

- LEGEND**
- IRON PIN (OLD)
 - IRON PIN (NEW)
 - POINT
 - POWER POLE
 - SEWER MANHOLE- EXISTING
 - WATER METER
- SS — SS — SS — SEWER LINE
 — P — P — P — POWER LINE (OVERHEAD)
 — W — W — W — WATER LINE

NOTES

1. THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND EVIDENCE WHICH WERE FOUND IN THE FIELD AS OF THIS DATE.
2. NO TITLE INFORMATION WAS FURNISHED TO THIS SURVEYOR.
3. THIS SURVEY IS SUBJECT TO ANY EASEMENTS THAT MAY AFFECT SUBJECT PROPERTY, WHETHER OF RECORD OR IMPLIED.
4. LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND UNDERGROUND STRUCTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. TITLE SOURCE: TAX MAP 37F -A- PARCELS- 27.00 AND 27.05 AS SHOWN DEED BOOKS AND PLAT BOOKS AS SHOWN
6. CURRENT ZONING: B-3
 SETBACKS: FRONT YARD=15', REAR YARD=20', SIDE YARD=10' WHEN ADJOINING RESIDENTIAL
 RESIDENTIAL SETBACK= FRONT= 25' REAR= 30' SIDE= 6' TOTAL OF 20'
 ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
7. THE AVAILABILITY OF ELECTRIC POWER IS SUBJECT TO ALL RULES AND REGULATIONS OF THE BRISTOL TENNESSEE ELECTRIC SYSTEM IN EFFECT AT THE TIME OF SERVICE APPLICATION.
8. FLOOD ZONE- X AS SHOWN ON FIRM MAPPING FOR THE CITY OF BRISTOL TENNESSEE- PANEL 47163C0104D DATED 9-29-2006 APPROXIMATE LINE LOCATION SHOWN
9. WATERLINE EASEMENT NOTE: THIS PLAT DOES NOT SET UP A LINE TABLE OF METES AND BOUNDS. IT DOES HOWEVER SET UP A NEW 20' WATERLINE EASEMENT OVER THE EXISTING WATERLINE AS FIELD LOCATED BY CITY OF BRISTOL TENNESSEE PUBLIC WORKS CREWS. THE INTENT BEING TO GRANT SAID EASEMENT CENTERED OVER THE EXISTING WATERLINE AS ITS EXACT LOCATION COULD NOT ACCURATELY BE PROVIDED.
10. SURFACE WATER FOLLOWING NATURAL DRAINAGE PATTERNS BECOMES THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
11. PER CITY OF BRISTOL TENNESSEE PUBLIC WORKS THE BUILDINGS SHOWN ARE SERVED WITH WATER METERS ON THE VOLUNTEER PARKWAY.

NOTATION OF EASEMENTS

PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE STRUCTURES; INCLUDING BUT NOT LIMITED TO; SANITARY SEWERS, WATERLINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES, AS WELL AS THE DRAINAGE OF SURFACE WATER.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON. AND IS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE.

Kevin L. Cross 8-2-18
 KEVIN L. CROSS, R.L.S. 1671 DATE

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) 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 AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENT FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL BARRIERS, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

8-2-18
 A. J. Blum
 OWNER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS, FOR BRISTOL, TENNESSEE, EXCEPT FOR VARIANCES, IF ANY, AND NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF COUNTY REGISTRAR.

DATE: 8-2-18
 SECRETARY, PLANNING COMMISSION

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 BRISTOL, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE TENNESSEE LAND SURVEYORS LAWS AND REGULATIONS.

8-2-18
 Kevin L. Cross 1671
 REGISTERED SURVEYOR LICENSE NUMBER

CERTIFICATION OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS FOR THIS SUBDIVISION ARE:

WATER SYSTEM

AVAILABLE
 NOT AVAILABLE
 THE APPROPRIATE SURETY POSTED WITH THE BRISTOL, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS.

DATE: 8-2-18 AUTHORIZED SIGNATURE/TITLE: *Kevin L. Cross*

SANITARY SEWER SYSTEM

AVAILABLE
 NOT AVAILABLE
 THE APPROPRIATE SURETY POSTED WITH THE BRISTOL, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS.

DATE: 8-2-18 AUTHORIZED SIGNATURE/TITLE: *Kevin L. Cross*

CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL WITH RESTRICTIONS

* APPROVAL IS HEREBY GRANTED FOR LOTS _____ DEFINED AS _____ COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS.

PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND A SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF GROUND WATER PROTECTION. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

ENVIRONMENTAL SPECIALIST DIVISION OF GROUND WATER PROTECTION DATE: _____

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT:

THE STREETS DESIGNATED ON THIS FINAL SUBDIVISION PLAT ARE AVAILABLE AND DO NOT REQUIRE EXTENSION OR IMPROVEMENTS.

THE STREETS DESIGNATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED AND/OR UPGRADED PER THE APPROVED PLANS AND SPECIFICATIONS.

APPROPRIATE SURETY HAS BEEN POSTED WITH THE BRISTOL, TENNESSEE REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF THE STREET EXTENSIONS AND/OR IMPROVEMENTS IN CASE OF DEFAULT.

DATE: _____ AUTHORIZED SIGNATURE: _____

TITLE: _____

3RD REPLAT TRACTS 3 AND 4 BARKER BROTHERS VIRGINIA CORPORATION

BRISTOL, TENNESSEE REGIONAL PLANNING COMMISSION

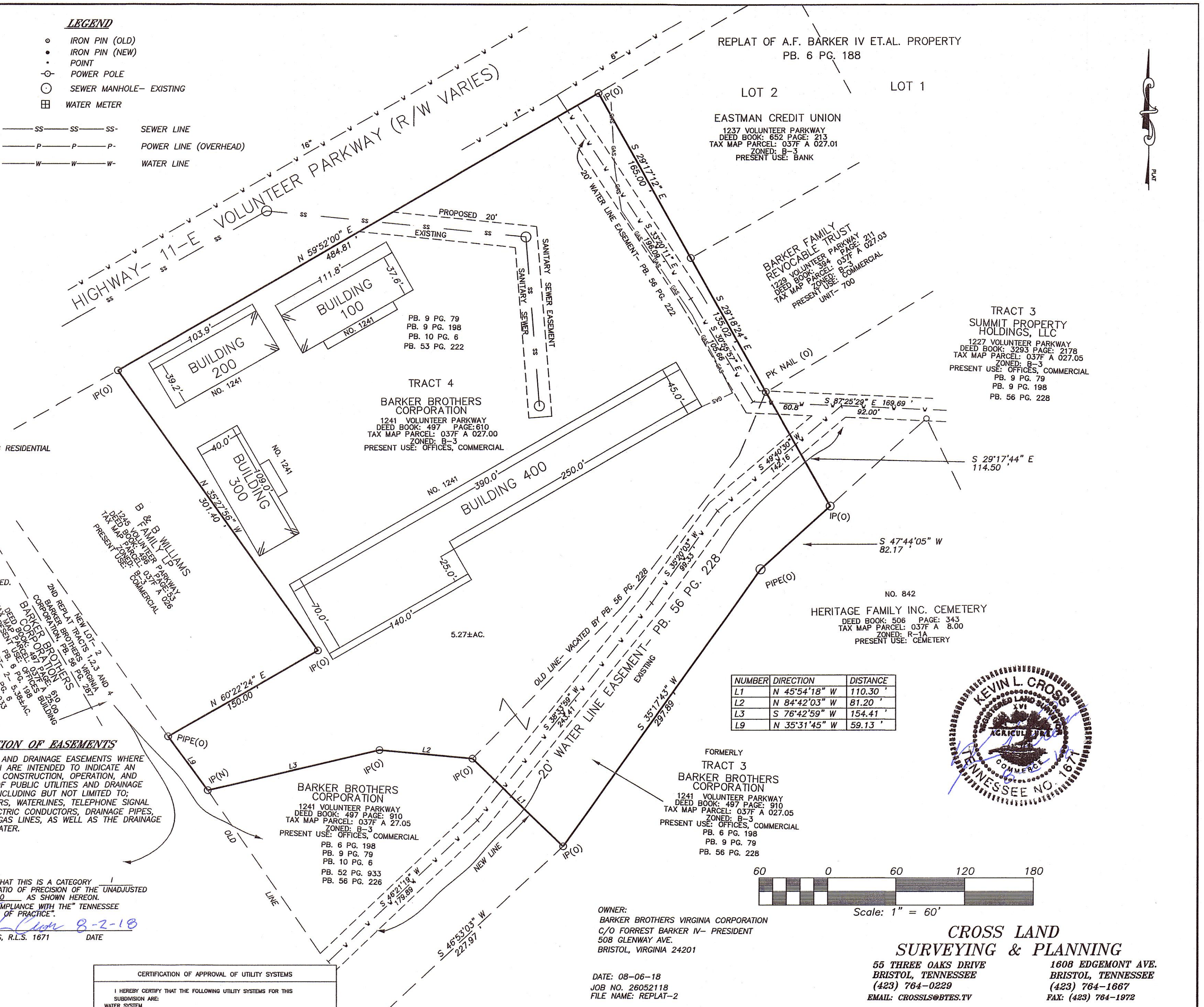
TOTAL ACRES 5.27± TOTAL LOTS 1

ACRES NEW ROAD 0 MILES NEW ROAD 0

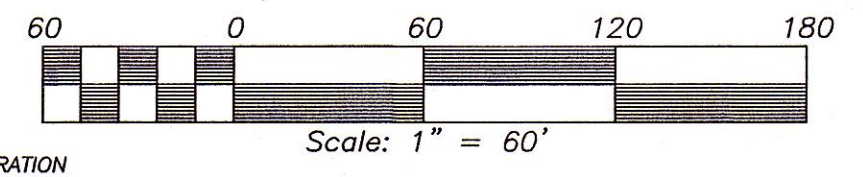
OWNER BARKER BROTHERS VIRGINIA CORPORATION CIVIL DISTRICT 17TH

SURVEYOR KEVIN L. CROSS CLOSURE ERROR 1:10,000

SCALE 1" = 60' DRAWN BY RLB



NUMBER	DIRECTION	DISTANCE
L1	N 45°54'18" W	110.30'
L2	N 84°42'03" W	81.20'
L3	S 76°42'59" W	154.41'
L9	N 35°31'45" W	59.13'



CROSS LAND SURVEYING & PLANNING
 55 THREE OAKS DRIVE BRISTOL, TENNESSEE (423) 764-0229
 1608 EDMONT AVE. BRISTOL, TENNESSEE (423) 764-1667
 EMAIL: CROSSLS@BTES.TV FAX: (423) 764-1972

DATE: 08-06-18
 JOB NO. 26052118
 FILE NAME: REPLAT-2