TENNESSEE STATE PLANE
GRID NORTH

0 25' 50' 100'
SCALE: 1" = 50'-0"

Mattern & Craig
ENGINEERS•SURVEYORS
403 EAST MARKET STREET
JOHNSON CITY, TENNESSEE 37601
(423) 979-2220
FAX (423) 979-2222

Δ=94°45'15"
R=75.50'
L=124.86'
CH=N 8°32'39" E
CH=111.11'

Δ=59°02'11"
R=64.00'
L=65.94'
CH=N 9°18'53" W
CH=63.07'

Δ=23°27'53"
R=303.00'
L=124.09'
CH=N 31°56'09" E
CH=123.22'

N 6°15'10" W
75.00'

CITY OF KINGSPORT SS EASEMENT
PLAT BOOK P58, PAGE 271

EXISTING 5' WIDE SIDEWALK

7.5' UTILITY & DRAINAGE EASEMENT ALONG SIDE & REAR LOT LINES, 15' ALONG FRONT LOT LINES
PLAT BOOK P55, PAGE 154

RIVER BEND VILLA APARTMENTS, LLC
BOOK 3180, PAGE 369

LOT 8
LOTS 7 & 8 RIVERBEND DEVELOPMENT
PLAT BOOK P55, PAGE 154

RIGHT OF WAY & EASEMENT BOOK 1011C, PAGE 212

100'
40'

N 76°22'44" W 720.16'

C8

S 20°01'04" W
42.32'

S 35°17'56" E 406.03'

WAL-MART REAL ESTATE
BUSINESS TRUST
BOOK 1627C, PAGE 541

LOT 2R
WAL-MART REAL ESTATE BUSINESS TRUST
LOT - FORT HENRY DRIVE
REPLAT LOT 2, BRADLEY FARM SUBDIVISION
PLAT BOOK P52, PAGE 506

SCALED LOCATION RIGHT OF WAY & EASEMENT BOOK 1005C, PAGE 521

25'

25' ZONE PD
PERIMETER SETBACK

N 54°40'04" E
75.54'

S 35°16'30" E
136.27'

S 54°51'04" W
396.46'

SURVEYED PROPERTY
WITHIN BOLD LINES

RESTRICTED USE AREA
BOOK 2574C, PAGE 508

S 35°17'49" E
339.62'

RIVERBEND DR.
(PUBLIC)

FORMALLY ABANDON 15' CITY OF KINGSPORT SS EASEMENT
(PLAT BOOK P58, PAGE 271)

FORMALLY ABANDON EXISTING SANITARY SEWER HERE AND ANY EASEMENT FOR IT

60' WIDE RIGHT OF WAY

15"SD

8"S

SANITARY SEWER
RIGHT & EASEMENT
BOOK 488C, PAGE 22

DRAINAGE & UTILITY
EASEMENT
PLAT BOOK P55, PAGE 154

RIGHT OF WAY &
EASEMENT
BOOK 2882C, PAGE 17

LAND STAR
DEVELOPMENT, LLC
BOOK 3518, PAGE 1327

LOT 1
PROPERTY OF FIRST SOUTHEAST
DEVELOPMENT, LLC
PLAT BOOK P58, PAGE 271

15' CITY OF KINGSPORT SS
EASEMENT
PLAT BOOK P58, PAGE 271

ASSUMED LOCATION
TWO 48" CMP SCALED FROM PLAN
SEE NOTE 11

CHARLES WELLS
REGISTERED LAND SURVEYOR
XVI
FOR REVIEW
AGRICULTURE
COMMERCE
TENNESSEE NO. 3254

CERTIFICATE OF ACCURACY	CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.	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 BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
_____ 20____ DATE	_____ _____ OWNER DATE
_____ REGISTERED LAND SURVEYOR	_____ _____ OWNER DATE

SITE LAYOUT

RIVERBEND DEVELOPMENT
SANITARY SEWER ABANDONMENT

SHEET NO.
1 OF 1

G:\4391 - Riverbend Townhomes\03 Design\05-CAD\Xref\4391-Prelim_Plat_2024 SS.dwg 2/7/24