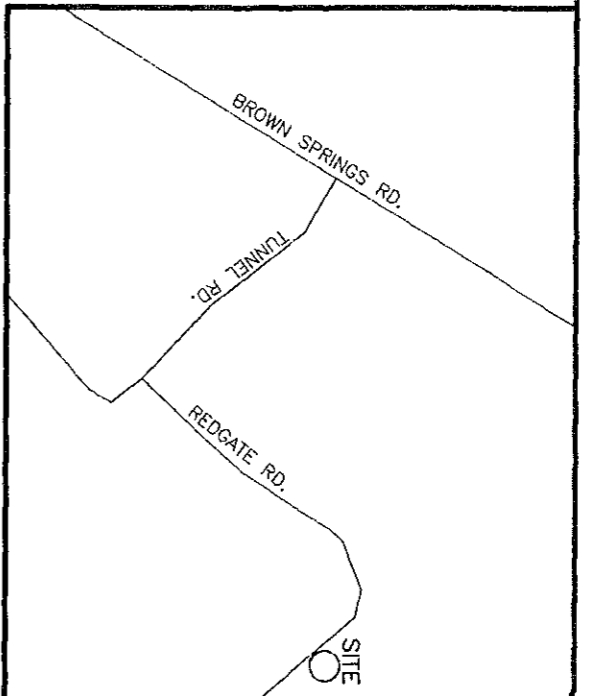


**FLOOD NOTE:** By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map/Community Panel No. 07-03-2008 and is not in a Special Flood Hazard Area.

06/20/2023 - 02:45:09 PM	
REGISTRATION PLAT	23005676
STREET BATCH	232411
PLAT CABINET	L
SLIDE	339
REC FEE	15.00
DP FEE	2.00
TOTAL	17.00
STATE OF TENNESSEE GREENE COUNTY	
REGISTERED SURVEYOR	
KAREN COLLINS-OTTINGER	



LINE	BEARING	DISTANCE
L1	S 17°59'43" W	51.24
L2	N 42°19'18" W	109.16
L3	S 08°03'00" W	171.86
C1	S 33°00'16" W	257.58
C2	S 33°00'16" W	257.58
C3	S 33°00'16" W	257.58
C4	S 33°00'16" W	257.58
C5	S 33°00'16" W	257.58
C6	S 33°00'16" W	257.58
C7	S 33°00'16" W	257.58
C8	S 33°00'16" W	257.58
C9	S 33°00'16" W	257.58
C10	S 33°00'16" W	257.58
C11	S 33°00'16" W	257.58
C12	S 33°00'16" W	257.58
C13	S 33°00'16" W	257.58
C14	S 33°00'16" W	257.58
C15	S 33°00'16" W	257.58
C16	S 33°00'16" W	257.58
C17	S 33°00'16" W	257.58
C18	S 33°00'16" W	257.58
C19	S 33°00'16" W	257.58
C20	S 33°00'16" W	257.58
C21	S 33°00'16" W	257.58
C22	S 33°00'16" W	257.58
C23	S 33°00'16" W	257.58
C24	S 33°00'16" W	257.58
C25	S 33°00'16" W	257.58
C26	S 33°00'16" W	257.58
C27	S 33°00'16" W	257.58
C28	S 33°00'16" W	257.58
C29	S 33°00'16" W	257.58
C30	S 33°00'16" W	257.58
C31	S 33°00'16" W	257.58
C32	S 33°00'16" W	257.58
C33	S 33°00'16" W	257.58
C34	S 33°00'16" W	257.58
C35	S 33°00'16" W	257.58
C36	S 33°00'16" W	257.58
C37	S 33°00'16" W	257.58
C38	S 33°00'16" W	257.58
C39	S 33°00'16" W	257.58
C40	S 33°00'16" W	257.58
C41	S 33°00'16" W	257.58
C42	S 33°00'16" W	257.58
C43	S 33°00'16" W	257.58
C44	S 33°00'16" W	257.58
C45	S 33°00'16" W	257.58
C46	S 33°00'16" W	257.58
C47	S 33°00'16" W	257.58
C48	S 33°00'16" W	257.58
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C51	S 33°00'16" W	257.58
C52	S 33°00'16" W	257.58
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C58	S 33°00'16" W	257.58
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C60	S 33°00'16" W	257.58
C61	S 33°00'16" W	257.58
C62	S 33°00'16" W	257.58
C63	S 33°00'16" W	257.58
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C65	S 33°00'16" W	257.58
C66	S 33°00'16" W	257.58
C67	S 33°00'16" W	257.58
C68	S 33°00'16" W	257.58
C69	S 33°00'16" W	257.58
C70	S 33°00'16" W	257.58
C71	S 33°00'16" W	257.58
C72	S 33°00'16" W	257.58
C73	S 33°00'16" W	257.58
C74	S 33°00'16" W	257.58
C75	S 33°00'16" W	257.58
C76	S 33°00'16" W	257.58
C77	S 33°00'16" W	257.58
C78	S 33°00'16" W	257.58
C79	S 33°00'16" W	257.58
C80	S 33°00'16" W	257.58
C81	S 33°00'16" W	257.58
C82	S 33°00'16" W	257.58
C83	S 33°00'16" W	257.58
C84	S 33°00'16" W	257.58
C85	S 33°00'16" W	257.58
C86	S 33°00'16" W	257.58
C87	S 33°00'16" W	257.58
C88	S 33°00'16" W	257.58
C89	S 33°00'16" W	257.58
C90	S 33°00'16" W	257.58
C91	S 33°00'16" W	257.58
C92	S 33°00'16" W	257.58
C93	S 33°00'16" W	257.58
C94	S 33°00'16" W	257.58
C95	S 33°00'16" W	257.58
C96	S 33°00'16" W	257.58
C97	S 33°00'16" W	257.58
C98	S 33°00'16" W	257.58
C99	S 33°00'16" W	257.58
C100	S 33°00'16" W	257.58

**CERTIFICATE FOR VERIFICATION OF EXISTING SEPTIC SYSTEM(S)**

ii (we) hereby certify that lot(s) \_\_\_\_\_ each contain a separate working septic system, and that all field lines and duplicate (s) associated with each system are contained entirely within each lot(s) and are not located on any other lot(s) within the subdivision. We further certify that the Certificate of Completion of Sewerage Service System from the Tennessee Department of Environment and Conservation is for the aforementioned lot(s) and system(s).

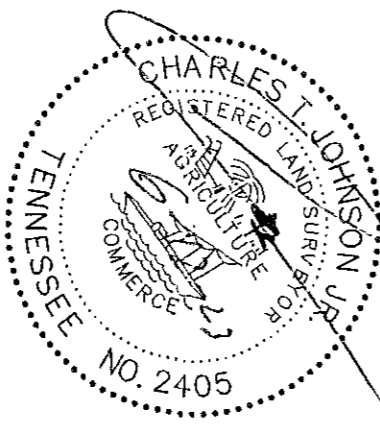
Date: 6-14-2023  
 Owner: Francis Bracken  
 Owner: Francis Bracken

DIVISION OF GROUNDWATER PROTECTION

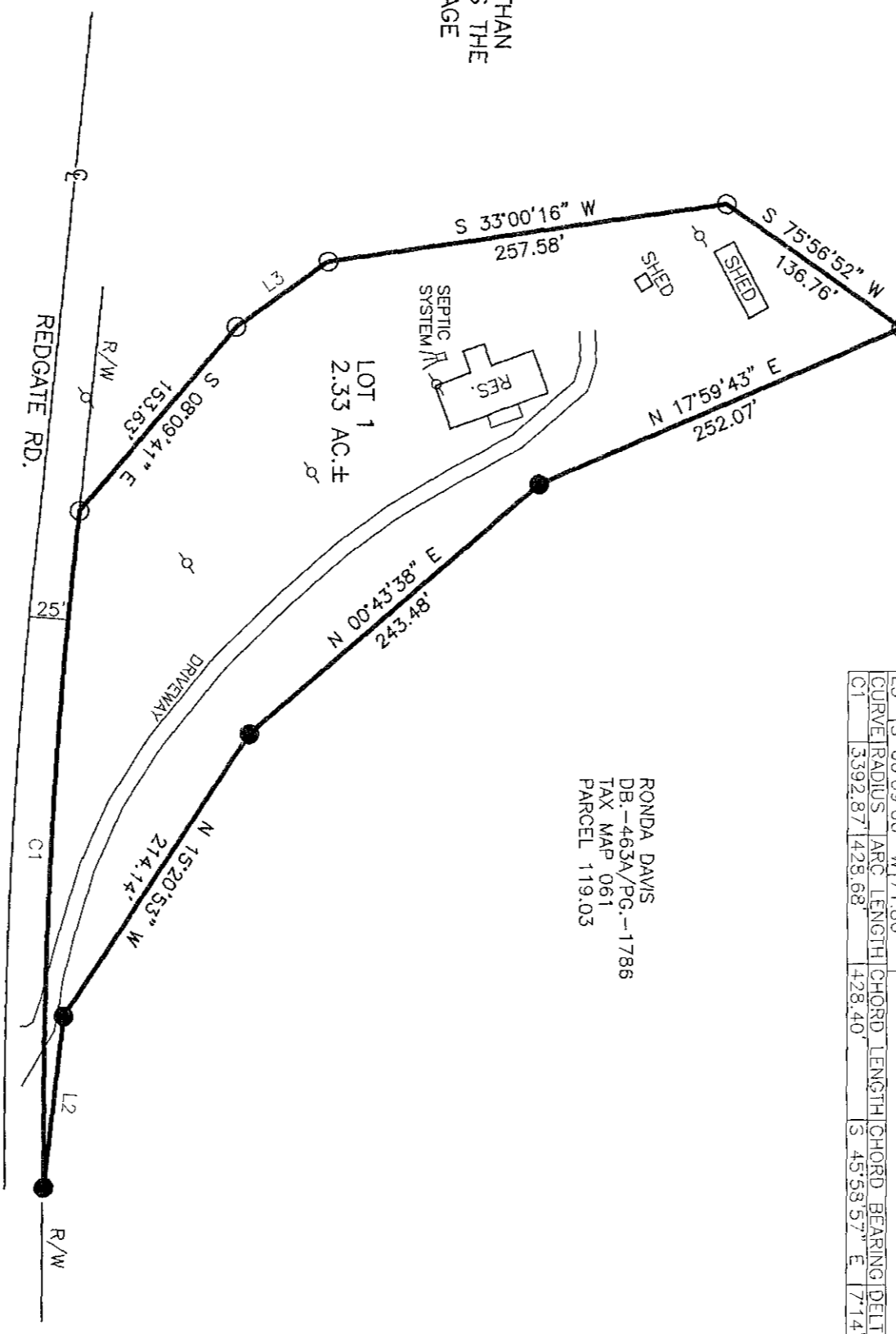
The certificate of completion of subsurface sewage disposal system for lot 1 can be found at the TN Department of Environment and Conservation, Division of Groundwater Protection Department website (https://tdec.tn.gov/groundwater). Search Greene County under the name of Sidney Humphrey.

REMAINDER GREATER THAN 5.00 AC.± AND MEETS THE MINIMUM ROAD FRONTAGE PER ZONING.

FRANCIS BRACKEN  
 DB--694/PG--298  
 TAX MAP 061  
 PARCEL 119.02



SURVEY BY: CHARLES T. JOHNSON JR.  
 NUMBER: 2405  
 PROJECT: 23218  
 DATE: 05-30-2023



RONDA DAVIS  
 DB--463A/PG--1788  
 TAX MAP 061  
 PARCEL 119.03

- LEGEND**
- 1/2" IRON PIN SET (TPSI CAP)
  - 1/2" IRON PIN FOUND
  - ✱ UTILITY POLE

**MISCELLANEOUS NOTES:**

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

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 10 FEET FROM THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION, MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STANDARD OR NONSTRUCTURAL 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.

**TPSI** TN. PROFESSIONAL SURVEYING INC.  
 405 N BOONE STREET  
 JOHNSON CITY TN, 37604 423-915-1136

PROPERTY REFERENCE:  
 FRANCIS BRACKEN  
 DB--694/PG--298  
 TAX MAP 061  
 PARCEL 119.02

**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) hereby submit the plan of subdivision with my (our) free consent, and that the plan of subdivision, including the plat, is in accordance with the minimum building restriction lines, and dedicate the same to the public use of the State of Tennessee, and that the public use of the same shall be for the purpose of \_\_\_\_\_.

Date: 6-14-2023  
 Owner(s): Francis Bracken

**CERTIFICATE OF ACCURACY**

I hereby certify that the data shown and described hereon is a true and correct survey to the accuracy required by the Greene County, Tennessee Regional Planning Commission and that the monuments have been placed as shown hereon.

Date: 6-14-2023  
 Tennessee Registered Land Surveyor: \_\_\_\_\_

**CERTIFICATE OF THE APPROVAL OF STREETS/ROADS**

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF REVISIONS TO THE ORIGINAL SURVEY HAS BEEN DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE.

1. Adequate right-of-way dedication upon an existing county road found on the Greene County Road List, shall receive these lots as proposed.  
 2. Streets have been constructed in accordance with the Greene County Subdivision Regulations, and the preliminary plans as approved by the Greene County Planning Commission.  
 3. State Route \_\_\_\_\_ is not excluded by Greene County, pursuant to this plat review, and plat approval does not constitute approval of this state route, the signature required.

Date: 05/12/23  
 Greene County Highway Superintendent/Authorized Appointee: \_\_\_\_\_

**CERTIFICATE OF GREENVILLE ENERGY AUTHORITY**

The signature below certifies that, subject to existing GE2 line extension policies, electric service can be provided to the development described on this plat. The GE2 line extension policies may require that payments be made to GE2 for electric service and be extended to the site.

Date: 6-12-2023  
 Greenville Energy Authority: \_\_\_\_\_

**CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS**

I hereby certify that lot(s) \_\_\_\_\_ is/are not served by a public water system, and a separate easement of handling a well or providing water to the property is the responsibility of the property owner.

Date: 6/13/23  
 Local Utility District Provider or His Authorized Representative: \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision and shown hereon has been found to comply with the Subdivision Regulations for Greene County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Greene County Regional Planning Commission. The minutes of the Greene County Regional Planning Commission have been approved for recording in the Office of the County Clerk, and the same have been posted with the Greene County Regional Planning Commission, to assure completion of all required requirements in case of a grand jury.

Date: 6/13/23  
 Secretary of the Greene County Regional Planning Commission: \_\_\_\_\_

**GREENE COUNTY REGIONAL PLANNING COMMISSION**

TOTAL ACRES	2.33	TOTAL LOTS	1
AGRES NEW ROAD	0	MILES NEW ROAD	0
COUNTY	GREENE	CIVIL DISTRICT	238D
SURVEYOR	CHARLES T. JOHNSON JR.	CLOSURE ERROR	1-10000

SCALE 1" = 100'