

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

- SURVEYOR'S NOTES (see D.B. 446 PG. 1)
- 1) TEDDY WHITSON et al RESERVE THE RIGHT OF INGRESS AND EGRESS TO THE RIVER AND THE RIGHT TO KEEP A BOAT ON THE SUBJECT PREMISES.
 - 2) OWNER OF SUBJECT PREMISES MAY BE RESPONSIBLE FOR A PORTION OF THE UPKEEP OF A WATER WELL LOCATED ON THE ADJACENT PROPERTY NOW OWNED BY ESTEBAN GADEA.

- GENERAL NOTES:
- 1) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
 - 2) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.

Parcel 40
D.B. 526A PG. 2089
MICHAEL GOSNELL et ux
LOT A & B SUSONG FARM
PLAT BOOK 5, PAGE 45

(no tax parcel reference)
TEDDY WHITSON et al
D.B. 401 PG. 753

Parcel 39.01
DANNY GREENE et ux
D.B. 424 PG. 876

APPROXIMATE LIMITS OF
THE 100 YEAR FLOODPLAIN.
(FEMA MAP 47059C 0375 D)
EFFECTIVE DATE: JULY 03, 2006

NOLCHUCKY RIVER
secondary channel

N31°34'00"W
22.64'
N00°54'00"E
19.50'
EDGE OF RIVER

0.36 AC. ±
S48°12'00"W
142.94' (total)
120.94'

Parcel 39
ESTEBAN GADEA
D.B. 652A PG. 1799
PLAT CABINET K, SLIDE 581

N48°13'40"E 309.85' (total)
295.85'
building setback line (typical)

S06°30'00"W
29.50'

S48°03'25"W 161.52' (total)
156.78'

IRON PIN W/
AZIMUTH CAP

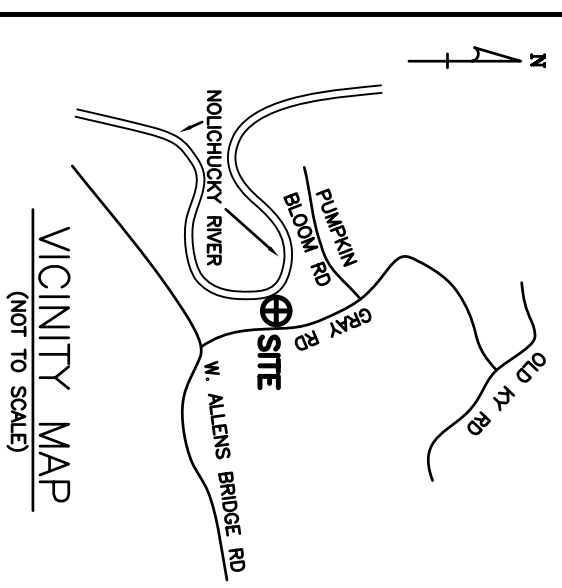
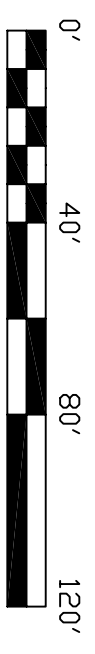
S41°54'00"E 39.23'
4.74'

GRAY ROAD
CENTERLINE

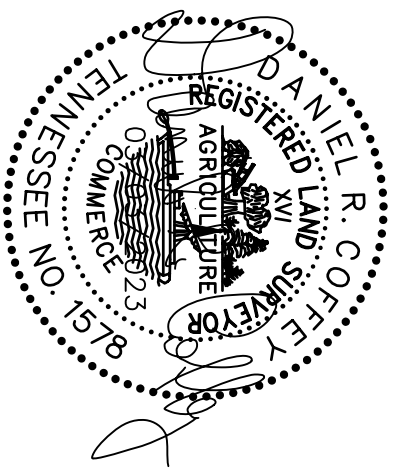
LEGEND

- IRON PIN W/ALBERT CAP
(found, unless otherwise noted)
- 1/2" IRON PIN W/AZIMUTH CAP
(set this survey)
- POINT

CHANCERY COURT CASE NO.
2022-CV-78



THIS PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.
THIS RTK GNSS SURVEY WAS PERFORMED USING CARLSON BR7 DUAL FREQUENCY RECEIVERS. THE GEOD MODEL USED IS GEOD18 BASED ON AN OPUS SOLUTION AND THE COMBINED GRID FACTOR IS 0.9999. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.05".
I CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAT WAS OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED TO CATEGORY IV STANDARDS UNDER MY SUPERVISION AND DIRECTION.



TAX REF.: TAX MAP 145 PARCEL 39.02
DEED REF.: D.B. 446 PG. 1

SURVEY OF THE
GRAYSON SHELTON Estate
(GRAY ROAD PROPERTY)

9TH 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: 03/03/2023
JOB NO. 23SU021	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME: 23SU021