

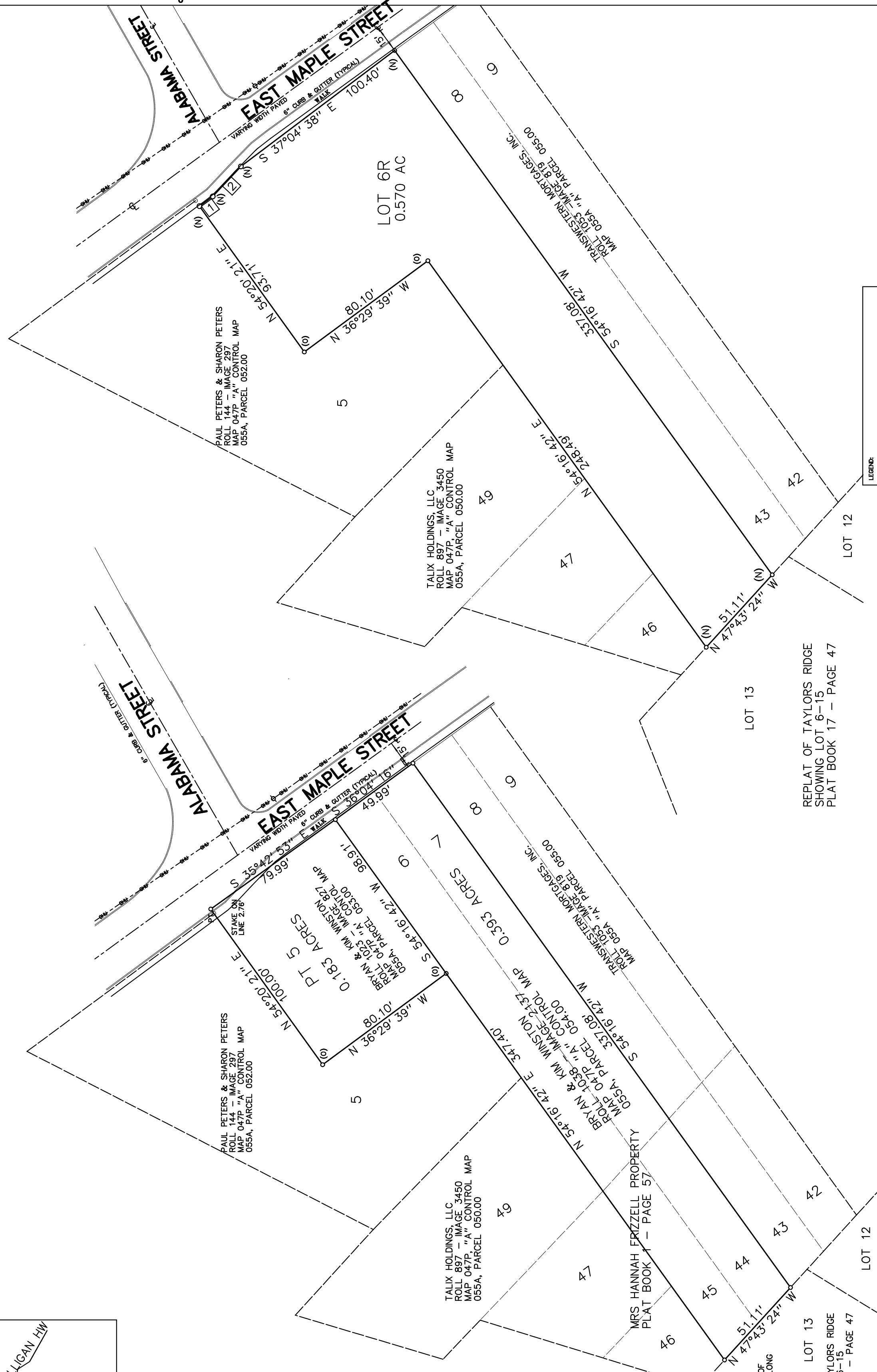
COURSE TABLE

COURSE	BEARING	DISTANCE
1	S 36°15' 52" E	8.56'
2	S 46°48' 18" E	21.46'



BEFORE

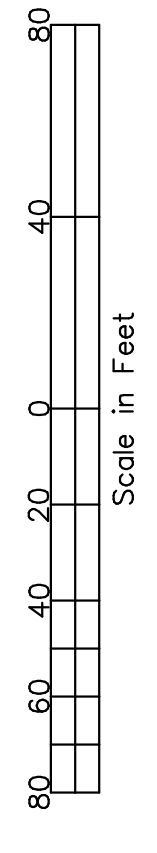
AFTER



LEGEND:

- (N) 1/2" REBAR IRON PIN OLD
- (N) 1/2" REBAR W/CAP LYONS IRON PIN NEW
- ADJONER LINE
- OVERLAPPING LINES
- UTILITY MARKER

LYONS SURVEYING COMPANY
112 INDUSTRIAL ROAD, SUITE 3
GRAY, TENNESSEE 37615
PHONE 423 477-2947



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

NOTES:
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF ACCURACY OF THIS SURVEY IS 1:10,000 OR BETTER AS PROVIDED AND THAT THIS SURVEY COMPLES WITH THE MINIMUM STANDARDS OF PRACTICE FOR THE STATE OF TENNESSEE.
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED OR THE PROPERTY OWNER'S RECORDS AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS AND FOUND THAT THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AND THAT THE FLOOD INSURANCE RATE MAP 47179501790, 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 FLOODING CAPACITY OF 100 CFS PER ACRE. THE SUBJECT PROPERTY DOES NOT CONTAIN SINKHOLES OR MODIES DEVELOPMENT ADJOINING OR DRIVING TO A SINKHOLE.
THE SUBJECT PROPERTY DOES NOT CONTAIN A VISIBLE UNAPPED STREAM, SMALL STREAMS ARE NOT SHOWN ON THE FLOOD INSURANCE RATE MAPS, AND UNAPPED STREAMS ARE NOT SHOWN ON THE FLOOD INSURANCE RATE MAPS.
THIS SURVEY SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS AND OR SERVITUDES EITHER WRITTEN OR UNWRITTEN.
BUILDING SETBACKS SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR FUTURE BUILDINGS OR THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE RESTRICTIVE.
EASEMENTS FOR UNDERGROUND UTILITIES SHALL BE PROVIDED ALONG THE 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.

PLAT REFERENCE: PLAT BOOK: 1 PLAT PAGE: 57
PART OF LOT 5
TAX MAP 047P, "A", CONTROL MAP: 055A PARCEL 053.00 REPLAT OF TAYLORS RIDGE SHOWING LOT 6-15
REFERENCE: ROLL: 1023 IMAGE: 827
PROPERTY ADDRESS: 640 E MAPLE ST, JOHNSON CITY, TN 37601
PLAT 67,44, & 45
TAX MAP 047P, "A", CONTROL MAP: 055A PARCEL 054.00
REFERENCE: ROLL: 1038 IMAGE: 2137
PROPERTY ADDRESS: 700 E MAPLE ST, JOHNSON CITY, TN 37601

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS
I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWERAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE, THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

DATE: _____ 20 _____

CITY/SEWER DIRECTOR OR STATE ENVIRONMENT SPECIALIST _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I (AM/WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AND I (WE) HEREBY GIVE MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED.

DATE: _____ 20 _____

OWNER _____

CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT
I HEREBY CERTIFY THAT THE STREET NAMES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

DATE: _____ 20 _____

CITY/COUNTY DIRECTOR OF 911 ADDRESSING _____

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE: JUNE 10TH 20 21

TENNESSEE REGISTERED LAND SURVEYOR _____

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS
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 SUPPLY, THE TENNESSEE DEPARTMENT OF REVENUE, AND ARE HEREBY APPROVED AS SHOWN.

DATE: _____ 20 _____

CITY OR COUNTY HEALTH OFFICER OR HS/HER AUTHORIZED REPRESENTATIVE _____

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 NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE _____ COUNTY REGISTER.

DATE: _____ 20 _____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER _____

COMBINATION OF PART OF LOT 5, LOTS 6,7,44 & 45 OF THE MRS HANNAH FRIZZELL PROPERTY
JOHNSON CITY REGIONAL PLANNING COMMISSION
TOTAL ACRES - - - - - 0.545
TOTAL LOTS - - 2 INTD. 1
MILES NEW ROAD - - 0
OWNERS BRYAN & KIM WINSTON
SURVEYOR - STEVEN G. JONES
CIVIL DISTRICT - - 8TH - -
CLOSURE ERROR - 3:10000 - -
SCALE 1" = 40' - - -
DRAWING: WINSTON E MAPLE 11-5-20.SCU
SECRETARY: _____ REGIONAL PLANNING COMMISSION