

MISCELLANEOUS NOTES:

EASEMENTS FOR UNDERGROUND OR ABOVEGROUND UTILITIES SHALL BE PROVIDED ALONG ALL FRONT, REAR AND SIDE PROPERTY LINES AND SHALL BE A MINIMUM OF 7.5 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 DRAINAGEWAYS.

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

PROPERTY BOUNDARY AND RELATED INFORMATION TAKEN FROM PREVIOUS SURVEY UNLESS SHOWN OTHERWISE

TRACT 8
SEA BISCUIT - PHASE 1

PHILLIP W. JONES
R. 534, I. 40
T.M. 070
PARCEL 065.03

JOE WILSON
R. 508, I. 1537
T.M. 070
PARCEL 065.00

WILLIAM C. MURR
DB. 687, PG. 53
T.M. 070
PARCEL 066.00

WILLIAM C. MURRY
R. 539, I. 1660
T.M. 070
PARCEL 067.00

TRACT 1
SEA BISCUIT - PHASE 1

TRACT 9
SEA BISCUIT - PHASE 1

TRACT 2
SEA BISCUIT - PHASE 1

TRACT 3
SEA BISCUIT - PHASE 1

JOSHUA D. HORNE
R. 533, I. 2433
T.M. 070
PARCEL 065.04

TRACT 1
5.19
226,064 SQ. FT.

TRACT 2
5.01
218,180 SQ. FT.

TRACT 7
5.02
218,612 SQ. FT.

TRACT 3
8.84
385,142 SQ. FT.

TRACT 4
7.97
347,023 SQ. FT.

TRACT 5
7.50
327,207 SQ. FT.

TRACT 8
8.74
380,553 SQ. I.

TRACT 9
6.97
303,745 SQ. FT.

TRACT 6
0.78
1,863 SQ. FT.

HERMAN W. FRANCE
DB. 394, PG. 339
T.M. 070
PARCEL 043.00

WILLIAM J. TRAINER JR.
R. 540, I. 1352
T.M. 070
PARCEL 067.03

RICHARD D. BENNETT
R. 361, I. 2354
T.M. 070
PARCEL 069.00

LLOYD SLAUGE
DB. 631, PG. 138
T.M. 070
PARCEL 061.00



I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1-10000 AS SHOWN HEREON.

THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD ON FLOOD INSURANCE RATE MAP, MAP NUMBER 47179C0188D, EFFECTIVE DATE SEPTEMBER 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

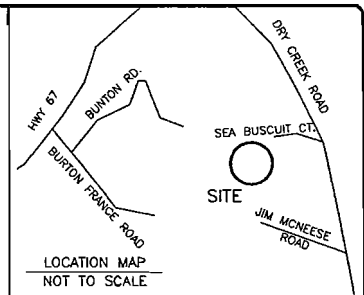
SURVEY BY: CHARLES T. JOHNSON
NUMBER: 1555
PROJECT: 0830
DATE: 4/2/08

LINE	BEARING	DISTANCE
1	N 25°25'13" W	45.69'
2	S 25°25'13" E	45.68'
3	N 28°26'02" E	197.71'
4	N 28°26'02" E	55.58'
5	N 28°26'02" E	79.77'
7	N 05°32'11" W	60.56'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	167.50'	86.39'	85.44'	S 13°39'28" W
C2	232.90'	218.53'	210.58'	N 01°30'25" E
C3	167.50'	138.99'	135.04'	S 52°12'21" W
C4	232.90'	192.93'	187.44'	N 52°12'21" E
C5	125.00'	173.99'	160.28'	N 40°55'28" E
C6	125.00'	242.34'	206.13'	N 84°38'00" W
C7	125.00'	42.23'	42.03'	S 30°08'52" W
C8	125.00'	73.27'	76.04'	S 02°45'42" W
C9	125.00'	40.71'	40.53'	S 24°18'36" E
C10	125.00'	143.10'	135.41'	S 66°24'12" E
C13	167.50'	71.04'	70.51'	S 13°16'10" E
C14	50.00'	7.42'	7.42'	N 19°46'37" E
C15	50.00'	86.33'	76.00'	S 25°25'28" E

LINE TABLE FOR CENTERLINE			
1	S 25°25'13" E		33.68'
3	S 28°26'02" W		197.71'
4	S 28°26'02" W		55.58'
5	S 28°26'02" W		79.77'
7	S 75°58'40" W		120.70'

RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	
2	200.00'	187.99'	181.14'	S 01°30'25" W
6	200.00'	165.96'	161.24'	S 52°12'21" W



CERTIFICATION 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: Sept 26 2008

WILLIAM J. TRAINER JR.
REGISTERED ENGINEER

CERTIFICATION 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 SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 9-26 2008

OWNER

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, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 9-10 2008

REGISTERED ENGINEER OR SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY: (1) THAT STREETS, UTILITIES AND DRAINAGE HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$25,000.00 HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: Sept 26 2008

ALLAN B. CARROLL
CITY ENGINEER

OWNER: JOE WILSON
ADDRESS: DRY CREEK ROAD
JOHNSON CITY
T.M. 070
PARCEL 065.00
ROLL 508
IMAGE 1537

REVISED TRACTS 3 AND 4 9/10/2008

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SUPPLY AND/OR SEWAGE OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, MEET THE REQUIREMENTS OF THE T.M. 070, AND ARE HEREBY APPROVED.

DATE: 9/26 2008

CITY OF JOHNSON

CERTIFICATE OF APPROVAL FOR RECORDING

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 CO., REGISTER.

DATE: 9-26 2008

SECRETARY, JOHNSON CITY REGIONAL PLANNING COMMISSION

SEA BISCUIT SUBDIVISION PHASE II	
OWNER: JOE WILSON	
TOTAL ACRES <u>108.19</u>	TOTAL LOTS <u>9</u>
ACRES NEW ROAD <u>2.20</u>	MILES NEW ROAD <u>0.16</u>
COUNTY <u>WASHINGTON</u>	CIVIL DISTRICT <u>8th</u>
SURVEYOR <u>CHARLES T. JOHNSON</u>	CLOSURE ERROR <u>1-10000</u>
SCALE 1" = 200'	