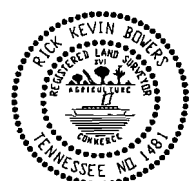


- NOTES:
- EASEMENTS FOR UNDERGROUND AND ABOVEGROUND UTILITIES SHALL BE PROVIDED ALONG ALL FRONT, REAR, AND SIDE PROPERTY LINES, AND SHALL BE A MINIMUM OF 7.5' WIDE. EASEMENTS OF THE SAME OR GREATER WIDTH MAY BE REQUIRED ALONG PROPERTY LINES OR ACROSS LOTS WHERE NECESSARY FOR THE EXTENSION OF EXISTING OR PLANNED UTILITIES OR DRAINAGE WAYS.
 - SETBACKS TO CONFORM TO CURRENT ZONING.
 - DEED REF: Roll 528, Image 499
 - THIS PROPERTY IS LOCATED IN ZONE A AS PER FIRM MAP 47179C015B0, REVISED SEPT. 28, 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. 08363015

LEGEND

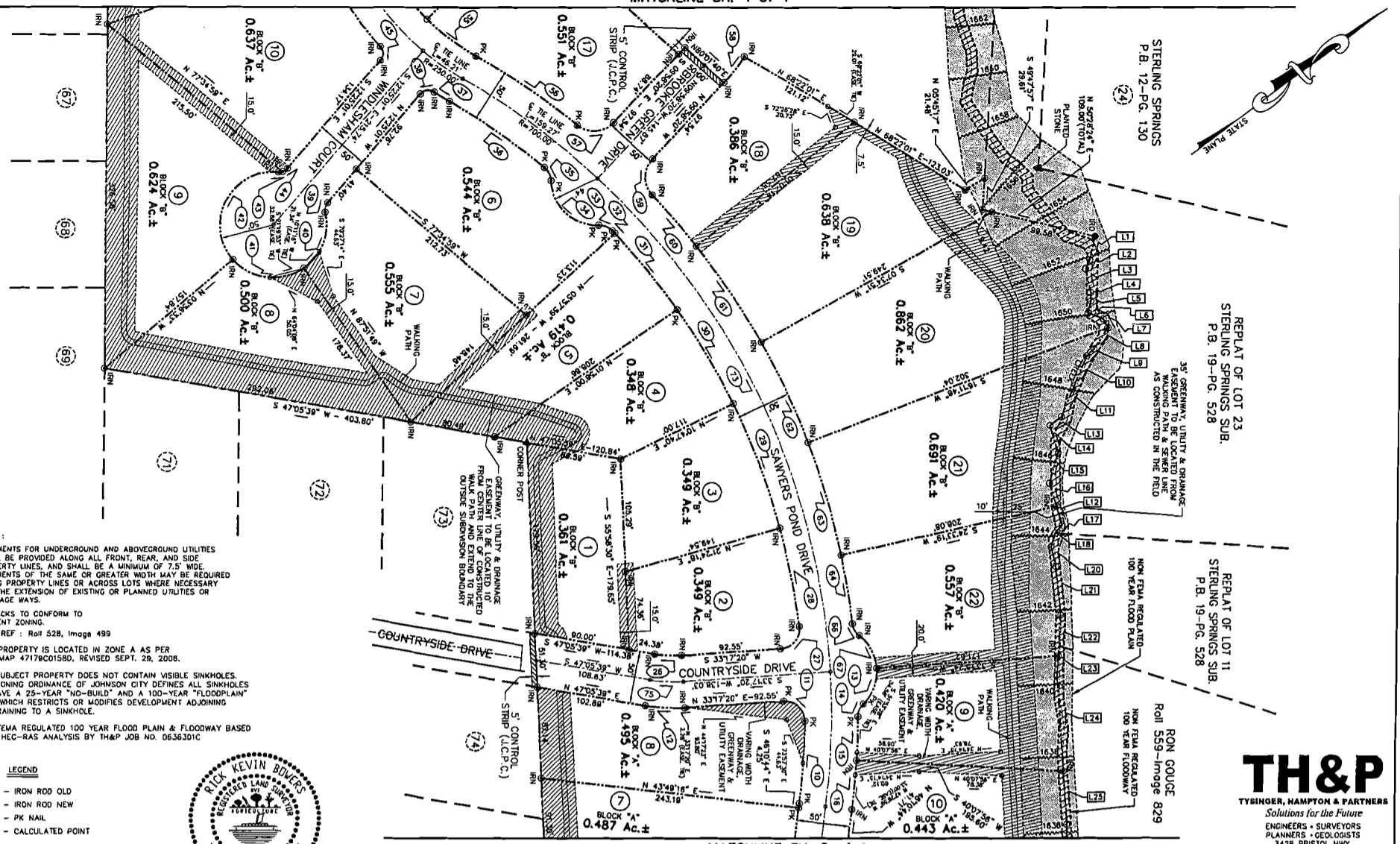
- IRO ● - IRON ROD OLD
- IRN ⊙ - IRON ROD NEW
- PK ⊙ - PK NAIL
- - CALCULATED POINT



I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is 1/100,000 as shown herein.

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 (423) 854-4563 FAX
 thp@tyngers-engineering.com
 http://www.tyngers-engineering.com
 SHEET 2 of 4

<p>CERTIFICATE 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>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 REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>DATE: 20 _____</p> <p>REGISTERED ENCL. OR SURVEYOR: _____</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES</p> <p>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.</p> <p>DATE: 20 _____</p> <p>CITY ENGINEER OR COUNTY ROAD COMM. _____</p>	<p>CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEM</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: 20 _____</p> <p>CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REP. _____</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR _____, 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 _____ REGISTER.</p> <p>DATE: 20 _____</p> <p>SECRETARY: _____ REGIONAL PLANNING COMMISSION</p>	<p>SAWYERS POND - PHASE 1</p> <p>JOHNSON CITY REGIONAL PLANNING COMMISSION</p> <table border="1"> <tr> <td>TOTAL ACRES</td> <td>21.5 Ac.±</td> <td>TOTAL LOTS</td> <td>37</td> </tr> <tr> <td>ACRES NEW ROAD</td> <td>3.3 Ac.±</td> <td>MILES NEW ROAD</td> <td>0.50 miles</td> </tr> <tr> <td>OWNER</td> <td>JOE WILSON</td> <td>CIVIL DISTRICT</td> <td>10th</td> </tr> <tr> <td>SURVEYOR</td> <td>RICK K. BOWERS</td> <td>CLOSURE ERROR</td> <td>1/10,000</td> </tr> </table> <p>SCALE 1" = 60' 42' 30' 60' 90' 120' RKT</p> <p>DWG FILE: 08363015-Plot.dwg JOB NO.: 08363015</p>	TOTAL ACRES	21.5 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
TOTAL ACRES	21.5 Ac.±	TOTAL LOTS	37																		
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OWNER	JOE WILSON	CIVIL DISTRICT	10th																		
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- 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 528, Image 499
 - THIS PROPERTY IS LOCATED IN ZONE A AS PER FIRM MAP 4717WC01580, 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.
 - NOW FEMA REGULATED 100 YEAR FLOOD PLAIN & FLOODWAY BASED ON A HEC-RAS ANALYSIS BY TH&P JOB NO. 0636301C

- LEGEND
- IRON ROD OLD
 - IRON ROD NEW
 - PK - PK NAIL
 - - CALCULATED POINT



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

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SAWYERS POND - PHASE 1				
JOHNSON CITY REGIONAL PLANNING COMMISSION				
TOTAL ACRES 21.5 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"= 60'		RKT		
DWC FILE : 0636301a-Pl1.dwg JOB NO. : 0636301s				

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (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: _____ 20____

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: _____ 20____

REGISTERED ENG. OR SURVEYOR: _____

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: _____ 20____

CITY ENGINEER OR COUNTY ROAD COM. _____

CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEM

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.

DATE: _____ 20____

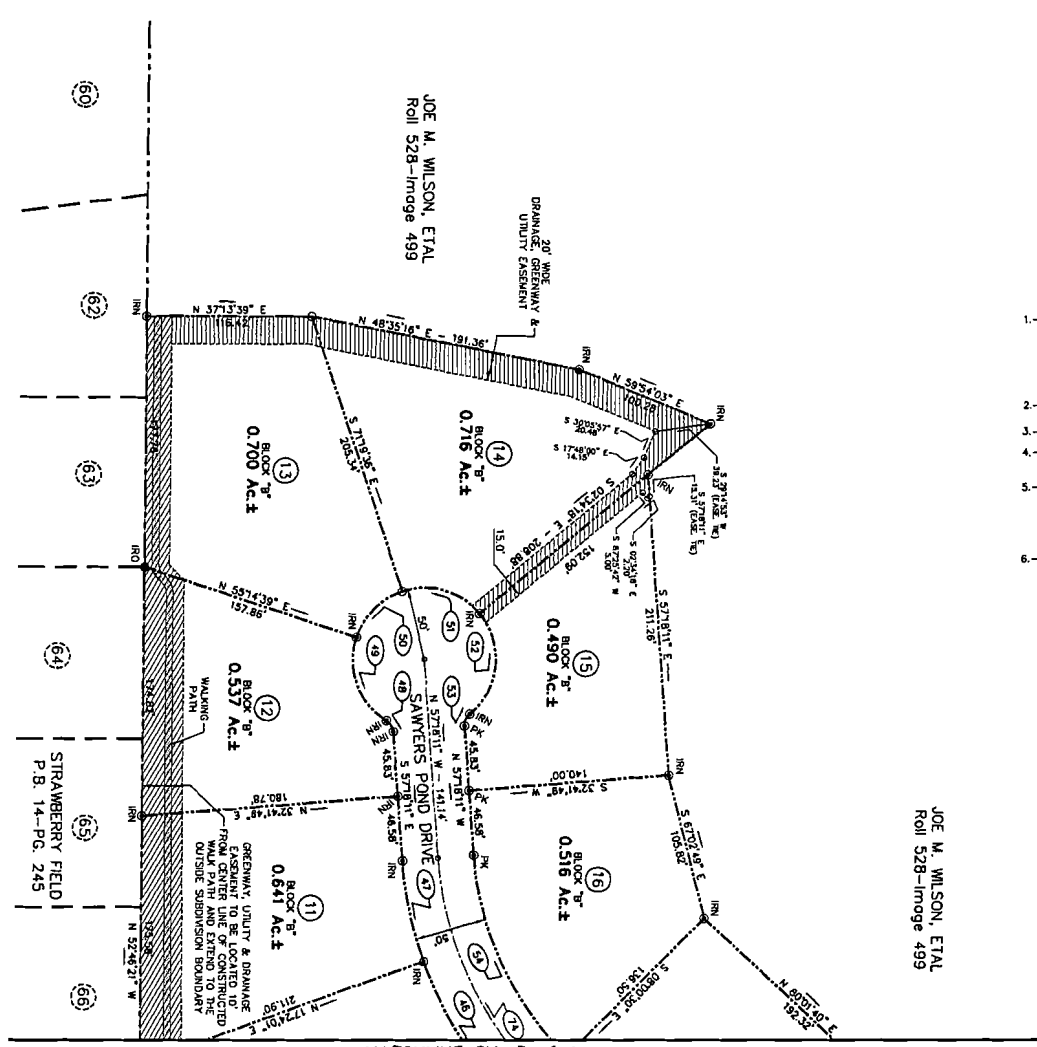
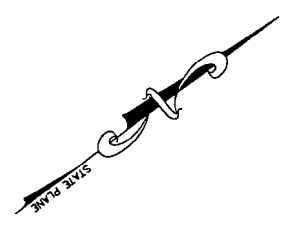
CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REP. _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR _____ 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 _____ REGISTER.

DATE: _____ 20____

SECRETARY: _____ REGIONAL PLANNING COMMISSION



- NOTES:
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- LEGEND
- IRON - IRON ROD OLD
 - IRON - IRON ROD NEW
 - PK - PK NAIL
 - O - CALCULATED POINT



I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is 1/100,000 as shown herein.

JOE M. WILSON, ETAL
Roll 528-Image 499

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SHEET 4 of 4

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