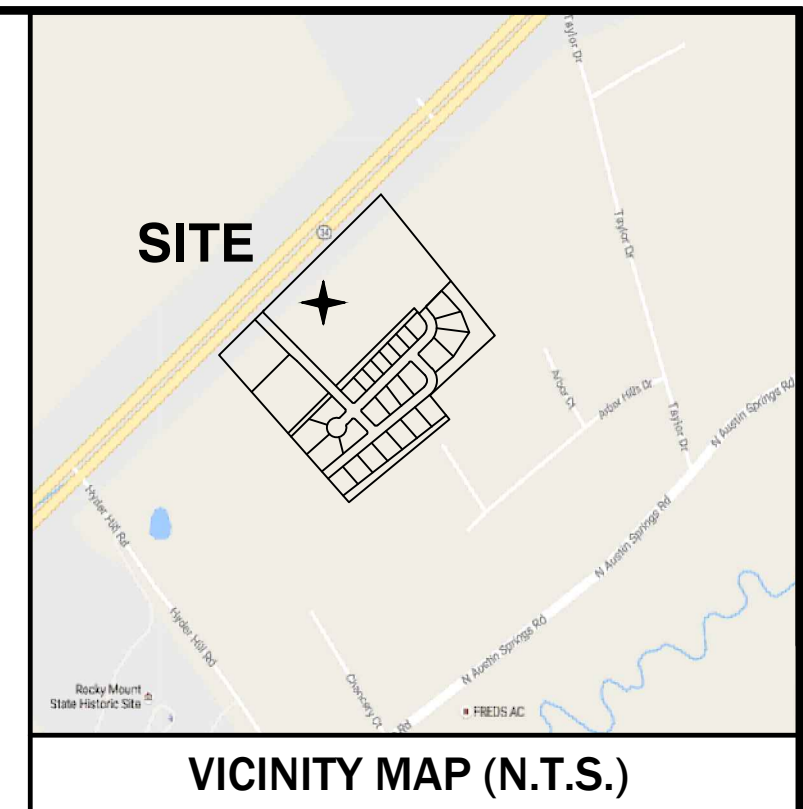


FINAL PLAT OF: AUTUMN RIDGE, PHASE I BRISTOL HIGHWAY JOHNSON CITY, TENNESSEE MAY 15, 2018



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT
C1	10.00'	15.71'	14.14'	S02°00'38"W	10.00'
C2	10.00'	9.48'	9.13'	S74°10'04"W	5.13'
C3	50.00'	71.79'	65.78'	S80°11'34"W	43.67'
C4	50.00'	51.27'	49.05'	S10°18'52"E	28.14'
C5	50.00'	54.64'	51.96'	S70°59'42"E	30.41'
C6	50.00'	74.18'	67.56'	N35°11'51"E	45.82'
C7	10.00'	9.48'	9.13'	N19°51'11"E	5.13'
C8	10.00'	15.71'	14.14'	S87°59'22"E	10.00'
C9	10.00'	16.63'	14.78'	S04°38'44"W	10.96'
C10	90.00'	121.85'	112.75'	N13°29'43"E	72.33'
C11	10.00'	15.64'	14.10'	N02°11'49"E	9.94'
C12	100.00'	23.42'	23.37'	N40°18'05"E	11.76'
C13	100.00'	50.00'	49.48'	N19°16'07"E	25.53'
C14	100.00'	50.00'	49.48'	N09°22'44"W	25.53'
C15	100.00'	23.42'	23.37'	N30°24'42"W	11.76'
C16	10.00'	14.50'	13.27'	N04°25'53"E	8.86'
C17	50.00'	73.42'	67.00'	S04°56'42"W	45.12'
C18	10.00'	15.71'	14.14'	N87°59'22"W	10.00'
C19	10.00'	15.71'	14.14'	N02°00'38"E	10.00'
C20	10.00'	15.77'	14.19'	S87°48'11"E	10.07'
C21	40.00'	66.25'	58.93'	S04°49'55"W	43.57'
C22	10.00'	14.79'	13.48'	N85°21'16"W	9.12'
C23	90.00'	27.22'	27.11'	N33°57'12"W	13.71'

LINE	BEARING	DISTANCE
L1	S47°00'38"W	38.05'
L2	N47°00'38"E	38.05'
L3	S42°59'22"E	87.53'
L4	S37°37'03"E	2.50'
L5	N52°16'50"E	6.31'
L6	N47°00'38"E	128.40'
L7	N52°16'50"E	95.41'
L8	N59°36'27"E	51.23'
L9	N42°59'22"W	93.99'
L10	S44°00'59"E	44.12'
L11	S40°05'22"E	5.59'
L12	S37°07'14"E	44.16'
L13	S37°07'14"E	60.08'
L14	S43°38'05"E	116.34'

OWNER:
PREMIER DEVELOPMENTS, LLC
145 EDGEFIELD ROAD
PINEY FLATS, TN 37686
(828) 766-5122



NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

LANDMARK ENGINEERS & SURVEYORS, LLC
CIVIL ENGINEERING
LAND SURVEYING
12400 Cypress Grove Lane ~ Knoxville, TN 37922
Phone: (865) 776-9074 E-mail: mdriver@landmarkesllc.com
www.landmarkesllc.com

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/FOUND AS SHOWN HEREON.

DATE

REGISTERED SURVEYOR #2422

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000.

REGISTERED LAND SURVEYOR
TENN. REG. NO. 2422

M.H. Driver



**AUTUMN RIDGE SUBDIVISION
PHASE 1
JOHNSON CITY/SULLIVAN COUNTY, TN
COVER**

CITY OF JOHNSON CITY REGIONAL PLANNING COMMISSION
TOTAL ACRES ±13.71 TOTAL LOTS 27 & 1 SWMA
ACRES NEW ROAD 3.00 (R.O.W.) MILES NEW ROAD ±0.48
OWNER PREMIER DEVELOPMENTS, LLC CIVIL DISTRICT 9TH
SURVEYOR MARK H. DRIVER, PE, PLS. CLOSURE ERROR 1:10,000
SCALE 1" = 60'

CERTIFICATION OF THE APPROVAL OF WATER SYSTEM

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

DATE _____
CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REP.

CERTIFICATION OF THE APPROVAL OF SEWAGE SYSTEM

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

DATE _____
CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REP.

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBMISSION 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.

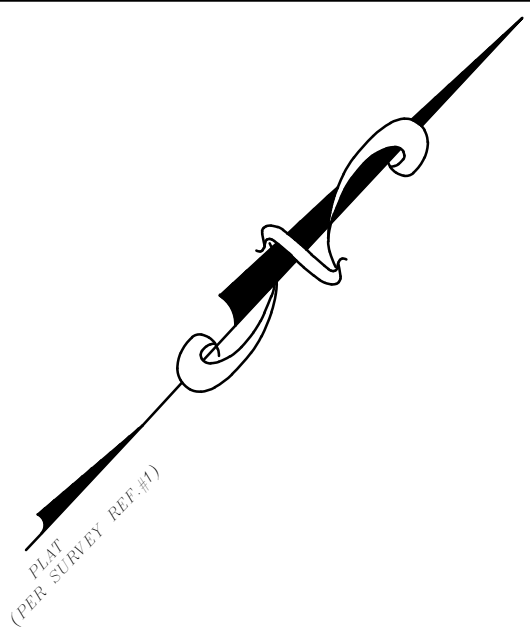
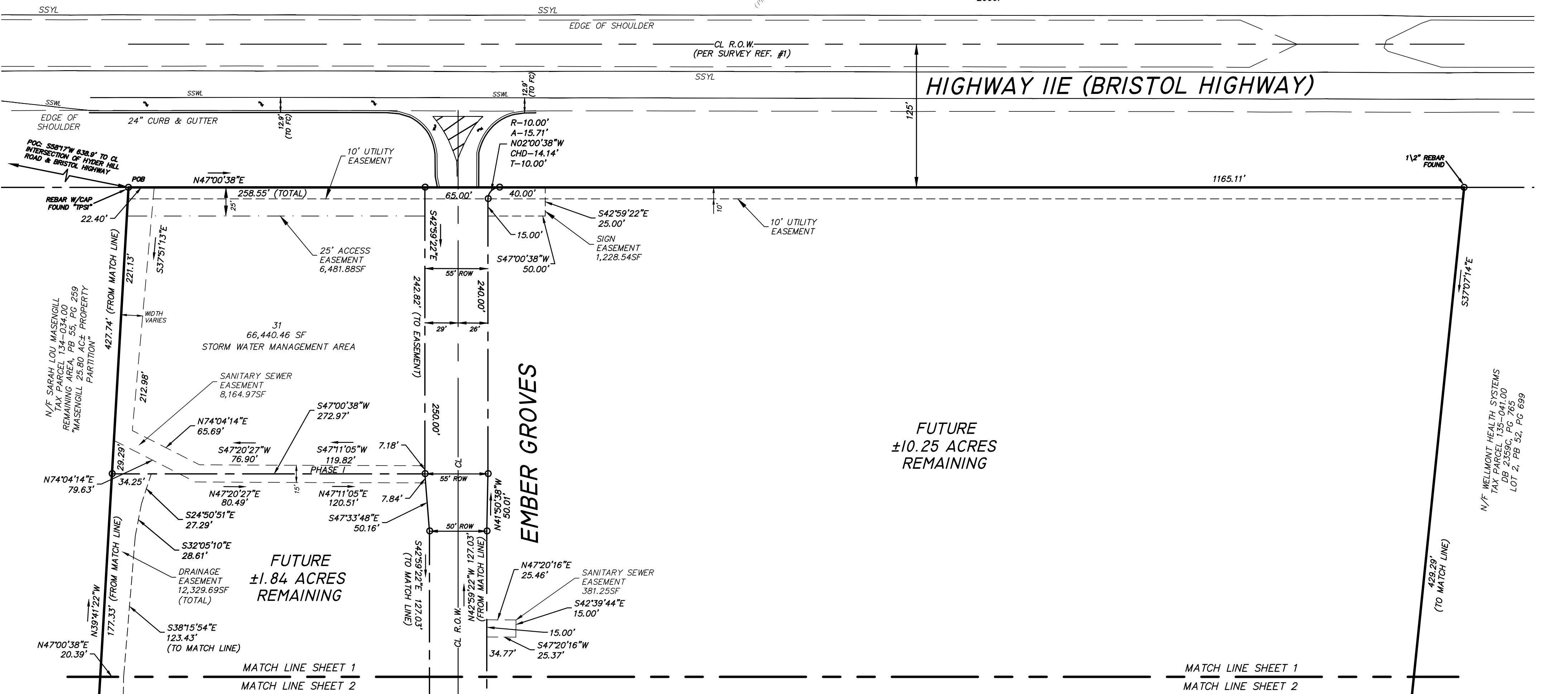
DATE _____
SECRETARY, JOHNSON CITY REGIONAL PLANNING COMMISSION

SURVEY REFERENCES:

1. PLAT TITLED "MASENGILL 25.80 AC.± PROPERTY PARTITION" BY TPSI (TN PROFESSIONAL SURVEYING, INC.) DATED FEBRUARY 11, 2016 AND BEING RECORDED IN PLAT BOOK P55 PAGE 259 SULLIVAN COUNTY REGISTER OF DEEDS.
2. PLAT TITLED "CEDAR CREST SUBDIVISION PHASE I" BY TPSI (TN PROFESSIONAL SURVEYING, INC.) DATED NOVEMBER 15, 2012 AND BEING RECORDED IN PLAT BOOK P54 PAGE 12 SULLIVAN COUNTY REGISTER OF DEEDS.
3. PLAT TITLED "CEDAR CREST SUBDIVISION PHASE II" BY TPSI (TN PROFESSIONAL SURVEYING, INC.) DATED JUNE 17, 2013 AND BEING RECORDED IN PLAT BOOK P54 PAGE 15 SULLIVAN COUNTY REGISTER OF DEEDS.
4. PARTIAL TOPOGRAPHIC SURVEY TITLED "AUTUMN RIDGE TAX PARCEL 135-037.00" BY M. LACEY LAND SURVEYING DATED OCTOBER 31, 2016.
5. FEMA FIRM MAP 47163C0290D EFFECTIVE SEPTEMBER 29, 2006.

NOTES:

1. MONUMENTS FOUND/SET AT ALL CORNERS.
2. PROPERTY SHOWN ON MAP 135-037.00
3. CURRENT ZONING PER THE DATE OF THIS MAP IS R-1 (SUBURBAN RESIDENTIAL DISTRICT). PLEASE REFER TO THE LOUDON COUNTY ZONING RESOLUTION FOR ADDITIONAL INFORMATION.
4. 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.
5. BASIS OF BEARINGS: NORTH IS BASED ON SURVEY REFERENCE #1.
6. PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA PER SURVEY REFERENCE #5.



NOTE:
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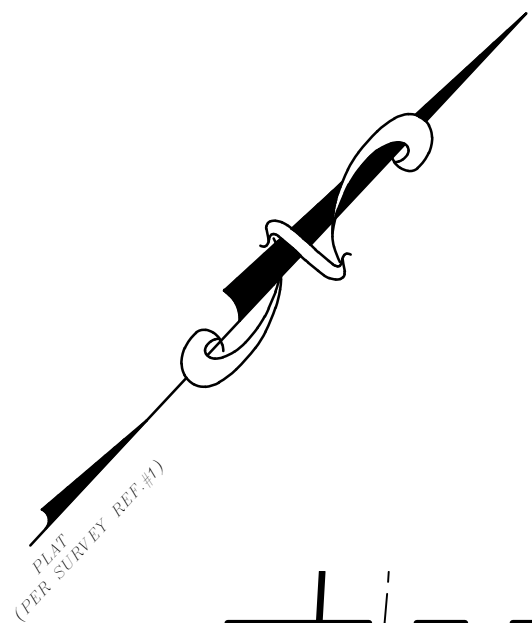
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REGISTERED SURVEYOR #2422

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY.
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000.
REGISTERED LAND SURVEYOR *M. H. Driver*
TENN. REG. NO. 2422



AUTUMN RIDGE SUBDIVISION PHASE 1 JOHNSON CITY/SULLIVAN COUNTY, TN SHEET 1
CITY OF JOHNSON CITY REGIONAL PLANNING COMMISSION
TOTAL ACRES ±13.71 TOTAL LOTS 27 & 1 SWMA
ACRES NEW ROAD 3.00 (R.O.W.) MILES NEW ROAD ±0.48
OWNER PREMIER DEVELOPMENTS, LLC CIVIL DISTRICT 9TH
SURVEYOR MARK H. DRIVER, PE, PLS. CLOSURE ERROR 1:10,000
SCALE 1" = 60'



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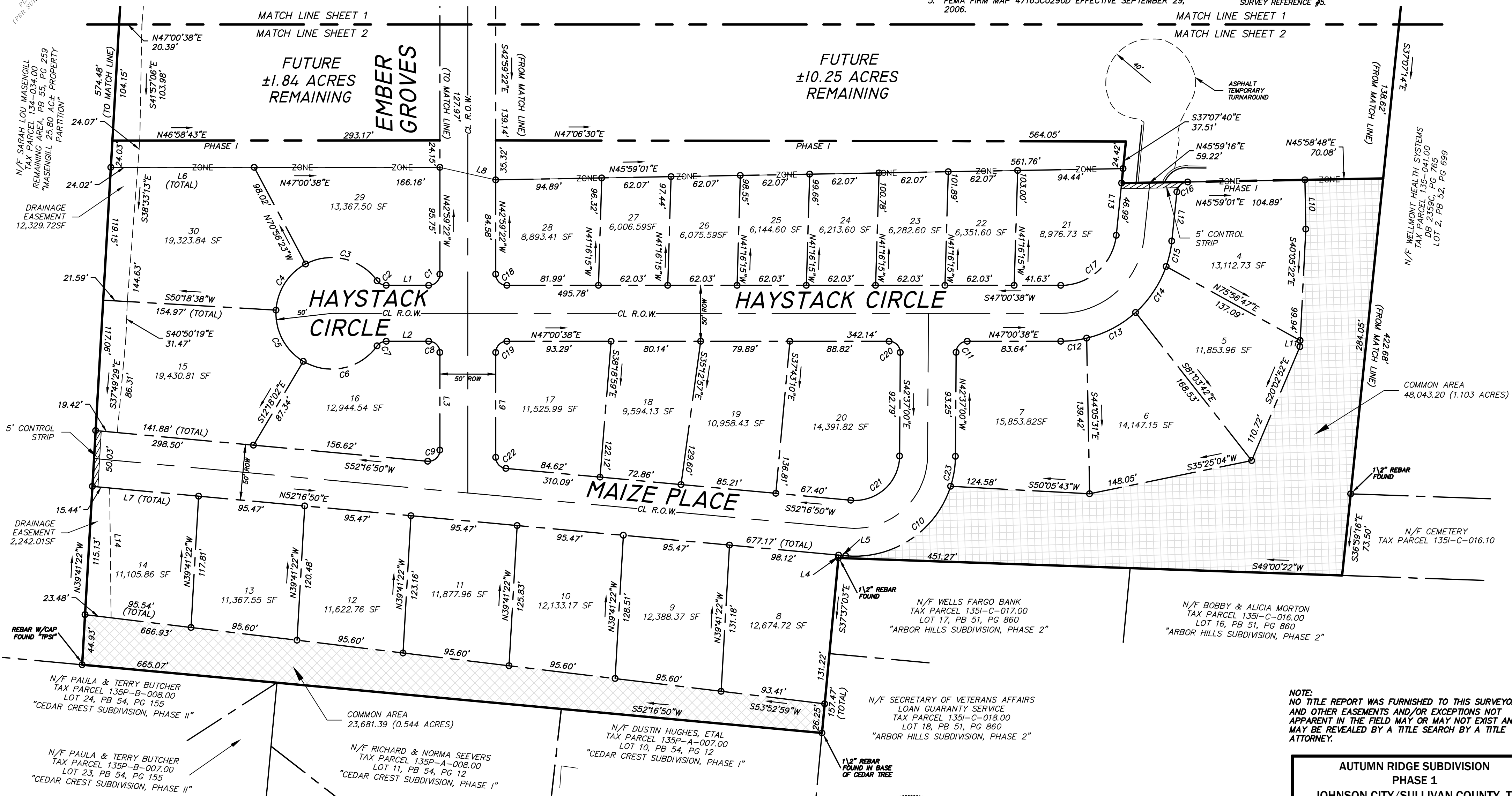
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REGISTERED LAND SURVEYOR *M. Driver*
TENN. REG. NO. 2422



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