



\* NORTH RECONCILED TO PARCEL 036.02

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 49°22'59" E | 50.70    |
| L2   | S 27°51'27" E | 122.93   |
| L3   | S 27°51'27" E | 122.93   |
| L4   | S 27°51'27" E | 122.93   |
| L5   | S 27°51'27" E | 122.93   |
| L6   | S 27°51'27" E | 122.93   |
| L7   | S 27°51'27" E | 122.93   |
| L8   | S 27°51'27" E | 122.93   |
| L9   | S 27°51'27" E | 122.93   |
| L10  | S 27°51'27" E | 122.93   |
| L11  | S 27°51'27" E | 122.93   |
| L12  | S 27°51'27" E | 122.93   |
| L13  | S 27°51'27" E | 122.93   |
| L14  | S 27°51'27" E | 122.93   |
| L15  | S 27°51'27" E | 122.93   |
| L16  | S 27°51'27" E | 122.93   |
| L17  | S 27°51'27" E | 122.93   |
| L18  | S 27°51'27" E | 122.93   |
| L19  | S 27°51'27" E | 122.93   |
| L20  | S 27°51'27" E | 122.93   |

**FLOOD NOTE:** By graphic plotting only. This property is in Zone(s) "X" of the Flood Insurance Rate map, Community Panel No. 47059C04000, which bears an effective date of 07-03-2006 and is not in a Special Flood Hazard Area.

06/20/2024 - 01:06:01 PM  
24005427  
1 PGS AL PLAT  
HOLLY BATCH: 246443  
PLAT CABINET: L  
SLIDE: 617  
REC FEE 16.00  
DP FEE 2.00  
TOTAL 17.00  
STATE OF TENNESSEE GREENE COUNTY  
KAREN COLLINS-OTTINGER  
REGISTERED DEEDS

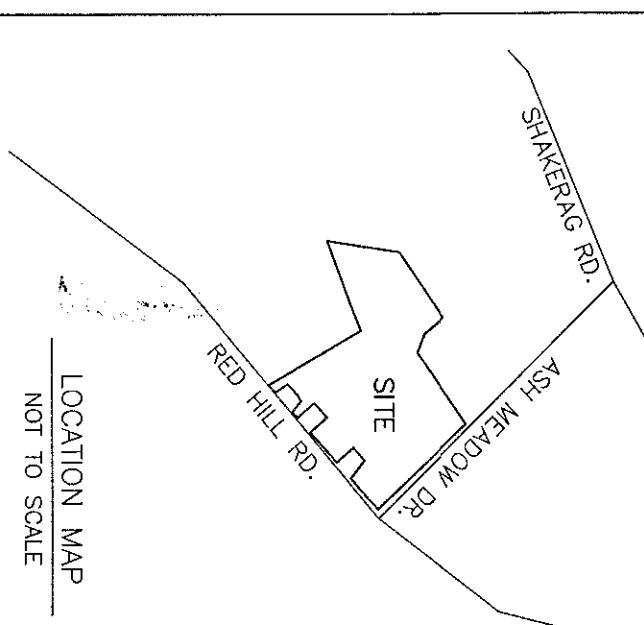
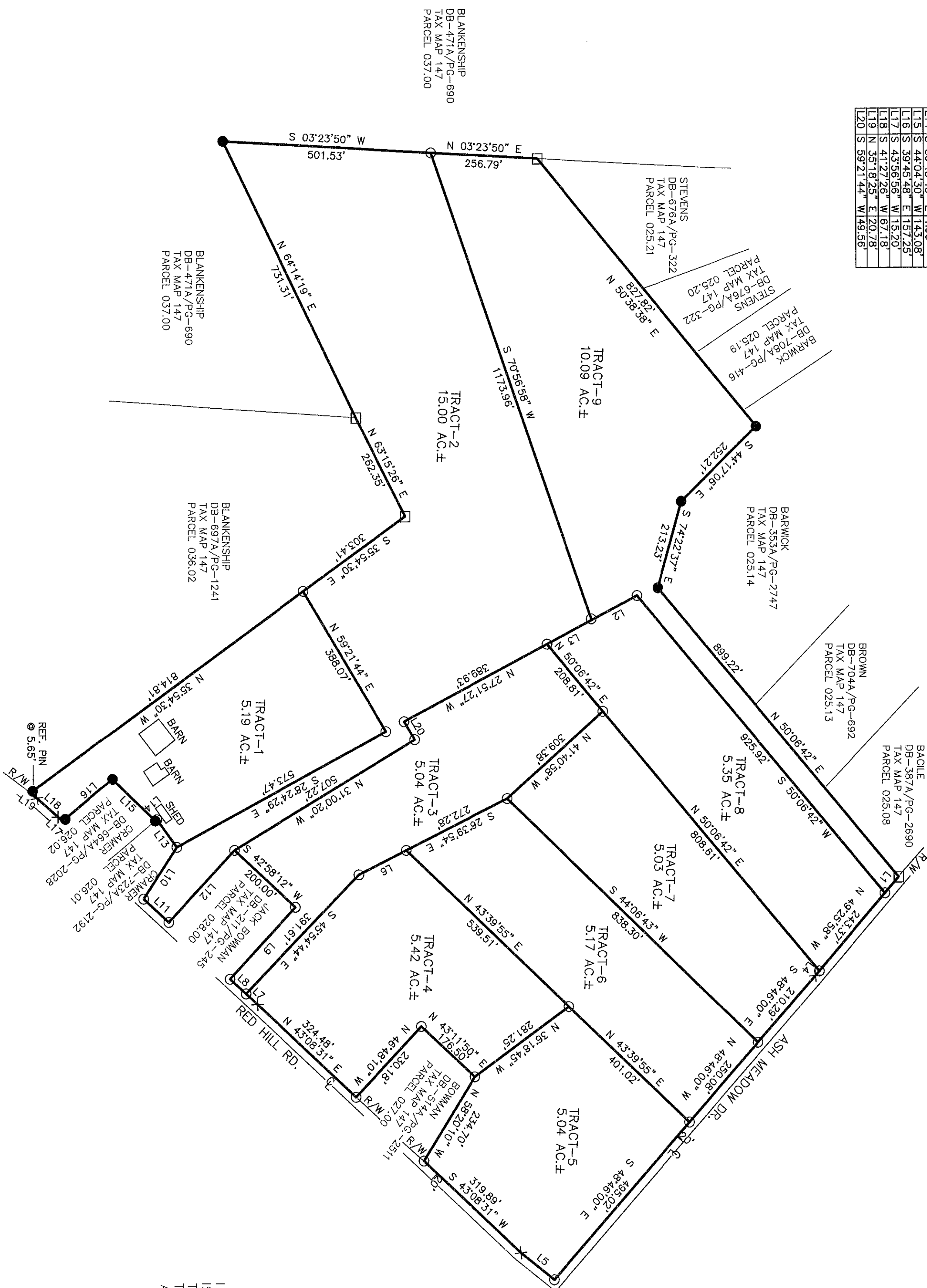
MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

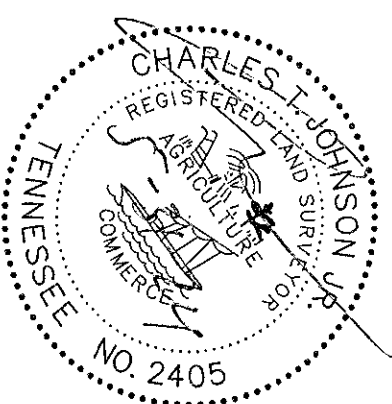
THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

"I HEREBY CERTIFY THAT THIS SURVEY PLAT REPRESENTS A BOUNDARY RETRACEMENT SURVEY ONLY AND IS NOT A NEW SUBDIVISION OF PROPERTY AS DEFINED BY T.C.A. CODE 13-3-401. FURTHERMORE, THIS PLAT IS SUITABLE FOR RECORDING IN THE REGISTER OF DEEDS OFFICE WITHOUT PLANNING DEPARTMENT APPROVAL AS DEFINED BY TITLE 13, CHAPTER 3, PART 4 OF THE TENNESSEE CODE."

*Paula Beller, Esq.*  
*Curran & Mitchell, Inc.*



- LEGEND**
- IRON PIN SET
  - IRON PIN FOUND
  - × POINT ON RIGHT-OF-WAY
  - POST



SURVEY BY: CHARLES T. JOHNSON JR  
NUMBER: 2405

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1-7500 AS SHOWN HEREON.

PROPERTY REFERENCE:  
JACK & SARA BOWMAN  
DB-421/PG-222  
TAX MAP 147  
PARCEL 026.00

BOWMAN 61.33 AC.±  
PROPERTY PARTITION

22ND CIVIL DISTRICT GREENE CO. TN.

**TPSI** TN. PROFESSIONAL SURVEYING INC.

405 N BOONE STREET JOHNSON CITY, TN 37604

SCALE: 1"=200' DATE: 05-29-2024

PROJECT: 24136 DRAWN BY: SCT

**TPSI** TN. PROFESSIONAL SURVEYING INC.

405 N BOONE STREET

JOHNSON CITY TN, 37604 423-915-1136