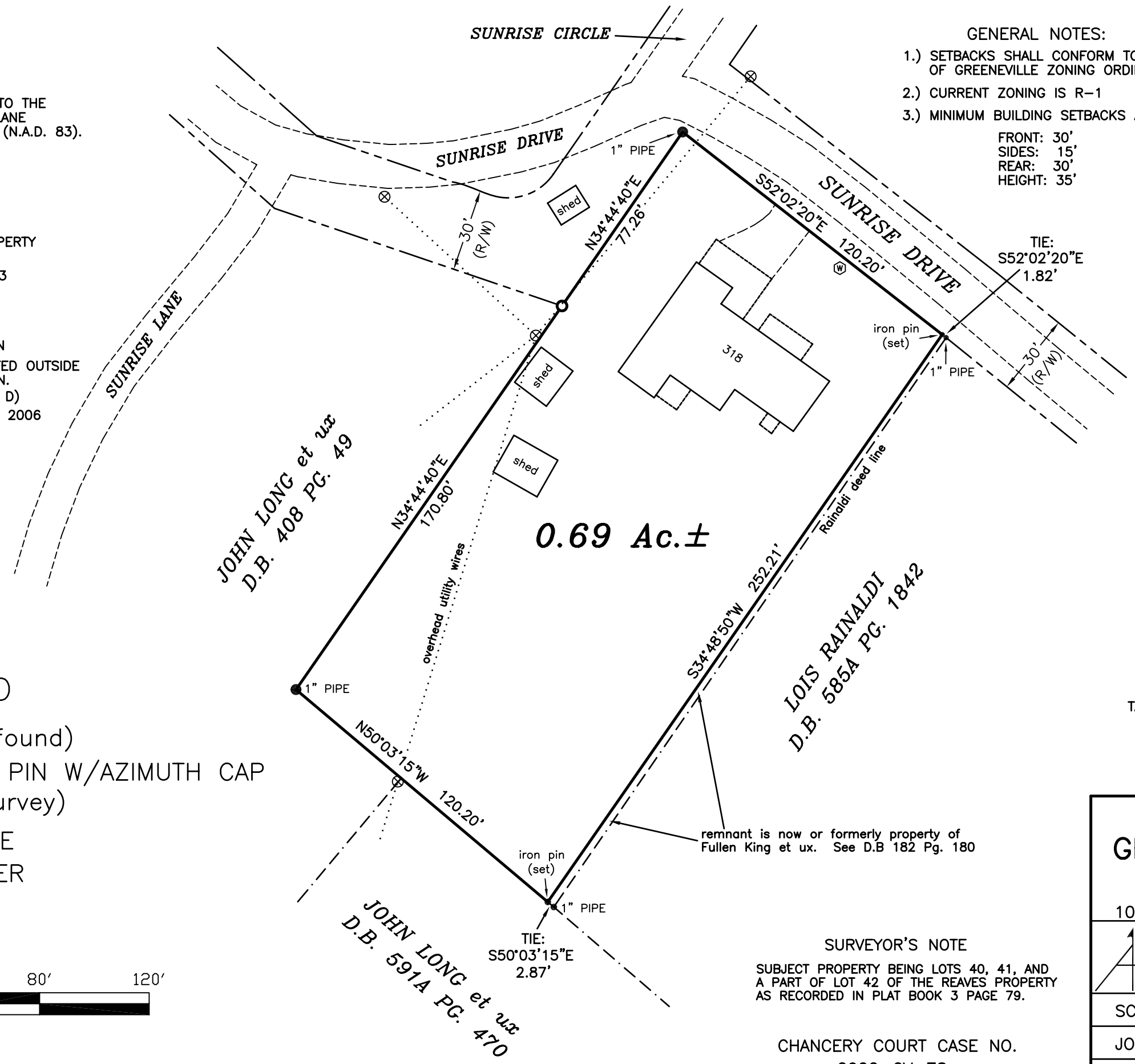
N

NORTH RECONCILED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (N.A.D. 83).

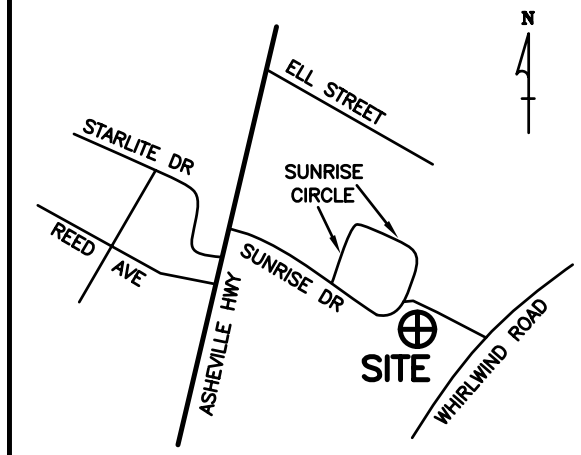
ADDRESS OF SUBJECT PROPERTY
318 SUNRISE DRIVE
GREENEVILLE, TN 37743

FLOOD CERTIFICATION
SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.
(FEMA MAP 47059C 0238 D)
EFFECTIVE DATE: JULY 03, 2006



GENERAL NOTES:

1.) SETBACKS SHALL CONFORM TO TOWN OF GREENEVILLE ZONING ORDINANCE.
2.) CURRENT ZONING IS R-1
3.) MINIMUM BUILDING SETBACKS ARE:
FRONT: 30'
SIDES: 15'
REAR: 30'
HEIGHT: 35'



VICINITY MAP
(NOT TO SCALE)

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

I CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAT WAS OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED TO CATEGORY I STANDARDS UNDER MY SUPERVISION AND DIRECTION AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS *1:10,000*.

DANIEL R. COFFEY
REGISTERED LAND SURVEYOR XVI
AGRICULTURE
02/21/2023
COMMERCE
TENNESSEE NO. 1578

TAX REF.: TAX MAP 110-O, GROUP B, PARCEL 24
DEED REF.: D.B. 188 PG. 406
DEED REF.: D.B. 220 PG. 158
DEED REF.: D.B. 331 PG. 673
PLAT REF.: PLAT BOOK 3 PAGE 79

LEGEND

- ● IRON PIN (found)
- ○ 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- ⊗ UTILITY POLE
- Ⓦ WATER METER

0' 40' 80' 120'

SURVEYOR'S NOTE

SUBJECT PROPERTY BEING LOTS 40, 41, AND A PART OF LOT 42 OF THE REAVES PROPERTY AS RECORDED IN PLAT BOOK 3 PAGE 79.

CHANCERY COURT CASE NO.
2022-CV-78

SURVEY OF THE GRAYSON SHELTON Estate

(318 SUNRISE DRIVE)

10TH CIVIL DISTRICT GREENE CO.,TN

AZIMUTH ENGINEERING, INC.
Engineers • Surveyors • Planners
P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 638-9191

SCALE: 1"=40'	DATE: 02/21/2023
JOB NO. 23SU020	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. 23SU020