



\* NORTH RECONCILED TO PARCEL 119.03

**FLOOD NOTE:**  
plotting only. This property is in Zone(s) \_\_\_\_\_ of the Flood Insurance Rate map, Community Panel No. 4709902100, which bears an effective date of 07-01-2008 and is not in a Special Flood Hazard Area.

OWNER SIGNATURE: *James C. Bowman* DATE: 6/11/23

CONFIRMATION BY PLANNING DIRECTOR: *[Signature]* DATE: 6-16-2023

Lot 2 has not been evaluated by TDEC, pursuant to this plat review, and plat approval does not constitute approval of this lot

MISCELLANEOUS NOTES:

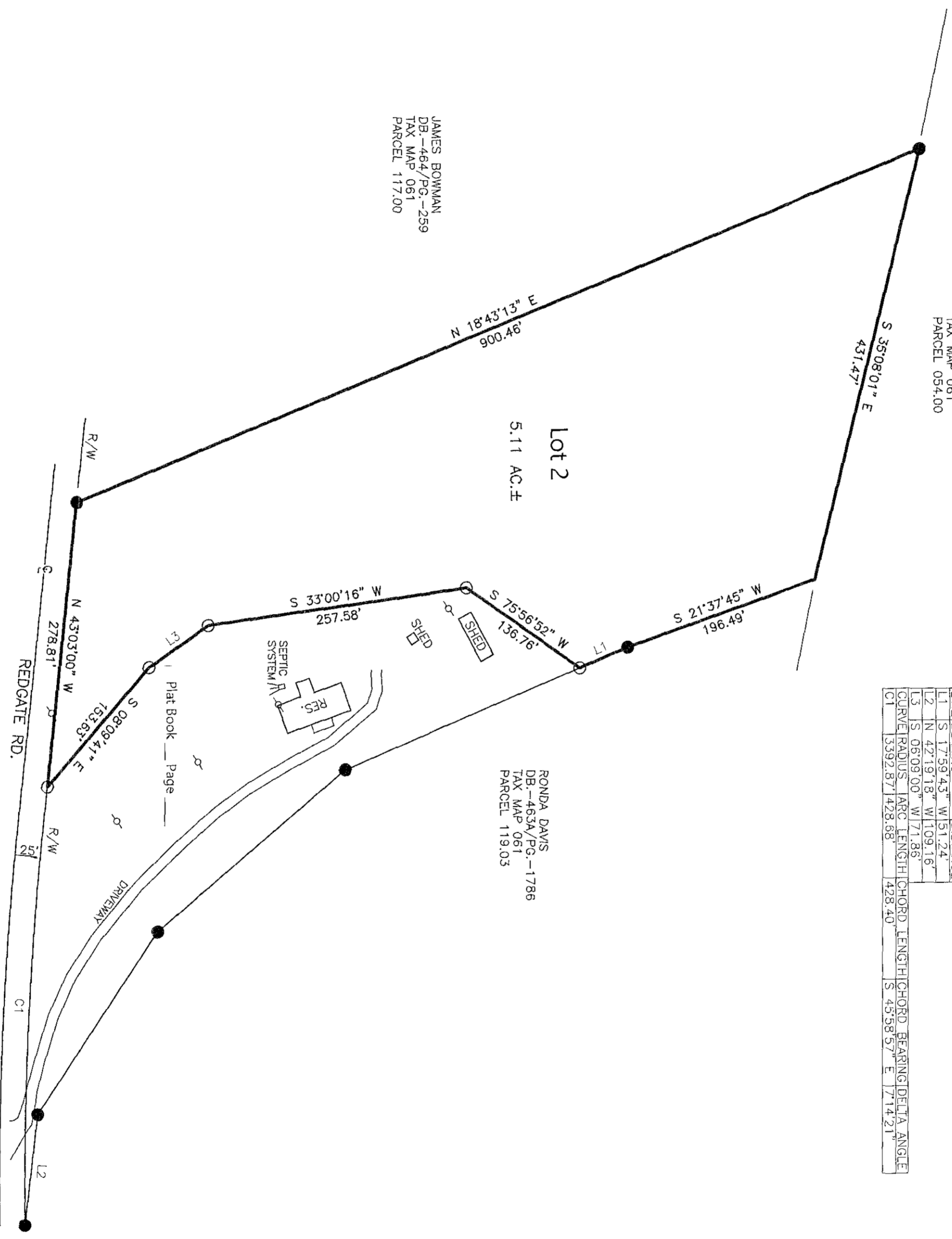
THIS SURVEY SUBJECT TO ANY AND ALL EXISTING COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.  
THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

JAN RENOLDUS  
TR-135A/PG-400  
PARCEL 094.00

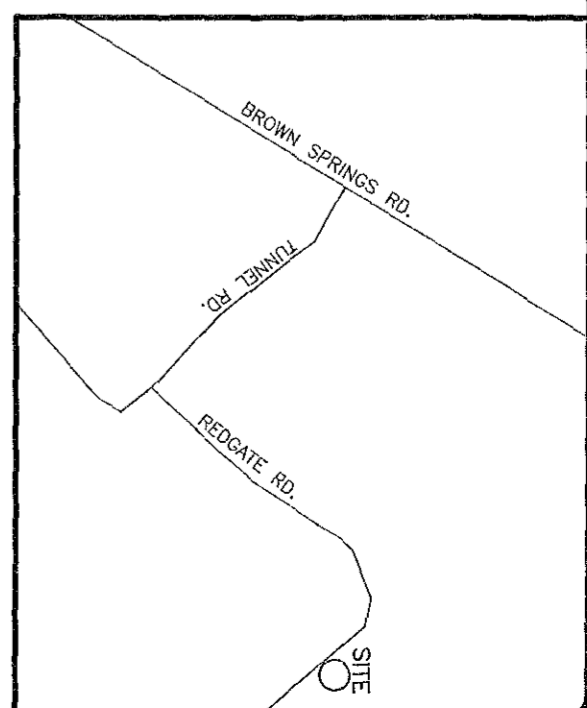
JAMES BOWMAN  
DB-464/PG-259  
TAX MAP 081  
PARCEL 117.00

LINE BEARING	DISTANCE	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1 S 17°59'43" W	51.24			
L2 N 42°19'18" W	109.16			
L3 S 08°09'00" W	71.86			
CURVE RADIUS	428.40			
CURVE	5392.87	428.88	S 45°58'57" E	174.21

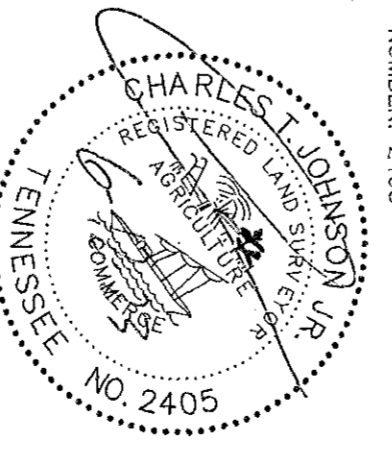
06/20/2023 - 02:45:09 PM  
 23005677  
 1 POSAL-PLAT  
 SYDNEY BATCH: 232411  
 PLAT CABINET: L  
 SLIDE: 340  
 REC FEE 15.00  
 DP FEE 2.00  
 TOTAL 17.00  
 STATE OF TENNESSEE GREENE COUNTY  
 KAREN COLLINS-OTTINGER  
 REGISTRAR OF DEEDS



RONDA DAVIS  
DB-453A/PG-1786  
TAX MAP 061  
PARCEL 119.03



- LEGEND**
- IRON PIN SET
  - IRON PIN FOUND
  - X POINT ON RIGHT-OF-WAY
  - ☼ TREE



SURVEY BY: CHARLES T. JOHNSON JR  
NUMBER: 2405

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1--7500 AS SHOWN HEREON.

PROPERTY REFERENCE:  
FRANCIS BRACKEN  
DB-69A/PG-298  
TAX MAP 081  
PARCEL 119.02

BRACKEN 5.11 AC ±  
REMNANT TRACT  
23RD CIVIL DISTRICT GREENE CO. TN.  
TPSI TN. PROFESSIONAL SURVEYING INC.  
405 N BOONE STREET JOHNSON CITY, TN 37604

SCALE: 1"=100'  
DATE: 05-30-2023  
PROJECT: 23218 DRAWN BY: SCT

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

I certify this plat qualifies under the provisions of section 13-3-401 of the Tennessee Code Annotated and is exempt from the requirements of the Greenville/Greene County minimum subdivision regulations, because (A) no new street or utility construction is required and (B) all resultant tracts are over five (5) acres in size. Surveyor Charles T. Johnson Jr. Reg No 2405 Date 05-30-2023.