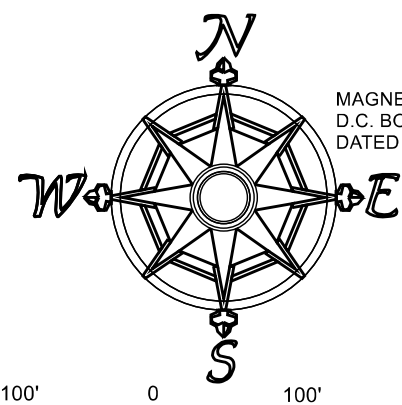


GREENE COUNTY PLANNING COMMISSION



MAGNETIC FROM SURVEY BY  
D.C. BOWMAN, RLS,  
DATED 2-20-1992.

I HAVE EXAMINED THE FEMA FLOOD INSURANCE  
RATE MAP FOR GREENE COUNTY, TN,  
MAP NUMBER - 47099C0400D  
AND FOUND THAT THE SUBJECT PROPERTY  
LIES IN AN AREA DETERMINED TO BE OUTSIDE  
THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
DATED 7-3-2006

CANNON  
DB-462A P-859  
TAX MAP 123  
PARCEL 81.00

BROYLES  
DB-628A P-1933  
TAX MAP 123  
PARCEL 75.00

SETBACKS TO CONFORM TO ZONING.

OWNER ADDRESS:  
1012 SUMMER STREET  
GREENEVILLE, TN 37743

TOTAL LOTS: 4  
TOTAL ACREAGE: 11.89 AC. +/-

CANNON  
DB-462A P-859  
TAX MAP 123  
PARCEL 81.00

2  
3.25 AC. +/-  
DEED REF:  
P/O DB-290 P-86  
P/O DB-290 P-150

3  
3.22 AC. +/-  
DEED REF:  
P/O DB-201 P-285  
P/O DB-202 P-488  
DB-91 P-159  
DB-54 P-2 (?)

4  
2.62 AC. +/-  
DEED REF:  
P/O DB-201 P-285  
P/O DB-202 P-488  
DB-91 P-159  
DB-54 P-2 (?)

1  
2.80 AC. +/-  
DEED REF:  
P/O DB-290 P-86  
P/O DB-290 P-150

NOTE: 40' EASEMENT FOR INGRESS  
& EGRESS FOR LOTS 1, 2 & 3, AND  
UTILITY EASEMENT AS REQUESTED  
BY FURROW AUCTION COMPANY.

CANNON  
DB-462A P-859  
TAX MAP 123  
PARCEL 81.00

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 ENGINEER OR THAT WHICH MAY BE  
REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

DWG. NO. 2019010

REGISTER OF DEEDS

- LEGEND
- △ IRON PIPE FOUND
  - × POINT ON RIGHT-OF-WAY
  - IRON PIN SET (BOWMAN CAP #2282)
  - \* RAILROAD SPIKE FOUND
  - IRON PIN FOUND
  - CHAIN LINK FENCE
  - POWER POLE
  - ⊗ POST

LINE	BEARING	HORIZ DIST
L1	N87°26'38"W	28.96'
L2	S51°26'49"W	48.25'
L3	S59°32'31"W	24.61'
L4	S63°16'57"W	7.91'
L5	S63°16'57"W	30.63'
L6	S67°58'11"W	38.33'
L7	S70°14'20"W	37.15'
L8	S72°15'02"W	23.89'
L9	S72°15'02"W	130.00'
L10	N72°15'02"E	143.28'
L11	N68°18'04"E	137.96'

THIS SURVEY SUBJECT TO  
ANY AND ALL EASEMENTS,  
COVENANTS, OR RESTRICTIONS  
EITHER WRITTEN OR UNWRITTEN.

I HEREBY CERTIFY THAT THIS  
IS A CATEGORY 2 SURVEY  
AND THE RATIO OF PRECISION  
OF THE UNADJUSTED SURVEY  
IS 1:7500



**PRELIMINARY PLAT**

DIVISION OF GROUNDWATER PROTECTION

THE CERTIFICATE OF COMPLETION OF SUBSURFACE SEWAGE DISPOSAL  
SYSTEM FOR TRACT 4 CAN BE FOUND AT THE TN DEPARTMENT OF  
ENVIRONMENT AND CONSERVATION, DIVISION OF GROUNDWATER  
PROTECTION DEPARTMENT WEBSITE (HTTPS://DEC.TN.GOV/FILENET/SEARCH).  
SEARCH GREENE COUNTY UNDER THE NAME OF SUNNYSIDE SCHOOL

CERTIFICATION FOR VERIFICATION OF EXISTING SEPTIC SYSTEM

I HEREBY CERTIFY THAT LOT 4 CONTAINS  
A SEPARATE WORKING SEPTIC  
SYSTEM, AND THAT ALL FIELD LINES AND  
DUPLICATE AREA ASSOCIATED WITH  
EACH SYSTEM ARE CONTAINED ENTIRELY  
WITHIN EACH LOT AS DETERMINED  
AS PART OF THE PLAN OF COMPLETION OF  
SUBSURFACE SEWAGE DISPOSAL  
SYSTEM FROM THE TENNESSEE DEPARTMENT  
OF ENVIRONMENT AND  
CONSERVATION IS FOR THE  
AFOREMENTIONED LOT AND SYSTEM.

DATE \_\_\_\_\_  
OWNER \_\_\_\_\_

SUNNYSIDE SCHOOL PROPERTY  
24TH CIVIL DISTRICT  
GREENE COUNTY, TN  
DEED REF. DB-33 P-364, DB-42 P-452, DB-54 P-2, DB-59 P-85,  
DB-91 P-159, DB-201 P-585, DB-202, P-489,  
DB-290 P-86 & DB-290 P-150.  
TAX MAP 123  
PARCEL 082.00

SCALE: 1" = 100' DATE: 10-12-20

TONY RAY BOWMAN  
REGISTERED LAND SURVEYOR  
506 JUSTIS DRIVE  
GREENEVILLE, TN 37745  
PHONE: (423) 638-4235

CERTIFICATE OF OWNERSHIP  
I/WE HEREBY CERTIFY THAT I AM/WE ARE THE OWNERS OF  
THE PROPERTY SHOWN 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.

DATE \_\_\_\_\_ OWNERS \_\_\_\_\_

CERTIFICATE OF ACCURACY  
I HEREBY CERTIFY THAT THE PLAT SHOWN AND  
DESCRIBED HEREON IS A TRUE AND CORRECT  
SURVEY TO ACCURACY REQUIRED BY THE GREENE  
COUNTY REGIONAL PLANNING COMMISSION AND  
THAT THE MONUMENTS HAVE BEEN  
PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS  
OF THE SUBDIVISION REGULATIONS.

DATE \_\_\_\_\_ SURVEYOR \_\_\_\_\_ 2282 REG. NO.

CERTIFICATE OF GREENEVILLE LIGHT & POWER  
THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO  
EXISTING GL&PS LINE EXTENSION POLICIES, ELECTRIC  
SERVICE CAN BE PROVIDED TO THE DEVELOPMENT  
DESCRIBED ON THIS PLAT. NOTE THAT GL&PS LINE  
EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS  
BE MADE TO GL&PS BEFORE ELECTRIC SERVICES WILL  
BE EXTENDED TO THIS SITE.

GREENEVILLE LIGHT & POWER \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL OF WATER SYSTEMS  
AND SEWER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER SUPPLY/  
SEWER/PUBLIC WATER SUPPLY SYSTEM; (1) IS AVAILABLE  
TO THE PROPERTY; (2) AS SHOWN ON THE ACCOMPANYING  
PLANS HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER  
AND ACCORDING TO TOWN SPECIFICATIONS; OR (3) THAT  
A SECURITY BOND IN THE AMOUNT OF \$ \_\_\_\_\_  
HAS BEEN POSTED TO INSURE COMPLETION OF ALL  
REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

LOCAL UTILITY DISTRICT PROVIDER \_\_\_\_\_ DATE \_\_\_\_\_  
OR HIS AUTHORIZED REPRESENTATIVE \_\_\_\_\_

CERTIFICATION OF STREETS AND UTILITIES

I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN  
INSTALLED IN AN ACCEPTABLE MANNER AND  
ACCORDING TO THE SPECIFICATIONS OR,  
(2) ADEQUATE RIGHT-OF-WAY DEDICATION  
UPON AN EXISTING PUBLIC ROAD SHALL  
SERVE THESE LOTS AS PROPOSED

CITY ENGINEER OR  
COUNTY ROAD SUPERINTENDENT/  
COMMISSIONER \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN  
HEREON HAS BEEN FOUND TO COMPLY WITH THE  
SUBDIVISION REGULATIONS FOR GREENE COUNTY, TN  
WITH THE EXCEPTIONS 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 OFFICES OF THE COUNTY REGISTER.

SECRETARY PLANNING  
COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_