



ROUTE 23 FORT HENRY DRIVE

HOLSTON RIVER VIEW SUBDIVISION

FELLOWSHIP GRACE POINT  
TAX NO. 077 038.00  
DB. 2895C, PG. 283

JAMES R. BIRDWELL  
INA C. CHANDLER  
DB. 1818C, PG. 5  
TAX NO. 092 300.00

TRACT NO. 2  
CHESTER E. GREEAR  
DB. 277C, PG. 670  
LOT NO. 11

TRACT NO. 1  
CHESTER E. GREEAR  
DB. 277C, PG. 670  
PART OF LOT 10

CHESTER E. GREEAR  
MARE E. GREEAR  
DB. 2052C, PG. 697  
TAX NO. 077 097.00

COMMERCIAL SITE

(PARCEL 3, TRACT 1)  
REF. DB. 2259C, PG. 597  
16.0 AC± OLD ACREAGE TAX MAP  
7.594 AC± NEW ACREAGE  
390,787 SQ.FT.  
ZONING B4

(PART OF OLD PARCELS & TRACT 11)  
REF. DB. 2177C, PG. 697  
HEAD PARTITION OF LOT NO. 10  
HOLSTON RIVER VIEW SUBDIVISION

RIGHT OF WAY RESERVED  
PARCEL 3 TRACT 1  
DB. 3071, PG. 1994

40' EASEMENT  
DB. 153A PG. 293

TAX MAP 092 002.00 B

(14)

TAX MAP 092 002.00 A

(PARCEL NO. 3, TRACT NO. 2)  
REF. DB. 2259C, PG. 597

(TRACT NOS. 12, 13, 14 OF J.L. BIRDWELL SUBDV.)  
PLAT BOOK 6, PG. 191 AND 146B

16 AC± OLD AC. (TAX MAP)  
8.02± NEW ACREAGE  
ZONING B4

HOUSE SITE

THE FIRST BANK AND TRUST  
PARCEL NO. 1, TRACT NO. 1  
DB. 3071, PG. 1994  
(19.08 AC± TRACT DEED INCORRECT)

21.99 AC± TOTAL  
TAX MAP NO. 092 001.10

ZONING B4  
3.814 AC± PART OF REMAINING AC. OF

PARCEL 2 TRACT 1 TAX MAP NO. 092  
001.00 TO BE COMBINED WITH  
TAX MAP NO. 092 001.10

\*NOTE: LINE NOT ESTABLISHED IN THE FIELD  
\*ORIGINAL TRACT LINE \*DEED CALLS ONLY

PART OF REMAINING AC. OF  
PARCEL 2, TRACT 1 TAX MAP NO. 092  
001.00 TO BE COMBINED WITH  
TAX MAP NO. 092 001.10  
5.814 AC±

PART OF PARCEL 2, TRACT 1  
DB. 3071, PG. 1994

UNPAVED DRIVEWAY

HEMLOCK PARK LANE  
PAVED ROADWAY EXISTING RIGHT-OF-WAY

PAVED AREA  
PAVED CART PATH

1 STORY ROCK DWELLING

TIMOTHY HARRELL  
TAX MAP NO. 092 001.00  
167,718 SQ.FT.  
3.850 AC±  
DB. 3018, PG. 1557

SEE PB. 53, PG. 414

TOTAL AC. PARCEL NO. 1  
210,541 SQ.FT.  
4.833 AC±

PARCEL NO. 1, TRACT NO. 2  
DB. 3071, PG. 1994  
32,630 SQ.FT.  
0.749 AC±

NOTE:  
1 AC± TRACT INCLUDES A 1  
(ONE) FOOT STRIP THAT  
LIES SOUTH OF CC AND O  
RAILROAD.

GARY ALEXANDER ETUX  
TAX MAP NO. 092B B 012.10  
DB. 1289C PG. 79

HEMLOCK DRIVE  
80' R.O.W.

HEMLOCK DRIVE  
80' R.O.W.

SCALE 1" = 100'

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS IN COMPLIANCE WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS, CONVEYANCES, RESTRICTIONS, AND VISIBLE OR RECORDED ENCUMBRANCES THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. CALLS IN PARENTHESES DENOTE PLAT OR DEED OF RECORD.

L.K. ADDISON R.L.S. 958

**ADDISON SURVEYORS**  
LAND SURVEYING LAND PLANNING  
CONSTRUCTION ENGINEERING

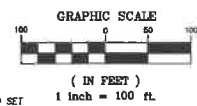
433 EAST MAIN ST. ABINGDON, VA 24219  
(770)476-0881 (770)476-5199 FAX

E-MAIL: [lsurvey@earthlink.net](mailto:lsurvey@earthlink.net)

DRAWN BY:	KA	DATE:	11-26-19	DRAWING NO.:	9018
CHECKED BY:	RFB	DATE:	01-28-19	SUR. NO.:	RVA REG. REG. COMMISSION
SHEET:	1 OF 2	BOOK:	04 11 004	F.I. NO.:	11R017

### PLAT SHOWING

PROPERTY OF THE FIRST BANK AND TRUST CO.  
BEING A PORTION OF THOSE CERTAIN PARCELS OR TRACTS OF LAND LYING IN THE 14TH CIVIL DISTRICT OF SULLIVAN COUNTY, TN, AND MORE PARTICULARLY DESCRIBED IN DEED BOOK 3071 PAGE 1994. REFERENCE TO ALL TRACTS OR PARCELS DESCRIBED IN DB. 2259C, PG. 597



MAITEL LINE SET. 1

# FORT PATRICK HENRY LAKE HOLSTON RIVER



FELLOWSHIP GRACE POINT  
TAX NO. 077 038.00  
DB. 2895C, PG. 263

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CH_DIR	DELTA
C1	819.64	85.15	47.63	85.09	N45°16'54"W	6°39'04"
C2	2598.29	207.66	103.88	207.60	N50°26'44"W	4°34'45"

LINE TABLE		
LINE	LENGTH	BEARING
L1	67.50	S36°13'43"W
L2	78.83	N73°21'33"W
L3	28.60	N48°36'16"W
L4	88.84	N50°43'17"W
L5	44.66	S36°44'07"W
L6	12.96	S44°48'00"E
L7	8.24	N52°48'47"W
L8	84.24	N38°14'56"E
L9	41.79	N58°53'47"W
L10	85.11	S38°10'53"W
L11	57.24	N58°53'47"W
L12	84.20	S40°18'16"W
L14	56.66	S00°35'10"W
L15	23.07	S86°25'00"W
L16	15.36	N46°49'50"W

**PARCEL 4**  
THE FIRST BANK AND TRUST  
19.31 AC±  
TAX MAP NO. 077 033.10)  
DB. 3071, PG. 1994

ZONING B4

**EASEMENT:**  
THERE IS A TEN FOOT DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT LINES AND ON BOTH SIDES INTERIOR LOT LINES. THERE IS A FIFTEEN FOOT DRAINAGE AND UTILITY EASEMENT ALONG ALL FRONT LOT LINES AND TEN FEET ALONG ALL REAR LOT LINES, UNLESS NOTED OTHERWISE.  
UTILITY EASEMENTS AS SHOWN ON SUBDIVISION PLATS ARE FOR THE USE AND BENEFIT OF PUBLIC UTILITIES TO LAY, CONSTRUCT, ERECT, INSTALL, OPERATE, MAINTAIN, USE, REPAIR, OR REPLACE IN, UPON, ALONG, ACROSS, UNDER, OR OVER THE EASEMENT, SUCH UTILITIES OR EQUIPMENT OF THE PUBLIC UTILITIES FOR THE PURPOSE OF CONDUCTING, CONVEYING, TRANSPORTING, SUPPLYING, DISTRIBUTING, COLLECTING AND SELLING SERVICES TO THE INHABITANTS OF A SERVICE AREA. SAID EASEMENTS DO NOT RELIEVE THE PUBLIC UTILITY FROM THE RESPONSIBILITY TO RESTORE ALL PROPERTY TO ITS INTENDED USE. PROPERTY OWNERS SHALL MAINTAIN EASEMENT AREAS FREE AND CLEAR OF ANY AND ALL PRINCIPAL IMPROVEMENTS OR OBSTRUCTIONS WHICH ARE OF A PERMANENT NATURE REQUIRING SUBSTANTIAL CONSTRUCTION OR FOUNDATIONS. ANY SUCH IMPROVEMENTS OR OBSTRUCTIONS PLACED IN VIOLATION OF THIS RESTRICTION MAY BE REMOVED BY THE AFFECTED PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. THE PROPERTY OWNER SHALL BE REQUIRED TO KEEP ALL VEGETATIVE GROWTH CUT OR TRIMMED SO AS NOT TO INTERFERE WITHIN FIFTEEN FEET OF ANY OVERHEAD FACILITY OF APPURTENANCE PLACED WITH IN THE EASEMENT AREA. IF THE PROPERTY OWNER FAILS TO COMPLY WITH THIS REQUIREMENT, THE AFFECTED PUBLIC UTILITY SHALL HAVE THE RIGHT TO CUT OR TRIM SUCH VEGETATIVE GROWTH AT THE PROPERTY OWNER'S EXPENSE. FAILURE OF THE PUBLIC UTILITY TO EXERCISE ANY OF THE FOREGOING RIGHTS SHALL NOT BE CONSTRUED AS A WAIVER OR ABANDONMENT OF ANY RIGHT HEREIN SET FORTH.

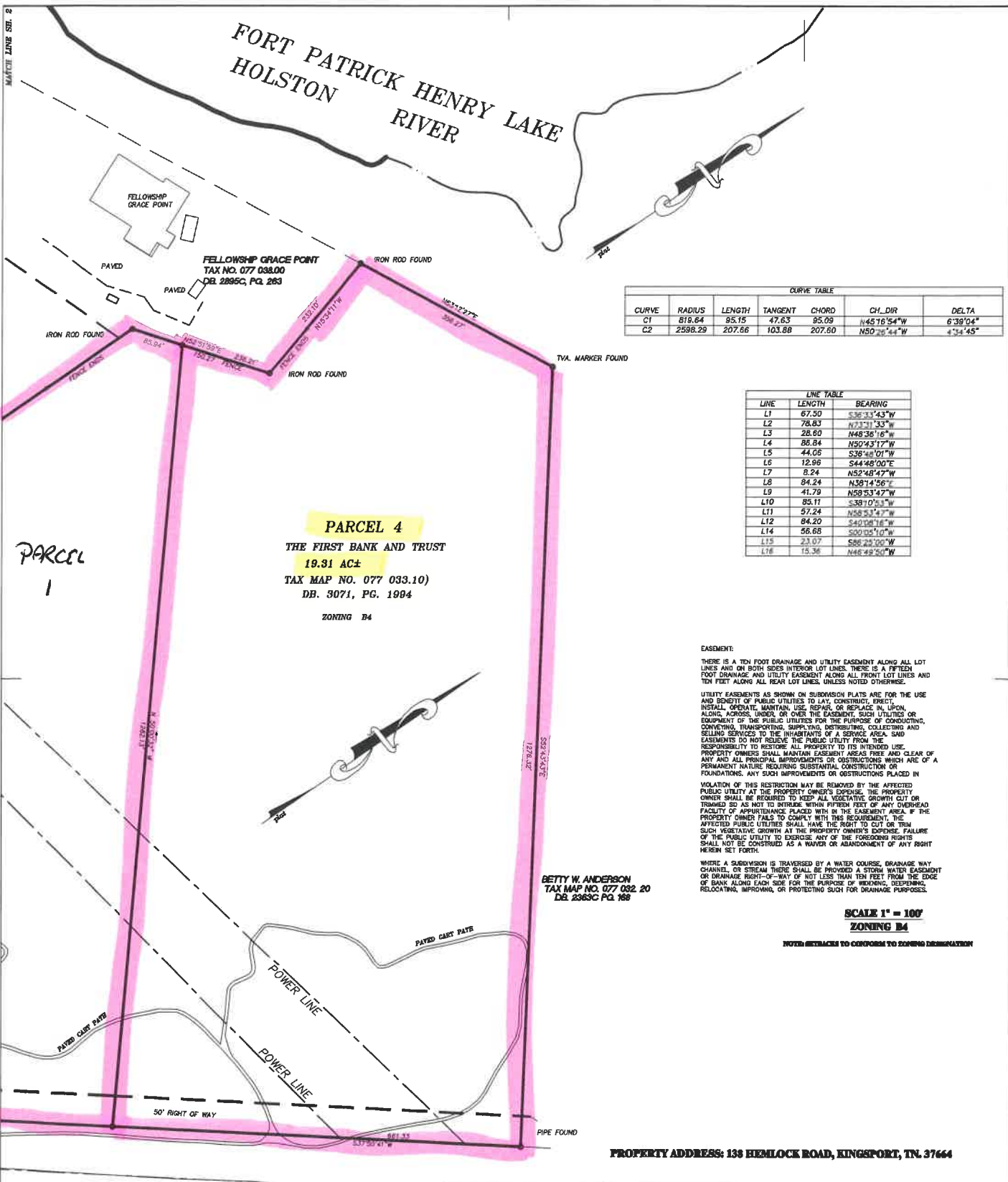
WHERE A SUBDIVISION IS TRAVERSED BY A WATER COURSE, DRAINAGE WAY CHANNEL, OR STREAM THERE SHALL BE PROVIDED A STORM WATER EASEMENT OR DRAINAGE RIGHT—A WAY OF NOT LESS THAN TEN FEET FROM THE EDGE OF BANK ALONG EACH SIDE FOR THE PURPOSE OF WIDENING, DEEPENING, RELOCATING, IMPROVING, OR PROTECTING SUCH FOR DRAINAGE PURPOSES.

**SCALE 1" = 100'**  
**ZONING B4**

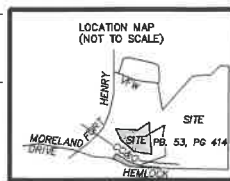
NOTE: REFER BACK TO CONFORM TO ZONING DETERMINATION

BETTY W. ANDERSON  
TAX MAP NO. 077 032.20  
DB. 2363C PG. 168

PROPERTY ADDRESS: 138 HEMLOCK ROAD, KINGSFORD, TN. 37644



HEMLOCK DRIVE  
50' R.O.W.  
193.10 534°12'38"R 435.67



**ADDISON SURVEYORS**  
LAND SURVEYING LAND PLANNING  
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DRAWN BY: KA	DATE: 11-26-19	DRAWING NO.: 9018
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