

Agenda
Greene County, TN Regional Planning Commission
Greene County Courthouse Annex, Conference Room
204 North Cutler Street, Greene, TN 37744
August 13, 2024 at 1:00 p.m.

1. Call to order.
2. Approval of the July 9, 2024 minutes.
3. Approval of the revised minutes of the May 14, 2024 meeting.
4. Review and consider approving the Replat of Lots 7, 8, and 9 of the Carpenter-Clemmer Property (for William Adams Jr.) final subdivision plat, for five lots totaling 16.12 acres, located adjacent to Weems Chapel Road in the 6th civil district.
5. Review and consider approving the Survey of a Portion of the Kelly Gregg-GRNO Property, for one lot totaling 2.00 acres, located adjacent to Sinking Springs Road in the 5th civil district.
6. Review and consider approving Part of the Kenneth and Angela Pinkston Property, for one lot totaling 0.82 acres, located adjacent to Murray Bridge Road in the 4th civil district.
7. Review and consider approving the Division of the Randall Tilson et ux Property, (Replat of Lot 2R-A-1R of the Tilson & Burk Property), for two lots totaling 4.86 acres, located adjacent to Golf Trace Drive and Mountain River Drive in the 9th civil district.
8. Review and consider approving the Replat of Lots 14 & 15 Revision of Bob Mysinger Subdivision, for one lot totaling 1.815 acres, located adjacent to White Sands Road in the 2nd civil district.
9. Review and consider approving the Replat of Lot 1 M. J. Blake House Tract for two lots totaling 4.76 acres, located at the intersection of Kingsport Highway and Blake Lane in the 20th civil district.
10. Review and consider approving Replat of King Property Lots 3-5 for three lots totaling 2.33 acres, located adjacent to Old Baileyton Road in the 12th civil district.
11. Review and consider approving the Replat of Lots 5 & 6 of the Martha Weems Property plat, for two lots totaling 5.210 acres, located adjacent to Logwood Lane in the 21st civil district.
12. Review and consider approving the Red Tail Ridge Phase I preliminary plat, for 16 lots totaling 13.56 acres, located off Whirlwind Road in the 10th civil district.
13. Review and consider approving the Combination Plat of Lots 3-5 of the John Dearstone Subdivision and Lot 2 of the Ted Carter Subdivision for one lot totaling 2.52 acres, located at the intersection of Newport Highway and Warrensburg Road in the 8th civil district.
14. Administrative minor subdivisions
 - Combination plat of Lots 34 and 35 of the Rex A. Cobble and Wife Ann Cobble Property for one lot totaling 1.56 acres, located adjacent to Dogwalk Road in the 12th civil district.
 - Subdivision plat for William Brown for one lot totaling 1.10 acres, located adjacent to Jeffers Lane in the 15th civil district.
 - Combination plat of Lots 18 & 19 of Red Cedar Farm (Survey for Michael Hearl) for one lot totaling 2.32 acres, located adjacent to Mt. Zion Road in the 14th civil district.
 - Replat of the Shirley M. Rodgers Property Lot 8 for Amanda Wells and Lynda Dawson, for two lots totaling 1.35 acres, located adjacent to Kingsport Highway in the 16th civil district.
 - Division of a Portion of Tract 4 of the Seaton Farm (Survey of a Portion of the Dennis Seaton Property) for one lot totaling 1.115 acres, located adjacent to Cedar Creek Road in the 18th civil district.

- A 2 Lot Subdivision of the Helen Robinette Property for two lots totaling 13.16 acres, located adjacent to Ragon Hollow Road and Mink Creek Road in the 19th civil district.
- Division of Lot 7 of the Danny Jones Subdivision (Portion of the Russell Wimmer et ux Property) for two lots totaling 7.34 acres, located adjacent to Blackhorn Lane in the 12th civil district.
- Division of Tract 2 of the Late Bertha M. Turner Property for two lots totaling 5.00 acres, located adjacent to Blue Springs Parkway in the 23rd civil district.
- Subdivision Survey for Jason Ricker for two lots totaling 3.629 acres, located adjacent to Amity Road in the 9th civil district.
- Combination Plat of Lots 18 & 23 of the B.T. & Mable Walters Property (Survey for Darrel Frederick, II et ux) for one lot totaling 4.433 acres, fronting on both Warrensburg Road and Fishhook Road in the 5th civil district.
- Replat of Lots 33, 34, 35 of the Doyle Subdivision for Cathy Esser for one lot totaling 0.78 acres, located adjacent to Cannon Road in the 15th civil district.
- Subdivision Survey for Larry Cutshall for one lot totaling 1.800 acres, located adjacent to Jennings Creek Lane and Walters Road in the 22nd civil District.
- Recombination Survey for Anthony J. Owens for one lot totaling 0.192 acres, located off Gilbreath Road in the 7th civil district.

15. Review monthly report of all activities recorded for Building/Zoning/Planning Office.

16. Other Business

17. Adjournment.

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, July 9, 2024, at 1:00 p.m.

Members Present/Absent

Sam Riley, Chairman
 Gwen Lilley, Vice-Chairman
 Gary Rector, Secretary
 Lyle Parton, Alternate Secretary
 Edwin Remine
~~Stevi Misener~~
~~Phillip Ottinger~~
 Jason Cobble
 Becky Rideout

Staff Representatives Present/Absent

~~Kevin Morrison, County Mayor~~
 Roger Woolsey, County Attorney
 Amy Tweed, Planning Coordinator
 Tim Tweed, Building Official
 Kevin Swatsell, Road Superintendent
~~Lyn Ashburn, Planning Department~~
~~Dax Sipe, Building Inspector~~
~~John Stills, Building Inspector~~

Also participating: Interested citizens

The Chairman called the meeting to order and welcomed attendees. The Chairman asked if members had received the draft minutes of the June 11, 2024 meeting. A motion was made by Edwin Remine, seconded by Phillip Ottinger, to approve the minutes as written. The motion carried unanimously.

Subdivision of the Edmondson Property final plat. The Planning Commission reviewed and considered approving the Subdivision of the Edmondson Property, for one lot totaling 0.853 acres, located adjacent to Warrensburg Road in the 25th civil district. Staff stated all signatures, including the Certificate of Completion, had been obtained and recommended approval as the plat met all applicable requirements. After discussion, a motion was made by Lyle Parton, seconded by Edwin Remine, to approve the plat as it met all applicable requirements. The motion carried unanimously.

Tammy S. Barnes final plat. The Planning Commission reviewed and considered approving the Tammy S. Barnes final subdivision plat, for one lot totaling 0.50 acres, located adjacent to Dykes Hill Road in the 15th civil district. Staff stated all signatures, including the Certificate of Completion, had been obtained and recommended approval as the plat met all applicable requirements. After discussion, a motion was made by Gwen Lilley, seconded by Edwin Remine, to approve the plat as it met all applicable requirements. The motion carried unanimously.

Anthony & Michelle Payne final plat. The Planning Commission reviewed and considered approving the Anthony & Michelle Payne final plat, for two lots totaling 2.00 acres, located adjacent to Gap Mountain Road in the 11th civil district. A Certificate of Completion had been signed for Lot 1, but the Tennessee Department of Environment and Conservation (TDEC) needed to sign approving Lot 2. Staff recommended approval subject to approval by TDEC, as the plat met all other applicable requirements. After discussion, a motion was made by Gary Rector, seconded by Edwin Remine, to

approve the plat subject to approval by TDEC, as the plat met all other applicable requirements. The motion carried unanimously.

Replat of Lots 4 & 5 River Trace Estates and Lot 2R-A-1 Branfor, Inc. Property final plat. The Planning Commission reviewed and considered approving the Replat of Lots 4 & 5 River Trace Estates and Lot 2R-A-1 Branfor, Inc. Property (Property Survey for Tilson & Burk) final plat, for two lots totaling 5.988 acres, located adjacent to Golf Trace Drive and Mountain River Drive in the 9th civil district. Staff stated all signatures, including Certificates of Completion for both lots, had been obtained and recommended approval as the plat met all applicable requirements. After discussion, a motion was made by Lyle Parton, seconded by Becky Rideout, to approve the plat as it met all applicable requirements. The motion carried unanimously.

Division of the LAND2HOMES, LLC Property final plat. The Planning Commission reviewed and considered approving the Division of the LAND2HOMES, LLC Property final plat, for three lots totaling 3.61 acres, located adjacent to Milburton Road in the 15th civil district. Staff recommended approval subject to approval by TDEC, as the plat met all other applicable requirements. After discussion, a motion was made by Gwen Lilley, seconded by Gary Rector, to approve the plat subject to approval by TDEC, as the plat met all other applicable requirements. The motion carried unanimously.

Part of the Dustin Lawson Property final plat. The Planning Commission reviewed and considered approving Part of the Dustin Lawson Property final plat, for one lot totaling 0.95 acres, located adjacent to Democrat Road in the 6th civil district. Staff stated all signatures, including the Certificate of Completion, had been obtained and recommended approval as the plat met all applicable requirements. After discussion, a motion was made by Gwen Lilley, seconded by Becky Rideout, to approve the plat as it met all applicable requirements. The motion carried unanimously.

Final Replat of Lots 1, 2, & 3 of the Division of the Gregory Johnson Estate. The Planning Commission reviewed and considered approving the Replat of Lots 1, 2, & 3 of the Division of the Gregory Johnson Estate final plat, for two lots totaling 4.09 acres, located adjacent to Jay Fanning Road in the 22nd civil district. Staff stated the plat was approved administratively, after soil work was performed and the plat signed by TDEC. A motion was made by Gary Rector, seconded by Lyle Parton, to accept the plat as administratively approved. The motion carried unanimously.

Final Replat of Irene McMillan Property Lot 1. The Planning Commission reviewed and considered approving the Replat of Irene McMillan Property Lot 1 (for Jerry Inscore) final plat, for two lots totaling 3.56 acres, located adjacent to Susong Memorial Road in the 9th civil district. A Certificate of Completion had been signed for Lot 2R, but TDEC needed to sign approving Lot 1R. Staff recommended approval subject to approval by TDEC, as the plat met all other applicable requirements. After discussion, a motion was made by Gary Rector, seconded by Gwen Lilley, to approve the plat subject to approval by TDEC, as the plat met all other applicable requirements. The motion carried unanimously.

Final Replat of Lots 7, 8, and 9 of the Carpenter-Clemmer Property. The Planning Commission reviewed and considered approving the Replat of Lots 7, 8, and 9 of the Carpenter-Clemmer Property (for William Adams Jr.) final subdivision plat, for five lots totaling 16.12 acres, located adjacent to Weems Chapel Road in the 6th civil district. Staff recommended denial, as revised plats were not submitted when it was determined that soils on the property were not suitable for septic systems. A motion was made by Lyle Parton, seconded by Edwin Remine, to deny approval, as revised plats had not been submitted as required. The motion carried unanimously.

Final Replat of King Property Lots 3-5. The Planning Commission reviewed and considered approving the Replat of King Property Lots 3-5 final subdivision plat, for two lots totaling 2.46 acres, located adjacent to Pates Hill Road in the 12th civil district. Staff recommended approval as the plat met all applicable requirements. After discussion, a motion was made by Lyle Parton, seconded by Gwen Lilley, to approve the plat as it met all applicable requirements. The motion carried unanimously.

Revision of Lots 4, 5, 6, and 7 of the J.T. Shields property final plat. The Planning Commission reviewed and considered approving the Revision of Lots 4, 5, 6, and 7 of the J.T. Shields final subdivision plat, for two lots totaling 2.01 acres, located adjacent to Pates Hill Road. Staff recommended approval subject to approval by TDEC, as the plat met all other applicable requirements. After discussion, a motion was made by Gary Rector, seconded by Edwin Remine, to approve the plat subject to approval by TDEC, as the plat met all other applicable requirements. The motion carried unanimously.

Redivision of Tracts 14 and 15 of the Jack H. Seay Estate final plat. The Planning Commission reviewed and considered approving the Redivision of Tracts 14 and 15 of the Jack H. Seay Estate final subdivision plat, for two lots totaling 2.46 acres, located adjacent to Oregon Trail in the 25th civil district. Staff recommended approval subject to addition of a signature by the property owner, as the plat met all other applicable requirements. After discussion, a motion was made by Lyle Parton, seconded by Gary Rector, to approve the plat subject to addition of the property owner signature, as the plat met all other applicable requirements. The motion carried unanimously.

Division of Lot 1 of the George Bales Division of Lot 1 final plat. The Planning Commission reviewed and considered approving the Division of Lot 1 of the George Bales property final subdivision plat, for two lots totaling 3.95 acres, located adjacent to Hartshaw Drive and Guinn Drive in the 8th civil district. Staff stated that this plat had been approved administratively, when it was determined that the property was served by sanitary sewer, and it met all requirements for in-house approval. A motion was made by Gary Rector, seconded by Gwen Lilley, to accept the plat as administratively approved. The motion carried unanimously.

Administrative minor subdivisions. The Planning Commission was informed the following subdivisions had been approved since the last meeting.

- Part of the Jeffery Anglemier and Cheryl Miller Property, for one lot totaling 2.20 acres, located adjacent to Nelse Roberts Road in the 17th civil district.
- Replat of Lots 10, 11, and 12, of the Michael Stokely Property, for two lots totaling 11.56 acres, located adjacent to Ostrich Road in the 3rd civil district.
- Survey of a Portion of the James Wine et ux Property, for two lots totaling 1.87 acres, located adjacent to Wines Road in the 11th civil district.
- Subdivision plat for Nancy Wright, for one lot totaling 1.10 acres, located adjacent to Haney Hill Road in the 9th civil district.
- Survey of a Portion of the Edgar Castle et ux Property (280 Splatter Creek Road) for one lot totaling 0.52 acres, located adjacent to Splatter Creek Road in the 15th civil district.

A motion was made by Gwen Lilley, seconded by Edwin Remine, to accept the list. The motion carried unanimously.

Monthly activity report for Building/Zoning/Planning Office. Tim Tweed discussed the monthly department activity report. A motion was made by Gwen Lilley, seconded by Becky Rideout, to accept the report. The motion carried unanimously.

There being no further business, a motion was made by Lyle Parton, seconded by Gary Rector, to adjourn. The motion carried unanimously. The meeting adjourned at 1:45 p.m.

Approved as written: _____

Secretary: _____

Chairman/Vice Chairman: _____

MEMORANDUM

To: The Greene County Regional Planning Commission
From: Lyn Ashburn, Research/Special Projects
Date: August 8, 2024
Subject: Change to the May 14, 2024 minutes

An error in the May 14, 2024 Planning Commission minutes has been discovered, where the wrong plat was noted as having been approved. The approved minutes state the Division of the Linda Leblanc Trust Property plat was approved subject to the addition of signatures. The plat actually approved was the Division of the Katherine Comacho Property plat, also approved subject to the addition of signatures

Page one of the May minutes is attached, with the proposed change printed in *italicized bold* text.

The Planning Commission will be asked to approve a revision to the minutes as proposed.

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, May 14, 2024, at 1:00 p.m.

Members Present/Absent

Sam Riley, Chairman
~~Gwen Lilley, Vice Chairman~~
 Gary Rector, Secretary
 Lyle Parton, Alternate Secretary
 Edwin Remine
~~Stevi Misener~~
 Phillip Ottinger
 Jason Cobble
 Becky Rideout

Staff Representatives Present/Absent

~~Kevin Morrison, County Mayor~~
 Roger Woolsey, County Attorney
 Amy Tweed, Planning Coordinator
 Tim Tweed, Building Official
~~Kevin Swatsell, Road Superintendent~~
 Lyn Ashburn, Planning Department
~~Dax Sipe, Building Inspector~~
~~John Stills, Building Inspector~~

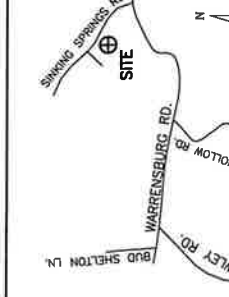
Also participating: Interested citizens

The Chairman called the meeting to order and welcomed attendees. The Chairman asked if members had received the draft minutes of the April 9, 2024 meeting. A motion was made by Edwin Remine, seconded by Gary Rector, to approve the minutes. The motion carried unanimously.

A Three Lot Subdivision of the Helen Robinette Property. The Planning Commission reviewed and considered approving A Three Lot Subdivision of the Helen Robinette Property for three lots totaling 14.30 acres, located adjacent to Ragon Hollow Lane in the 19th civil district. There was no one present to represent the item, and staff stated that revised plats had not been submitted. A motion was made by Lyle Parton, seconded by Edwin Remine, to deny approval, as plats had not been submitted as required. The motion carried unanimously.

Division of the Michael & Louanne Berry Property. The Planning Commission reviewed and considered approving Division of the Michael & Louanne Berry Property, for two lots totaling 2.47 acres, located adjacent to Jockey Road in the 15th civil district. Staff recommended granting approval, subject to the addition of signatures, as the plat met all other applicable requirements. A motion was made by Phillip Ottinger, seconded by Gary Rector, to approve the plat, subject to the addition of signatures, as the plat met all other applicable requirements.

Division of the Katherine Camacho Property. The Planning Commission reviewed and considered approving the Division of the Katherine Camacho Property, for two lots totaling 4.95 acres, located adjacent to Community Center Road and McDonald Road in the 19th civil district. Staff recommended granting approval, subject to the addition of signatures, as the plat met all other applicable requirements. A motion was made by Gary Rector, seconded by Phillip Ottinger, to approve the plat, subject to the addition of signatures, as the plat met all other applicable requirements.



VICINITY MAP
(NOT TO SCALE)

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

THIS SURVEY WAS PERFORMED USING THE 2011 NATIONAL EARTH DATUM (NAD 83) AND THE COMBINED GRID FACTOR IS 0.99991. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.05'.

CERTIFY THAT THE INFORMATION FOR AND THE FIELD SURVEY PERFORMED TO CATEGORY IV STANDARDS UNDER MY SUPERVISION AND DIRECTION.

GENERAL NOTES:

1. SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.

2. DIVISION OF GROUNDWATER PROTECTION APPROVAL PRIOR TO USE FOR BUILDING PURPOSES.

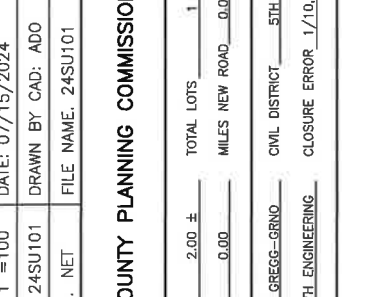
Stormwater/Utility Easement Statement

There is hereby established an easement over a minimum of 75' wide along the interior side of all lot lines for the installation and maintenance of utility and the construction of a stormwater management system. In addition to any other structural easement, the easement shall be subject to the requirements of the Greene County Regional Planning Commission.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S56°27'00"E	58.44'
L2	S58°49'00"E	48.20'
L3	S62°28'00"E	66.40'
L4	S57°58'00"E	34.40'
L5	S51°59'00"E	31.90'
L6	S42°18'00"E	48.60'
L7	S42°48'00"E	102.35'

RESERVED FOR REGISTER OF DEEDS



RESERVED FOR REGISTER OF DEEDS

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBMISSION PLAT, SHOWING THE DIVISION OF GROUNDWATER PROTECTION APPROVAL, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE GREENE COUNTY ZONING ORDINANCE AND THAT IT HAS BEEN APPROVED FOR RECORDING BY THE REGISTER OF DEEDS. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: _____

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY THE GREENVILLE ENERGY AUTHORITY

THE SERVICE BENCH SERVICES HAVE SUBJECT TO THE GREENVILLE ENERGY AUTHORITY LINE EXTENSION TO THE LOT LOCATED ON THIS PLAT. NOTE THAT O&A LINE EXTENSION POLICIES MAY VARY BY DISTRICT. THE EXTENSION OF THIS SERVICE WILL BE EXTENDED TO THIS SITE.

DATE: _____

GREENVILLE ENERGY AUTHORITY

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY DISTRICT HAS REVIEWED THE PLAT AND THE REQUIREMENTS OF THE PLAT, AND ARE HEREBY APPROVED AS SHOWN.

DATE: _____

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

CERTIFICATE OF THE APPROVAL OF STREETS/ROADS

1. HEREBY CERTIFY THAT THE PLANNING AND DESIGN OF THE PROPOSED ROAD SHALL COMPLY WITH THE GREENE COUNTY ROAD LIST, SHALL SERVE THESE LOTS AS SHOWN ON THIS PLAT, AND THAT THE PRELIMINARY PLANS AS APPROVED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THE PRELIMINARY PLANS AS APPROVED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION DO NOT REQUIRE APPROVAL OF THIS STATE ROUTE (NO SIGNATURE REQUIRED).

DATE: _____

GREENE COUNTY HWY SUPERINTENDENT /AUTHORIZED APPOINTEE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND THE INFORMATION THEREON IS ACCURATE AND TRUTHFUL TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I HAVE ADHERED TO THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING AND THAT THE MEASUREMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SATISFACTION OF THE SUBMISSION REGULATIONS.

JULY 15, 2024

DATE

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) HEREBY CERTIFY THAT I (WE) AND THE OWNERS OF THIS PARCEL OF LAND HAVE ADOPTED THIS PLAN OF SUBDIVISION AND DEDICATED ALL RIGHTS, CLAIMS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE, AS NOTED.

OWNER: _____ DATE: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) HEREBY CERTIFY THAT I (WE) AND THE OWNERS OF THIS PARCEL OF LAND HAVE ADOPTED THIS PLAN OF SUBDIVISION AND DEDICATED ALL RIGHTS, CLAIMS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE, AS NOTED.

OWNER: _____ DATE: _____

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OWNER: _____ DATE: _____

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OWNER: _____ DATE: _____

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OWNER: _____ DATE: _____

LEGEND

- 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- POINT
- ⊗ WATER METER
- x-x- FENCE
- ⊙ UTILITY POLE

GENERAL NOTES:

1. SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.

2. DIVISION OF GROUNDWATER PROTECTION APPROVAL PRIOR TO USE FOR BUILDING PURPOSES.

Stormwater/Utility Easement Statement

There is hereby established an easement over a minimum of 75' wide along the interior side of all lot lines for the installation and maintenance of utility and the construction of a stormwater management system. In addition to any other structural easement, the easement shall be subject to the requirements of the Greene County Regional Planning Commission.

LINE TABLE

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L4	S57°58'00"E	34.40'
L5	S51°59'00"E	31.90'
L6	S42°18'00"E	48.60'
L7	S42°48'00"E	102.35'



RESERVED FOR REGISTER OF DEEDS

RESERVED FOR REGISTER OF DEEDS

TAX REF.: TAX MAP 118 PORTION OF PARCEL 19
DEED REF.: D.B. 147 PG. 552
DEED REF.: D.B. 699A PG. 282

SURVEY OF A PORTION OF THE KELLY GREGG-GRNO PROPERTY

5TH CIVIL DISTRICT GREENE CO., TN
AZIMUTH ENGINEERING, INC.
Engineers + Surveyors + Planners
P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 638-8191
SCALE: 1"=100'
DATE: 07/15/2024
JOB NO. 24SU101 DRAWN BY CAD: ADO
FILE LOC. NET FILE NAME: 24SU101

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES: 2.00 ± TOTAL LOTS: 1
ACRES NEW ROAD: 0.00 MILES NEW ROAD: 0.00
DEVELOPER: KELLY GREGG-GRNO CIVIL DISTRICT: 5TH
SURVEYOR: AZIMUTH ENGINEERING CLOSURE ERROR: 1/10,000

CERTIFICATE OF APPROVAL FOR RECORDING

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DATE: _____

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY THE GREENVILLE ENERGY AUTHORITY

THE SERVICE BENCH SERVICES HAVE SUBJECT TO THE GREENVILLE ENERGY AUTHORITY LINE EXTENSION TO THE LOT LOCATED ON THIS PLAT. NOTE THAT O&A LINE EXTENSION POLICIES MAY VARY BY DISTRICT. THE EXTENSION OF THIS SERVICE WILL BE EXTENDED TO THIS SITE.

DATE: _____

GREENVILLE ENERGY AUTHORITY

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY DISTRICT HAS REVIEWED THE PLAT AND THE REQUIREMENTS OF THE PLAT, AND ARE HEREBY APPROVED AS SHOWN.

DATE: _____

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

CERTIFICATE OF THE APPROVAL OF STREETS/ROADS

1. HEREBY CERTIFY THAT THE PLANNING AND DESIGN OF THE PROPOSED ROAD SHALL COMPLY WITH THE GREENE COUNTY ROAD LIST, SHALL SERVE THESE LOTS AS SHOWN ON THIS PLAT, AND THAT THE PRELIMINARY PLANS AS APPROVED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THE PRELIMINARY PLANS AS APPROVED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION DO NOT REQUIRE APPROVAL OF THIS STATE ROUTE (NO SIGNATURE REQUIRED).

DATE: _____

GREENE COUNTY HWY SUPERINTENDENT /AUTHORIZED APPOINTEE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND THE INFORMATION THEREON IS ACCURATE AND TRUTHFUL TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I HAVE ADHERED TO THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING AND THAT THE MEASUREMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SATISFACTION OF THE SUBMISSION REGULATIONS.

JULY 15, 2024

DATE

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:
 Approval is hereby granted for lot(s) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LOT RESTRICTIONS:
 Lot 2: Subject to a minimum of 3 bedrooms. Conventional septic system is required. Location and size of septic tank may be determined. Lot appears to have on existing SWS, with a record of a CDC. This lot has not been evaluated.

Hunter Wyatt
 Environmental Scientist
 TN Division of Water Resources
 Date: 07/25/24

RESERVED FOR DIVISION OF GROUNDWATER PROTECTION

CERTIFICATE FOR VERIFICATION OF EXISTING SEPTIC SYSTEM(S)
 I (we) hereby certify that Lot 1 contains a septic system consisting of a tank, and that all field lines and duplicate ones associated with each system are contained entirely within each lot(s) and are not located on any other parcel. I (we) further certify that the Certificate of Completion of Subsurface Sewage Disposal System from the Tennessee Department of Environment and Conservation is for the aforementioned lot(s) and system(s).

Owner: _____ Date: _____
 Owner: _____ Date: _____

The plans for construction of a subsurface disposal system for lot 1 can be found at the TN Dept. of Environment and Conservation Search Green County under the name of Randall Tilson.

LEGEND
 • IRON PIN (found)
 ○ IRON PIN (per 02/02/2021 survey)
 ◦ 1/2" IRON PIN W/AZIMUTH CAP (set June, 2024)
 • POINT
 — SOLID THIN LINES PER 02/02/2021 SURVEY (not surveyed this date)

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, (we), HEREBY CERTIFY THAT I (WE, ARE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN OF SUBDIVISION AND THAT I (WE) HEREBY ADAPT THIS PLAN OF SUBDIVISION TO THE BUILDING RESTRICTIONS, EASEMENTS, AND DEDICATIONS, AND ALIENS' WAIVES, EASEMENTS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: _____ DATE: _____
 OWNER: _____ DATE: _____

CERTIFICATE OF ACCURACY
 I, HEREBY CERTIFY THAT THE PLAN SHOWN AND THE INFORMATION THEREON IS ACCURATE AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS HAVE BEEN PLACED AS SHOWN HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: JULY 25, 2024
 TENSSESEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS, AND ARE HEREBY APPROVED AS SHOWN.

DATE: _____
 LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

CERTIFICATE OF APPROVAL BY THE GREENVILLE ENERGY AUTHORITY
 THE SPRAWLER BEING OFFERED IS SUBJECT TO THE GREENVILLE ENERGY AUTHORITY LINE OF SERVICE TO THE GREENVILLE ENERGY AUTHORITY PLAT. NOTE THAT GEA LINE CROSSING POLICIES MAY VARY. ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

DATE: _____
 GREENVILLE ENERGY AUTHORITY

CERTIFICATE OF APPROVAL BY THE GREENVILLE ENERGY AUTHORITY
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS, AND ARE HEREBY APPROVED AS SHOWN.

DATE: _____
 GREENVILLE ENERGY AUTHORITY

GENERAL NOTES:

- 1.) SEPARATE SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
- 2.) THE SUBDIVISION SHALL BE APPROVED PRIOR TO USE FOR BUILDING PURPOSES.

Stormwater/Utility Easement Statement
 There is hereby established an easement over a minimum 10-foot wide strip of land for the installation, maintenance and improvements of utility and the conveyance of stormwater runoff from the subdivision on each lot. Such easement shall be subject to the terms and conditions of the non-structural administrative easements as may be delineated on the plan. The easement shall be subject to the terms and conditions of the non-structural administrative easements as may be delineated on the plan. The easement shall be subject to the terms and conditions of the non-structural administrative easements as may be delineated on the plan.

FLOOD CERTIFICATION
 (FEMA MAP 47058C 0400 D)
 EFFECTIVE DATE: JULY 03, 2006

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWS THE REQUIRED INFORMATION FOR RECORDING IN THE PUBLIC RECORDS OF GREENE COUNTY, TENNESSEE, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE PUBLIC RECORDS OF GREENE COUNTY, TENNESSEE. THE AMOUNT OF A COMMISSIONER HAS BEEN POSTED WITH ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

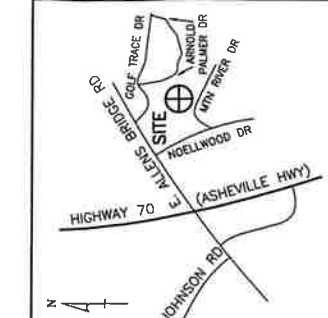
DATE: _____
 SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

RESERVED FOR REGISTER OF DEEDS
 COUNTY ROAD DRIVEWAY PERMIT STATEMENT
 A DRIVEWAY PERMIT IS REQUIRED TO BE OBTAINED FROM THE GREENE COUNTY HIGHWAY DEPARTMENT PRIOR TO ENTRANCE TO A COUNTY MAINTAINED ROAD.

TAX REF.: TAX MAP 146-A, GROUP D, PARCEL 1.07
 DEED REF.: D.B. 727A PG. 2441
 DEED REF.: D.B. 607A PG. 1610
 PLAT REF.: PLAT CABINET L, SLIDE 631

DIVISION OF THE RANDALL TILSON et ux PROPERTY
 (REPLAT OF LOT 2R-A-1R OF THE TILSON & BURK 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"=100'
 DATE: 07/25/2024
 JOB NO. 24SU107 DRAWN BY CAD: ADO
 FILE LOC. NET FILE NAME: 24SU107

GREENE COUNTY PLANNING COMMISSION
 TOTAL ACRES 4.86 ± TOTAL LOTS 2
 ACRES NEW ROAD 0.00 MILES NEW ROAD 0.00
 DEVELOPER RANDALL_TILSON_et ux CIVIL DISTRICT 9TH
 SURVEYOR AZIMUTH_ENGINEERING CLOSURE ERROR 1/10,000



VICINITY MAP
 (NOT TO SCALE)

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

I HEREBY CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAN WAS OBTAINED FROM A FIELD SURVEY PERFORMED TO CATEGORY 1 STANDARDS UNDER MY SUPERVISION AND DIRECTION AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:70,000.



LOT 1
 3.47 Ac.±

LOT 2
 1.89 Ac.±

LOT 18
 1.45 Ac.±

LOT 19
 1.45 Ac.±

LOT 20
 1.45 Ac.±

LOT 21
 1.45 Ac.±

LOT 22
 1.45 Ac.±

LOT 23
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LOT 24
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LOT 50
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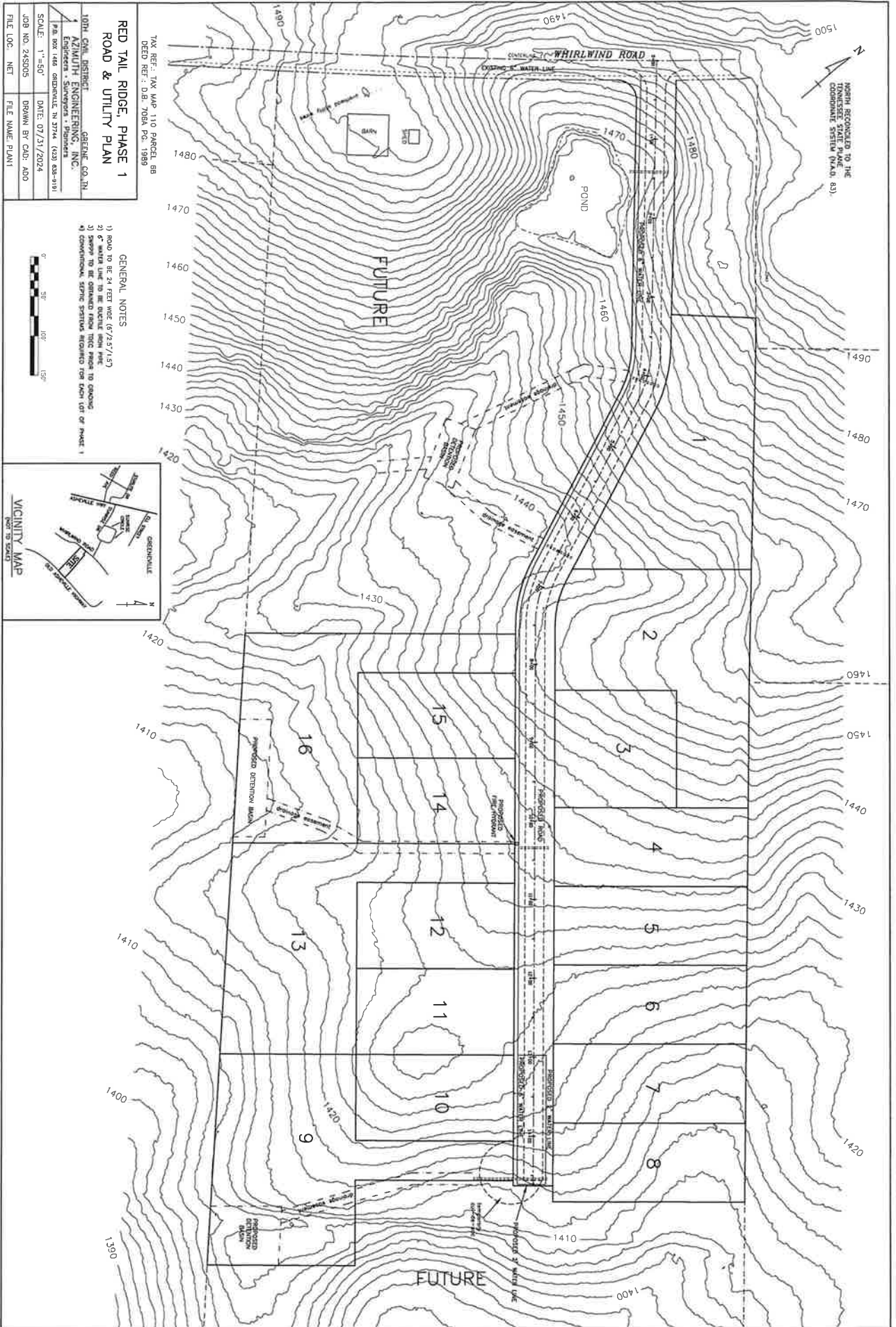
LOT 51
 1.45 Ac.±

LOT 52
 1.45 Ac.±

LOT 53
 1.45 Ac.±

LOT 54
 1.45 Ac.±

NORTH REFERENCED TO THE
TENNESSEE STATE PLANE
COORDINATE SYSTEM (NAD 83)



TAX REF: TAX MAP 110 PARCEL 88
DEED REF: DB-708A PG. 1989

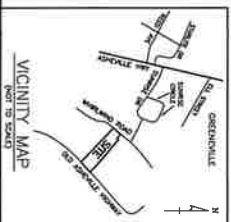
**RED TAIL RIDGE, PHASE 1
ROAD & UTILITY PLAN**

10TH CIVIL DISTRICT GREENE CO, TN
AZIMUTH ENGINEERING, INC.
Engineers - Surveyors - Planners

PLN 808 1468 ORDINANCE N 3774 (03) 034-9181
SCALE: 1"=50' DATE: 07/31/2024
JOB NO. 245005 DRAWN BY: CAD-ADO
FILE LOC: NET FILE NAME: PLAN1

GENERAL NOTES

- 1) ROAD TO BE 24 FEET WIDE (8'2.5' / 1.5')
- 2) PROPERTY TO BE ADJACENT TO ROAD FROM PHASE 1 TO BE OPENING
- 3) PROPERTY TO BE ADJACENT TO ROAD FROM PHASE 1 TO BE OPENING
- 4) CONVENTIONAL STRIP CURBS REQUIRED FOR EACH LOT OF PHASE 1





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

GENERAL NOTES:

- 1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
- 2.) DIVISION OF GROUNDWATER PROTECTION DISAPPROVAL OF THIS SURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.

Stormwater/Utility Easement Statement

Plans to be submitted with an easement are a minimum of 75' wide along the line of easement and shall include installation and maintenance of utilities, and the topography of the easement area. The easement shall be a minimum of 75' wide along the line of easement. The easement shall be a minimum of 75' wide along the line of easement. The easement shall be a minimum of 75' wide along the line of easement.

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT AND THE RULES AND REGULATIONS THEREUNDER WITH THE EXCEPTION OF SUCH MATTERS, IF ANY, AS NOTED ON THIS PLAT. I HAVE BEEN ADVISED BY THE MISSOURI ENGINEERING BOARD THAT THE SUBDIVISION PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MISSOURI ENGINEERING BOARD. I HAVE BEEN ADVISED BY THE MISSOURI ENGINEERING BOARD THAT THE SUBDIVISION PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MISSOURI ENGINEERING BOARD. I HAVE BEEN ADVISED BY THE MISSOURI ENGINEERING BOARD THAT THE SUBDIVISION PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MISSOURI ENGINEERING BOARD.

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

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CERTIFICATION OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN HEREON AND THAT I HAVE THE FULL AND SOLE AUTHORITY TO EXECUTE THIS PLAN. I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FULL CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, EASEMENTS AND OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

OWNER	DATE
OWNER	DATE
OWNER	DATE
OWNER	DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON IS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS FOR GREENE COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE SET FORTH IN THE PLANNING AND ZONING COMMISSION AND THAT I HAVE BEEN ADVISED BY THE PLANNING AND ZONING OFFICE OF THE GREENE COUNTY REGISTRAR, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$_____ HAS BEEN OBTAINED FROM THE GREENE COUNTY REGISTRAR TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SECRETARY REGIONAL PLANNING COMMISSION _____

CERTIFICATE OF THE APPROVAL OF STREETS/ROADS:

- I HEREBY CERTIFY (INITIAL):
- 1) ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN ACCURATE SURVEY AND THE PRELIMINARY COUNTY ROAD LIST, SHALL SERVICE THESE LOTS AS PROPOSED.
 - 2) STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND THE PRELIMINARY COUNTY ROAD LIST, SHALL SERVICE THESE LOTS AS PROPOSED.
 - 3) STATE ROUTE 93 IS NOT BEING EVALUATED BY GREENE COUNTY PLANS AND PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE. (NO SIGNATURE REQUIRED)

GREENE COUNTY HIGHWAY SUPERINTENDENT/AUTHORIZED REPRESENTATIVE _____

DATE _____

NOTES:

- 1) THIS PLAN (1/2" REVISION) HAS BEEN SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 2) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.
- 3) PROPERTY SHALL ADHERE TO ZONING REGULATIONS.
- 4) REFERENCE TAX MAP: 029 PARCEL 033.00 REFERENCE DEED: DEED BOOK 416A PAGE 6726 REFERENCE PLAT: PLAT CABINET G SLIDE 675
- 5) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47059C1500, EFF. DATE: 07-03-2000)
- 6) TOTAL ACREAGE: 1.35 Ac +/-
- 7) MINIMUM LOT SIZE: 0.49 Ac +/-
- 8) NUMBER OF LOTS: 2
- 9) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5 FEET WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF WATER TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL USES. THIS EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL EASEMENTS SHOWN ON THIS PLAN. THE LICENSED SURVEYOR AND/OR GEODESIC ENGINEER OR SURVEYOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.
- 10) THIS SURVEY WAS PERFORMED ON THE DATE 08-29-2024, USING A COMBINATION OF GNSS AND TOTAL STATION. THE GNSS SYSTEM USED IS A REAL TIME KINEMATIC (RTK) SURVEY METHOD. THE SURVEY WAS CONDUCTED TO OBTAIN THE POSITIONAL ACCURACY. THE POSITIONAL ACCURACY TOLERANCES ARE WITHIN THE REQUIREMENTS OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION. THE CONTROLLING DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83 NO TRANS) AND THE CONTROLLING POINT: THE GREENE COUNTY SURVEY STATION. THE SURVEY DATA HAS BEEN REFERENCED TO GRID USING A COMBINED GRID FACTOR OF .0000263264641.

LINE	BEARING	DISTANCE
L1	S 30°09'25" W	49.98'
L2	N 32°55'03" E	30.37'

ANDREW PARTIN
 MAP 029 PARCEL 030.00
 D.B. 686A PG 2092

CHARLES ALAN DAWSON, et ux
 MAP 029 PARCEL 033.00
 P.C. G PAGE 675
 D.B. 416A PG 2726

LOT 9R
 0.49 Acres ±

LOT 7R
 0.86 Acres ±

CHARLES ALAN DAWSON, et ux
 MAP 029 PARCEL 033.00
 P.C. G PAGE 675
 D.B. 416A PG 2726

BRIAN P. L. WELLS, et ux
 MAP 029 PARCEL 033.01
 P.C. G PAGE 675
 D.B. 704A PG 2457

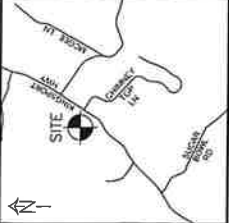
THE REMAINDER OF THE PROPERTY MEASURES IN THE STREET/ROAD FRONTAGE REQUIREMENTS OF THE APPLICABLE ZONING REGULATIONS.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THE PRECISION ACCURACY IS IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. IT IS MY OPINION THAT THE PLAN SHOWN HEREON IS ACCURATE AND MEETS THE REQUIREMENTS OF THE SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SPECIFIED IN THE RECORD, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

BRYAN TODD SHELTON TN. RLS# 1955 DATE _____

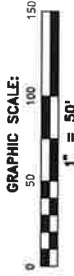
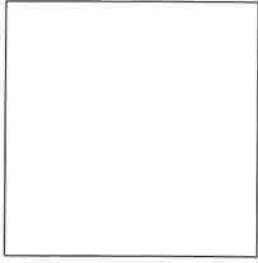
OWNERS(S)
 LINDA HUGHES DAWSON
 15180 HORTON HWY
 CHUCKEY, TN 37641
 AMANDA M. L. WELLS
 BRIAN P. L. WELLS
 400 MONROE AVE
 MEMPHIS, TN 38103
PROPERTY ADDRESS
 11845 KINGSPORT HWY
 CHUCKEY, TN 37841



LEGEND

- SYMBOL DESCRIPTION
- 1/2" IRON PIN SET W/PSI CAP
 - 3/8" IRON PIN FOUND
 - ☒ CENTERLINE ROADWAY
 - ⊕ EXISTING LOT NUMBER
 - PROPERTY LINE
 - CENTERLINE
 - - - - - CHAINLINK FENCE
 - - - - - ADJACENT PROPERTY LINE

REGISTER OF DEEDS



GREENE COUNTY REGIONAL PLANNING COMMISSION

REPLAT

OF THE
 SHIRLEY M RODGERS PROPERTY
 LOT 8

AMANDA WELLS AND LYNDA DAWSON
 16TH CIVIL DISTRICT
 GREENE COUNTY, TENNESSEE

DATE: 06-07-2024
 JOB NO: 2024057
 DRAWN BY: IWO
 REVISION: 10P1
 LAND SURVEYOR - MEMPHIS, TENNESSEE
 PROFESSIONAL SURVEYING, INC.
 123 BRENDA LN
 JUNGLE CITY, TN 37601
 PHONE: (423) 257-9111



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

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWS THE DIVISION REGULATIONS FOR GREENE COUNTY, TENNESSEE, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THIS PLAT TO COVER THE COST OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: _____

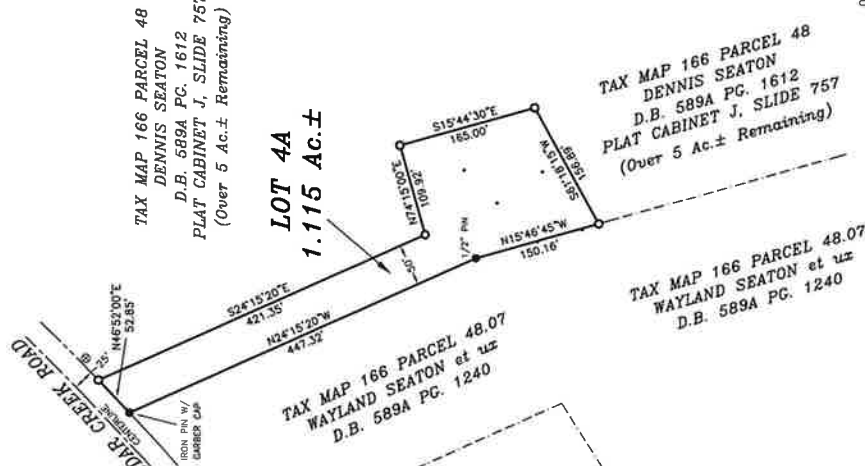
SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

GENERAL NOTES:

- 1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
- 2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL IS REQUIRED FOR ALL PROPOSED PROGS TO USE FOR BUILDING PURPOSES.

Stormwater/Utility Easement Statement

There is hereby established an easement area, a minimum of 7' wide along the interior side of all lot lines for the installation and maintenance of utilities and the construction of a stormwater management system. In addition to any other structural easements, the easement shall be used for the installation and maintenance of the stormwater management system as required by the Greene County Regional Planning Commission.



VICINITY MAP
(NOT TO SCALE)

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

THIS RIK GNSS SURVEY WAS PERFORMED USING A TRIPLET GNSS RECEIVER OPERATING ON AN OPUS GEOID MODEL USED IS GEOID18 BASED ON AN OPUS SOLUTION AND THE COMBINED GRID FACTOR IS 0.8998. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.04\"/>

RESERVED FOR REGISTER OF DEEDS

RESERVED FOR DIVISION OF GROUNDWATER PROTECTION

RESERVED FOR DIVISION OF GROUNDWATER PROTECTION

RESERVED FOR DIVISION OF GROUNDWATER PROTECTION

RESERVED FOR DIVISION OF GROUNDWATER PROTECTION

RESERVED FOR DIVISION OF GROUNDWATER PROTECTION

— FOR REVIEW —

TAX REF.: TAX MAP 166 PORTION OF PARCEL 48
DEED REF.: D.B. 589A PG. 1612
PLAT REF.: PLAT CABINET J, SLIDE 757

DIVISION OF A PORTION OF TRACT 4 OF THE SEATON FARM
(SURVEY OF A PORTION OF THE DENNIS SEATON PROPERTY)

18TH CIVIL DISTRICT GREENE CO., TN
AZIMUTH ENGINEERING, INC.
Engineers - Surveyors - Planners
P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 638-9191
SCALE: 1" = 100'
DATE: 04/26/2024
JOB NO. 24SU052 DRAWN BY CAD: ADO
FILE LOC. NET FILE NAME: 24SU052

GREENE COUNTY PLANNING COMMISSION	
TOTAL ACRES	1.115 ± TOTAL LOTS 1
ACRES NEW ROAD	0.00 MILES NEW ROAD 0.00
DEVELOPER	DENNIS SEATON CIVIL DISTRICT 18TH
SURVEYOR	AZIMUTH ENGINEERING CLOSURE ERROR 1/10,000

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE GREENEVILLE ENERGY AUTHORITY HAS REVIEWED THE EXTENSION OF THE PUBLIC WATER UTILITY LINE TO THE PROPOSED LOT AND HAS APPROVED THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY VARY FROM THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE: _____

GREENEVILLE ENERGY AUTHORITY

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY LINE TO THE PROPOSED LOT MEETS THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE: _____

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

CERTIFICATE OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY THAT THE PLAN SHOWN AND ANY ROADWAY ROAD TRAILING TO THE PROPOSED LOT, SHALL MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE: _____

GREENE COUNTY HWY SUPERINTENDENT / AUTHORIZED APPOINTEE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND ANY ROADWAY ROAD TRAILING TO THE PROPOSED LOT, SHALL MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE: APRIL 28, 2024

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I (NAME ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH THE UNDERSTANDING THAT THE MINIMUM ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO BE DEDICATED TO THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____

TENNESSEE REGISTERED LAND SURVEYOR

LEGEND

- IRON PIN (found)
- 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- ⊗ UTILITY POLE
- PINK PIN FLAG (by Soil Scientist)

COUNTY ROAD DRIVEWAY PERMIT STATEMENT

A DRIVEWAY PERMIT IS REQUIRED TO BE OBTAINED FROM THE GREENE COUNTY HIGHWAY DEPARTMENT PRIOR TO CONSTRUCTION OF A DRIVEWAY OR DRIVEWAY ENTRANCE TO A COUNTY MAINTAINED ROAD.

FLOOD CERTIFICATION

SUBJECT PROPERTY LOCATED OUTSIDE OF THE 500 YEAR FLOODPLAIN (FEMA FLOOD ZONE D). EFFECTIVE DATE: JULY 03, 2006

ADDRESS OF SUBJECT PROPERTY

18TH CIVIL DISTRICT GREENEVILLE, TN 37743



VICINITY MAP
(NOT TO SCALE)

THIS PROPERTY SUBJECT TO ANY AND ALL ZONING AND SUBDIVISION REGULATIONS EITHER WRITTEN OR UNWRITTEN.

THIS RTK GNSS SURVEY WAS PERFORMED USING A LEICA DISTANCE MEASUREMENT SYSTEM (DMS) SOLUTION AND THE COMBINED GRID FACTOR IS 0.8699. ALL DISTANCES ARE REFERENCED TO GROUND. ANY DISTANCES IN THE MEASUREMENTS DOES NOT EXCEED 0.05'.

I CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAN WAS OBTAINED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE STANDARDS UNDER MY SUPERVISION AND DIRECTION.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE REGULATIONS THEREUNDER. I HAVE REVIEWED THE PLAT WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS INDICATED ON THE PLAT AND THAT IT HAS BEEN APPROVED FOR RECORDING. THE AMOUNT OF THE RECORDING FEE HAS BEEN POSTED ON THE PLAT. IF NECESSARY, A HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

STATE HIGHWAY ENTRANCE STATEMENT

THE ROAD FRONTAGE FOR LOTS 188 IS TO STATE HIGHWAY 348 AND AN ENTRANCE PERMIT IS REQUIRED TO BE OBTAINED FROM THE TENNESSEE DEPARTMENT OF REVENUE. THE TENNESSEE DEPARTMENT OF REVENUE MAY REQUIRE THE INSTALLATION OR MODIFICATION OF A DRIVEWAY OR ENTRANCE.

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY, SEWERAGE AND SANITATION SYSTEMS TO BE INSTALLED ON THIS PROPERTY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE _____

GREENEVILLE ENERGY AUTHORITY

CERTIFICATE OF APPROVAL OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY, SEWERAGE AND SANITATION SYSTEMS TO BE INSTALLED ON THIS PROPERTY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE _____

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

CERTIFICATE OF APPROVAL OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY (FINAL):

1. ADEQUATE RIGHT-OF-WAY DEDICATION UPON THE PROPOSED STREETS/ROADS TO THE COUNTY ROAD LIST, SHALL SERVE THESE LOTS AS PROPOSED.

2. STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY PLANS AS APPROVED BY THE GREENE COUNTY PLANNING COMMISSION.

3. IS NOT EVALUATED BY GREENE COUNTY, PURSUANT TO THIS PLAN REVIEW, APPROVAL OF THIS STATE ROUTE. (NO SIGNATURE REQUIRED)

DATE _____

GREENE COUNTY HWY SUPERINTENDENT /AUTHORIZED APPROVTEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM (AND THE OWNERS) THAT I (AND HEREBY) HAVE THIS PLAN OF SUBDIVISION WITH (WITHOUT) FREE CONVEY, EXCEPT THE MINIMUM ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER _____ DATE _____

OWNER _____ DATE _____

SEPT 20 23

DATE _____

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND SURVEY TO THIS PARCEL WAS MADE IN ACCORDANCE WITH THE TENNESSEE SURVEYING ACT AND THE REGULATIONS THEREUNDER. I HAVE REVIEWED THE PLAT WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS INDICATED ON THE PLAT AND THAT IT HAS BEEN APPROVED FOR RECORDING. THE AMOUNT OF THE RECORDING FEE HAS BEEN POSTED ON THE PLAT. IF NECESSARY, A HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE REGULATIONS THEREUNDER. I HAVE REVIEWED THE PLAT WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS INDICATED ON THE PLAT AND THAT IT HAS BEEN APPROVED FOR RECORDING. THE AMOUNT OF THE RECORDING FEE HAS BEEN POSTED ON THE PLAT. IF NECESSARY, A HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

GENERAL NOTES:

1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.

2.) SUBDIVISION RECORDING APPROVAL PRIOR TO USE FOR BUILDING PURPOSES.

Stormwater/Utility Easement Statement

There is hereby established an easement area a minimum of 75' wide along the interior side of all lot lines for the stormwater/utility easement. This easement shall be used for stormwater runoff from impervious surfaces on each lot. Such easement shall be used for stormwater runoff from impervious surfaces on each lot. Such easement shall be used for stormwater runoff from impervious surfaces on each lot. Such easement shall be used for stormwater runoff from impervious surfaces on each lot.

As required by the licensed surveyor and/or engineer, or that which may be required by the Greene County Regional Planning Commission.

RESERVED FOR DIVISION OF GROUNDWATER PROTECTION

RESERVED FOR REGISTER OF DEEDS

COMBINATION PLAT OF LOTS 18 & 23 OF THE B.T. & MABLE WALTERS PROPERTY
(SURVEY FOR DARREL FREDERICK, II et ux)

5TH CIVIL DISTRICT GREENE CO., TN

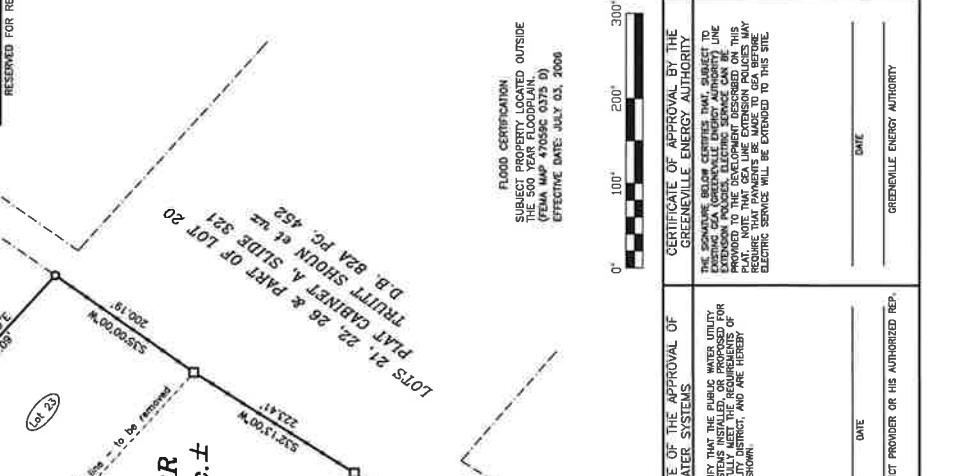
AZIMUTH ENGINEERING, INC.
Engineers • Surveyors • Planners
P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 638-9191

SCALE: 1"=100' DATE: 09/05/2023

JOB NO. 23SU109 DRAWN BY CAD: ADO

FILE LOC. NET FILE NAME: 23SU109

TAX REF.: TAX MAP 120 PARCEL 66.18
DEED REF.: D.B. 7044 PG. 2585
PLAT REF.: PLAT CABINET A, SLIDE 321



LEGEND

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

—x—x— FENCE

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 4.433 ± TOTAL LOTS 1

ACRES NEW ROAD 0.00 MILES NEW ROAD 0.00

DEVELOPER DARRELL FREDERICK, II CIVIL DISTRICT 5TH

SURVEYOR AZIMUTH ENGINEERING CLOSURE ERROR 1/10,000

CERTIFICATION OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY BEST CONSCIENTIOUS BELIEFS AND KNOWLEDGE AND THAT I HAVE CONSENTED TO THE MINIMUM BUILDING RESTRICTIONS AND ALL OTHER RESTRICTIONS, ALLEYS, EASEMENTS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

Sally Esser 6/24/2024

CERTIFICATION OF THE APPROVAL OF THE WATER SYSTEM
 I HEREBY CERTIFY THAT THE PRIVATE WATER SUPPLY/PUBLIC WATER SUPPLY SYSTEM (1) IS AVAILABLE TO THE PROPERTY, OR (2) AS SHOWN ON AN ACCEPTABLE PLAN, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO ZONING 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.

Butch Hitchcock
 LOCAL UTILITY DISTRICT REPRESENTATIVE
 6/20/24

CERTIFICATE OF APPROVAL BY THE GREENVILLE ENERGY AUTHORITY
 THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO FILING OF A GREENVILLE ENERGY AUTHORITY LINE EXTENSION POLICE, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAN. NOTICE THAT DEPARTMENT POLICIES MAY REQUIRE THAT PERMITS BE OBTAINED TO BE OBTAINED BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

Shirley Beck
 GREENVILLE ENERGY AUTHORITY

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE GREENVILLE COUNTY COMMISSION, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MARGINS OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENVILLE COUNTY REGISTER OF DEEDS. A SECURITY BOND IN THE AMOUNT OF _____ HAS BEEN POSTED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

Sally Esser
 RECORDING PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF THE STATE HIGHWAY
 1) ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING COUNTY ROAD FOUND ON THE GREENE COUNTY ROAD LIST SHALL SERVICE THESE LOTS AS PROPOSED.
 2) STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS AND THE PRELIMINARY PLANS AS APPROVED BY THE GREENE COUNTY PLANNING COMMISSION.
 3) STATE ROUTE _____ IS NOT EVALUATED BY GREENE COUNTY, PURSUANT TO THIS PLAN REVIEW, AND PLAN APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE (NO SIGNATURE REQUIRED).

Sally Esser
 6/24/24

COUNTY ROAD DRIVEWAY PERMIT STATEMENT
 A DRIVEWAY PERMIT IS REQUIRED TO BE OBTAINED FROM THE GREENE COUNTY HIGHWAY DEPARTMENT PRIOR TO CONSTRUCTION OR MODIFICATION OF A DRIVEWAY OR ENTRANCE TO A COUNTY MAINTAINED ROAD.

GRAPHIC SCALE:
 0 100 200 300
 1" = 100'

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THIS IS A CAREFULLY SURVEYED AND THAT THE PRECISION ACCURACY IS IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. IT IS MY OPINION THAT THE PLAN SHOWS MEASURED AND OBSERVED MEASUREMENTS AS TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY RECORDING PLANNING COMMISSION AND THAT THE MEASUREMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

Israel A. Jennings
 MAP 057 PARCEL 042.00
 P.C. X PAGE 544
 O.D. 4054 PG. 2228



- NOTES:**
- IRON NAILS (1/2" REQUIRED) HAS BEEN SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
 - THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND/OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.
 - PROPERTY SHALL ADHERE TO ZONING REGULATIONS.
 - REFERENCE TAX MAP 057 PARCEL 071.35 REFERENCE DEED DEED BOOK 7614 PAGE 846 REFERENCE PLAT PLAT CABINET L SLIDE 328.
 - THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47059C02600 EFF. DATE: 07-03-2000).
 - TOTAL ACREAGE: 0.78 AC +/-
 - MINIMUM LOT SIZE: 0.78 AC +/-
 - NUMBER OF LOTS: 1
 - INFORMATION SHOWN IN PARENTHESES WAS OBTAINED FROM RECORDED DOCUMENTS; NO ACTUAL SURVEY WAS PERFORMED ON THE PROPERTY SHOWN AS LOT 32R.
 - THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5 FEET WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER EASEMENTS AS MAY BE DEMANDATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.
 - THIS SURVEY WAS PERFORMED ON DATES 05-28-2024 THROUGH 05-29-2024, USING A COMBINATION OF GROUND AND CELESTIAL COORDINATE, THE GNSS SYSTEM USED IS A **SMALL ORANGE** DUAL FREQUENCY RECEIVER, REAL-TIME CORRECTION AND STATIC SURVEY METHODS WERE CONDUCTED TO OBTAIN THE POSITIONAL ACCURACY. THE POSITIONAL ACCURACY TOLERANCES ARE WITHIN 0.05 METERS (0.15 FEET) FOR HORIZONTAL MEASUREMENTS. THE CONTROLLING DATUM IS **NAD83**. ALL DISTANCES PERFORMED IN THIS SURVEY ARE REFERENCED TO GROUND USING A CORRECTED GRID FACTOR OF **1.0000000000**.

OWNER(S)	PROPERTY ADDRESS
CATHY D. ESSER 330 CANNON RD LIVESTONE, TN 37581	330 CANNON RD LIVESTONE, TN 37581



DIVISION OF GROUND WATER

It is hereby granted for the **SEE RESTRICTIONS** defined in this Subdivision and the following:

1. A permit for the installation of the subsurface sewage disposal system shall be obtained from the Tennessee Department of Environment and Conservation's Bureau of Water Resources before any construction begins.

2. Lot 34R appears to have an existing septic system. Approval of this lot is based on an independent initial and depth site soil sampling area located on the property. The existing septic system has not been evaluated, pursuant to this plan review, and plan approval does not constitute approval of the existing septic system.

3. Lot 34R has adequate suitable soil to install and duplicate a One (1) bedroom conventional subsurface sewage disposal (SSD) system. A pump system may be required for approval.

4. There shall be a 50-foot setback between all wells or springs and all SSD systems on duplicate lots.

Israel A. Jennings 6/24/24

REGISTER OF DEEDS

07/10/2024 - 01:29:28 PM
 24006195

LOTT 34 PLAT
 KAREN COLLINS OFFINGER

PLAT CABINET: L
 SLIDE: 641

ACRES FILE 18.00
 SQUARE FEET 123,456
 TOTAL 17.00

KAREN COLLINS OFFINGER

GREENE COUNTY REGIONAL PLANNING COMMISSION

REPLAT OF LOTS 33, 34, 35 OF T11L
 DOYLE SUBDIVISION FOR
 CATHY ESSER
 15TH CIVIL DISTRICT
 GREENE COUNTY, TENNESSEE

DATE: 06-24-2024
 DRAWN BY: JED
 REVIEWED BY: JED
 SHEET 1 OF 1

PROFESSIONAL LAND SURVEYING ENGINEER
 425 BUCKNER RD
 CHUCKLEY, TN 37641
 PHONE: (423) 257-9111

