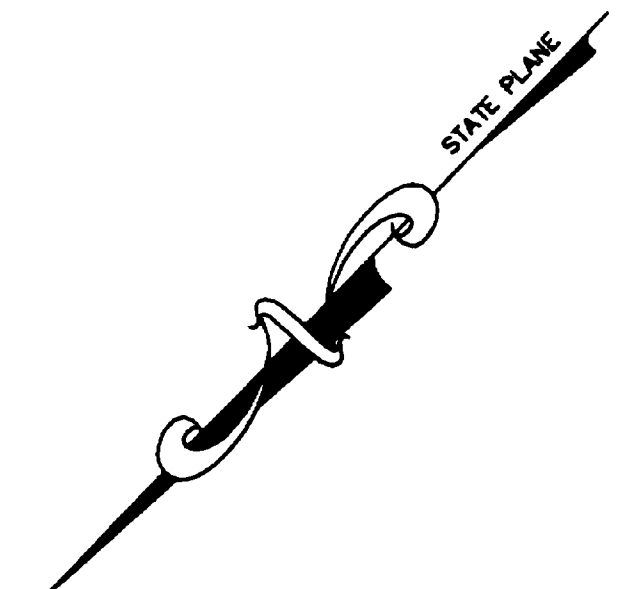


VICINITY MAP  
N.T.S.

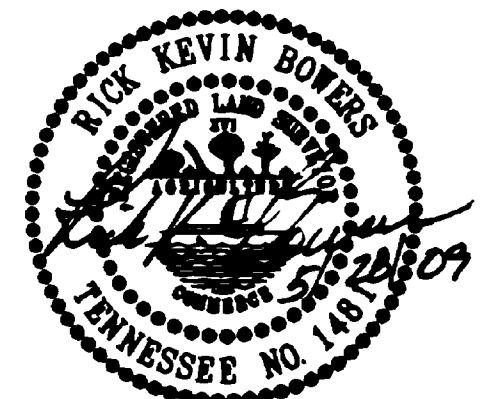
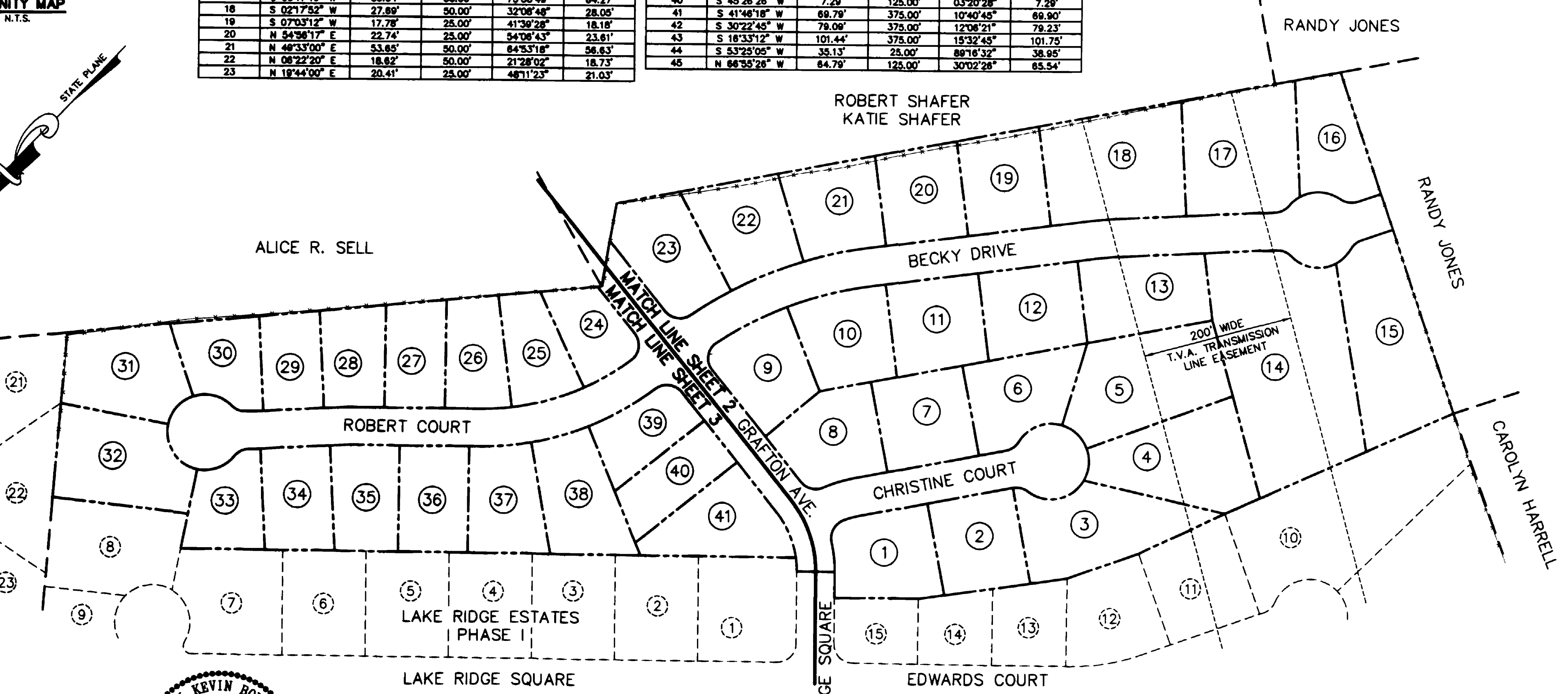
PROPERTY LINE CURVE DATA					
CURVE NO.	CHORD	CH. LENGTH	RADIUS	DELTA	LENGTH
1	S 49°44'13" E	39.56'	173.00'	12°58'46"	39.84'
2	S 15°11'13" E	32.83'	25.00'	82°04'46"	35.81'
3	S 30°32'45" W	21.92'	125.00'	10°03'38"	21.95'
4	S 80°00'48" W	20.41'	25.00'	48°11'23"	21.03'
5	S 35°18'10" W	75.29'	50.00'	97°40'38"	85.24'
6	S 39°34'25" E	42.27'	50.00'	50°00'32"	43.64'
7	N 88°45'50" E	44.87'	50.00'	53°18'59"	46.53'
8	N 25°25'02" E	61.14'	50.00'	75°22'36"	65.78'
9	N 11°48'25" E	20.41'	25.00'	48°11'23"	21.03'
10	N 29°18'58" E	40.44'	175.00'	13°16'18"	40.53'
11	N 60°21'08" E	30.58'	25.00'	75°24'30"	32.90'
12	S 34°34'05" E	38.79'	25.00'	94°45'08"	41.34'
13	S 19°08'43" W	104.89'	475.00'	12°40'28"	105.08'
14	S 32°27'04" W	115.28'	475.00'	13°56'15"	115.55'
15	S 41°37'27" W	28.85'	375.00'	04°24'30"	28.85'
16	S 67°54'23" W	20.41'	25.00'	48°11'23"	21.03'
17	S 55°11'40" W	59.94'	50.00'	73°38'49"	64.27'
18	S 02°17'52" W	27.89'	50.00'	32°08'48"	28.05'
19	S 07°03'12" W	17.78'	25.00'	41°39'28"	18.18'
20	N 54°36'17" E	22.74'	25.00'	54°06'43"	23.61'
21	N 49°33'00" E	53.65'	50.00'	64°53'18"	58.63'
22	N 06°22'20" E	18.82'	50.00'	21°28'02"	18.73'
23	N 18°44'00" E	20.41'	25.00'	48°11'23"	21.03'

PROPERTY LINE CURVE DATA					
CURVE NO.	CHORD	CH. LENGTH	RADIUS	DELTA	LENGTH
24	N 41°37'27" E	32.89'	425.00'	04°24'30"	32.70'
25	N 34°42'33" E	86.23'	525.00'	09°25'17"	86.33'
26	N 24°22'25" E	102.92'	525.00'	11°14'59"	103.08'
27	N 15°20'44" E	62.33'	525.00'	06°48'23"	62.37'
28	N 54°59'57" E	34.14'	25.00'	86°06'48"	37.57'
29	N 36°27'40" W	35.65'	25.00'	90°57'58"	39.69'
30	N 19°27'11" E	72.81'	325.00'	12°51'48"	72.96'
31	N 30°41'19" E	99.49'	325.00'	17°36'30"	99.88'
32	N 43°18'07" E	43.18'	325.00'	07°37'08"	43.21'
33	N 45°26'28" E	10.20'	175.00'	03°20'28"	10.21'
34	N 67°51'54" E	20.41'	25.00'	48°11'23"	21.03'
35	N 60°08'12" E	52.73'	50.00'	63°38'43"	55.54'
36	N 01°55'14" W	50.35'	50.00'	60°28'07"	52.77'
37	N 77°04'00" W	70.80'	50.00'	89°49'28"	78.39'
38	S 28°48'03" W	51.83'	50.00'	62°26'28"	54.49'
39	S 19°40'31" W	20.41'	25.00'	48°11'23"	21.03'
40	S 45°26'28" W	7.29'	125.00'	03°20'28"	7.29'
41	S 41°46'18" W	69.79'	375.00'	10°40'45"	69.90'
42	S 30°22'45" W	79.09'	375.00'	12°08'21"	79.23'
43	S 18°33'12" W	101.44'	375.00'	15°32'45"	101.75'
44	S 53°25'05" W	35.13'	25.00'	89°16'32"	38.95'
45	N 66°55'28" W	64.79'	125.00'	30°02'28"	65.54'

CENTER LINE CURVE DATA					
CURVE NO.	CHORD	CH. LENGTH	RADIUS	DELTA	LENGTH
A	S 57°21'10" E	73.21'	150.00'	28°12'48"	73.86'
B	S 76°42'04" E	27.41'	150.00'	10°29'02"	27.45'
C	S 28°41'16" W	37.78'	150.00'	14°27'41"	37.86'
D	N 27°35'01" E	233.98'	350.00'	39°03'20"	238.58'
E	N 45°26'27" E	8.75'	150.00'	03°20'28"	8.75'
F	S 23°44'17" W	270.30'	500.00'	31°21'51"	273.70'
G	S 41°37'27" W	30.77'	400.00'	04°24'30"	30.78'



WILLOWS RIDGE SUBDIVISION

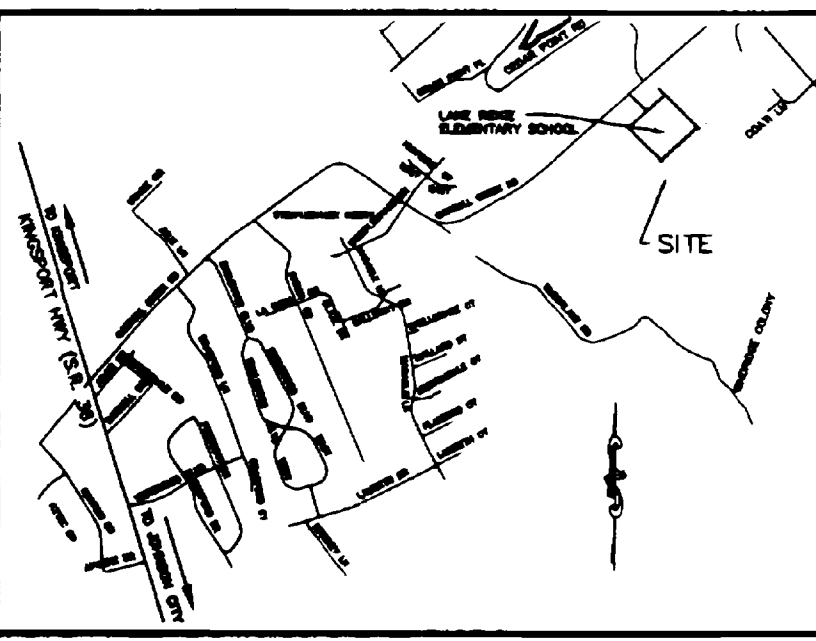


I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is 1: 10,000 as shown hereon.

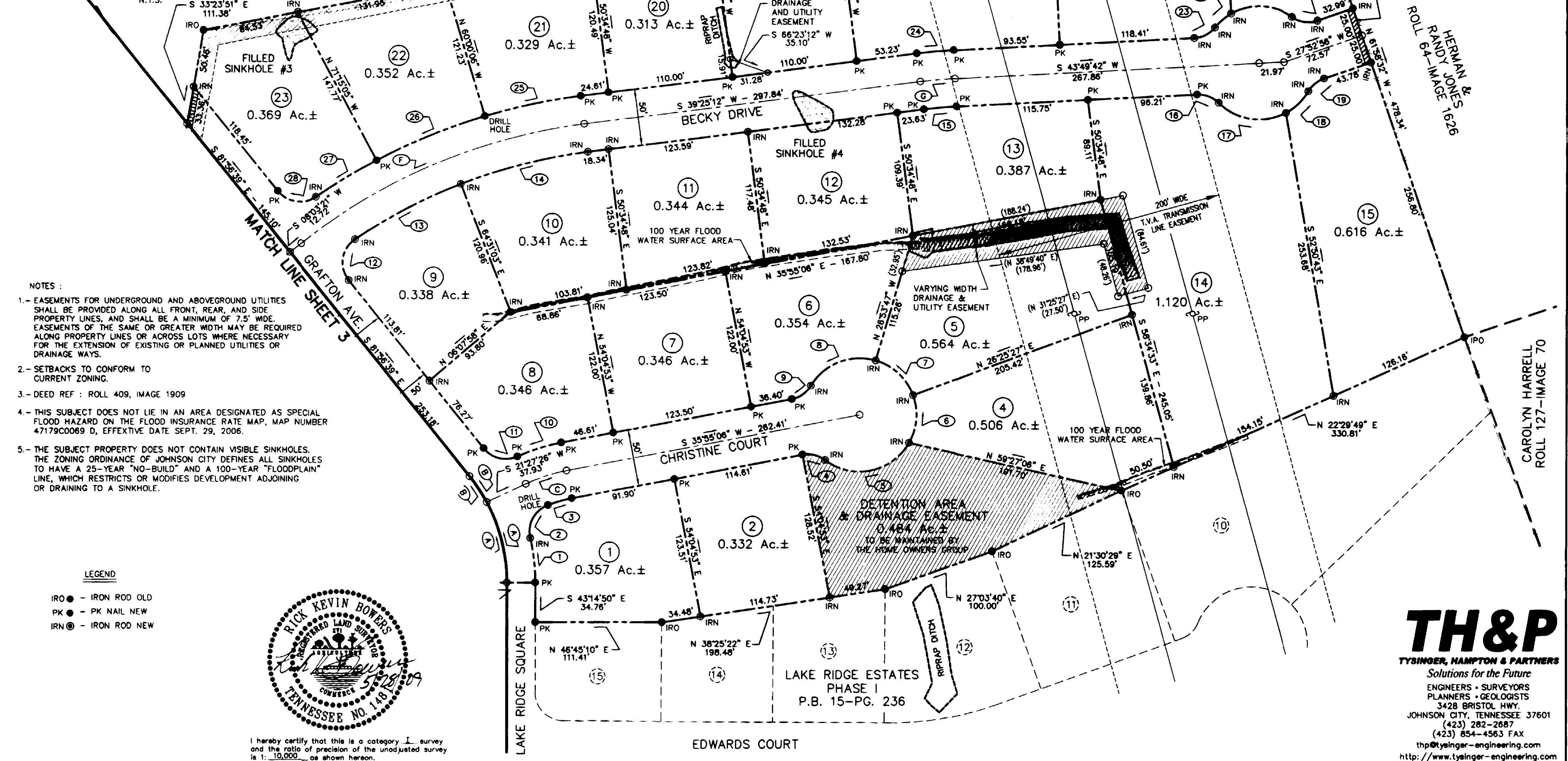
ROLL/IMG: PB20/113-113	
09011528	
1 PGS. AL - PLAT MAP	
TERESA BATCH 19783	
06/17/2009 - 10:45 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	35.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	37.00
STATE OF TENNESSEE, WASHINGTON COUNTY	
GINGER B. JILTON	
REGISTER OF DEEDS	

**TH&P**  
**TYSENGER, HAMPTON & PARTNERS**  
 Solutions for the Future  
 ENGINEERS • SURVEYORS  
 PLANNERS • GEOLOGISTS  
 3428 BRISTOL HWY.  
 JOHNSON CITY, TENNESSEE 37601  
 (423) 282-2887  
 (423) 854-4563 FAX  
 thp@tyseinger-engineering.com  
 http://www.tyseinger-engineering.com

<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> 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 <u>6/09/09</u> <u>Justin Clear</u> OWNER	<b>CERTIFICATE OF ACCURACY</b> I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE JOHNSON CITY ENGINEERING DEPARTMENT AND THE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. DATE <u>5/28/09</u> <u>Rick K. Bowers</u> REGISTERED ENGINEER/SURVEYOR	<b>CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES</b> 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 \$10,000 HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE <u>June 15</u> 20 <u>09</u> <u>Allan B. Cantrell</u> CITY ENGINEER OR COUNTY ROAD DEPT.	<b>CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEM</b> 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 ARE HEREBY APPROVED AS SHOWN. DATE <u>06/16/09</u> <u>[Signature]</u> CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REP.	<b>CERTIFICATE OF APPROVAL FOR RECORDING</b> I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR ALL COUNTIES IN THE STATE OF TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IF ANY VARIANCES WERE APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS. DATE <u>6-16</u> 20 <u>09</u> <u>[Signature]</u> SECRETARY, JOHNSON CITY REGIONAL PLANNING COMMISSION	<b>THE ESTATES</b> <b>JOHNSON CITY REGIONAL PLANNING COMMISSION</b> TOTAL ACRES <u>15.286 Ac.±</u> TOTAL LOTS <u>41</u> ACRES NEW ROAD <u>3.081 Ac.±</u> MILES NEW ROAD <u>0.46 miles</u> OWNER <u>JUSTIN CLEAR</u> CIVIL DISTRICT <u>11th</u> SURVEYOR <u>RICK K. BOWERS</u> CLOSURE ERROR <u>1/10,000</u> SCALE 1" = 100'
--	--	---	---	---	---

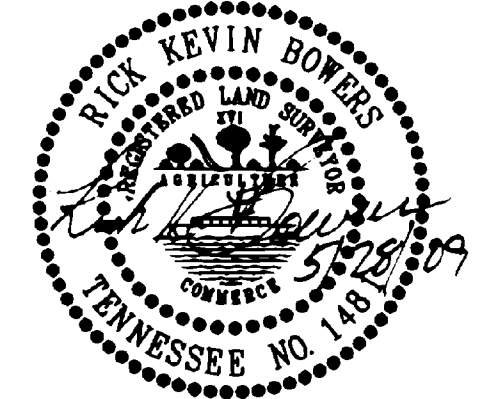


VICINITY MAP



- 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: ROLL 409, IMAGE 1909
  - THIS SUBJECT DOES NOT LIE IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 47179C0069 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.

- LEGEND
- IRO ● - IRON ROD OLD
  - PK ● - PK NAIL NEW
  - IRN ⊙ - IRON ROD NEW



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.

CERTIFICATE 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: 06/09/09  
OWNER: Justin Clear

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: 5/28/09  
REGISTERED ENG. OR SURVEYOR: Rick K. Bowers

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY: (1) THAT STREETS, UTILITIES AND \_\_\_\_\_ 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.

DATE: June 15, 2009  
CITY ENGINEER: Allan B. Cantrell

CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEM

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 ARE HEREBY APPROVED AS SHOWN.

DATE: 6/11/09  
CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REP.

CERTIFICATE OF APPROVAL FOR RECORDING

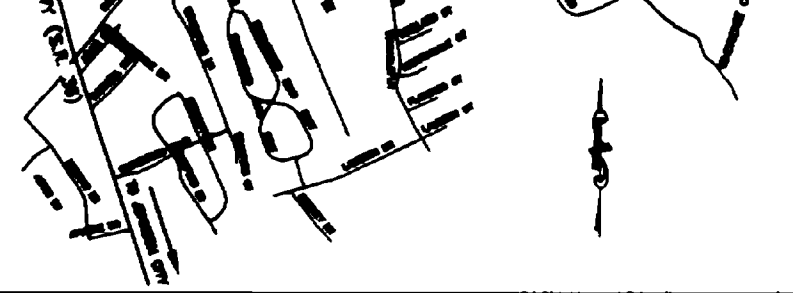
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE STATE OF TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE REGISTER.

DATE: 6-11-09  
SECRETARY: [Signature], REGIONAL PLANNING COMMISSION

THE ESTATES

JOHNSON CITY REGIONAL PLANNING COMMISSION	
TOTAL ACRES: 15,288 Ac.±	TOTAL LOTS: 41
ACRES NEW ROAD: 3,081 Ac.±	MILES NEW ROAD: 0.48 miles
OWNER: JUSTIN CLEAR	CIVIL DISTRICT: 11th
SURVEYOR: RICK K. BOWERS	CLOSURE ERROR: 1/10,000
SCALE 1" = 80'	

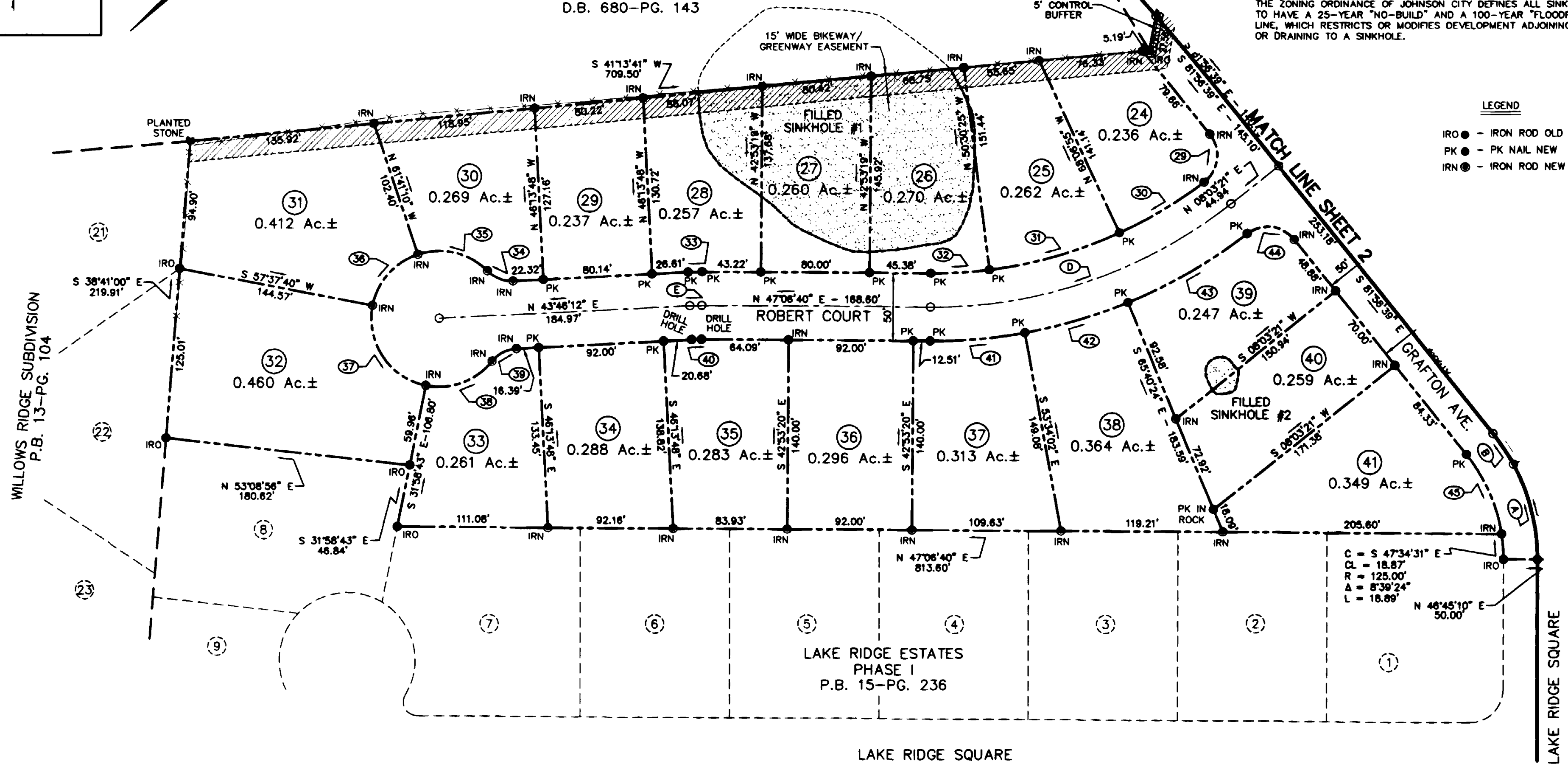
**TH&P**  
TYSINGER, HAMPTON & PARTNERS  
Solutions for the Future  
ENGINEERS • SURVEYORS  
PLANNERS • GEOLOGISTS  
3428 BRISTOL HWY.  
JOHNSON CITY, TENNESSEE 37601  
(423) 282-2887  
(423) 854-4563 FAX  
thp@tysinger-engineering.com  
http://www.tysinger-engineering.com



VICINITY MAP  
N.T.S.

ALICE R. SELL  
D.B. 680-PG. 143

- 3.- DEED REF : ROLL 409, IMAGE 1909
- 4.- THIS SUBJECT DOES NOT LIE IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 47179CO069 D, EFFECTIVE DATE 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 "NO-BUILD" AND A 100-YEAR "FLOODPLAIN" LINE, WHICH RESTRICTS OR MODIFIES DEVELOPMENT ADJOINING OR DRAINING TO A SINKHOLE.



- LEGEND
- IRO ● - IRON ROD OLD
  - PK ● - PK NAIL NEW
  - IRN ● - IRON ROD NEW

WILLOWS RIDGE SUBDIVISION  
P.B. 13-PG. 104



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.

**TH&P**  
TYSINGER, HAMPTON & PARTNERS  
Solutions for the Future  
ENGINEERS • SURVEYORS  
PLANNERS • GEOLOGISTS  
3428 BRISTOL HWY.  
JOHNSON CITY, TENNESSEE 37601  
(423) 282-2687  
(423) 854-4563 FAX  
thp@tysinger-engineering.com  
http://www.tysinger-engineering.com

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES	CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEM	CERTIFICATE OF APPROVAL FOR RECORDING
<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 <u>06/11/09</u> <u>Justin Clear</u> OWNER</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 <u>5/28/09</u> <u>Rick K. Bowers</u> REGISTERED ENG. OR SURVEYOR</p>	<p>I HEREBY CERTIFY: (1) THAT STREETS, UTILITIES AND <u>Drainage</u> HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$ <u>2,200.00</u> HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE <u>June 15 2009</u> <u>Allan B. Cantrell</u> CITY ENGINEER OR COUNTY ROAD COMM.</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 ARE HEREBY APPROVED AS SHOWN.</p> <p>DATE <u>06/16/09</u> <u>[Signature]</u> CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REP.</p>	<p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR <u>Johnson City, Tennessee</u>, 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 <u>Tennessee</u> REGISTER.</p> <p>DATE <u>6-16-09</u> <u>[Signature]</u> SECRETARY, JOHNSON CITY REGIONAL PLANNING COMMISSION</p>

THE ESTATES			
JOHNSON CITY REGIONAL PLANNING COMMISSION			
TOTAL ACRES	<u>15.288 Ac.±</u>	TOTAL LOTS	<u>41</u>
ACRES NEW ROAD	<u>3.081 Ac.±</u>	MILES NEW ROAD	<u>0.46 miles</u>
OWNER	<u>JUSTIN CLEAR</u>	CIVIL DISTRICT	<u>11th</u>
SURVEYOR	<u>RICK K. BOWERS</u>	CLOSURE ERROR	<u>1/10,000</u>
SCALE 1" = 60'			

DWG FILE : 0417900s-plat.dwg SHEET 3 of 3  
JOB NO. : 0417900S