

REPLAT OF LOT 23  
STERLING SPRINGS SUB.  
P.B. 19-PG. 528

REPLAT OF LOT 11  
STERLING SPRINGS SUB.  
P.B. 19-PG. 528

STERLING SPRINGS  
P.B. 12-PG. 130

RON COUCE  
Roll 559-Image 829

RON COUCE  
Roll 559-Image 829

JOE M. WILSON, ETAL  
Roll 528-Image 499

GEORGE &  
JOAN MITCHELL  
D.B. 620-PG. 481

STRAWBERRY FIELD  
P.B. 14-PG. 245

JOE M. WILSON, ETAL  
Roll 528-Image 499

STRAWBERRY FIELD  
P.B. 14-PG. 245

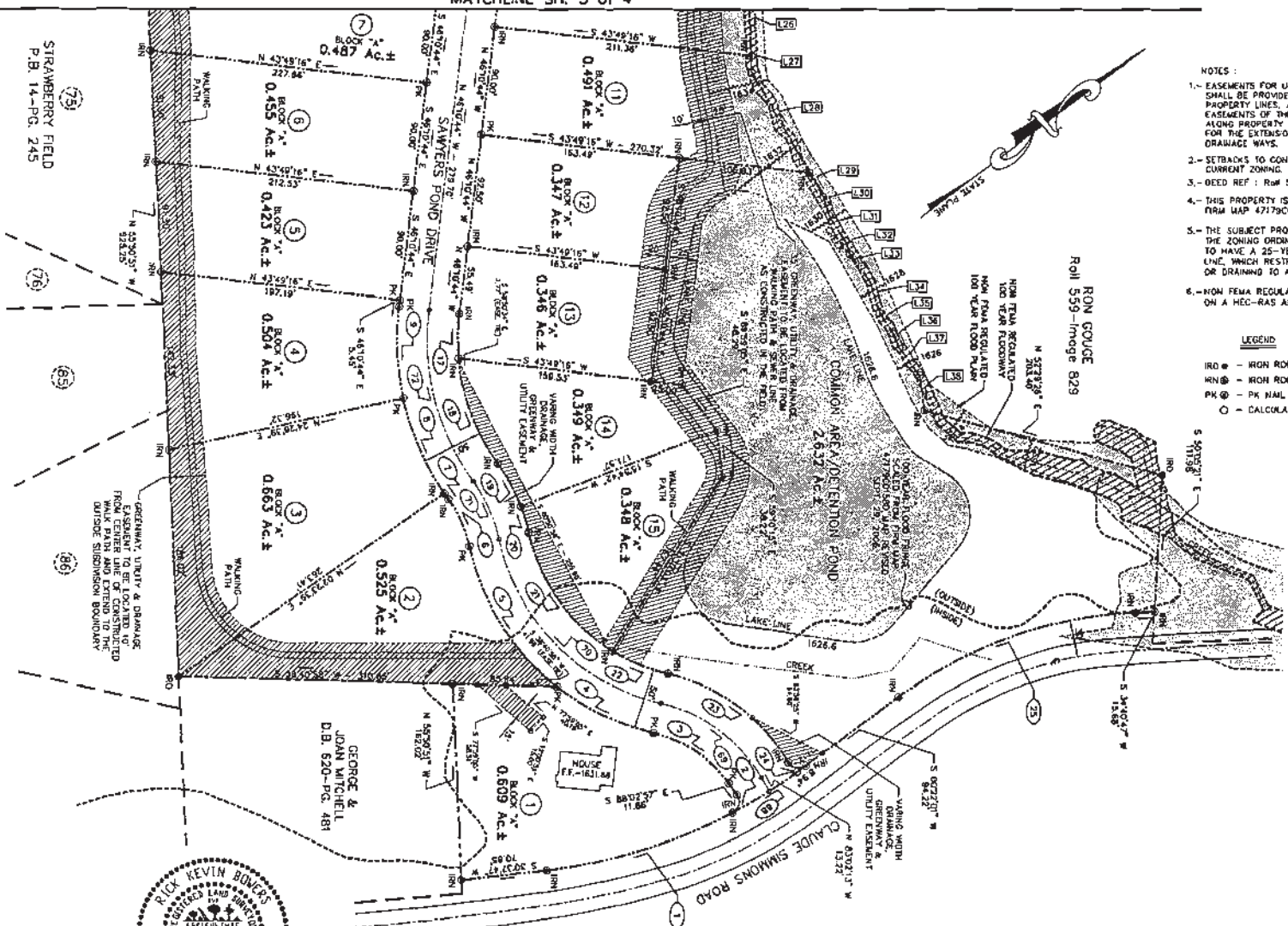
GREENWAY, UTILITY & DRAINAGE  
EASEMENT TO BE LOCATED 10'  
FROM CENTER LINE OF CONSTRUCTED  
WALK PATH AND EXTEND TO THE  
OUTSIDE SUBDIVISION BOUNDARY  
(WALKING PATH TO BE MAINTAINED  
BY HOMEOWNERS ASSOCIATION)

GREENWAY, UTILITY & DRAINAGE  
EASEMENT TO BE LOCATED 10'  
FROM CENTER LINE OF CONSTRUCTED  
WALK PATH AND EXTEND TO THE  
OUTSIDE SUBDIVISION BOUNDARY  
(WALKING PATH TO BE MAINTAINED  
BY HOMEOWNERS ASSOCIATION)

GREENWAY, UTILITY & DRAINAGE  
EASEMENT TO BE LOCATED 10'  
FROM CENTER LINE OF CONSTRUCTED  
WALK PATH AND EXTEND TO THE  
OUTSIDE SUBDIVISION BOUNDARY  
(WALKING PATH TO BE MAINTAINED  
BY HOMEOWNERS ASSOCIATION)

30' GREENWAY, UTILITY & DRAINAGE  
EASEMENT TO BE LOCATED FROM  
WALKING PATH & METER LINE  
AS CONSTRUCTED IN THE FIELD  
(WALKING PATH TO BE MAINTAINED  
BY HOMEOWNERS ASSOCIATION)

30' GREENWAY, UTILITY & DRAINAGE  
EASEMENT TO BE LOCATED FROM  
WALKING PATH & METER LINE  
AS CONSTRUCTED IN THE FIELD  
(WALKING PATH TO BE MAINTAINED  
BY HOMEOWNERS ASSOCIATION)



- 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 DRAINAGEWAYS.
  - SETBACKS TO CONFORM TO CURRENT ZONING.
  - DEED REF: Roll 528, Image 489
  - THIS PROPERTY IS LOCATED IN ZONE A AS PER FRM MAP 47179C01500, REVISED 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.
  - NON FEMA REGULATED 100 YEAR FLOOD PLAIN & FLOODWAY BASED ON A HEC-RAS ANALYSIS BY TH&P JOB NO. 0836301C

LEGEND

IRD = IRON ROD OLD  
 IRN = IRON ROD NEW  
 PK = PK NAIL  
 O = CALCULATED POINT



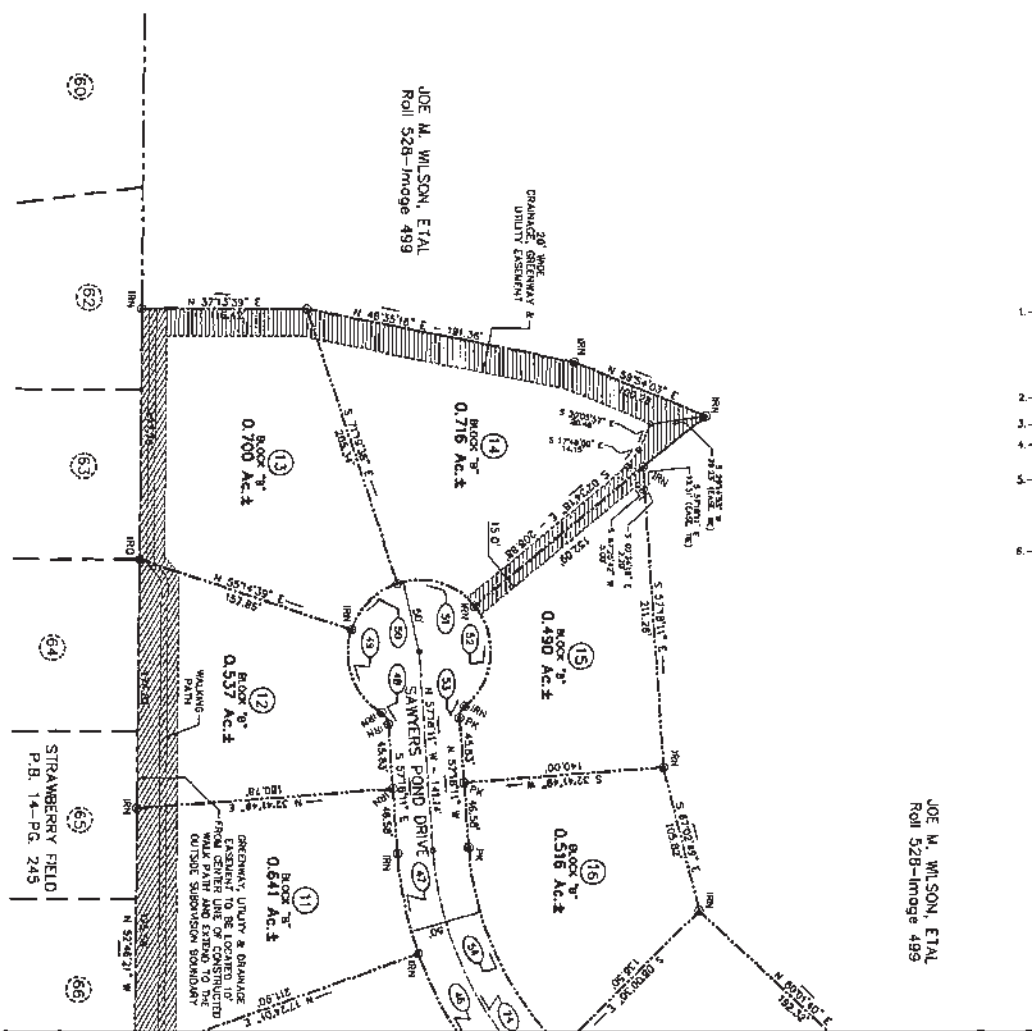
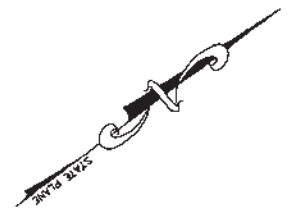
I hereby certify that this is a category I survey and the ratio of reduction of the unadjusted survey is 1:25,000 as shown herein.

**TH&P**  
 TYNINGER, HAMPTON & PARTNERS  
*Solutions for the Future*  
 ENGINEERS • SURVEYORS  
 PLANNERS • GEOLOGISTS  
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**SHEET 2 of 4**

<p><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b></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 EASEMENT RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN.</p> <p>DATE: _____</p> <p>OWNER: _____</p>	<p><b>CERTIFICATE OF ACCURACY</b></p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT COPY OF THE ACCURACY REQUIRED BY THE SUBDIVISION ACT. TENNESSEE RECORDING PLANNING COMMISSION AND THAT THE NECESSARY MAPS HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>DATE: _____</p> <p>REGISTERED ENG. OR SURVEYOR: _____</p>	<p><b>CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES</b></p> <p>I HEREBY CERTIFY: (1) THAT STREETS, UTILITIES AND ACCORDS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORD- AND 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: _____</p> <p>CITY ENGINEER OR COUNTY ROAD COM. _____</p>	<p><b>CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEM</b></p> <p>I HEREBY CERTIFY THAT THE WATER SUPPLY AND/OR SEWERAGE DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.</p> <p>DATE: _____</p> <p>CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REP. _____</p>	<p><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR TENNESSEE, WITH THE EXCEPTIONS FOR SUCH VARIANCES, IF ANY, AS SET FORTH IN THE BENEFIT OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE _____ CLERK.</p> <p>DATE: _____</p> <p>SECRETARY: _____ REGIONAL PLANNING COMMISSION</p>
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SAWYERS POND - PHASE 1			
JOHNSON CITY REGIONAL PLANNING COMMISSION			
TOTAL ACRES	24.9 AC.±	TOTAL LOTS	37
ACRES NEW ROAD	3.3 AC.±	MILES NEW ROAD	0.50 Miles
OWNER	JOE WALSON	CIVIL DISTRICT	10th
SURVEYOR	RICK K. BOMERS	CLOSURE ERROR	1/10,000
SCALE 1" = 80'		RKT	





- NOTES:
1. 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.
  2. SETBACKS TO CONFORM TO CURRENT ZONING.
  3. DEED REF: Roll 528, Image 499
  4. THIS PROPERTY IS LOCATED IN ZONE A AS PER FIRM MAP 471760015B0, REVISED SEPT. 29, 2006.
  5. THE SUBJECT PROPERTY DOES NOT CONTAIN VISIBLE SINKHOLES. THE ZONING ORDINANCE OF JOHNSON CITY DEFINES ALL SINKHOLES TO HAVE A 25-YEAR "100-BUILD" AND A 100-YEAR "FLOODPLAIN" LINE, WHICH RESTRICTS OR MODIFIES DEVELOPMENT ADJOINING OR DRAINING TO A SINKHOLE.
  6. NON FEMA REGULATED 100 YEAR FLOOD PLAIN & FLOODWAY BASED ON A HEC-RAS ANALYSIS BY TH&P JOB NO. 0636301C

- LEGEND
- IRQ ● - IRON ROD OLD
  - IRN ⊗ - IRON ROD NEW
  - PK ⊙ - PK NAIL
  - - CALCULATED POINT



I hereby certify that this is a category 1 survey and the ratio of precision of the undated survey is 1:10,000 or when shown.

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 thp@tyngier-engineering.com  
 http://www.tyngier-engineering.com  
**SHEET 4 of 4**

<p><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b></p> <p>I HEREBY CERTIFY THAT I AM (THE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADMIT THIS PLAN OF SUBDIVISION WITH ALL THEREAFTER CONSISTENT, ESTABLISH THE HARBOR 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><b>CERTIFICATE OF ACCURACY</b></p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGISTERED SOUNDING. TECHNICAL RECORD, PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>DATE: 20____</p> <p>REGISTERED ENG. OR SURVEYOR: _____</p>	<p><b>CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES</b></p> <p>I HEREBY CERTIFY: (1) THAT STREETS, WALKWAYS AND MONUMENTS 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 COMAL: _____</p>	<p><b>CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEM</b></p> <p>I HEREBY CERTIFY THAT THE WATER SUPPLY AND/OR SEWAGE DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE HEALTH DEPARTMENT, AND HAVE BEEN APPROVED AS SUCH.</p> <p>DATE: 20____</p> <p>CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REP.: _____</p>	<p><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR _____ ENGINEERS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE _____ CLERK.</p> <p>DATE: 20____</p> <p>SECRETARY: _____ REGIONAL PLANNING COMMISSION</p>
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**SAWYERS POND - PHASE 1**

<b>JOHNSON CITY REGIONAL PLANNING COMMISSION</b>	
TOTAL ACRES 21.9 Ac.±	TOTAL LOTS 37
ACRES NEW ROAD 3.3 Ac.±	MILES NEW ROAD 0.50 miles
OWNER JOE WILSON	CIVIL DISTRICT 10th
SURVEYOR RICK K. BOWERS	CLOSURE ERROR 1/10,000
SCALE 1" = 50'	