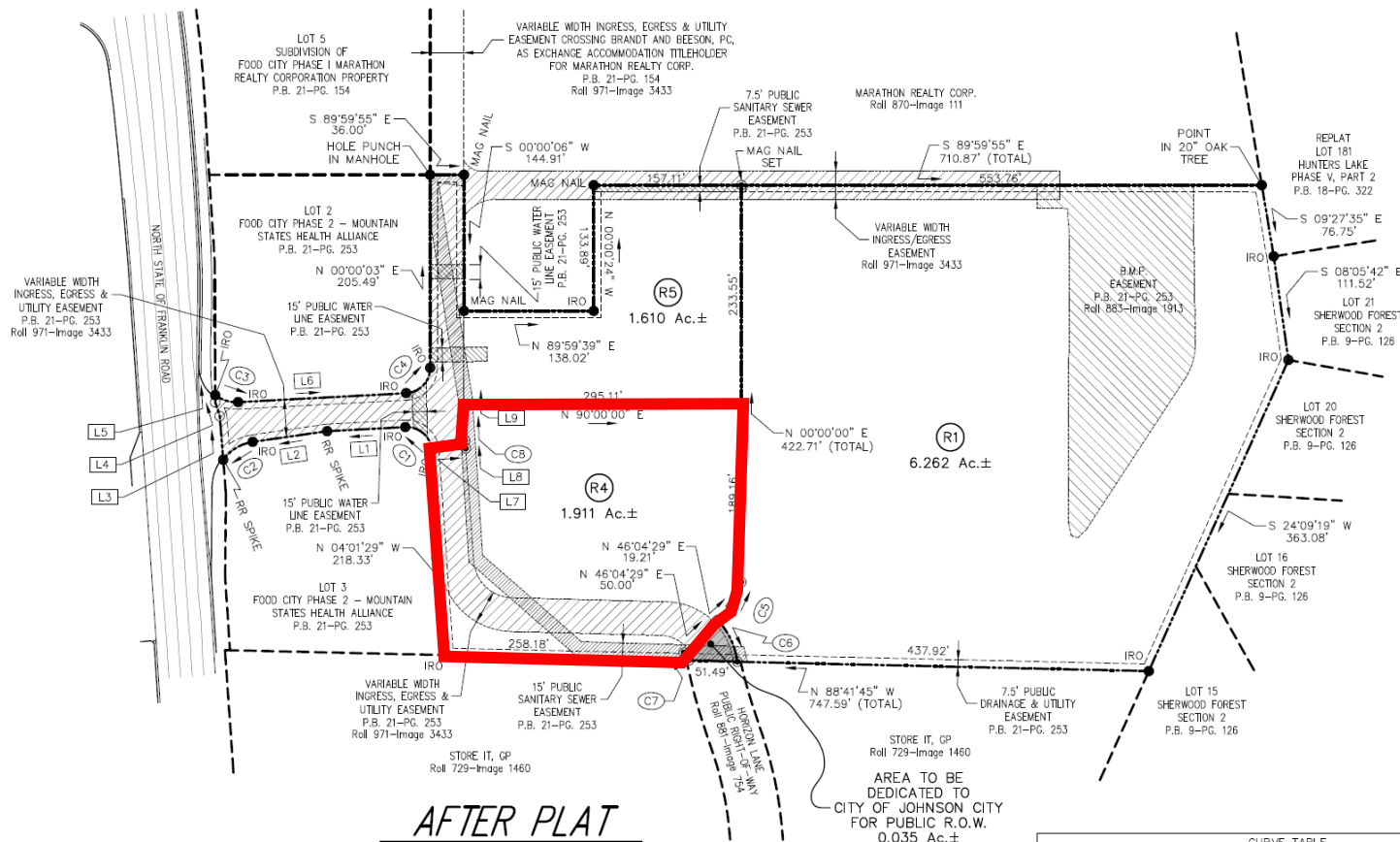
**CERTIFICATION OF THE APPROVAL OF
WATER SYSTEM**

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

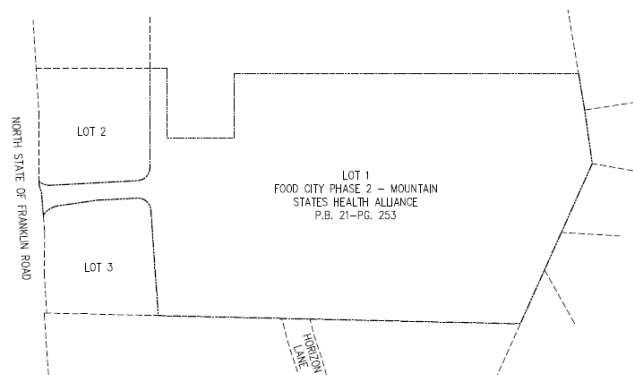
DATE _____ 20 _____

CITY OR COUNTY HEALTH OFFICER OR THEIR AUTHORIZED _____

I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is 1: 10,000 as shown hereon. And this survey was done in compliance with current Tennessee



AFTER PLAT



BEFORE PLAT

CURVE TABLE				
CURVE	CHORD BEARING	CHORD DIST.	RADIUS	DELTA
C1	N 48°32'17" W	37.86'	27.00'	89°01'37"
C2	S 58°49'37" W	36.76'	47.00'	46°02'36"
C3	S 73°20'44" E	25.46'	37.75'	39°24'43"
C4	N 43°28'29" E	37.15'	27.00'	86°56'51"
C5	N 23°02'15" E	29.35'	37.50'	46°04'29"
C6	S 25°20'20" E	49.13'	77.07'	37°10'22"
C7	N 33°04'11" W	10.20'	27.07'	21°42'39"
C8	N 02°04'54" W	33.70'	497.00'	03°53'10"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°56'54" W	83.28'
L2	S 81°50'56" W	79.97'
L3	N 04°29'11" W	46.51'
L4	N 18°18'00" W	15.45'
L5	N 00°09'37" W	7.63'
L6	N 86°56'54" E	179.05'
L7	N 85°58'31" E	36.00'
L8	N 04°01'29" W	8.37'
L9	N 00°01'07" W	4.50'

TH&P
 Tysinger, Hampton & Partners, Inc.
 Civil Engineering - Surveying - Environmental Consulting
 7 WORTH CIRCLE
 JOHNSON CITY, TENNESSEE 37601
 Phone: (423) 282-2687 Fax: (423) 854-4563
 Email: thp@tysinger-engineering.com
 WWW.TYSINGER-ENGINEERING.COM
 DWG FILE : 2132800s-RelPlat.dwg

EASEMENT NOTE :
SEE SHEET 2 OF 2 FOR EASEMENTS AND DETAILS.