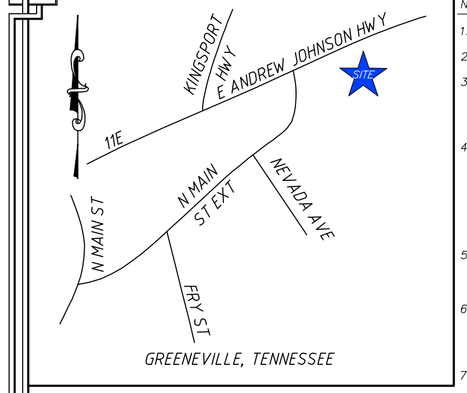


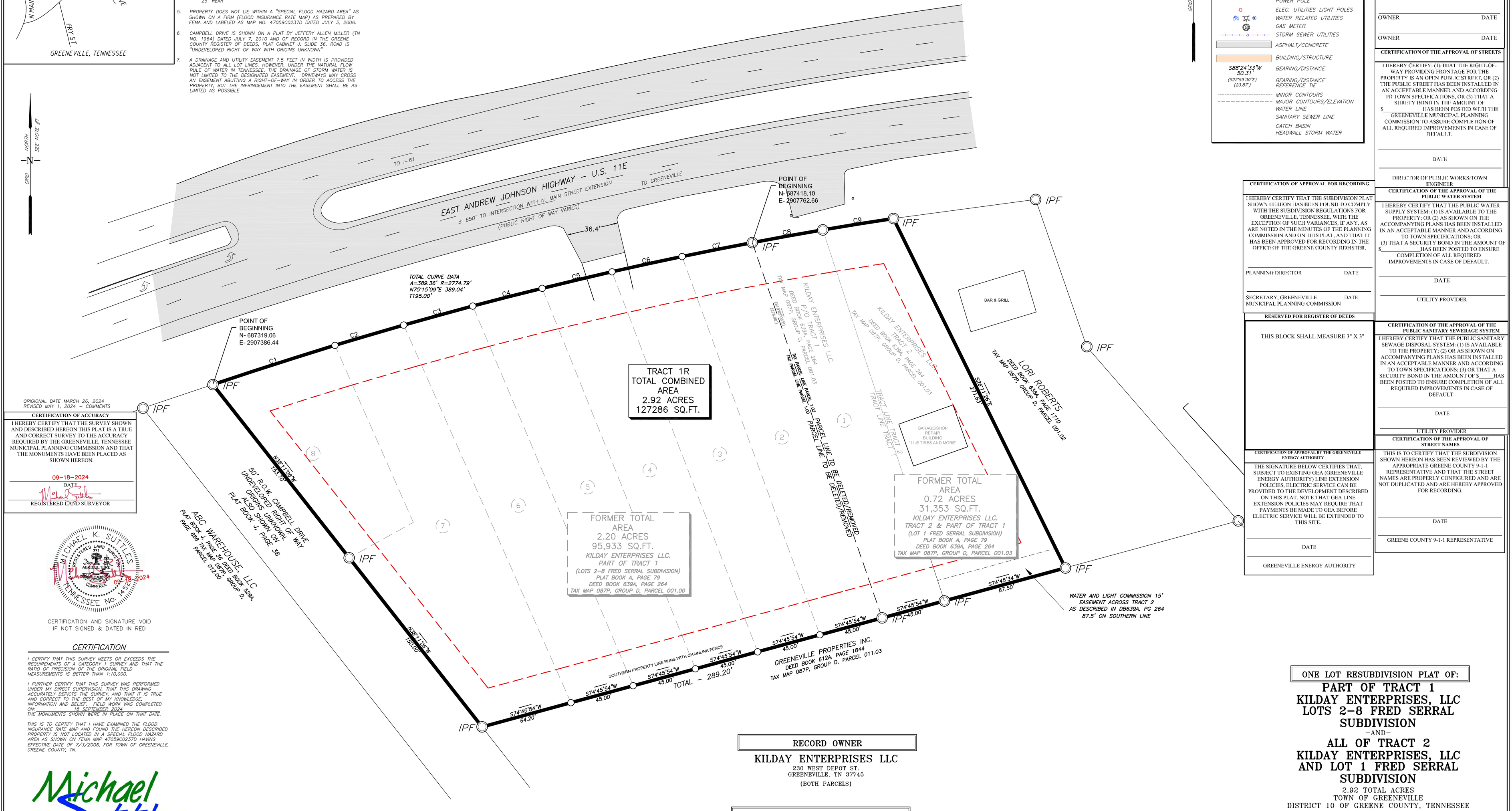
NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (TN NAD 83).
2. PARCEL NUMBERS PERTAIN TO GREENE COUNTY TAX MAPS.
3. UNDERGROUND UTILITY LOCATIONS WERE TAKEN FROM FIELD LOCATIONS AND/OR APPROPRIATE GOVERNING AGENCIES AND ARE APPROXIMATE. PRECISE LOCATION OF UNDERGROUND UTILITIES IS RECOMMENDED PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY.
4. PROPERTY IS SUBJECT TO THE ZONING ORDINANCE OF GREENEVILLE ZONED M-2
   BUILDING SETBACKS ARE PER TOWN OF GREENEVILLE ZONING ORDINANCE:
   30' FRONT
   20' SIDE
   25' REAR
5. PROPERTY DOES NOT LIE WITHIN A "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON A FIRM (FLOOD INSURANCE RATE MAP) AS PREPARED BY FEMA AND LABELED AS MAP NO. 47059C0237D DATED JULY 3, 2006.
6. CAMPBELL DRIVE IS SHOWN ON A PLAT BY JEFFERY ALLEN MILLER (TN NO. 1964) DATED JULY 7, 2010 AND OF RECORD IN THE GREENE COUNTY REGISTER OF DEEDS, PLAT CABINET J, SLIDE 36, ROAD IS "UNDEVELOPED RIGHT OF WAY WITH ORIGINS UNKNOWN"
7. A DRAINAGE AND UTILITY EASEMENT 7.5 FEET IN WIDTH IS PROVIDED ADJACENT TO ALL LOT LINES. HOWEVER, UNDER THE NATURAL FLOW RULE OF WATER IN TENNESSEE, THE DRAINAGE OF STORM WATER IS NOT LIMITED TO THE DESIGNATED EASEMENT. DRIVEWAYS MAY CROSS AN EASEMENT ABUTTING A RIGHT-OF-WAY IN ORDER TO ACCESS THE PROPERTY, BUT THE INFRINGEMENT INTO THE EASEMENT SHALL BE AS LIMITED AS POSSIBLE.

ZONING MAP

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2774.79'	89.40'	89.40'	N72°09'21"E
C2	2774.79'	50.01'	50.00'	N73°35'42"E
C3	2774.79'	49.97'	49.97'	N74°37'38"E
C4	2774.79'	49.98'	49.98'	N75°39'33"E
C5	2774.79'	50.05'	50.05'	N76°41'31"E
C6	2774.79'	50.01'	50.01'	N77°43'30"E
C7	2774.79'	49.94'	49.94'	N78°45'25"E
C8	2774.79'	50.01'	50.01'	N79°47'52"E
C9	2774.79'	49.93'	49.93'	N80°49'46"E



ORIGIONAL DATE MARCH 26, 2024
REVISED MAY 1, 2024 – COMMENTS

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON THIS PLAT IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENEVILLE, TENNESSEE MUNICIPAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

09-18-2024
DATE

REGISTERED LAND SURVEYOR

MICHAEL K. SUTTLES
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1957
09-18-2024

CERTIFICATION AND SIGNATURE VOID IF NOT SIGNED & DATED IN RED

CERTIFICATION

I CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE ORIGINAL FIELD MEASUREMENTS IS BETTER THAN 1:10,000.

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. FIELD WORK WAS COMPLETED ON: 18 SEPTEMBER 2024
THE MONUMENTS SHOWN WERE IN PLACE ON THAT DATE.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP AND FOUND THE HEREON DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA MAP 47059C0237D HAVING EFFECTIVE DATE OF 7/3/2006, FOR TOWN OF GREENEVILLE, GREENE COUNTY, TN.

Michael Suttles

LAND SURVEYING SERVICES
3208 TEASTER LANE
PIGEON FORGE, TN 37863
PHONE: (865) 804-4500

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RECORD OWNER

KILDAY ENTERPRISES LLC
230 WEST DEPOT ST.
GREENEVILLE, TN 37745
(BOTH PARCELS)

NOW OR FORMER PROPERTY ADDRESS

PROPERTY ADDRESS:
310 E. ANDREW JOHNSON HIGHWAY
GREENEVILLE, TN 37745
PARCEL 1.00

330 E. ANDREW JOHNSON HIGHWAY
GREENEVILLE, TN 37745
PARCEL 1.03

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- UNMONUMENTED POINT
- PROPERTY LINE
- TDOT CENTERLINE
- TDOT EASEMENT
- KUB EASEMENT
- BUILDING SETBACK LINE
- POWER POLE
- ELEC. UTILITIES LIGHT POLES
- WATER RELATED UTILITIES
- GAS METER
- STORM SEWER UTILITIES
- ASPHALT/CONCRETE
- BUILDING/STRUCTURE
- S88°24'33"W 50.31' — BEARING/DISTANCE
- (S22°59'30"E) (23.87') — BEARING/DISTANCE REFERENCE TIE
- MINOR CONTOURS
- MAJOR CONTOURS/ELEVATION
- WATER LINE
- SANITARY SEWER LINE
- CATCH BASIN
- HEADWALL STORM WATER

CERTIFICATION 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 ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER DATE

OWNER DATE

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT THE RIGHT-OF-WAY PROVIDING FRONTAGE FOR THE PROPERTY IS AN OPEN PUBLIC STREET, OR (2) THE PUBLIC STREET HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS, OR (3) THAT A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE GREENEVILLE MUNICIPAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE

DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENEVILLE, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND ON THIS PLAT, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTER.

PLANNING DIRECTOR DATE

SECRETARY, GREENEVILLE MUNICIPAL PLANNING COMMISSION DATE

RESERVED FOR REGISTER OF DEEDS

THIS BLOCK SHALL MEASURE 3" X 3"

CERTIFICATION OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

DATE

GREENEVILLE ENERGY AUTHORITY

CERTIFICATION OF THE APPROVAL OF THE PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER SUPPLY SYSTEM: (1) IS AVAILABLE TO THE PROPERTY; OR (2) AS SHOWN ON THE ACCOMPANYING PLANS HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS; OR
(3) THAT A SECURITY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE

UTILITY PROVIDER

CERTIFICATION OF THE APPROVAL OF THE PUBLIC SANITARY SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWAGE DISPOSAL SYSTEM: (1) IS AVAILABLE TO THE PROPERTY; (2) OR AS SHOWN ON ACCOMPANYING PLANS HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS; (3) OR THAT A SECURITY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE

UTILITY PROVIDER

CERTIFICATION OF THE APPROVAL OF STREET NAMES

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN REVIEWED BY THE APPROPRIATE GREENE COUNTY 9-1-1 REPRESENTATIVE AND THAT THE STREET NAMES ARE PROPERLY CONFIGURED AND ARE NOT DUPLICATED AND ARE HEREBY APPROVED FOR RECORDING.

DATE

GREENE COUNTY 9-1-1 REPRESENTATIVE

ONE LOT RESUBDIVISION PLAT OF:

PART OF TRACT 1 KILDAY ENTERPRISES, LLC LOTS 2-8 FRED SERRAL SUBDIVISION

-AND-

ALL OF TRACT 2 KILDAY ENTERPRISES, LLC AND LOT 1 FRED SERRAL SUBDIVISION

2.92 TOTAL ACRES
TOWN OF GREENEVILLE
DISTRICT 10 OF GREENE COUNTY, TENNESSEE
PLAT BOOK A, PAGE 79
DEED BOOK 639A, PAGE 264
TAX MAP 087P, GROUP D, PARCELS 001.00 & 1.03
SCALE 1" = 30' 06 NOVEMBER 2023
UPDATED 12/22/2023
GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.