

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

GENERAL NOTES:  
1.) SETBACKS SHALL CONFORM TO TOWN  
OF GREENEVILLE ZONING ORDINANCE.  
2.) CURRENT ZONING IS B-4  
3.) MINIMUM BUILDING SETBACKS ARE:  
FRONT: 30'  
SIDES: 10'  
REAR: 25'  
HEIGHT: 70'

Stormwater/Utility Easement Statement  
A drainage and utility easement 7.5 feet in width is provided  
adjacent to all lot lines. However, under the natural flow rate of  
water in Tennessee, the drainage of storm water is not limited to  
the designated easement. Driveways may cross an easement  
obtaining a right-of-way in order to access the property, but the  
retrofitment into the easement shall be as limited as possible.

FLOOD CERTIFICATION  
SUBJECT PROPERTY LOCATED OUTSIDE  
THE 500 YEAR FLOODPLAIN.  
(FEMA MAP 47050C 0241 D)  
EFFECTIVE DATE: JULY 03, 2008

ADDRESS OF SUBJECT PROPERTY  
LaFAYETTE STREET  
GREENEVILLE, TN 37745

LEGEND

- IRON PIN (found)
- 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- SANITARY SEWER MANHOLE

CERTIFICATE 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

CERTIFICATE 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

CERTIFICATE 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.

DIRECTOR OF PUBLIC WORKS/  
TOWN ENGINEER DATE

CERTIFICATE 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.

UTILITY PROVIDER DATE

CERTIFICATE OF THE APPROVAL OF THE PUBLIC SANITARY SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE  
DISPOSAL SYSTEM: (1) IS AVAILABLE TO THE PROPERTY,  
OR (2) AS SHOWN ON 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.

UTILITY PROVIDER DATE

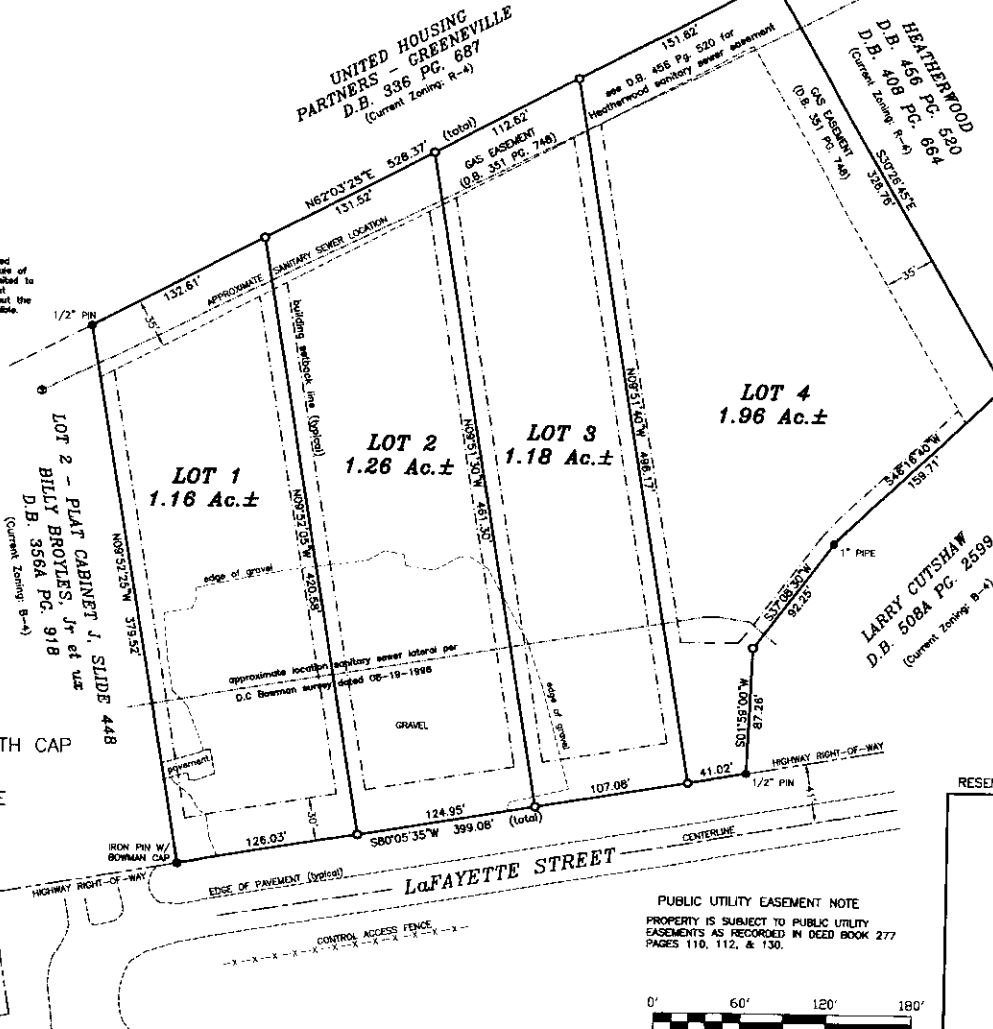
CERTIFICATE OF APPROVAL BY THE GREENEVILLE LIGHT AND POWER SYSTEM

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO  
EXISTING CLARPS (GREENEVILLE LIGHT & POWER SYSTEM)  
LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE  
PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS  
PLAN. NOTE THAT CLARPS LINE EXTENSION POLICIES MAY  
REQUIRE THAT PAYMENTS BE MADE TO CLARPS BEFORE  
ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

DATE  
GREENEVILLE LIGHT & POWER

GREENEVILLE MUNICIPAL PLANNING COMMISSION

TOTAL ACRES 5.56 ± TOTAL LOTS 4  
ACRES NEW ROAD 0.00 MILES NEW ROAD 0.00  
DEVELOPER HELGE HULL CIVIL DISTRICT 10TH  
SURVEYOR AZIMUTH ENGINEERING CLOSURE ERROR 1/10,000



CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN 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 PLAN, 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

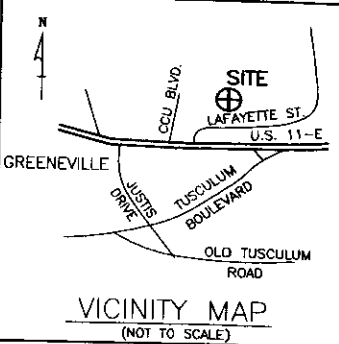
CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE SURVEY SHOWN AND  
DESCRIBED HEREON THIS PLAN 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.

FEBRUARY 04, 20 23  
DATE

REGISTERED LAND SURVEYOR

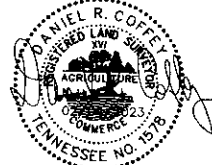
PROPERTY OWNER  
HELGE HULL  
119 SOUTHRIDGE DRIVE  
GREENEVILLE, TN 37743



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  
GEOID MODEL USED IS GEOID18 BASED ON AN OPUS  
SOLUTION AND THE COMBINED GRID FACTOR IS 0.8999.  
ALL DISTANCES ARE REFERENCED TO GROUND.  
THE PRECISION OF THE MEASUREMENTS DOES  
NOT EXCEED 0.08'.

I CERTIFY THAT THE INFORMATION FOR AND  
ON THIS PLAN WAS OBTAINED FROM AN ACTUAL  
FIELD SURVEY PERFORMED TO CATEGORY IV  
STANDARDS UNDER MY SUPERVISION AND DIRECTION.



THIS IS TO CERTIFY THAT THIS SURVEY HAS BEEN PREPARED TO THE STANDARDS  
AND REQUIREMENTS OF THE GREENEVILLE MUNICIPAL PLANNING COMMISSION, THE  
STATE OF TENNESSEE, AND THE TENNESSEE STATE BOARD OF EXAMINERS FOR  
LAND SURVEYORS.

TAX REF.: TAX MAP 87-N, GROUP A, PARCEL 10  
DEED REF.: D.B. 664A PG. 536  
PLAT REF.: PLAT BOOK 1, PAGE 118

REV: 02/04/2023 REVISED PER PLANNER COMMENTS

DIVISION OF THE  
HELGE HULL PROPERTY

(REPLAT OF A PORTION OF LOTS 29-32 OF MANOR ADDITION)

10TH CIVIL DISTRICT GREENE CO., TN

AZIMUTH ENGINEERING, INC.  
Engineers • Surveyors • Planners

P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 638-9181

SCALE: 1"=60' DATE: 12/30/2022

JOB NO. 22SU035 DRAWN BY CAD: ADO

FILE LOC. NET FILE NAME: 22SU035R

RESERVED FOR REGISTER OF DEEDS

PUBLIC UTILITY EASEMENT NOTE  
PROPERTY IS SUBJECT TO PUBLIC UTILITY  
EASEMENTS AS RECORDED IN DEED BOOK 277  
PAGES 110, 112, & 130.

