



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 AND IS IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DARYL W. PERDUE, TENN R.L.S. #1848

<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE JOHNSON CITY TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>DATE _____, 20____</p> <p>REGISTERED SURVEYOR</p>	<p>CERTIFICATION OF OWNERSHIP AND DEDICATION</p> <p>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 SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>DATE _____, 20____</p> <p>OWNER</p> <p>DATE _____, 20____</p> <p>OWNER</p>
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- LEGEND**
- ⊙IRO - IRON ROD OLD LOCATED PRIOR TO PARK CONSTRUCTION
 - IRN - IRON ROD NEW
 - POINT - CALCULATED POINT

NOTES

PUBLIC SEWER IS AVAILABLE TO LOT 2 ALONG PUBLIC RIGHT-OF-WAY OF SR67/UNIVERSITY PARKWAY AND MADE ACCESSIBLE TO LOT 2 VIA PRIVATE UTILITY EASEMENT AS SHOWN ON PLAT BOOK 22, PAGE 631.

THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN. EASEMENTS FOR UNDERGROUND AND ABOVEGROUND UTILITIES SHALL BE PROVIDED ALONG ALL FRONT, REAR, AND SIDE PROPERTY LINES, AND SHALL BE A MINIMUM OF 7½ FEET 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.

THIS PLAT DOES NOT ELIMINATE OR CHANGE THE DIMENSIONS OR THE LOCATION OF EXISTING EASEMENTS THAT ARE ASSOCIATED WITH ANY UNDISCOVERED UNDERGROUND UTILITY.

THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD ON FLOOD INSURANCE RATE MAP, MAP NUMBER 47179C0187D, MAP REVISED SEPTEMBER 29TH, 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.

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 OF JOHNSON CITY REGULATES DEVELOPMENT NEAR UNMAPPED STREAMS.

<p>CERTIFICATION OF THE APPROVAL FOR 911-STREET ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE STREET NAME(S), AS NOTED ON THE FINAL PLAT, IS (ARE) APPROVED AS ASSIGNED.</p> <p>DATE _____, 20____</p> <p>JOHNSON CITY DIRECTOR OF 911 ADDRESSING</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS AND OTHER INFRASTRUCTURE</p> <p>I HEREBY CERTIFY: (1) THAT STREETS, DRAINAGE, AND INFRASTRUCTURE HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS OR, (2) THAT A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE _____, 20____</p> <p>CITY ENGINEER OR COUNTY ROAD COMMISSIONER</p>	<p>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</p> <p>I HEREBY CERTIFY THAT SEWAGE DISPOSAL 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, OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.</p> <p>DATE _____, 20____</p> <p>CITY SEWER DIRECTOR OR COUNTY HEALTH OFFICER OR THE AUTHORIZED REP.</p>	<p>CERTIFICATION OF THE APPROVAL OF WATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE WATER SUPPLY 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, OR THE LOCAL MUNICIPAL WATER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.</p> <p>DATE _____, 20____</p> <p>CITY OR COUNTY HEALTH OFFICER OR THE AUTHORIZED REP.</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR JOHNSON CITY, TENNESSEE 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 WASHINGTON COUNTY REGISTER.</p> <p>DATE _____, 20____</p> <p>SECRETARY, JOHNSON CITY REGIONAL PLANNING COMMISSION</p>
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REPLAT OF LOT 2 OF THE SCHEU FAMILY-ROAN STREET SUBDIVISION	
JOHNSON CITY REGIONAL PLANNING COMMISSION	
TOTAL ACRES 1.80±	TOTAL LOTS 3
ACRES NEW ROAD 0.29 ±	MILES NEW ROAD 0.04 ±
OWNER SCHEU	CIVIL DISTRICT 9th
SURVEYOR DARYL W. PERDUE	CLOSURE ERROR 1:10000
SCALE 1" = 40'	
0 20 40 80 FEET	