

**Agenda**  
**Greene County, TN Regional Planning Commission**  
**Greene County Courthouse Annex, Conference Room**  
**204 North Cutler Street, Greene, TN 37744**  
**January 9, 2024 at 1:00 p.m.**

1. Call to order.
2. Approval of the December 12, 2023 minutes.
3. Stephanie Hopson to discuss potential changes to the Zoning Resolution concerning uses permitted in the A-1 General Agriculture District, specifically RV parks and campgrounds.
4. Brian Bradley (Professional landscaper
5. Preston Loveless (Owner and Operator of Loves Nursery & Landscaping)
6. Review and consider approving the Replat of Lots 39 and 40 East Ridges Subdivision for one lot totaling 2.74 acres, located adjacent to East Ridges Drive in the 15<sup>th</sup> civil district.
7. Review and consider approving the Division of Kolarsky Property, for three lots totaling 6.00 acres, located adjacent to Horton Highway in the 17<sup>th</sup> civil district.
8. Recognize administrative approval for the following administrative minor subdivisions.
  - Division of a Portion of the Leslie Jimenez Living Trust Property, for one lot totaling 2.00 acres, located adjacent to Colyer Road in the 22<sup>nd</sup> civil district.
  - Replat of Lot 14 of The Pointe Subdivision, for two lots totaling 1.15 acres, located adjacent to River Pointe Drive in the 9<sup>th</sup> civil district.
  - Division of the Cameron Walton Property, for two lots totaling 1.87 acres, located at the intersection of Mount Carmel Road and West Wells Hills Lane in the 7<sup>th</sup> civil district.
  - Replat of Lot 12 of the Jack H. Seay Estate for Russell & Kathryn Crook, for two lots totaling 4.38 acres, located adjacent to Oregon Trail in the 25<sup>th</sup> civil district.
  - Division of a Portion of the Dorothy Blake Property, for one lot totaling 1.50 acres, located adjacent to Reece Road in the 1<sup>st</sup> civil district.
  - Replat of Lots 1 & 2 of Gentry Property, for one lot totaling 1.45 acres, located adjacent to Jennings Creek Lane in the 22<sup>nd</sup> civil district.
  - David B. Staats & Joetta J. Staats, for one lot totaling 1.547 acres, located adjacent to Poplar Springs Road in the 3<sup>rd</sup> civil district.
  - Division of Lot 5 of the Old Lane Property (Property Survey for Campbell & Gaylor-Layton), for two lots totaling 0.765 acres, located adjacent to Old Stage Road in the 15<sup>th</sup> civil district.
  - Tarlton 1.47 AC. Property Partition, for one lot totaling 1.47 acres, located at the intersection of Houston Valley Road and Tarlton Circle in the 18<sup>th</sup> civil district.
9. Review monthly report of all activities recorded for Building/Zoning/Planning Office.
10. Other Business
  - Receive an update on the solar regulations work session to discuss the same.
11. Adjournment.

1. Would permit legal commercial uses in the existing structures on the property, though a front yard setback variance would be needed for Building 2.
2. Would increase the potential for the buildings, which were in poor condition, to be rehabilitated or replaced.
3. Would meet a policy of the Greene County Land Use and Transportation Policy Plan (LUTP), specifically: there was adequate infrastructure to support potential development

The motion carried unanimously.

**RV parks and campgrounds discussion.** Aimee Eucce of 110 Woolsey College Road presented the Planning Commission with research she had conducted on campground/RV regulations in other areas in Tennessee. Ms. Eucce stated she selected Sullivan and Washington County's because they were local, and chose six other communities based on land area, population, and unemployment rate. She compared and contrasted campground/RV regulations for the eight communities, and stated that, of the communities selected, none permitted campground or campground resorts in the A-1, agriculture zoning designation. Ms. Eucce was thanked for her work and provided physical copies of regulations from the eight communities.

Lauren Gruber spoke about existing requirements in the *Zoning Resolution* and the *Greene County Land Use and Transportation Policy Plan*, and questioned how Greene County was complying with the documents. Dwayne Gibson stated that businesses, such as the proposed RV resort, shouldn't locate so far from the cities, and that agricultural land needed to be preserved. Kathy Fairchild spoke about potential problems created by the size and number of RV's and campers that would be using Woolsey College Road, which was too narrow for regular vehicles.

After conclusion of public speaking on the topic, staff stated they were beginning work on a proposal to revise the campground/RV regulations, which would be presented to the Planning Commission at a later date.

**Concept plan for addition to White Sands RV Resort, LLC.** The Planning Commission reviewed and considered approving the concept plan for an addition to White Sands RV Resort, LLC, located adjacent to White Sands Road. The addition, as tentatively approved at the November 14, 2023 meeting, was for 12 campsites, 6 proposed cabins and a new proposed interior road. A motion was made by Gwen Lilley, seconded by Phillip Ottinger, to approve the concept plan for the development, with the understanding that a complete plan would have to be submitted and approved before construction could take place. The motion carried unanimously.

**Carol Loesche subdivision.** The Planning Commission reviewed and considered approving the Carol Loesche subdivision for two lots totaling 9.30 acres, located adjacent to Redgate Road in the 23<sup>rd</sup> civil district. Staff recommended approval subject to the addition of signatures, as the plat met all other applicable regulations. A motion was made by Lyle Parton, seconded by Stevi Misener, to

## Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, December 12, 2023, 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  
~~Debbie Collins, Building Department~~  
John Stills, Building Department

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 November 14, 2023 meeting. A motion was made by Edwin Remine, seconded by Lyle Parton, to approve the minutes. The motion carried unanimously.

**Rezoning request for 29 Cherokee Street and 175 Cherokee Street.** The Planning Commission reviewed and considered recommending a rezoning request for 29 Cherokee Street and 175 Cherokee Street (tax parcel 084-036.01), from A-1, General Agriculture District, to B-3, Arterial Business District. The proposed use of the 8.2 acre property, which contained two vacant commercial/manufacturing structures, was as a storage yard.

The Planning Commission was informed the property was long and relatively narrow, measuring approximately 255 feet at its widest point, tapering down to less than 50 feet wide at the north end of the tract. The areas containing the two buildings had been relatively leveled out, but much of the property had a slope in excess of 30%, which greatly limited its use. Information was provided from The *Greene County Land Use and Transportation Policy Plan* (LUTP) concerning use of properties with steeper grades.

The Greene County zoning map, as well as the official GIS base map provided by the State, showed that the rear 410 feet of the property had been annexed by Mosheim. This was not reflected on the Mosheim GIS maps, which showed the entirety of the property to be outside the city limits.

After discussion, a motion was made by Gary Rector, seconded by Lyle Parton, to recommend rezoning the property to B-3, Arterial Business District, as it:

approve the plat subject to the addition of signatures, as it met all other applicable regulations. The motion carried unanimously.

**Combination Plat of Lots 3 and 4 of the Tweed Property (aka Kenneth & Elizabeth Ray).** The Planning Commission reviewed and considered approving the combination plat of lots 3 and 4 of the Tweed property subdivision (aka Kenneth & Elizabeth Ray), for one lot totaling 2.73 acres, located adjacent to Silver Leaf Lane in the 1<sup>st</sup> civil district. Staff recommended approval subject to the addition of a signature by the Tennessee Department of Environment and Conservation (TDEC), as the plat met all other applicable regulations. A motion was made by Gwen Lilley, seconded by Edwin Remine, to approve the plat subject to the addition of a signature by TDEC, as it met all other applicable regulations. The motion carried unanimously.

**Georgia West property plat.** The Planning Commission reviewed and considered approving the Georgia West subdivision, for seven lots totaling 20.15 acres, located adjacent to Iron Bridge Road in the 23<sup>rd</sup> civil district. Staff recommended approval as the plat met all applicable requirements. A motion was made by Phillip Ottinger, seconded by Gwen Lilley, to approve the plat as it met all applicable regulations. The motion carried unanimously.

**Replat of Lot 6, David C. Hampton plat.** The Planning Commission reviewed and considered approving the Replat of Lot 6, David C. Hampton plat, for two lots totaling 2.11 acres, located adjacent to Greystone Road. Staff recommended approval subject to the addition of a signature by TDEC, as the plat met all other applicable regulations. A motion was made by Lyle Parton, seconded by Gary Rector, to approve the plat subject to the addition of a signature by the TDEC, as it met all other applicable regulations. The motion carried unanimously.

**John R. Carter, Sr. Property plat.** The Planning Commission reviewed and considered approving the John R. Carter, Sr. property subdivision, for three lots totaling 2.99 acres, located adjacent to Holly Creek Road. Staff recommended approval subject to the addition of signatures by TDEC and the Greene County Highway Department, as the plat met all other applicable regulations. A motion was made by Gary Rector, seconded by Edwin Remine, to approve the plat subject to the addition of signatures by TDEC and the Highway Department, as it met all other applicable regulations. The motion carried unanimously.

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

- Survey of a portion of tract 3R of the Doyle Shepherd subdivision, for one lot totaling 0.69 acre, located adjacent to East Fork Road in the 24<sup>th</sup> civil district.
- Part of the Teresa Davenport property subdivision, for one lot totaling 2.59 acres, located adjacent to Martin Road in the 15<sup>th</sup> civil district.

- Division of a portion of the C&C Millwright Maintenance Company Inc. Property subdivision, for one lot totaling 0.09 acre, located adjacent to Gravel Woods Road in the 19<sup>th</sup> civil district.
- Survey of a portion of the Christine and Tommy Barker property subdivision, for one lot totaling 0.806 acres, located adjacent to Old Midway Road in the 5<sup>th</sup> civil district.
- Division of the Billye Nelson Property subdivision, for two lots totaling 2.57 acres, located adjacent to Elmwood Road and Sinking Springs Road in the 19<sup>th</sup> civil district.
- Replat of Lot 1 of the Jay Dee Frye property subdivision, for two lots totaling 3.39 acres, located adjacent to Goodman Loop in the 11<sup>th</sup> civil district.
- Combination plat of Lots 21 and 22 of Links Meadow, Phase 3 subdivision, for one lot totaling 1.03 acres, located adjacent to Emperor Lane in the 9<sup>th</sup> civil district.
- James and Deen Bowers subdivision, for one lot totaling 1.039 acres, located adjacent to Browns Circle in the 3<sup>rd</sup> civil district.

A motion was made by Lyle Parton, seconded by Gwen Lilley, 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 Edwin Remine, seconded by Gary Rector, to accept the report. The motion carried unanimously.

**Other Business.** The Planning Commission set a work session for 1:00 p.m. on January 4, 2024, in the Conference Room at the Courthouse Annex, to discuss proposed solar regulations.

There being no further business, a motion was made by Edwin Remine, seconded by Lyle Parton, to adjourn. The motion carried unanimously. The meeting adjourned at 2:05 pm.

Approved as written: \_\_\_\_\_

Secretary: \_\_\_\_\_

Chairman/Vice Chairman: \_\_\_\_\_



**CERTIFICATE OF GREENVILLE ENERGY AUTHORITY**

The electric service to be provided to the subject property shall be provided by the Greenville Electric Authority. The electric service to be provided to the subject property shall be provided by the Greenville Electric Authority. The electric service to be provided to the subject property shall be provided by the Greenville Electric Authority.

DATE: \_\_\_\_\_

GREENVILLE ENERGY AUTHORITY

**REGISTER OF DEEDS**

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PERIODIC OF THE UNADJUSTED SURVEY IS 1-100004 AS SHOWN HEREON.

BUILDING SETBACKS SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT ON SUBJECT PROPERTY AT THE TIME OF CONSTRUCTION.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS WHICH ARE SHOWN ON THIS SURVEY AND TO ALL APPLICABLE ZONING ORDINANCES AND MINIMUM STANDARDS OF PRACTICE.

IR(O) - IRON ROD OLD  
IR(N) - IRON ROD NEW

SUBJECT PROPERTY DEED REF: 663A-1205  
SUBJECT PROPERTY TAX MAP: 05 PARCEL: 008.01

THIS PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA AS PER FIRM MAP 47693688SD DATED JULY 30th, 2006.

**DIVISION OF GROUNDWATER PROTECTION**

**CERTIFICATE OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM**

I hereby certify that the public sanitary sewer system is suitable to the proposed use of the subject property and that the necessary permits and approvals have been obtained from the appropriate authorities. The necessary permits and approvals have been obtained from the appropriate authorities.

DATE: \_\_\_\_\_

CITY SEWER DIRECTOR

**CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT**

I hereby certify that the street name(s) as noted on the final plat, is (are) approved as assigned.

DATE: \_\_\_\_\_

GREENE COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF ACCURACY**

I hereby certify that the plat shown and the accompanying plat notes are true and correct and that the same conform to the specifications of the subdivision regulations. The specifications of the subdivision regulations have been followed.

DATE: \_\_\_\_\_

Tennessee Registered Land Surveyor

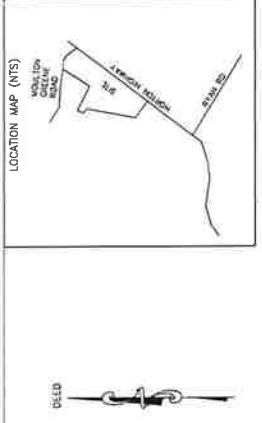
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I (we) own (we own) the property of the subject property and that the same is being dedicated to the public use of the subject property. The property is being dedicated to the public use of the subject property.

DATE: \_\_\_\_\_

Owner: \_\_\_\_\_

Owner: \_\_\_\_\_



**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown has been found to conform to the requirements of the Greene County Planning Commission. The plat has been approved for recording.

DATE: \_\_\_\_\_

Secretary of the Greene County Regional Planning Commission

**CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS**

I hereby certify that the public water system shown on the plat is suitable for the proposed use of the subject property. The public water system is suitable for the proposed use of the subject property.

DATE: \_\_\_\_\_

Local Utility District Provider or his/her Authorized Representative

**CERTIFICATE OF THE APPROVAL OF STREETS**

I hereby certify (forth) that the proposed street shown on the plat is suitable for the proposed use of the subject property. The proposed street is suitable for the proposed use of the subject property.

DATE: \_\_\_\_\_

Greene County Highway Superintendent/Authorized Appointee

**DIVISION OF KOLARSKY PROPERTY**

GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES= 6.00+- TOTAL LOTS= 3

ACRES NEW ROAD= -0- MILES NEW ROAD= -0-

OWNER= KOLARSKY CIVIL DISTRICT= 17TH

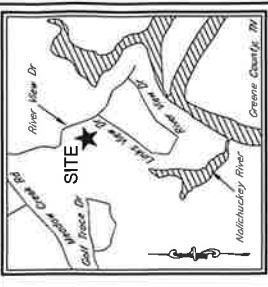
SURVEYOR= MCCOY CLOSURE ERROR= 1-10.0004

SCALE= 1"= 100'

DATE= 12/6/2023







Vicinity Map

Not To Scale

Certification
I hereby certify that this is a Correct and Accurate Plat in accordance with the current Tennessee Minimum Standards of Practice.

Daniel Hopson - Surveyor
Tenn. Reg. No. 2450

Preliminary Plat
For Review Only



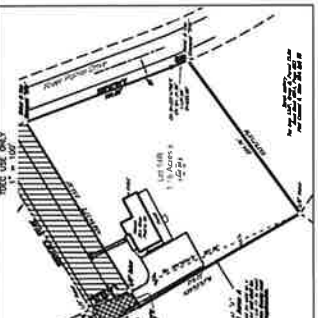
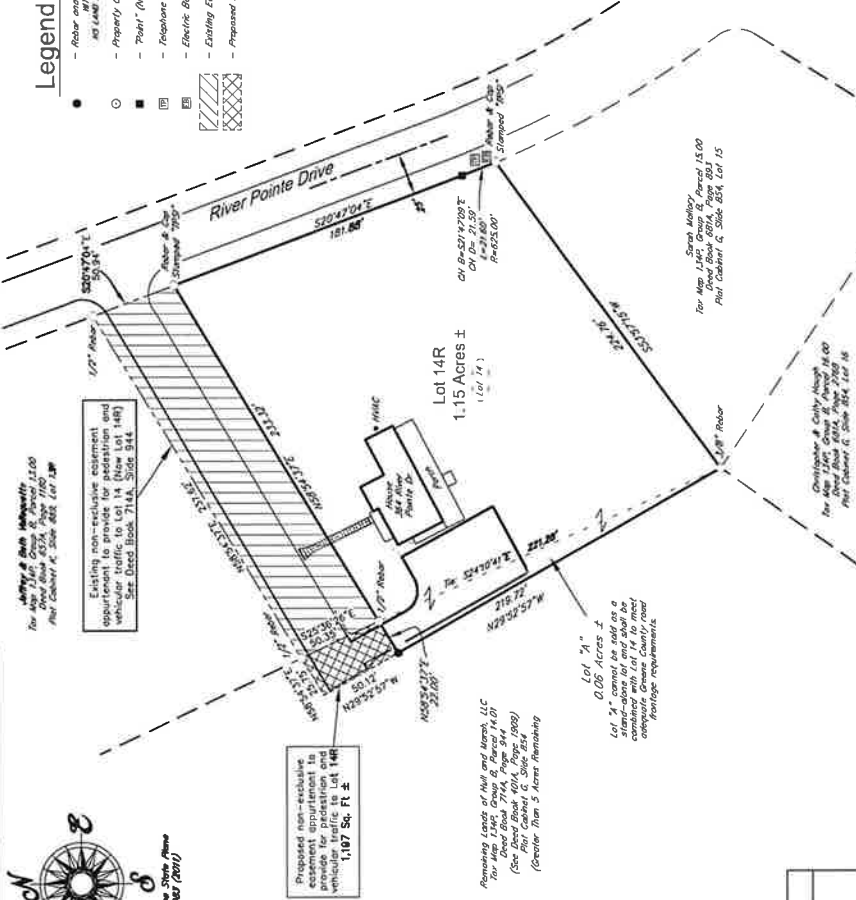
SHEET 1 OF 1

FINAL PLAT
Tax Map 134P, Group B, Parcel 14.00
Tax Map 134P, Group B, Parcel 14.01
Deed Book 714A, Page 944
Deed Book 401A, Page 1909
Plat Cabinet G, Slide 654
Date: November 30, 2023

Summary table with 2 columns: Description and Value. Rows include: RE-PLAT OF LOT 14 OF THE POINTE SUBDIVISION, GREENE COUNTY REGIONAL PLANNING COMMISSION, TOTAL ACRES (1.15 ±), TOTAL LOTS (2), ACRES NEW ROAD (0), MILES NEW ROAD (0), OWNER (H.M.S. Properties), CIVIL DISTRICT (9th), SURVEYOR (Daniel B. Hopson), and CLOSURE ERROR (1/10,000). Scale: 1" = 50'.

Notes
1. The information shown hereon was obtained from a deed recorded in Deed Book 714A, Page 1063, and Plat Cabinet G, Slide 654, of the Greene County Register's Office, and is subject to any changes of an accurate title search. No title work was furnished to the surveyor.
2. No utility survey was performed. Utilities shown are from assumed field evidence. See utility note.
3. This property does not fall within a "Special Flood Hazard Area" as shown a FEMA (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 420500400B dated July 1, 2005.
4. This survey was completed at the request of Brandon Hill.
5. The location aspects of the boundary and located features shown hereon this survey were performed using a Nikon N7E-3772-3 total station and a GNSS RTK system. RTK positions were obtained as shown in the note(s) 11-7-3303 and 11-30-3303, utilizing a Trimble R12 multi-frequency receiver. The survey was performed using a Trimble R12 multi-frequency receiver. The survey was performed using a Trimble R12 multi-frequency receiver.
6. A final plat may be prepared subject to the State's provisions, and not effective in the identification of allotments, contains a land grant, items of National or cultural significance. Therefore, attention is taken to any such matters which may exist on this property.
7. This is a land plat established as evidenced in a deed recorded in Deed Book 714A, Page 944, and is subject to any changes of an accurate title search. No title work was furnished to the surveyor.
8. The surveyor does not warrant that the information shown hereon is correct or that the plat complies with the minimum standards of practice.
9. The surveyor does not warrant that the information shown hereon is correct or that the plat complies with the minimum standards of practice.
10. The surveyor does not warrant that the information shown hereon is correct or that the plat complies with the minimum standards of practice.

- Legend
- Road and Cur (Set This Survey)
- WPA Cap Stamped
- Property Corner & Type (Found)
- "Point" (Not Set This Survey)
- Telephone Pole/Post
- Electric Box
- Existing Easement
- Proposed Easement



Traverse Sight Plane
MAGNET (2010)

Table with 2 columns: Description and Date. Rows include: Certificate of Ownership and Occupancy (Gulf & Isiah, LLC), Certificate of Easement and Reduction (Gulf & Isiah, LLC), and Certificate of Approval by the GreenValley Energy Authority (GreenValley Energy Authority).

Table with 2 columns: Description and Date. Rows include: Certificate of Approval by the Greene County Regional Planning Commission (Greene County Regional Planning Commission), Certificate of Approval by the Greene County Planning Commission (Greene County Planning Commission), and Certificate of Approval by the Greene County Planning Commission (Greene County Planning Commission).

RECORDED SURVEYOR
GREENE COUNTY REGIONAL PLANNING COMMISSION



Vicinity Map

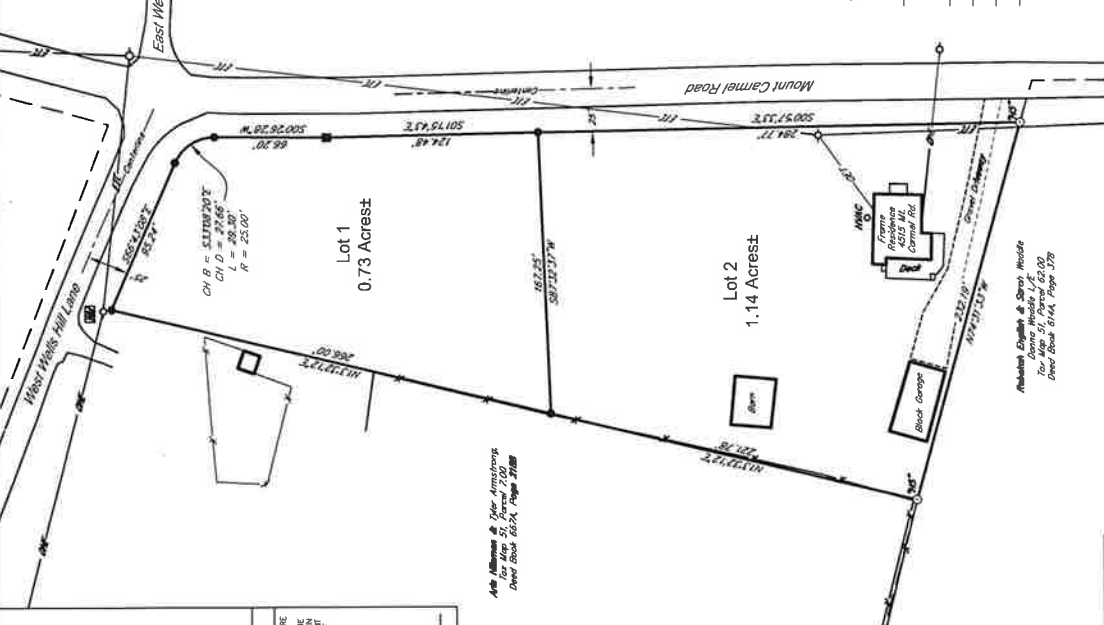
Map by T. Sch...  
 as recorded at the Register's Office for Greene County, Tennessee; and an actual field survey by HS Land Surveying & Mapping, PLLC in October, 2023.



**Owner Information**  
 Gregory M. Smith  
 Elaine K. Jones  
 4315 Mt. Carmel Road  
 Mosheim, TN 37819

**Property Information**  
 Tax Map 51, Parcel B.00  
 Deed Book 656A, Page 2407  
 Mount Carmel Road  
 Mosheim, TN 37819

East Wells Hill Lane  
 Hwy 37  
 Mount Carmel Road  
 Hwy 37  
 Hwy 37



**RECORDER OF DEEDS**

**CERTIFICATE OF APPROVAL FOR RECORDS**

I HEREBY CERTIFY THAT I HAVE REVIEWED THE PRELIMINARY PLANS AND FOUND THEM TO COMPLY WITH THE SUBDIVISION ACT AND THE REGULATIONS OF GREENE COUNTY, TENNESSEE. THE PRELIMINARY PLANS HAVE BEEN PLACED AS SHOWN HEREON IN THE RECORDS OF THE PLANNING COMMISSION AND THAT I HAVE BEEN ADVISED BY THE COUNTY REGISTER.

DATE \_\_\_\_\_

**PLANNING COMMISSION**

**DEPARTMENT OF ENVIRONMENTAL PROTECTION**

**CERTIFICATE OF CONFORMANCE AND DECISION**

I (AND I HERETOFORE) HAVE REVIEWED THE PRELIMINARY PLANS AND FOUND THEM TO COMPLY WITH THE SUBDIVISION ACT AND THE REGULATIONS OF GREENE COUNTY, TENNESSEE. THE PRELIMINARY PLANS HAVE BEEN PLACED AS SHOWN HEREON IN THE RECORDS OF THE PLANNING COMMISSION AND THAT I HAVE BEEN ADVISED BY THE COUNTY REGISTER.

DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR THE APPROVAL OF STREETS**

I HEREBY CERTIFY (INITIAL):

1. THE PRELIMINARY PLANS FOR THE PROPOSED SUBDIVISION, AS SHOWN ON THE PRELIMINARY PLANS, COMPLY WITH THE SUBDIVISION ACT AND THE REGULATIONS OF GREENE COUNTY, TENNESSEE. THE PRELIMINARY PLANS HAVE BEEN PLACED AS SHOWN HEREON IN THE RECORDS OF THE PLANNING COMMISSION AND THAT I HAVE BEEN ADVISED BY THE COUNTY REGISTER.

DATE \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT I HAVE REVIEWED THE PRELIMINARY PLANS AND FOUND THEM TO COMPLY WITH THE SUBDIVISION ACT AND THE REGULATIONS OF GREENE COUNTY, TENNESSEE. THE PRELIMINARY PLANS HAVE BEEN PLACED AS SHOWN HEREON IN THE RECORDS OF THE PLANNING COMMISSION AND THAT I HAVE BEEN ADVISED BY THE COUNTY REGISTER.

DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF THE GREENVILLE ENERGY AUTHORITY**

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GREENVILLE ENERGY AUTHORITY REGULATIONS AND ORDINANCES, THE SIGNATURES OF THE APPLICANT AND THE APPLICANT'S ATTORNEY HAVE BEEN OBTAINED AND THAT THE APPLICANT HAS AGREED TO COMPLY WITH THE GREENVILLE ENERGY AUTHORITY REGULATIONS AND ORDINANCES. THIS CERTIFICATE IS VALID FOR 180 DAYS FROM THE DATE OF SIGNATURE.

DATE \_\_\_\_\_

**REGISTERED SURVEYOR**

**GREENE COUNTY HIGHWAY SUPERINTENDENT/REGISTERED APPLICANT**

Notes

- The information shown herein was obtained from Deed Book 656A, Page 2407 as recorded at the Register's Office for Greene County, Tennessee; and an actual field survey by HS Land Surveying & Mapping, PLLC in October, 2023.
- This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title search. No title work was furnished to the surveyor.
- This property does NOT lie within a "Special Flood Hazard Area" as shown a FEMA Flood Insurance Rate Map as prepared by FEMA (Federal Emergency Management Agency) and tabular as Community Flood Numbers 47659C0100D dated July 1, 2026.
- No utility survey was performed. Utilities shown are from observed field evidence.
- This survey was completed at the request of Cameron Holton.
- Subsects shall conform to the provisions of the Greene County Zoning Ordinance.
- The address of the property is 4315 Mount Carmel Road, Mosheim, TN 37819.
- The location, points of the boundary and located features shown herein this survey were performed using a Nikon 1224-2 total station and a GINS RTK system. RTK positional data was obtained on or between the date(s) 10-11-2023 and 10-30-2023 utilizing Spectra SP80 multi-frequency receivers. The grid coordinates of the fixed station were derived from the IDOT CORS Network referenced to the NAD83(2011), Epoch 2010 and Offset 138. The positional accuracy of the GINS vectors does not exceed  $\pm 0.08'$ ;  $\pm 0.10'$ . The Combined Scale Factor for this survey was 0.99998.
- There is hereby established an easement one to a minimum of 2.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of storm water runoff from improvements on each lot. Such easement shall be subject to any and all easements, servitudes, covenants or restrictions either written or unwritten and/or easement or that which may be required by the Greene County Regional Planning Commission.

Legend

- - - - - Road and Cap (Not for this Survey)
- - - - - No Load Structures or Surfaces
- - - - - Property Corner & Type (Found)
- - - - - Road and Cap Strapped 705° (Found)
- - - - - "Point" (Not for this Survey)
- - - - - Fence
- - - - - Power Pole
- - - - - Overhead Electric
- - - - - Overhead Electric, Telephone & Cable
- - - - - Overhead Electric & Telephone
- - - - - Overhead Cable
- - - - - Chain Boundary
- - - - - Chain Distance
- - - - - Meter Marker

Certification

I hereby certify that this is a Category 4 survey and that the survey is in compliance with the current Tennessee Minimum Standards of Practice.

Daniel Johnson - Surveyor  
 Tenn. Reg. No. 2450

Owner Information

Gregory M. Smith  
 Elaine K. Jones  
 4315 Mt. Carmel Road  
 Mosheim, TN 37819

Property Information

Tax Map 51, Parcel B.00  
 Deed Book 656A, Page 2407  
 Mount Carmel Road  
 Mosheim, TN 37819

Vicinity Map



Compass Rose



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 Elaine K. Jones  
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Property Information

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 Mosheim, TN 37819

Vicinity Map



Compass Rose



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Vicinity Map



Compass Rose



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Property Information

Tax Map 51, Parcel B.00  
 Deed Book 656A, Page 2407  
 Mount Carmel Road  
 Mosheim, TN 37819

Vicinity Map



Compass Rose



HS  
 144 West Bernard Avenue  
 Greeneville, Tennessee 37743  
 Office: 423-639-1589  
 www.hssurveying.com  
 COPYRIGHT © 2023 ALL RIGHTS RESERVED

**SHEET 1 OF 1**

FINAL PLAT  
 Tax Map 51, Parcel B.00  
 Deed Book 656A, Page 2407  
 Date: October 30, 2023

Preliminary Drawing For Review Only

**DIVISION OF**

**THE CAMERON WALTON PROPERTY**

**GREENE COUNTY REGIONAL PLANNING COMMISSION**

TOTAL ACRES 1.87 ± TOTAL LOTS 2

ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER Cameron S. Walton,  
 Eloise K. Jones L/E

SURVEYOR Daniel B. Johnson CIVIL DISTRICT 7th

CLOSURE ERROR 1/10,000

SCALE 1" = 50' 50' 100' 200'

CERTIFICATE OF APPROVAL BY THE APPROVAL OF STREETS

I HEREBY CERTIFY (INITIAL):

1. THE PRELIMINARY PLANS FOR THE PROPOSED SUBDIVISION, AS SHOWN ON THE PRELIMINARY PLANS, COMPLY WITH THE SUBDIVISION ACT AND THE REGULATIONS OF GREENE COUNTY, TENNESSEE. THE PRELIMINARY PLANS HAVE BEEN PLACED AS SHOWN HEREON IN THE RECORDS OF THE PLANNING COMMISSION AND THAT I HAVE BEEN ADVISED BY THE COUNTY REGISTER.

DATE \_\_\_\_\_

CERTIFICATE OF CONFORMANCE AND DECISION

I (AND I HERETOFORE) HAVE REVIEWED THE PRELIMINARY PLANS AND FOUND THEM TO COMPLY WITH THE SUBDIVISION ACT AND THE REGULATIONS OF GREENE COUNTY, TENNESSEE. THE PRELIMINARY PLANS HAVE BEEN PLACED AS SHOWN HEREON IN THE RECORDS OF THE PLANNING COMMISSION AND THAT I HAVE BEEN ADVISED BY THE COUNTY REGISTER.

DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL OF THE APPROVAL OF STREETS

I HEREBY CERTIFY (INITIAL):

1. THE PRELIMINARY PLANS FOR THE PROPOSED SUBDIVISION, AS SHOWN ON THE PRELIMINARY PLANS, COMPLY WITH THE SUBDIVISION ACT AND THE REGULATIONS OF GREENE COUNTY, TENNESSEE. THE PRELIMINARY PLANS HAVE BEEN PLACED AS SHOWN HEREON IN THE RECORDS OF THE PLANNING COMMISSION AND THAT I HAVE BEEN ADVISED BY THE COUNTY REGISTER.

DATE \_\_\_\_\_

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT I HAVE REVIEWED THE PRELIMINARY PLANS AND FOUND THEM TO COMPLY WITH THE SUBDIVISION ACT AND THE REGULATIONS OF GREENE COUNTY, TENNESSEE. THE PRELIMINARY PLANS HAVE BEEN PLACED AS SHOWN HEREON IN THE RECORDS OF THE PLANNING COMMISSION AND THAT I HAVE BEEN ADVISED BY THE COUNTY REGISTER.

DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL OF THE APPROVAL OF STREETS

I HEREBY CERTIFY (INITIAL):

1. THE PRELIMINARY PLANS FOR THE PROPOSED SUBDIVISION, AS SHOWN ON THE PRELIMINARY PLANS, COMPLY WITH THE SUBDIVISION ACT AND THE REGULATIONS OF GREENE COUNTY, TENNESSEE. THE PRELIMINARY PLANS HAVE BEEN PLACED AS SHOWN HEREON IN THE RECORDS OF THE PLANNING COMMISSION AND THAT I HAVE BEEN ADVISED BY THE COUNTY REGISTER.

DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL OF THE APPROVAL OF STREETS

I HEREBY CERTIFY (INITIAL):

1. THE PRELIMINARY PLANS FOR THE PROPOSED SUBDIVISION, AS SHOWN ON THE PRELIMINARY PLANS, COMPLY WITH THE SUBDIVISION ACT AND THE REGULATIONS OF GREENE COUNTY, TENNESSEE. THE PRELIMINARY PLANS HAVE BEEN PLACED AS SHOWN HEREON IN THE RECORDS OF THE PLANNING COMMISSION AND THAT I HAVE BEEN ADVISED BY THE COUNTY REGISTER.

DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL OF THE APPROVAL OF STREETS

I HEREBY CERTIFY (INITIAL):

1. THE PRELIMINARY PLANS FOR THE PROPOSED SUBDIVISION, AS SHOWN ON THE PRELIMINARY PLANS, COMPLY WITH THE SUBDIVISION ACT AND THE REGULATIONS OF GREENE COUNTY, TENNESSEE. THE PRELIMINARY PLANS HAVE BEEN PLACED AS SHOWN HEREON IN THE RECORDS OF THE PLANNING COMMISSION AND THAT I HAVE BEEN ADVISED BY THE COUNTY REGISTER.

DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL OF THE APPROVAL OF STREETS

I HEREBY CERTIFY (INITIAL):

1. THE PRELIMINARY PLANS FOR THE PROPOSED SUBDIVISION, AS SHOWN ON THE PRELIMINARY PLANS, COMPLY WITH THE SUBDIVISION ACT AND THE REGULATIONS OF GREENE COUNTY, TENNESSEE. THE PRELIMINARY PLANS HAVE BEEN PLACED AS SHOWN HEREON IN THE RECORDS OF THE PLANNING COMMISSION AND THAT I HAVE BEEN ADVISED BY THE COUNTY REGISTER.

DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL OF THE APPROVAL OF STREETS

I HEREBY CERTIFY (INITIAL):

1. THE PRELIMINARY PLANS FOR THE PROPOSED SUBDIVISION, AS SHOWN ON THE PRELIMINARY PLANS, COMPLY WITH THE SUBDIVISION ACT AND THE REGULATIONS OF GREENE COUNTY, TENNESSEE. THE PRELIMINARY PLANS HAVE BEEN PLACED AS SHOWN HEREON IN THE RECORDS OF THE PLANNING COMMISSION AND THAT I HAVE BEEN ADVISED BY THE COUNTY REGISTER.

DATE \_\_\_\_\_

**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) HAVE THE AUTHORITY TO SUBMIT THIS SUBDIVISION WITH RESTRICTIONS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
 OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
 OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION OF THE APPROVAL OF THE WATER SYSTEM**  
 I HEREBY CERTIFY THAT THE PRIVATE WATER SYSTEM SHOWN ON THIS PLAT IS AVAILABLE TO THE PROPERTY, OR (2) AS SHOWN ON THE ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN ORDINANCES, OR (3) THAT IT HAS BEEN POSTED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

LOCAL UTILITY DISTRICT REPRESENTATIVE \_\_\_\_\_  
 DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY**  
 THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO THE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

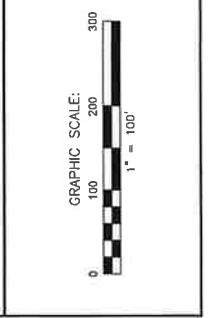
GREENEVILLE ENERGY AUTHORITY \_\_\_\_\_  
 DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT AND ALL OTHER APPLICABLE LAWS AND REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT THE PLANNING COMMISSION HAS APPROVED THIS PLAT FOR RECORDING IN THE GREENE COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SECRETARY \_\_\_\_\_ REGIONAL PLANNING COMMISSION  
 DATE \_\_\_\_\_

**CERTIFICATION OF THE APPROVAL OF STREETS/ROADS**  
 I HEREBY CERTIFY (INITIAL):  
 1) ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN ACCORDING TO 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 A STATE ROUTE, AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE. (NO SIGNATURE REQUIRED)

GREENE COUNTY HIGHWAY SUPERINTENDENT/AUTHORIZED APPOINTEE \_\_\_\_\_  
 DATE \_\_\_\_\_



**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 SURVEYING ACT. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH AN SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THE SPECIFICATIONS OF THE SUBMISSION REGULATIONS.

LINE	BEARING	DISTANCE
L1	S 01°50'32" W	100.45'
L2	N 29°15'00" W	68.08'
L3	N 29°14'42" W	55.30'

BRYAN TODD SHELTON, TN, RLS# 1955 DATE \_\_\_\_\_

**OWNER(S)**  
 DOUGLAS G. ST LAURENT  
 238 MOLLY PITCHER BLVD  
 MANCHESTER TOWNSHIP, NJ 08759  
**PROPERTY ADDRESS**  
 REGIONAL TRAIL  
 GREENEVILLE, TN, 37743

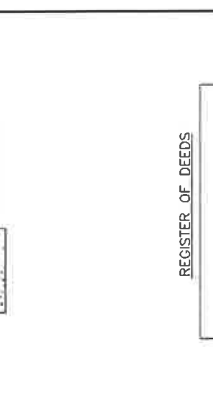
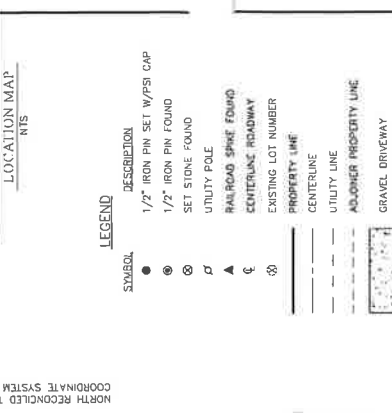
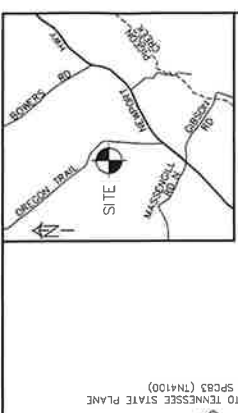
**DEBORAH C FRAYSER**  
 MAP 153 PARCEL 001.00  
 D.B. 670A PG 2761

**RUSSELL S CROOK, et ux**  
 MAP 121 PARCEL 093.15  
 P.C. 711A PG 2170  
 D.B. 544A PG 630

**STEVEN HEATHCOCK, et ux**  
 MAP 121 PARCEL 093.12  
 P.C. G PAGE 406 LOT 14  
 D.B. 544A PG 630

**DOUGLAS G. ST LAURENT**  
 MAP 121 PARCEL 093.11  
 P.C. G PAGE 406 LOT 11  
 D.B. 585A PG 2032

**NOTES:**  
 1) IRON PINS (1/2" REBAR) HAS BEEN SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.  
 2) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND/OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.  
 3) PROPERTY SHALL ADHERE TO ZONING REGULATIONS.  
 4) REFERENCE TAX MAP: 121 PARCEL 093.16  
 REFERENCE DEED: DEED BOOK ESJAY PAGE 22329  
 REFERENCE PLAT: PLAT CABINET 6 SUBE-406 LOT 12  
 5) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE ZONING DISTRICTS AND ZONING REGULATIONS OF THE GREENE COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
 6) TOTAL ACREAGE: 4.38 Ac +/-  
 7) MINIMUM LOT SIZE: 0.83 Ac +/-  
 8) NUMBER OF LOTS: 2  
 9) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5 FEET WIDE ALONG THE INTERIOR BOUNDARY OF THE PROPERTY SHOWN FOR THE MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER REGISTERED WITH THE GREENE COUNTY REGIONAL PLANNING COMMISSION.  
 10) THIS SURVEY WAS PERFORMED USING A COGNATION SURVEYING SYSTEM. THE SURVEYING SYSTEM USED IS A SOAKAL GEX3 DUAL FREQUENCY RECEIVER, REAL TIME KINEMATIC AND STATIC SURVEY METHODS WERE CONDUCTED TO OBTAIN POSITIONAL ACCURACY. ALL MEASUREMENTS AND DISTANCES ARE WITHIN 0.05 HUNDREDTHS OF A FOOT FOR HORIZONTAL AND VERTICAL MEASUREMENTS. THE SURVEYING DATA WAS TRANSMITTED TO A GEODATA COLLECTOR AND USED TO CONDUCT THIS SURVEY. ALL DISTANCES PERFORMED IN THIS SURVEY ARE REFERENCED TO GEOID (GEOID 1988).



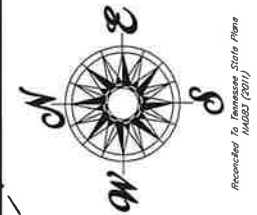
**REGISTER OF DEEDS**

**GREENE COUNTY REGIONAL PLANNING COMMISSION**  
 REPLAT OF LOT 12  
 OF THE  
 JACK H. SEAY ESTATE  
 IN TRUST  
 RUSSELL & KATHRYN CROOK  
 25TH CIVIL DISTRICT  
 GREENE COUNTY, TENNESSEE

DATE: 11-01-2023  
 JOB NO: 2023119  
 DRAWN BY: JMS  
 REVISION 1: EFP

PROFESSIONAL SURVEYING, INC.  
 127 HOPKINSVILLE RD  
 GREENEVILLE, TN 37743  
 PHONE: (423) 257-2911

REGISTER OF DEEDS



Reconducted by Tennessee State Plane  
NAD83 (2011)

Notes

- The information shown hereon was obtained from a deed recorded in Deed Book 6254 Page 311, Deed Book 6254 Page 308 & Plat Cabinet 4 Slide 754 as recorded at the Registers Office for Greene County, Tennessee, and a field survey by H5 Land Surveying and Mapping in November, 2021.
- This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title search. No title work was furnished to the surveyor.
- Schacks shall conform to the provisions of the Greene County zoning ordinance and applicable covenants & restrictions, whichever is greater.
- No utility survey was performed. Utilities shown are from observed field evidence. See utility note.
- This property DOES NOT lie within a special flood hazard area as shown a FEMA (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 1205002200 dated July 1, 2008.
- This survey was completed at the request of Kenneth Kohler.
- The location aspects of the boundary and located features shown herein this survey were performed using a Minco 105 - 1251.2 total station and a CORS system. The CORS system used was the 1207 CORS Network referenced in the NAD83(2011). Epoch 2010 and the positional accuracy of the CORS system does not exceed  $\pm 0.04''$  in 0.10'. The Combined Scale Factor for this survey was 0.9999.
- Level bearings are based on benchmarks by the State of Tennessee, are not aspects in the identification of wetlands, covepaths or burial grounds, items of historical or cultural significance, therefore exception is taken to any such matters which may exist on this property.
- There is already established an easement one a minimum of 7.5' wide along the western side of all lot lines for the installation and maintenance of utility lines. The easement shall be delineated by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission.

Remaining Lands of Dorothy Diane Blake  
For Map 90, Parcel 17.00  
Deed Book 6254, Page 309  
Deed Book 6254, Page 308  
Consider From 5 Acres Remaining

Lot 1 R  
1.50 Acres  $\pm$   
Lot 1R cannot be sold as a  
combined with For Map 90  
Parcel 27.00

Kenneth A. Adams, Registered  
Surveyor  
Deed Book 6254, Page 1689

Certification

I hereby certify that this is a Category 4  
survey and that it complies with the current Tennessee  
Minimum Standards of Practice.

*[Signature]*  
David Neason, Surveyor  
Iron, Reg. No. 2450



CERTIFICATE OF OWNERSHIP AND REDUCTION (Owner)

I (we) HEREBY CERTIFY THAT I AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY CERTIFY THAT I (WE) HAVE NO OTHER INTERESTS OR CLAIMS IN THE PROPERTY SHOWN AND DESCRIBED HEREON, UNLESS, BARRIS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE, AS NOTED.

DATE

OWNER

DATE

OWNER

CERTIFICATE OF OWNERSHIP AND DECISION (Blind)

I (we) HEREBY CERTIFY THAT I AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY CERTIFY THAT I (WE) HAVE NO OTHER INTERESTS OR CLAIMS IN THE PROPERTY SHOWN AND DESCRIBED HEREON, UNLESS, BARRIS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE, AS NOTED.

DATE

OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE AND THAT THE BOUNDARIES HAVE BEEN PLACED AS SHOWN ON THIS PLAN ACCORDING TO THE REQUIREMENTS OF THE SURVEYING REGULATIONS.

DATE

REGISTERED SURVEYOR

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE INSTRUMENT IS A CORRECT AND TRUE COPY OF THE INSTRUMENT AS FILED WITH THE CLERK OF THE COUNTY RECORDS AND THAT THE INSTRUMENT IS IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE INSTRUMENT RECORDING ACT, AS AMENDED IN THE AMENDMENTS TO THE INSTRUMENT RECORDING ACT, AS AMENDED IN THE AMENDMENTS TO THE INSTRUMENT RECORDING ACT, AS AMENDED IN THE AMENDMENTS TO THE INSTRUMENT RECORDING ACT.

DATE

SECRETARY, PLANNING COMMISSION



Vicinity Map

Not To Scale

Legend

- - Marker and Cap (SM This Survey) with CAP STATION
- - H5 Land Surveying and Mapping
- - Property Corner & Type (Found)
- X - Fence
- - Power Pole
- OK — - Overhead Electric

144 West Bernard Avenue  
Greenville, Tennessee 37743  
Office: 423-638-1589  
www.h5surveying.com  
central@h5surveying.com


SHEET 1 OF 1

FINAL PLAT  
Deed Book 625A, Page 311  
Deed Book 625A, Page 308  
Plat Cabinet J, Slide 754  
Date: November 17, 2023

DIVISION OF A PORTION OF THE DOROTHY BLAKE PROPERTY	
GREENE COUNTY REGIONAL PLANNING COMMISSION	
TOTAL ACRES	1.50 $\pm$ TOTAL LOTS 1
ACRES NEW ROAD	0 MILES NEW ROAD 0
OWNER	Dorothy Blake
SURVEYOR	Daniel B. Hobson
CIVIL DISTRICT	1ST
CLOSURE ERROR	1/10,000
SCALE 1" = 60'	60' 120' 180'

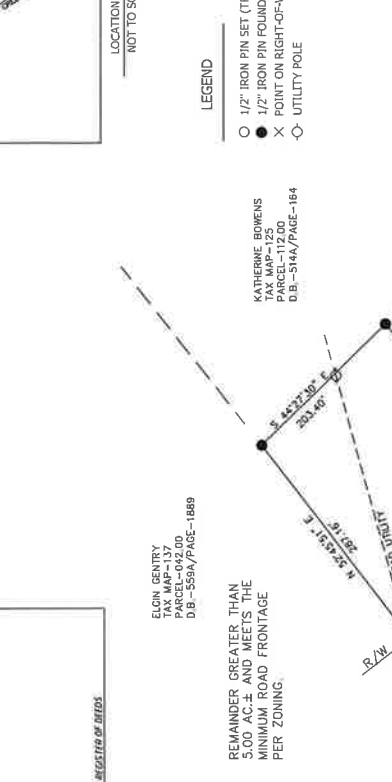
CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATE OF ACCURACY
CERTIFICATE OF OWNERSHIP AND DECISION (Blind)	CERTIFICATE OF OWNERSHIP AND DECISION

**FLOOD NOTE:** By graphic plotting only, this property is in Zone(s) 4755020220 of the Flood Insurance Rate Map/Community Flood No. 0720120205 and is not in a Special Flood Hazard Area.



ELGIN, GENTRY  
TAX MAP-137  
PARCEL-042.00  
D.B.-559A/PAGE-1889

REMAINDER GREATER THAN  
5.00 AC.± AND MEETS THE  
MINIMUM ROAD FRONTAGE  
PER ZONING.

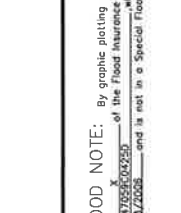


**REGISTER OF DEEDS**

ELGIN, GENTRY  
TAX MAP-137  
PARCEL-042.00  
D.B.-559A/PAGE-1889

**REGISTER OF DEEDS**

ELGIN, GENTRY  
TAX MAP-137  
PARCEL-042.00  
D.B.-559A/PAGE-1889



LOCATION MAP  
NOT TO SCALE

**LEGEND**

- 1/2" IRON PIN SET (TPSI CAP)
- 1/2" IRON PIN FOUND
- X POINT ON RIGHT-OF-WAY
- UTILITY POLE

**MISCELLANEOUS NOTES:**

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

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

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7 1/2' WIDE, ALONG THE INTERIOR SIDE OF LOT 3, IN CONNECTION WITH THE CONVEYANCE OF INTERESTS IN UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT TO AN ADVANCED EASEMENT AREA, IN ADDITION TO AN EASEMENT FOR THE CONVEYANCE OF STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR ENGINEER OR THAT REGIONAL PLANNING COMMISSION.

REPLAT OF LOTS 1 & 2 OF GENTRY PROP

TOTAL ACRES: 1.45

ACRES NEW ROAD: 0

MILES NEW ROAD: 1

COUNTY: GREENE

CIVIL DISTRICT: 22ND

SURVEYOR: CHARLES T. JOHNSON, JR. CLOSURE ERROR 1"-10000"

SCALE 1" = 100'

ELGIN & PAMELA GENTRY  
155 JENNINGS CREEK LANE  
GREENEVILLE, TN 37743  
T.M. 137  
PARCEL 042.00  
PAGE 889  
PLAT BOOK LOTS 1 & 2  
PAGE 584

**TPSI**  
TN. SURVEYING INC.  
405 N BOONE STREET  
JOHNSON CITY, TN, 37604 423-915-1136

CERTIFICATE OF APPROVAL FOR RECORDING

**BEFORE REPLAT**

CERTIFICATE OF GREENEVILLE ENERGY AUTHORITY

The signature below certifies that, subject to existing GEA line extension and this plat, the plat and any electric service will be extended to this site.

Date: \_\_\_/\_\_\_/20\_\_

**AFTER REPLAT**

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that the public water utility system or systems installed, provide water services to lot(s) \_\_\_ in accordance with the requirements of the local utility district, and I hereby approve/renek the plat. Note that GEA line extension and electric service may require that payments be made to GEA before electric service will be extended to this site.

Date: \_\_\_/\_\_\_/20\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein, and that I (we) hereby certify that the plan shown and described herein is a true and correct survey to the lot(s) shown and described herein, and that I (we) hereby establish the minimum building restriction lines, and dedicate the streets, alleys, ways, parks, and other open spaces to public use, in accordance with all applicable laws, codes, and ordinances.

Date: \_\_\_/\_\_\_/20\_\_

Tennessee Registered Land Surveyor

**CERTIFICATE OF ACCURACY**

I hereby certify that the plan shown and described herein is a true and correct survey to the lot(s) shown and described herein, and that I (we) hereby establish the minimum building restriction lines, and dedicate the streets, alleys, ways, parks, and other open spaces to public use, in accordance with all applicable laws, codes, and ordinances.

Date: \_\_\_/\_\_\_/20\_\_

Tennessee Registered Land Surveyor

**CERTIFICATE OF THE APPROVAL OF STREETS/ROADS**

I hereby certify (initials):  
1. Adequate right-of-way dedication upon an existing county road.  
2. Adequate right-of-way dedication upon an existing subdivision road.  
3. Streets have been constructed in accordance with the Greene County Subdivision Regulations, and the preliminary plans as approved by the Greene County Planning Commission.  
4. State Road \_\_\_ is not a State Road.  
5. State Road \_\_\_ is not a State Road.  
6. If not evaluated by Greene County, parent plat(s) shown on this plat, and does not constitute approval of this plat.  
(No signature required)

Date: \_\_\_/\_\_\_/20\_\_

Greene County Highway Superintendent/Authorized Appointee

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown hereon has been found to comply with the provisions of the Tennessee State Public Acts, Chapter 188, relating to the subdivision of land in the State of Tennessee, and that the same are in compliance with the rules and regulations of the Office of the County Register, if required, a survey being in the Greene County Register's Office. The plat is being recorded in the Greene County Public Records Office. The plat is subject to the Tennessee Public Accession Act, Chapter 188, relating to the subdivision of land in the State of Tennessee, in case of default.

Date: \_\_\_/\_\_\_/20\_\_

Secretary of the Greene County Regional Planning Commission

REPLAT OF LOTS 1 & 2 OF GENTRY PROP

TOTAL ACRES: 1.45

ACRES NEW ROAD: 0

MILES NEW ROAD: 1

COUNTY: GREENE

CIVIL DISTRICT: 22ND

SURVEYOR: CHARLES T. JOHNSON, JR. CLOSURE ERROR 1"-10000"

SCALE 1" = 100'

ELGIN & PAMELA GENTRY  
155 JENNINGS CREEK LANE  
GREENEVILLE, TN 37743  
T.M. 137  
PARCEL 042.00  
PAGE 889  
PLAT BOOK LOTS 1 & 2  
PAGE 584

**TPSI**  
TN. SURVEYING INC.  
405 N BOONE STREET  
JOHNSON CITY, TN, 37604 423-915-1136

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the provisions of the Tennessee State Public Acts, Chapter 188, relating to the subdivision of land in the State of Tennessee, and that the same are in compliance with the rules and regulations of the Office of the County Register, if required, a survey being in the Greene County Register's Office. The plat is being recorded in the Greene County Public Records Office. The plat is subject to the Tennessee Public Accession Act, Chapter 188, relating to the subdivision of land in the State of Tennessee, in case of default.

Date: \_\_\_/\_\_\_/20\_\_

Secretary of the Greene County Regional Planning Commission

**CERTIFICATE OF ACCURACY:**

STATE OF TENNESSEE  
GREENE COUNTY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE PROPERTY AND THAT THE MANUSCRIPT HAS BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

WITNESS MY HAND AND SEAL THIS 30th DAY OF OCTOBER, 2023  
Brian T. Bartlett, P.L.S.



TENNESSEE REGISTERED LAND SURVEYOR #1914

**CERTIFICATE OF OWNERSHIP/DEDICATION:**

I, WE, HEREBY CERTIFY THAT I, WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AND THAT I, WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT ESTABLISHING THE MINIMUM BUILDING RESTRICTION OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER(S) \_\_\_\_\_ (DATE) \_\_\_\_\_

OWNER(S) \_\_\_\_\_ (DATE) \_\_\_\_\_

**NOTES:**

- SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
- AREA CALCULATED BY COORDINATE COMPUTATION.
- REBAR SET LOCATED AT THE INTERSECTION OF THE PROPERTY AS DESCRIBED IN DEED BOOK 620A, PAGE 2416.
- PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NUMBER 47090303D FOR GREENE COUNTY, EFFECTIVE DATE JULY 3, 2006.

**STORM WATER/UTILITY EASEMENT STATEMENT:**

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE CONVEYANCE OF STORM WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

**CERTIFICATE OF APPROVAL FOR RECORDING:**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE COUNTY, TENNESSEE, AND THAT THE PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTER.

SECRETARY \_\_\_\_\_ (DATE) \_\_\_\_\_

REGIONAL PLANNING COMMISSION

**SETBACK REQUIREMENTS:**

ALL BUILDING SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.

**CERTIFICATE OF APPROVAL OF STREETS:**

I hereby certify (initial) \_\_\_\_\_ that any dedication upon an existing roadway shall be in accordance with the Greene County Road List, shall service the needs of the community and shall be in accordance with the Greene County Subdivision Regulations, and the preliminary plans shall be approved by the Greene County Planning and Zoning Commission, and the final plans shall be approved by the Board of Health. (No signature required)

GREENE COUNTY HIGHWAY COMMISSIONER \_\_\_\_\_

DATE \_\_\_\_\_

**DIVISION OF GROUNDWATER PROTECTION CERTIFICATION:**

Blank area for Groundwater Protection Certification.

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS:**

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

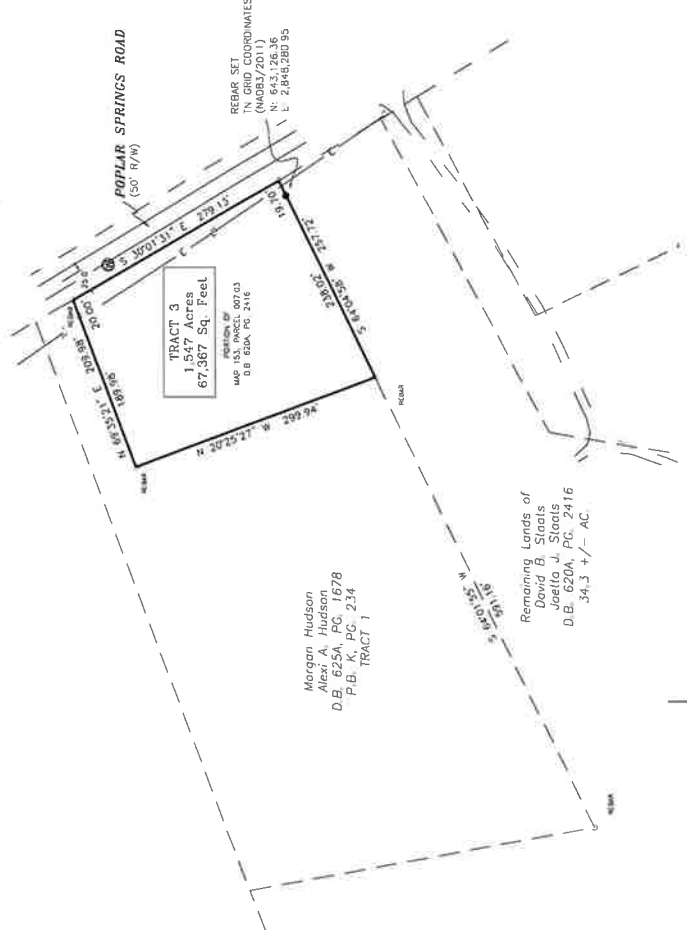
CITY OR COUNTY HEALTH REPRESENTATIVE \_\_\_\_\_ (DATE) \_\_\_\_\_

**CERTIFICATE OF ELECTRIC SERVICE:**

THE SIGNATURE BELOW CERTIFIES THAT SUBJECT TO DISTING OEA (GREENVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE TO THIS PROPERTY IS AVAILABLE AND THAT THE NECESSARY PERMITS BE MADE TO OEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

GREENVILLE ENERGY AUTHORITY \_\_\_\_\_ (DATE) \_\_\_\_\_

**VICINITY MAP (NTS)**



TRACT 3  
1.547 Acres  
67,367 Sq. Feet  
MSP 153, PARCEL 007.03  
DB 620A, PG. 2416

Morgan Hudson  
Agent  
D.B. 625A, PG. 6778  
P.B. K, PG. 234  
TRACT 1

Remaining Lands of  
David B. Staats  
Joetta J. Staats  
D.B. 620A, PG. 2416  
34.3 +/- AC.

REBAR SET  
N. GRID COORDINATES  
N: 663,726.16  
E: 2,848,283.95

BASED ON TN GRID NORTH (NAD83/2011)

**GREENE COUNTY  
REGIONAL PLANNING  
COMMISSION**  
REPRESENTING THE  
PROPERTY OF  
**DAVID B. STAATS  
&  
JOETTA J. STAATS**  
REVISION OF PLAT BOOK A, PAGE 206

PROPERTY ADDRESS  
4310 POPLAR SPRINGS RD  
GREENVILLE, TN 37715  
GREENE COUNTY, TENNESSEE  
DATE: OCTOBER 30, 2023  
DRAWING NO.: 23-149-A  
SCALE: 1"=100'



**SURVEY CLASSIFICATION CERTIFICATION:**

I, BRIAN T. BARTLETT, HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:23,000.

**REGISTER OF DEEDS:**

Blank area for Register of Deeds.

**CPS CERTIFICATION:**

- Brian T. Bartlett hereby certifies that this map was drawn under his supervision and that the following information was used to perform the survey:
  - Type of Survey: Real Time Kinematic
  - Date of Survey: OCTOBER 17, 2023
  - Instrument: Leica Total Station
  - Published/Read Control used: LOCAL CONTROL
  - Combined Grid Factor: 9.9399245

**LEGEND**

- CONCRETE MONUMENT SET
- UNMARKED POINT
- PE NAIL SET
- IRON PIN SET
- RR SPIKE FOUND
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- CABLE TV BOX
- TRANSFORMER
- FIRE HYDRANT
- TELEPHONE PESTHOLE
- MANHOLE
- SEWER CLEANOUT
- LIGHT POLE
- POWER POLE
- WATER METER
- WATER VALVE
- WELL
- DROP INLET/CURB INLET
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC
- FENCE

4522 Asheville Hwy  
Greeneville, TN 37743  
Phone (828) 243-7280  
www.appalachiansurveying.com  
bartlett@appalachiansurveying.com

**Appalachian  
Surveying  
Consultants, P.A.**  
Surveying/Land Planning  
Brian T. Bartlett, P.L.S., CFS  
NCDELS License No.: C-2899



VICINITY MAP  
(NOT TO SCALE)

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

THIS RTK GNSS SURVEY WAS PERFORMED USING THE CARLSON BRK7 DUAL FREQUENCY RECEIVERS, THE SPECTRA 4000 PLUS TOTAL STATION, AND THE TRIPOLI 8000 SOLID STATE DISTANCE MEASUREMENT SYSTEM. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.05".

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.

—FOR REVIEW—

TAX REF.: TAX MAP 66 PARCEL 34.04  
DEED REF.: D.B. 692A PG. 1451  
PLAT REF.: PLAT CABINET E, SLIDE 300

<b>DIVISION OF LOT 5 OF THE OLD LANE PROPERTY</b> (PROPERTY SURVEY FOR CAMPBELL & GAYLOR-LAYTON)	
15TH CIVIL DISTRICT	GREENE CO., TN
AZIMUTH ENGINEERING, INC. Engineers • Surveyors • Planners	
P.O. BOX 1466	GREENEVILLE, TN 37744 (423) 638-9191
SCALE: 1"=50'	DATE: 11/08/2023
JOB NO. 23SU131	DRAWN BY CAD: ADD
FILE LOC. NET FILE NAME: 23SU131	

<b>GREENE COUNTY PLANNING COMMISSION</b>	
TOTAL ACRES	0.765 ±
ACRES NEW ROAD	0.00
TOTAL LOTS	2
MILES NEW ROAD	0.00
DEVELOPER	CAMPBELL & GAYLOR-LAYTON
CIVIL DISTRICT	15TH
SURVEYOR	AZIMUTH ENGINEERING
CLOSURE ERROR	1/10,000

- GENERAL NOTES:
- SUBTRACTS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
  - DESIGN OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR 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, maintenance, and repair of stormwater and utility structures. Such structures shall be designed and constructed in accordance with the specifications set forth in the Greene County Stormwater Management Manual as may be amended from time to time and approved by the Greene County Regional Planning Commission.

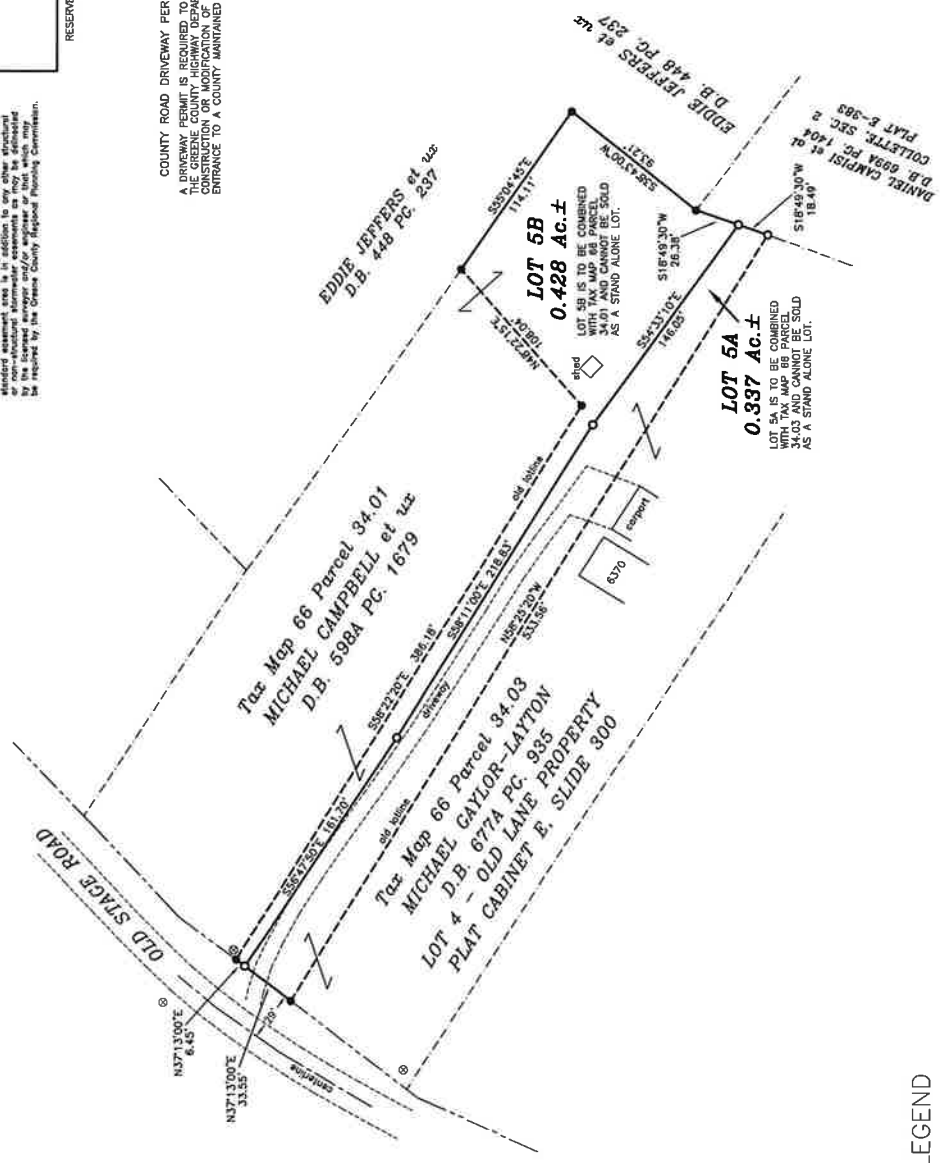
RESERVED FOR REGISTER OF DEEDS

COUNTY ROAD DRIVEWAY PERMIT STATEMENT

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

ADDRESS OF SUBJECT PROPERTY  
OLD STAGE ROAD  
CHOCWET, TN 37641

FLOOD CERTIFICATION  
SUBJECT PROPERTY LOCATED OUTSIDE  
FLOOD HAZARD ZONING DISTRICT  
(FEMA MAP 47059C 0355 D)  
EFFECTIVE DATE: JULY 03, 2006



CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATE OF ACCURACY	CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT AND THE REQUIREMENTS THEREOF, AND WITH THE EXPLANATION OF SUCH VARIANCES, IF ANY, AS SUBMITTED BY THE APPLICANT. THE RECORDING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTER OF DEEDS. THE TOTAL AMOUNT OF \$ _____ REQUIRED, HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.	I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE RECORDING COMMISSION AND THAT THE RECORDING COMMISSION AND THAT THE RECORDING COMMISSION TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.	I HEREBY CERTIFY THAT I MAKE AND THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND WITH MY OWN FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, AND DRIVEWAYS TO THE PUBLIC FOR PUBLIC USE AS NOTED.
DATE	MONTH AND DATE	DATE
SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION	20 23	DATE
SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION	MEMBER OF	OWNER
SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION	DATE	OWNER
SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION	DATE	OWNER

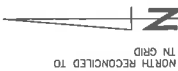
- LEGEND
- 1/2" IRON PIN (found)
  - 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
  - ⊗ UTILITY POLE



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

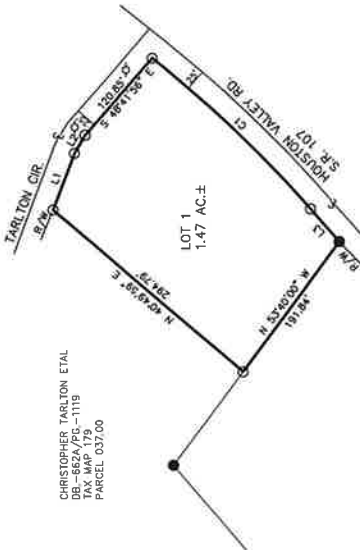
CURRENT ZONE "A-1"

FLOOD NOTE: By graphic platting only, this property is in Zone(s) \_\_\_\_\_ of the Flood Insurance Rate Map, Community Panel No. \_\_\_\_\_, which begins on effective date of 07-03-2006 and is not in a Special Flood Hazard Area.



CURVE	TRANSVERSE	CHORD	LENGTH	CHORD BEARS	ANGULAR ANGLE
1	143.00	157.81	157.48	S 43°58'13"	W 107°59'59"
2	11.23	11.23	0.00	S 0°00'00"	W 0°00'00"
3	22.46	22.46	0.00	S 0°00'00"	W 0°00'00"
4	33.69	33.69	0.00	S 0°00'00"	W 0°00'00"
5	44.92	44.92	0.00	S 0°00'00"	W 0°00'00"
6	56.15	56.15	0.00	S 0°00'00"	W 0°00'00"

CHRISTOPHER TARLTON ETAL  
DB-662A/PG-1119  
PARCEL 037.00



SURVEY BY: CHARLES T. JOHNSON JR  
NUMBER: 2405  
PROJECT: 23387  
DATE: 10-23-2023



I HEREBY CERTIFY THAT THIS IS A  
CAUTIONARY JURY AND THE RATIO OF  
THIS SURVEY IS TO BE USED AS SUCH  
IN ACCORDANCE WITH THE STANDARDS OF  
TENNESSEE ANNUAL STATUTES OF  
PRACTICE.

MISCELLANEOUS NOTES:

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

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

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A  
MINIMUM OF 10 FEET WIDE AND A MINIMUM OF 10 FEET  
DEEP FOR THE INSTALLATION AND MAINTENANCE OF  
UTILITIES AND THE CONVEYANCE OF  
STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH  
LOT TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL  
STORMWATER EASEMENTS AS MAY BE DELINEATED BY  
THE LICENSED SURVEYOR AND/OR ENGINEER OR THAT  
MAY BE REQUIRED BY THE GREENE COUNTY  
REGIONAL PLANNING COMMISSION.

LOCATION MAP  
NOT TO SCALE



LEGEND

- 1/2" IRON PIN SET (TPS) CAP
- 1/2" IRON PIN FOUND
- ◇ UTILITY POLE

CERTIFICATE OF GREENVILLE ENERGY AUTHORITY

The signatory hereby certifies that, subject to existing GEA line extension  
plans, private water service is available to this site. Note that GEA line extension policies may require that payments  
be made to GEA before electric service will be extended to this site.

Date \_\_\_\_\_ 20\_\_

GREENVILLE ENERGY AUTHORITY

I hereby certify that the public water utility system or systems  
existing, private water service is available to this site. Note that GEA line extension policies may require that payments  
be made to GEA before electric service will be extended to this site. The signatory hereby certifies that the public water  
system, and the aspects of installing a well or providing  
water other than a private water service is the responsibility of the  
applicant.

Date \_\_\_\_\_ 20\_\_

and Utility District Provider or its Authorized Representative

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I hereby certify (initials) of any dedication upon an existing county road  
found on the Greene County Flood List, and service lines that are proposed  
to be installed on the site. This certification is not substituted by Greene County  
Commission Regulations, and the preliminary plans as approved by the Greene  
County Planning Commission. It is not substituted by Greene County  
this plan review, and plan approval does not constitute approval of these sites  
roads. (No signature required)

Date \_\_\_\_\_ 20\_\_

Greene County Highway Superintendent/Authorized Approver

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described  
hereon is a true and correct survey in accordance with the  
standards of the Tennessee Surveying Act and that the  
Regional Planning Commission and that the  
monuments have been placed as shown hereon.

Date \_\_\_\_\_ 20\_\_

Surveyor Registered Land Surveyor

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the  
property shown and described herein and that I (we) hereby  
dedicate the minimum building restriction lines, and dedicate  
all streets, easements, water, sewer, and other items shown to  
public or private use as shown.

Date \_\_\_\_\_ 20\_\_

Owner(s)

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been  
prepared in accordance with the Tennessee Surveying Act, and that the  
monuments, with the exception of such monuments, if any, are  
placed in the public records of the Greene County Regional Planning  
Commission. I hereby certify that the plat is a true and correct  
copy of the original as filed in the Office of the County Register. If required, a survey bond in the  
amount of \$10,000.00 shall be filed with the Greene County  
Regional Planning Commission to ensure completion of all required  
improvements in case of default.

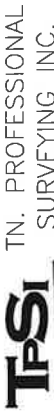
Date \_\_\_\_\_ 20\_\_

JOHNSON CITY, TN, 37604 423-915-1136

GREENE COUNTY REGIONAL PLANNING COMMISSION  
TARLTON 1.47 AC.± PROPERTY PARTITION  
TOTAL ACRES 1.47 TOTAL LOTS 1  
ACRES NEW ROAD 0 MILES NEW ROAD 0  
COUNTY GREENE CIVIL DISTRICT 187A  
SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-00000

SCALE 1" = 100'

Surveyor of the Greene County Regional Planning Commission



405 N BOONE STREET

PROPERTY REFERENCE:  
CHRISTOPHER TARLTON ETAL  
DB-662A/PG-1119  
PARCEL 037.00



# *Planning Commission*

## *Monthly Report*

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# December 2023

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Building, Zoning & Planning  
Permit Comparatives  
Deposit Comparatives

**GREENE COUNTY  
BUILDING & ZONING OFFICE**

DEPOSIT COMPARATIVES FOR July 2023- June 2024

Account # 41520

Month	Deposit Totals 22-23	Deposit Totals 23-24	Difference	%
July	\$ 29,660.00	\$ 33,318.00	\$ 3,658.00	12.33%
August	\$ 44,892.00	\$ 27,937.00	\$ (16,955.00)	-37.77%
September	\$ 21,197.00	\$ 30,156.00	\$ 8,959.00	42.27%
October	\$ 20,384.00	\$ 62,106.00	\$ 41,722.00	204.68%
November	\$ 18,721.00	\$ 22,598.00	\$ 3,877.00	20.71%
December	\$ 18,541.00	\$ 53,339.00	\$ 34,798.00	187.68%
January	\$ 21,304.00			
February	\$ 19,377.00			
March	\$ 26,149.00			
April	\$ 30,447.00			
May	\$ 32,646.00			
June	\$ 28,281.00			
<b>YTD Comparatives</b>				
Totals	YTD 22-23	YTD 23-24	Difference	Percentage
	\$311,599.00	\$229,454.00		

**GREENE COUNTY  
BUILDING & ZONING OFFICE**

PERMIT COMPARATIVES FOR July 2023 - June 2024  
Account # 41520

<b>Month</b>	<b>Permit Totals 22-23</b>	<b>Permit Totals 23-24</b>	<b>Difference</b>	<b>%</b>
<i>July</i>	74	72	-2	-2.70%
<i>August</i>	80	60	-20	-25.00%
<i>September</i>	60	75	15	25.00%
<i>October</i>	69	75	6	8.70%
<i>November</i>	57	54	-3	-5.26%
<i>December</i>	47	42	-5	-10.64%
<i>January</i>	45			
<i>February</i>	44			
<i>March</i>	77			
<i>April</i>	80			
<i>May</i>	68			
<i>June</i>	73			
<b>YTD Comparatives</b>				
<b>Totals</b>	<b>YTD 22-23</b>	<b>YTD 23-24</b>	<b>Difference</b>	<b>Percentage</b>
	<b>774</b>	<b>378</b>		

PERMIT BREAKDOWN DECEMBER 2023

Code	Description	November Permits	December Permits
210	Single Family Residence*	15	9
213	Residential Add-On	3	2
212	Off/On Frame Modular**	0	0
231	Double Wide Manufactured	6	4
220	Single Wide Manufactured	1	5
240	Attached Residential Garage	1	0
243	Detached Residential Garage	7	6
243	Detached Accessory Building	3	5
241	Porch	0	1
242	Deck	2	0
241	Carport	0	2
260	Rezoning	1	0
265	Variance	0	2
200	Other**	8	3
244	Apartment	0	0
245	Commercial***	7	3
300	Gas	0	0
301	Mechanical	0	0
302	Plumbing	0	0
303	Sign	0	0
TOTAL		54	42

\*also includes any garages, porches & decks

\*\*renovation/repair and residential solar installation

\*\*\*addition, building and remodel

**GREENE COUNTY  
PLANNING DEPARTMENT**

DEPOSIT COMPARATIVES FOR July 2023 - June 2024

Account # 43320

Month	Deposit Totals 22-23	Deposit Totals 23-24	Difference	%
July	\$ 1,610.00	\$ 890.00	\$ (720.00)	-44.72%
August	\$ 1,590.00	\$ 710.00	\$ (880.00)	-55.35%
September	\$ 1,220.00	\$ 1,150.00	\$ (70.00)	-5.74%
October	\$ 750.00	\$ 850.00	\$ 100.00	13.33%
November	\$ 630.00	\$ 1,330.00	\$ 700.00	111.11%
December	\$ 1,070.00	\$ 790.00	\$ (280.00)	-26.17%
January	\$ 930.00			
February	\$ 690.00			
March	\$ 950.00			
April	\$ 1,520.00			
May	\$ 1,850.00			
June	\$ 1,610.00			
<b>YTD Comparatives</b>				
Totals	YTD 22-23	YTD 23-24	Difference	Percentage
	\$14,420.00	\$5,720.00		

**GREENE COUNTY  
PLANNING DEPARTMENT**

PLAT APPROVAL COMPARATIVES FOR July 2023 - June 2024

Account # 43320

<i>Month</i>	<i>Plat Approvals</i>	<i>Plat Approvals</i>	<i>Difference</i>	<i>%</i>
	22-23	23-24		
<i>July</i>	20	7	-13	-65.00%
<i>August</i>	20	10	-10	-50.00%
<i>September</i>	14	14	0	0.00%
<i>October</i>	11	9	-2	-18.18%
<i>November</i>	9	17	8	88.89%
<i>December</i>	14	12	-2	-14.29%
<i>January</i>	13			
<i>February</i>	8			
<i>March</i>	15			
<i>April</i>	20			
<i>May</i>	22			
<i>June</i>	22			
<b>YTD Comparatives</b>				
<b>Totals</b>	<b>YTD 22-23</b>	<b>YTD 23-24</b>	<b>Difference</b>	<b>Percentage</b>
	<b>188</b>	<b>69</b>		