

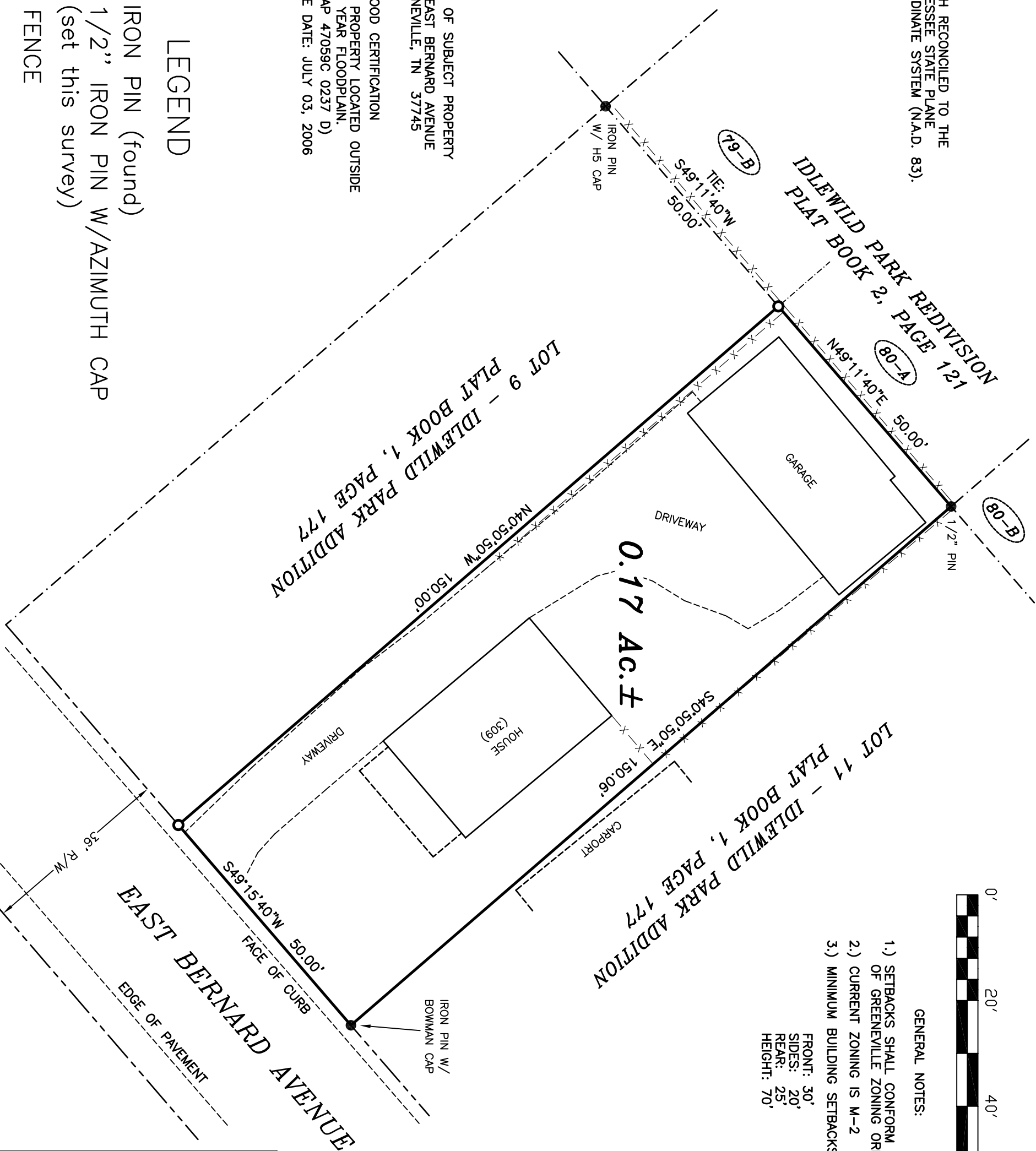
NORTH RECONCILED TO THE  
TENNESSEE STATE PLANE  
COORDINATE SYSTEM (N.A.D. 83).

ADDRESS OF SUBJECT PROPERTY  
309 EAST BERNARD AVENUE  
GREENEVILLE, TN 37745

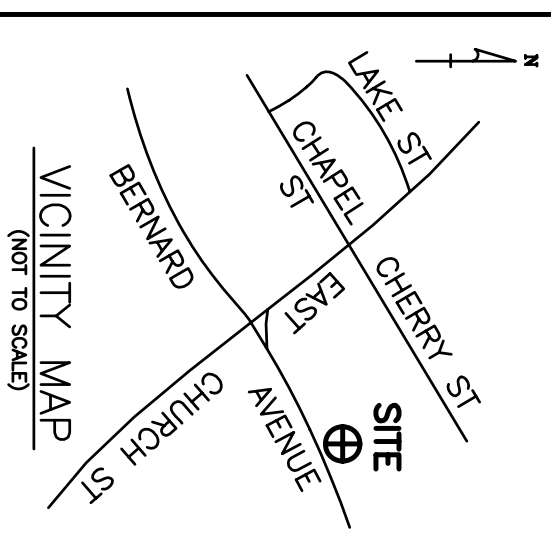
FLOOD CERTIFICATION  
SUBJECT PROPERTY LOCATED OUTSIDE  
THE 500 YEAR FLOODPLAIN.  
(FEMA MAP 47059C 0237 D)  
EFFECTIVE DATE: JULY 03, 2006

**LEGEND**

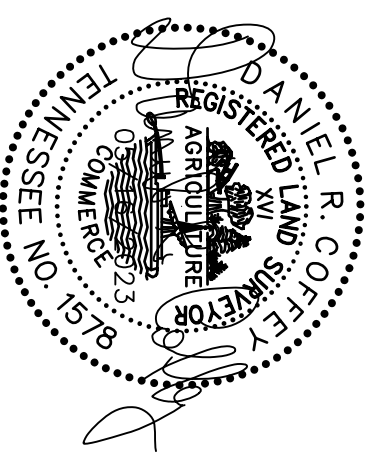
- IRON PIN (found)
- 1/2" IRON PIN W/AZIMUTH CAP  
(set this survey)
- x—x— FENCE



- GENERAL NOTES:
- 1.) SETBACKS SHALL CONFORM TO TOWN OF GREENEVILLE ZONING ORDINANCE.
  - 2.) CURRENT ZONING IS M-2
  - 3.) MINIMUM BUILDING SETBACKS ARE:
- FRONT: 30'  
SIDES: 20'  
REAR: 25'  
HEIGHT: 70'



THIS PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.  
THIS RTK GNSS SURVEY WAS PERFORMED USING CARLSON BRX7 DUAL FREQUENCY RECEIVERS, THE GEOD MODEL USED IS GEOD18 BASED ON AN OPUS SOLUTION AND THE COMBINED GRID FACTOR IS ALL DISTANCES ARE REFERENCED TO GROUND. 0.9999. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.04'.  
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 99-1, GROUP A, PARCEL 18  
DEED REF.: D.B. 623A PG. 1000  
PLAT REF.: PLAT BOOK 1 PAGE 177

**SURVEY OF THE  
RUTH STARNES KELLER Estate**

(LOT 10 - IDLEWILD PARK ADDITION)  
(CHANCERY COURT NO. 2022-CV-295)  
10TH CIVIL DISTRICT GREENE CO., TN  
AZIMUTH ENGINEERING, INC.  
Engineers • Surveyors • Planners  
P.O. Box 1466 GREENEVILLE, TN 37744 (423) 638-9191

SCALE: 1"=20'	DATE: 05/16/2023
JOB NO. 23SU058	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME: 23SU058