

NUMBER	CHORD	DELTA	RADIUS	TANGENT	LENGTH
C1	S 52°31'27" W 77.43	08°52'54"	500.00	38.83	77.51
C2	S 52°31'27" W 77.43	08°52'54"	500.00	38.83	77.51
C3	N 03°32'30" W 31.36	103°15'00"	20.00	25.28	38.04
C4	N 75°26'05" W 51.96	40°32'09"	75.00	27.70	53.06
C5	N 75°07'06" W 35.16	41°10'06"	50.00	18.78	35.93
C6	N 25°53'11" W 47.94	57°17'45"	50.00	27.32	50.00
C7	N 33°48'24" E 51.57	62°05'25"	50.00	30.10	54.18
C8	S 86°30'01" E 47.94	57°17'45"	50.00	27.32	50.00
C9	S 36°14'30" E 36.83	43°13'17"	50.00	19.81	37.72
C10	S 34°53'56" E 51.96	40°32'09"	75.00	27.70	53.06

- LEGEND**
- 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
 - 1/2" IRON ROD SET
 - ⊙ MAG NAIL SET
 - ▲ CENTERLINE CONTROL POINT
 - Ⓣ LOT NUMBER
 - AC. ACRE
 - EL. ELEVATION
 - CENTERLINE
 - LINES PLOTTED FROM DEED / PLAT DESCRIPTIONS
 - 100 YEAR / 24 HOUR STORM BOUNDARY - SEE NOTES
 - PUBLIC SANITARY SEWER EASEMENT, 15' WIDE UNLESS NOTED
 - NEW DRAINAGE EASEMENT

NOTES:

OWNER: GARLAND FAMILY GENERAL PARTNERSHIP; ROLL 753, IMAGE 1522.
 PORTION OF TAX MAP 36, PARCEL 1.02.
 LOT 19 OWNER: GARLAND FAMILY GENERAL PARTNERSHIP; ROLL 913, IMAGE 983.
 TAX MAP 36H, GROUP B, PARCEL 10.00.

7.5 FEET WIDE EASEMENTS FOR UTILITIES AND DRAINAGE ARE LOCATED ALONG THE INTERIOR OF ALL FRONT, REAR, AND SIDE PROPERTY LINES.

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

BUILDING SETBACKS SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY OR THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE RESTRICTIVE.

SURVEY IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.

DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY PROPERTY ASSESSOR'S OFFICE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

A PORTION OF THE SUBJECT PROPERTY LIES IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD (ZONE A) ON FLOOD INSURANCE RATE MAP NUMBER 47179C0151D, MAP EFFECTIVE DATE: SEPTEMBER 29, 2006. ZONE A IS DEFINED AS 100-YEAR FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED. APPROXIMATE ZONE A LIMIT PER FIRM SHOWN HEREON. 100 YEAR / 24 HOUR STORM BOUNDARY AND MINIMUM FLOOR ELEVATIONS SHOWN HEREON PROVIDED BY HIGHLANDS ENGINEERING, ELEVATIONS BASED ON CITY OF JOHNSON CITY GEODETIC CONTROL (NGVD 29).

THE SUBJECT PROPERTY DOES NOT CONTAIN "VISIBLE" SINKHOLES DISCOVERED DURING THE COURSE OF THE SURVEY. 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 MOVES DEVELOPMENT ADJOINING OR DRAINING TO A SINKHOLE.

THE SUBJECT PROPERTY DOES NOT CONTAIN A VISIBLE UNMAPPED STREAM. SMALL STREAMS ARE NOT SHOWN ON THE FLOOD INSURANCE RATE MAPS, AND THE ZONING ORDINANCE OF JOHNSON CITY REGULATED DEVELOPMENT NEAR UNMAPPED STREAMS.

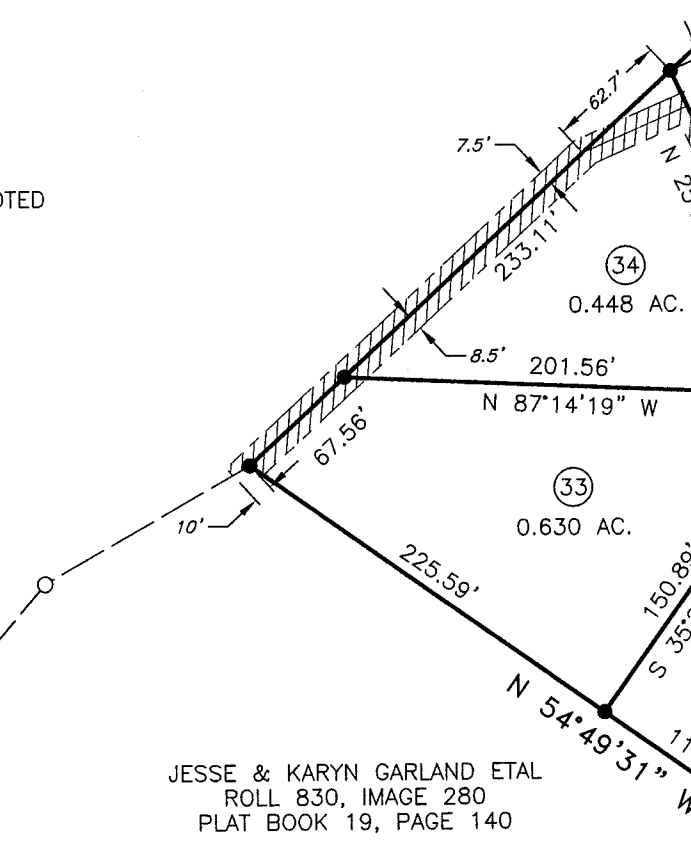
NUMBER	CHORD	DELTA	RADIUS	TANGENT	LENGTH
C11	N 86°27'30" E 24.83	76°45'00"	20.00	15.84	26.79
C12	N 52°31'27" E 81.30	08°52'54"	525.00	40.77	81.38
C13	N 52°31'27" E 81.30	08°52'54"	525.00	40.77	81.38
C14	N 03°05'00" E 28.28	90°00'00"	20.00	20.00	31.42
C15	N 45°56'00" W 49.03	08°02'00"	350.00	24.58	49.07
C16	N 45°56'00" W 46.23	08°02'00"	330.00	23.17	46.27
C17	N 70°13'05" W 51.96	40°32'09"	75.00	27.70	53.06
C18	N 72°42'04" W 30.54	35°34'10"	50.00	16.04	31.04
C19	N 26°16'06" W 47.94	57°17'45"	50.00	27.32	50.00
C20	N 37°01'13" E 56.84	69°16'53"	50.00	34.55	60.46
C21	S 79°41'28" E 47.94	57°17'45"	50.00	27.32	50.00
C22	S 30°13'44" E 35.53	41°37'45"	50.00	19.01	36.33
C23	S 29°40'56" E 51.96	40°32'09"	75.00	27.70	53.06
C24	S 49°27'38" E 6.32	00°58'44"	370.00	3.16	6.32
C25	S 45°26'38" E 45.53	07°03'16"	370.00	22.81	45.56
C26	S 86°55'00" E 28.28	90°00'00"	20.00	20.00	31.42
C27	N 45°56'00" W 49.03	08°02'00"	350.00	24.58	49.07
C28	N 03°05'00" E 28.28	90°00'00"	20.00	20.00	31.42
C29	N 45°56'00" W 46.23	08°02'00"	330.00	23.17	46.27
C30	N 70°13'05" W 51.96	40°32'09"	75.00	27.70	53.06
C31	N 65°23'14" W 42.42	50°11'50"	50.00	23.42	43.81
C32	N 11°38'27" W 47.94	57°17'45"	50.00	27.32	50.00
C33	N 47°44'33" E 51.11	61°28'15"	50.00	29.73	53.64
C34	S 72°52'28" E 47.94	57°17'45"	50.00	27.32	50.00
C35	S 28°49'13" E 29.91	34°48'44"	50.00	15.67	30.38
C36	S 29°40'56" E 51.96	40°32'09"	75.00	27.70	53.06
C37	S 45°56'00" E 51.83	08°02'00"	370.00	25.98	51.88
C38	S 86°55'00" E 28.28	90°00'00"	20.00	20.00	31.42

NUMBER	DIRECTION	DISTANCE
L1	N 48°29'20" E	204.85'
L2	N 48°58'18" E	34.17'
L3	N 48°58'18" E	141.07'
L4	N 48°06'20" E	149.93'
L5	S 40°28'28" E	20.04'
L6	N 48°06'20" E	110.49'
L7	N 49°18'59" E	98.67'
L8	N 44°53'54" E	146.85'
L9	N 64°05'31" E	41.79'
L10	N 48°29'20" E	51.27'
L11	S 41°30'40" E	24.44'
L12	N 48°58'18" E	2.57'
L13	N 47°57'22" W	24.44'
L14	S 41°01'42" E	22.22'
L15	N 48°58'18" E	52.31'
L16	N 48°06'20" E	6.02'
L17	N 50°32'37" W	40.10'

ROLL/MG: PB21/396-396
 17004297

1 PGS AL-PLAT MAP
 JACQUE BATHCH 158824 03/24/2017 08:10 AM
 VALUE 0.00
 MORTGAGE TAX 0.00
 TRANSFER TAX 0.00
 RECORDING FEE 15.00
 ARCHIVE FEE 0.00
 DP FEE 2.00
 REGISTER'S FEE 0.00
 TOTAL AMOUNT 17.00

STATE OF TENNESSEE, WASHINGTON COUNTY
GINGER B. JILTON
 REGISTER OF DEEDS



CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT SEWER DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER RESOURCES, AND ARE HEREBY APPROVED AS SHOWN.

March 23, 2017
 [Signature]
 CITY OF JOHNSON CITY HEALTH OFFICER OR HIS AUTHORIZED REP.

CERTIFICATION OF THE APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER RESOURCES, AND ARE HEREBY APPROVED AS SHOWN.

March 23, 2017
 [Signature]
 CITY OF JOHNSON CITY 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 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 COUNTY REGISTER.

03-23-2017
 [Signature]
 SECRETARY, PLANNING COMMISSION

GARLAND FARM ESTATES, PHASE 4

JOHNSON CITY REGIONAL PLANNING COMMISSION

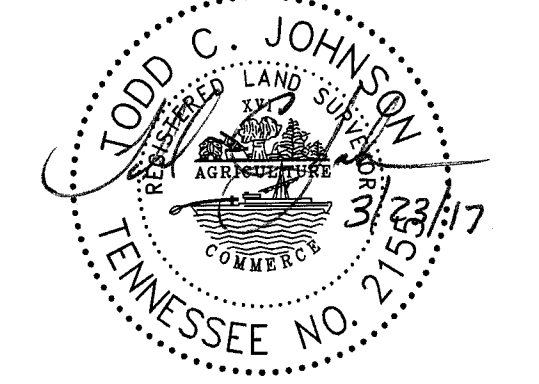
TOTAL ACRES 18.691 TOTAL LOTS 27

ACRES NEW ROAD 4.020 MILES NEW ROAD 0.50

OWNER SEE ABOVE CIVIL DISTRICT 14th

SURVEYOR TODD JOHNSON CLOSURE ERROR 1:25,000

SCALE 1" = 100'



TODD C. JOHNSON
 TENN. REG. NO. 2155
 P.O. BOX 5574
 JOHNSON CITY, TN 37602
 PHONE: (423) 929-8633
 EMAIL: TJOHNSONR@COMCAST.NET

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.

3/23/17
 [Signature]
 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 CITY SPECIFICATIONS OR (2) THAT JOHNSON CITY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

3/23/17
 [Signature]
 REGISTERED SURVEYOR #2155

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY: (1) THAT STREETS, UTILITIES AND MONUMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$37,000 HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

March 23, 2017
 [Signature]
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF THE APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER RESOURCES, AND ARE HEREBY APPROVED AS SHOWN.

March 23, 2017
 [Signature]
 CITY OF JOHNSON CITY HEALTH OFFICER OR HIS AUTHORIZED REP.