CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.00'	1.32'	1.32'	N 46°03'18" E
C2	75.00'	40.61'	40.11'	N 62°04'14" E
C3	75.00'	6.74'	6.74'	N 80°09'25" E
C4	120.00'	27.23'	27.17'	S 30°09'52" E
C5	120.00'	2.75'	2.75'	S 37°19'23" E
C6	25.00'	39.27'	35.36'	N 07°01'10" E
C7	80.00'	48.99'	48.23'	N 69°33'52" E
C8	75.00'	53.06'	51.96'	S 72°37'21" E
C9	50.00'	36.85'	36.02'	N 73°27'56" W
C10	50.00'	71.19'	65.33'	S 44°38'08" W
C11	50.00'	55.39'	52.60'	S 27°53'14" E
C12	50.00'	64.41'	60.05'	N 83°28'34" E
C13	75.00'	53.06'	51.96'	S 66°50'30" W
C14	120.00'	5.95'	5.95'	N 85°41'24" E
C15	120.00'	67.55'	66.66'	N 68°08'42" E
C16	80.00'	33.54'	33.29'	S 64°01'45" W
C17	120.00'	37.42'	37.27'	N 67°06'22" E
C18	120.00'	105.79'	102.40'	N 32°55'02" E
C19	25.00'	39.27'	35.36'	S 52°39'41" W
C20	125.00'	246.81'	208.63'	S 25°46'27" E
C21	125.00'	35.01'	34.90'	S 38°48'51" W
C22	75.00'	41.12'	40.60'	S 62°32'36" W
C23	125.00'	64.09'	63.39'	N 63°33'39" E
C24	25.00'	39.27'	35.36'	N 86°07'38" W
C25	275.00'	34.66'	34.64'	S 37°30'58" E
C26	25.00'	39.27'	35.36'	N 03°52'22" E
C27	75.00'	38.45'	38.03'	N 63°33'39" E
C28	125.00'	68.53'	67.67'	S 62°32'36" W

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C29	175.00'	8.31'	8.31'	S 45°28'39" W
C30	175.00'	97.88'	96.61'	S 28°05'38" W
C31	175.00'	101.27'	99.86'	S 04°30'26" E
C32	175.00'	162.39'	156.63'	S 47°40'05" E
C33	175.00'	24.70'	24.68'	S 78°17'42" E
C34	25.00'	39.27'	35.36'	N 37°20'19" W
C35	80.00'	95.47'	89.91'	N 41°51'00" E
C36	120.00'	28.46'	28.40'	S 69°14'38" W
C37	30.00'	41.66'	38.39'	S 77°45'57" E
C38	80.00'	19.99'	19.94'	S 30°49'19" E

MISCELLANEOUS NOTES:

LOTS SHALL BE SERVED BY JOHNSON CITY PUBLIC WATER WITH A 8" LINE.

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.

LINE	BEARING	DISTANCE
L1	S 60°14'41" W	71.73'
L2	N 41°07'38" W	31.68'
L3	N 48°52'22" E	50.00'
L4	N 48°52'22" E	73.27'
L5	N 41°07'38" W	38.07'
L6	N 44°34'27" E	27.47'
L7	N 07°39'41" E	50.00'
L8	S 82°20'19" E	5.00'
L9	S 52°54'03" E	18.27'
L10	N 41°07'38" W	51.19'
L11	N 41°07'38" W	21.87'
L12	N 48°52'22" E	81.79'
L13	N 78°14'56" E	111.04'
L14	N 78°14'56" E	37.44'
L15	N 46°50'16" E	20.52'
L16	N 82°20'19" W	124.52'
L17	N 07°39'41" E	75.81'
L18	N 76°02'20" E	70.65'
L19	N 76°02'20" E	118.39'
L20	N 76°02'20" E	85.22'

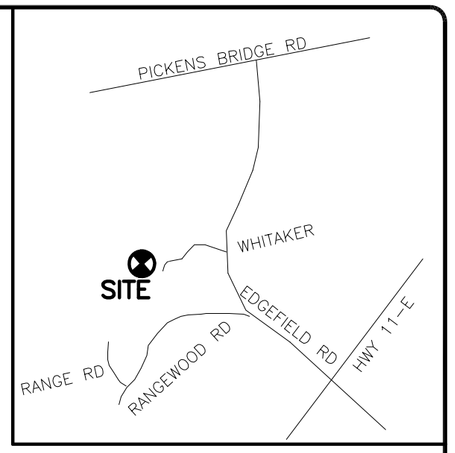
REMAINDER GREATER THAN 5.00 AC.± AND MEETS THE MINIMUM ROAD FRONTAGE PER ZONING.

PREMIER DEVELOPMENTS LLC
T.M. 134
PARCEL 56
DB 3037
PG 662
FUTURE DEVELOPMENT

DEAN TORBETT
T.M. 134
PARCEL 92.10
DB 1581C
PG 385

DEAN TORBETT
T.M. 134
PARCEL 92.10
DB 1581C
PG 385

NORTH RECONCILED TO DEED



LINE	BEARING	DISTANCE
L21	S 37°58'50" E	6.05'
L22	S 59°13'03" W	90.26'
L23	N 52°01'10" E	86.61'
L24	N 87°06'34" E	33.45'
L25	N 87°06'34" E	3.59'
L26	S 87°06'34" W	37.04'
L27	S 52°01'10" W	73.00'
L28	S 52°01'10" W	81.45'
L29	S 76°02'20" W	30.47'
L30	S 76°02'20" W	143.22'
L31	S 76°02'20" W	100.57'
L32	S 07°39'41" W	75.81'
L33	N 43°09'44" W	54.16'
L34	N 11°45'04" W	48.59'
L35	S 48°52'22" W	8.52'
L36	S 82°20'19" E	61.13'
L37	S 46°50'16" W	72.37'
L38	S 78°14'56" W	84.04'
L39	S 78°14'56" W	64.43'
L40	S 84°44'21" W	59.01'

DEAN TORBETT
T.M. 134
PARCEL 95
DB 1581C
PG 367

WAYNE TORBETT
T.M. 134
PARCEL 95.10
DB 1260C
PG 371

JOHN TORBETT
T.M. 134
PARCEL 95.15
DB 2170C
PG 70

NELLIE MCKEE
T.M. 134
PARCEL 50
DB 1003C
PG 79

WAYNE TORBETT
T.M. 134
PARCEL 46.15
DB 1260C
PG 355

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.

THE SEPTIC PERMIT WAS ISSUED TO _____
DATED _____.

THIS SITE RECIEVES WATER FROM _____ UTILITY DISTRICT.

THE FARM PHASE I

END COUNTY MAINTENANCE

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

DATED: _____

_____
SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

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 ENVIRONMENT AND CONSERVATION, DIVISION OF GROUND WATER PROTECTION OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

DATED: _____

_____
CITY SEWER DIRECTOR OR THE STATE ENVIRONMENTAL SPECIALIST

CERTIFICATE OF LICENSED ENGINEER OR SURVEYOR REGARDING SURFACE WATER RUNOFF

I HEREBY CERTIFY TO SULLIVAN COUNTY REGIONAL PLANNING COMMISSION (SCRPC), FOR THEIR BEHALF AS WELL AS FOR AND ON BEHALF OF ALL PURCHASERS OF LOTS WITHIN THE SUBDIVISION SHOWN HERE AND ALL NEIGHBORING PROPERTY OWNERS, THAT (1) I AM EITHER A FULLY LICENSED ENGINEER OR FULLY LICENSED SURVEYOR, AS INDICATED BELOW, IN THE STATE OF TENNESSEE, EDUCATED AND SKILLED IN THE PROPER CONTAINMENT AND DRAINAGE OF SURFACE WATER RUNOFF; (2) I HAVE REVIEWED THE FINAL SUBDIVISION PLAT AND PLANS SUBMITTED FOR APPROVAL TO SCRPC ON _____ (DATE) FOR THE SUBDIVISION SHOWN HERE; AND (3) THE SURFACE WATER RUNOFF AND DRAINAGE PLANS SET FORTH IN SUCH SUBDIVISION PLAT AND PLANS ARE ADEQUATE TO PROPERLY CONTAIN AND CONTROL, ACCORDING TO CURRENT INDUSTRY AND LEGAL STANDARDS, SURFACE WATER RUNOFF AND DRAINAGE WITHIN AND FROM SAID SUBDIVISION/PROPERTY.

_____ _____ _____ OR _____
DATE LICENSED ENGINEER LICENSED SURVEYOR

(4) THE SURFACE WATER RUNOFF AND DRAINAGE PLANS SET FORTH IN SUBDIVISION PLAT AND PLANS IDENTIFIED ABOVE, AS PROPERLY AMENDED ACCORDING TO SCRPC RULES AND REGULATIONS (IF SO BE THE CASE), HAVE BEEN PROPERLY IMPLEMENTED AND COMPLIED WITH, AND ALL FACILITIES AND IMPROVEMENTS CALLED FOR IN SUCH PLANS HAVE BEEN PROPERLY CONSTRUCTED; AND SUCH FACILITIES AND IMPROVEMENTS WILL PROPERLY CONTAIN AND CONTROL, ACCORDING TO CURRENT INDUSTRY AND LEGAL STANDARDS, SURFACE WATER RUNOFF AND DRAINAGE WITHIN AND FROM SAID SUBDIVISION/PROPERTY.

_____ _____ _____ OR _____
DATE LICENSED ENGINEER LICENSED SURVEYOR

CHARLES T. JOHNSON JR. REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2405

LEGEND

- ○ 1/2" IRON PIN SET (1555 CAP)
- ● IRON PIN FOUND
- □ POST
- △ PLANTED STONE
- ? ADDRESS
- (X) THE FARM PHASE I, LOT #

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

SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 13131
DATE: 12-31-2013

TPSI TN. PROFESSIONAL SURVEYING INC.
1169 HWY 107 JONESBOROUGH, TN. (423)753-8857

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL # 47163C0290D WHICH BEARS AN EFFECTIVE DATE OF 9/29/2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

OWNER: PREMIER DEVELOPMENTS LLC
T.M. 134
PARCEL 56
DB 3037
PG 662

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 THE 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.

OWNER: _____ DATED: _____
OWNER: _____ DATED: _____
OWNER: _____ DATED: _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SULLIVAN CO. REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATED: _____

_____
TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED. OR (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION

DATED: _____

_____
CITY ENGINEER OR SULLIVAN COUNTY COMMISSIONER OF HIGHWAYS

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN

DATED: _____

_____
LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SULLIVAN COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF RUQUIRED, A SURETY BOND IN THE AMOUNT OF $_____HAS BEEN POSTED WITH THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

_____
CONFIRMED BY SULLIVAN COUNTY PLANNING DIRECTOR

_____
SECRETARY OF THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION

SULLIVAN CO. REGIONAL PLANNING COMMISSION

THE FARM SUBDIVISION PHASE II

TOTAL ACRES 21.84 — TOTAL LOTS 29
ACRES NEW ROAD 3.06 — MILES NEW ROAD 0.54
COUNTY SULLIVAN — CIVIL DISTRICT 20TH
SURVEYOR CHARLES T. JOHNSON JR. — CLOSURE ERROR 1-10000
SCALE 1" = 100' (100' 0' 100' 200')