

Agenda
Greene County, TN Regional Planning Commission
Greene County Courthouse Annex, Conference Room
204 North Cutler Street, Greene, TN 37744
March 11, 2025 at 1:00 p.m.

1. Call to order.
2. Approval of the February 11, 2025 minutes.
3. Review and consider granting final approval to the Red Tail Ridge subdivision, for 16 lots totaling 14.89 acres, located adjacent to Whirlwind Road in the 10th civil district.
4. Review and consider granting final approval to Homes 4 All Property Lots 1, 2, & 3, for three lots totaling 1.81 acres, located adjacent to Gilbreath Road in the 7th civil district.
5. Review and consider approving a change to the proposed campground/RV park regulations to permit the construction of carports over permanently placed RVs.
6. Review and consider approving a revision to Article II of the *Greene County Subdivision Regulations*, to define “filing” a plat.
7. Review and consider revising *Greene County Subdivision Regulations* to delete Article VI. Regulations for Two Lot Subdivisions on Existing Public Roads, and replace it with a policy on approving boundary surveys.
8. Review and consider approving a revision to the *Greene County Subdivision Regulations* to replace Article V. Regulations for Review and Approval of Minor Subdivisions with Article V. Time Frame for Administrative Plat Approval.
9. Review and consider revising Articles II.C. and II.D.2. of the *Greene County Subdivision Regulations* to change the time frame for subdivision plat submissions.
10. Review and consider revising Article III.A. of the *Greene County Subdivision Regulations* to clarify that roads are not required to be extended for certain subdivisions located at the end of existing roads.
11. Administrative minor subdivisions
 - Survey of a Portion of the Billy Morgan Property, for one lot totaling 0.56 acres, located adjacent to Morgan Lop in the 22nd civil district.
 - Replat of Lot 1 Silas Seaton Property, for four lots totaling 4.53 acres, located at the intersection of Doyle Davis Road and Cedar Creek Cave Road, in the 18th civil district.
 - Survey of a Portion of the Jason Smith Property for one lot totaling 3.85 acres, located adjacent to Gardner Lane in the 16th civil district.
 - Survey of a Portion of the Thomas Burkey, Jr. Property, for one lot totaling 2.00 acres, located adjacent to Old Kentucky Road West in the 25th civil district.
 - Don R. Mills Property for two lots totaling 1.68 acres, located adjacent to Tweed Springs Road in the 3rd civil district.
 - Replat of Tracts 3 & 4 of the Kenneth Yearwood Property for two lots totaling, 12.93 acres, located adjacent to Jim Fox Road in the 24th civil district.

12. Review monthly report of all activities recorded for Building/Zoning/Planning Office.
13. Other Business. Discuss the subdivision of lots with existing septic systems
14. Adjournment.

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, February 11, 2025, at 1:00 p.m.

Members Present/Absent

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

Staff Representatives Present/Absent

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

Also participating: Interested citizens

The Chairman called the meeting to order and welcomed attendees.

Approval of Minutes. The Chairman asked if members had received the draft minutes of the January 14, 2025 meeting. A motion was made by Edwin Remine, seconded by Phillip Ottinger, to approve the minutes as submitted. The motion carried unanimously

Survey for the Division of the Shannon Fox etux Property. The Planning Commission reviewed and considered approving the final plat for a Survey for the Division of the Shannon Fox etux Property, for nineteen lots totaling 12.65 acres, located adjacent to Gibson Loop and Snapps Ferry Road in the 20th civil district. Staff stated the plat met all requirement, other than a signature from the Tennessee Department of Environment and Conservation, and recommended approval. A motion was made by Lyle Parton, seconded by Phillip Ottinger, to approve the plat subject to the addition of signatures, as the plat met all other applicable requirements. The motion carried unanimously.

Proposed campground/RV park regulations. The Planning Commission reviewed and considered recommending changes to the *Greene County Zoning Resolution* concerning campgrounds and RV parks. The Planning Commission had several areas where changes were made to the proposed resolution. These changes, and the section where they were located, were identified as follows:

1. Rework the definition of RV park and RV campground to remove confusion. (Definitions).
2. Limit the number of days for each special event campground (Definitions, campground, special event).
3. Specify that the regulations apply to the expansion area of existing campgrounds. (Section 517.A. 1.).
4. Specify that private potable water systems are permitted. (Section 517.A.6.a.) .
5. Requiring toilet facilities for all camping situations. (Section 517.A.6.b.).
6. Specify that the permittee is ultimately responsible for operation of the park. (Section 517.A.10.).
7. Add a requirement that notices of violation be posted in the campground. (Section 517.A.10.d.ii.).
8. Add a description of what happens when a campground is cited for excess violations. (Section 517.A.10.d.iii.).
9. Add verbiage to give the Enforcement Officer (Building Commissioner) leeway in working with permittees who were working to correct violations. (Section 517.A.10.d.v.(b)(ii).).
10. Include a requirement that at least one (1) frost-proof yard hydrant would be provided per five (5) campsites. (Section 517.C.4.).
11. Add requirements for inspection by the Enforcement Officer and minimum septic system requirements if RVs were permanently placed in a campground. (Section 517.D.3.).
12. Add requirements for the permanent occupation of RVs located in campgrounds. (Section 517.D.4.).
13. Specify that the permittee is responsible for submitting the hotel/motel tax collected for transient campsites. (Section 517.D.5.c.).
14. Add information to specify what the landscaping bond will cover (Section 517.D.9.d.).
15. Questions about the primary travel route (Section 517.D.13.b.ii.).
16. Add information on parking requirements for special event campgrounds. (Section 517.E.2.c.).
17. Added requirements on the placement of trash receptacles in special event campgrounds. (Section 517.E.6.c.ii.).

Staff stated they would make the changes as directed and would provide a copy to Planning Commissioners so that corrections, if any, could be made before the County Commission meeting in March. A motion was made by Lyle Parton, seconded by Phillip Ottinger, to recommend the resolution with the changes made by the Planning Commission. The motion carried unanimously.

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

- Survey for Michael Connally for one lot totaling 0.50 acre, located adjacent to Thornburg Road in the 17th civil district.
- Survey for a Replat of Lots 5 and 6 of the Floyd Taylor for one lot totaling 3.201 acres, located adjacent to Bright Hope Road in the 25th civil district.
- Boundary Revision of the Jenifer Franklin and Ashley Norton for two lots totaling 6.418 acres, located adjacent to Rolling Hills Road and Mt Pleasant Circle in the 8th civil district.
- Survey of a Portion of the Nancy Renner Property for one lot totaling 1.99 acres, located adjacent to West Allens Bridge Road in the 3rd civil district.
- Survey of a Portion of the Paul Waddell Property (survey for James Keith Wilhoit) for one lot totaling 0.735 acres, that shall be combined with adjoining property owner James K. Wilhoit, map 157, parcels 137.01 and 145.01, located adjacent to White Sands Road in the 2nd civil district.
- Division of the Clemmer Family LTD Partnership Property for one lot totaling 0.50 acre, located adjacent to Chuckey Pike in the 1st civil district.
- Division of a Portion of the DeAnna Kilday Davis Property, for one lot totaling 0.02 acre, that shall be combined with adjoining property owner Daniel and Emily Borchardt, map 029, parcel 028.03, located adjacent to Graysburg Hills Road in the 16th civil district.
- Replat The Division of a Portion of the Dorothy Blake Property, for one lot totaling 1.50 acres that shall be combined with adjoining property owner Dorothy Diane Blake, map 090, parcel 017.02, located adjacent to Reece Road in the 1st civil district.
- Survey for Rick Dietrich and Shawn Dietrich, for one lot totaling 0.62 acre, that shall be combined with adjoining property owner Richard Dietrich, map 179, parcel 005.01 located adjacent to Rollins Chapel Road in the 18th civil district.
- Replat of Lot 72 and Lot 27R of River Plantation – Phase 1, for two lots totaling 6.43 acres, located adjacent to Waterstone Circle and Summerhill Lane in the 24th civil district.
- Replat of Lots 47, 48, and 49 of the Blue Ridge Meadows Subdivision Section 1 for Gary Key, for two lots totaling 1.59 acres, located adjacent to Katie Lane in the 1st civil district.
- Subdivision of Leslie R. Schuster Property, for three lots totaling 3.43 acres, located adjacent to Browns Circle in the 3rd civil district.
- Subdivision Plat of the Barbara Carter Property Section A for Barbara Carter, for one lot totaling 0.78 acre, located adjacent to Kingsport Highway in the 16th civil district.
- Subdivision Plat of the Barbara Carter Property Section B for Barbara Carter, for two lots totaling 5.14 acres, located adjacent to Kingsport Highway and Wedding Lane in the 16th civil district.

A motion was made by Phillip Ottinger, 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 Edwin Remine, seconded by Lyle Parton, to accept the report. The motion carried unanimously.

Other Business. Tim Tweed mentioned he had been contacted by a contractor who ran a crew performing bridge repairs, seeking permission to use RVs as temporary housing. Discussion ensued about FEMA wanting to use RVs to house persons displaced by the flooding. A motion was made by Nick Gunter, seconded by Lyle Parton, to recommend a resolution be created that would permit the use of RVs as temporary housing in declared disaster areas. The motion carried unanimously.

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 3:40 p.m.

Approved as written: _____

Secretary: _____

Chairman/Vice Chairman: _____



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 adopt this plan of subdivision with my (our) free consent, establish the minimum building setbacks, easements, appurtenant easements, alleys, walks, parks, and other open space, to public or private use as herein.

Owners: _____ Date: _____

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that the public water utility system or systems installed, or proposed for installation, fully meet the requirements of the local utility district, and are hereby approved as shown.

Date: _____, 20____

Local Utility District Provider or His Authorized Representative: _____

CERTIFICATE OF THE APPROVAL OF STREETS/ROADS:

I hereby certify (initials):

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 plat approval does not constitute approval of this state route. (NO signature required)

Date: _____, 20____

Greene County Highway Superintendent/Authorized Appointee: _____

CERTIFICATE OF GREENEVILLE ENERGY AUTHORITY

The signature below certifies that, subject to existing GEIA line extension policies, electric service can be provided to the extension described on this plat. Note that GEIA line extension policies may require that payments be made to GEIA before electric service will be extended to this site.

Date: _____, 20____

Greenville Energy Authority: _____

CERTIFICATE OF THE APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Greene County, Tennessee, with the exception of such variances, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Registrar.

Date: _____

CERTIFICATION OF STREET NAMES

I hereby certify that all street names have been approved by the Greene County Board of Commissioners, and do not conflict with other street names in the County.

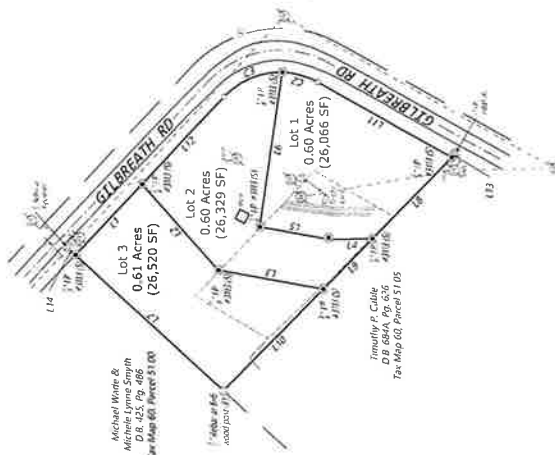
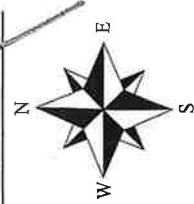
Date: _____

E-911 Coordinator: _____

SURVEY REQUESTED BY:
 Lyndon Starnes, LLC - Meade
 HOMES 4 ALL, LLC
 2575 LAKESIDE DR
 WHITE PINE TN 37890
 (606) 371-3389
 (423) 231-6106
 lyndons38@hotmail.com

REGISTER OF DEEDS

Bearing Base Tennessee Grid
 NAD83 / NAVD83



**SUBDIVISION PLAT OF:
 HOMES 4 ALL
 PROPERTY**

LOTS 1, 2 & 3
 ±1.81 ACRES TOTAL
 OWNERS: HOMES 4 ALL, LLC
 DEED BOOK 723A, PAGE 2152
 TAX MAP 60, PARCEL 51.04
 GILBREATH COMMUNITY
 DISTRICT 7, GREENE COUNTY
 TENNESSEE
 ZONING - A-1

SCALE: 1" = 100' FEBRUARY 25, 2025



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	42.14'	41.73'	41.73'	S 15°27'37" E	27°45'00"
C2	67.00'	73.97'	71.76'	N 22°56'16" W	48°42'46"

LEGEND

—	Property line
—	Adjacent property line
—	Iron pin corner found
—	Iron pin set
—	Calculated point
—	Power pole
—	Overhead power line
—	Electric meter
—	Telephone pole
—	Fence
—	Septic chamber
—	Appox. Septic line
—	Sub-boundary

LINE	BEARING	DISTANCE
L1	S 46°57'28" E	110.65'
L2	S 48°59'25" W	130.66'
L3	S 10°31'05" W	121.14'
L4	N 00°45'56" W	48.80'
L5	N 10°54'37" E	89.13'
L6	S 47°17'55" E	228.68'
L7	N 45°45'28" W	129.32'
L8	N 45°45'28" W	80.24'
L9	N 45°45'28" W	162.75'
L10	N 45°45'28" W	174.93'
L11	S 46°57'39" E	135.53'
L12	N 45°45'28" W	133.34'
L13	N 45°45'28" W	133.34'
L14	N 45°45'28" W	133.34'

FLOOD INSURANCE NOTE: By graphic plotting only, the Flood Insurance Rate Map Community Flood Risk Zone effective date is 7/25/2005. This plat is based on the above information. This property is in a Special Flood Hazard Area.

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY: Survey accuracy shall meet the requirements of the Professional Surveyor's Code of Ethics and Standards of Practice - Standard of Practice for Land Surveyors - Minimum Standards of Practice.

I certify that this is a category IV survey. Survey Control is Tennessee State Grid - NAD83/NAVD83. The datum is the North American Datum of 1983. The datum is the Tennessee State Grid - NAD83/NAVD83. The datum is the North American Datum of 1983. The datum is the Tennessee State Grid - NAD83/NAVD83.

For the boundary, survey control, and geographic aspects of this survey, RTK (Real-time Kinematic) GPS was used. The survey was conducted on 2/25/2025. The survey was conducted on 2/25/2025. The survey was conducted on 2/25/2025. The survey was conducted on 2/25/2025.

The Relative positional accuracy - for duplicate single vector - GPS observations of the same point, the computed average position difference does not exceed 100 millimeters (10.000) (1/1000) (1/1000).

Date of Field Survey: _____
 Registered Land Surveyor: *Scott A. Cantrell*
 TN License No. 5113 Date: 2/25/2025

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the provisions of the Tennessee Code of Annotated Statutes. The monuments have been placed as shown hereon, to the specifications of the Subdivision Regulations.

Date: _____

SCOTT A. CANTRELL, RLS
 REGISTERED SURVEYOR
 TENNESSEE

Registered Surveyor 3113

- NOTES:**
1. Bearing Base is the Tennessee Grid, NAD83/NAVD83.
 2. Total number of lots is three (3).
 3. **STORMWATER and UTILITY EASEMENT**
 NOTES: There is hereby established an easement area, five (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 nonstructural stormwater 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.
 4. **ZONING NOTE** - Setbacks shall conform to the Greene County Zoning Ordinance.
 5. 25 feet off of the roadway centerline has been the required dedication for this plat.
 6. Property is subject to Easements, Notations, Setbacks, Restrictions and rights-of way in the Office of the Greene County Register of Deeds.
 7. This survey has been done without the benefit of a Title Examination.

CANTRELL SURVEYING & ENGINEERING, PLLC

Scott A. Cantrell, RLS
 TN RLS # 3113
 865-696-6643
 Email: scantrelles@gmail.com
 Office: 801 Glades Rd
 Mailing: P. O. Box 1475
 Gallatin, TN 37378

18.5" x 24" x 18"

MEMORANDUM

To: The Greene County Regional Planning Commission
From: Lyn Ashburn, Research/Special Projects
Date: March 7, 2025
Subject: Proposed revision to the new campground regulations

Greene County Commissioner Jan Kiker contacted staff about the proposed campground regulations, which will be considered by the County Commission at their March 17, 2025 meeting. Commissioner Kiker did not realize that, under both the existing and proposed regulations, carports were not permitted to be constructed over permanently placed campers. She and several other renters at the campground where she keeps her RV already have carports on their campsites. Some of these RV owners have purchased new carports to replace those damaged in the storms and floods this past fall.

The proposed regulations permit decks to be affixed permanently to the ground on campsites where RVs are left in place for an extended period of time. It would be a simple matter of adding one sentence to the proposed regulations, to allow carports.

The wording of the proposed resolution, as recommended by the Planning Commission at their February 11, 2025 meeting, is shown italicized. The addition about carports is shown in bold text):

3. *Permanent placement of an RV.*
 - a. *An RV may be permitted to be placed in a campground and maintained in the same location for year-round use provided it is anchored to the site, inspected by the Enforcement Officer, and in their opinion:*
 - i. *Provides more than one (1) exit from the vehicle in the event of fire; and*
 - ii. *Has a safe heating source installed in a safe manner; and*
 - iii. *Wiring is adequate and safe for the intended use; and*
 - iv. *The RV provides a safe living environment; and*
 - v. *It meets the requirements of the Flood Ordinance, Zoning Resolution, and any other relevant regulations; and*
 - vi. *The vehicle complies with all applicable federal vehicle regulations and does not require a special-movement permit to legally use the highways.*
 - b. *The RV is connected to a septic or sanitary sewer system.*
 - c. *Underpinning is permitted, but not required.*
 - d. *Decks are permitted, provided they are permanently anchored to the ground, and not attached to the RV.*
 - e. **Carports that provide protection to campers may be permanently installed provided they meet applicable building and fire codes.**

MEMORANDUM

To: The Greene County Regional Planning Commission
From: Amy Tweed, Planning Coordinator
Lyn Ashburn, Research/Special Projects
Date: February 27, 2025
Subject: Define “filing” under the provisions of T.C.A. § 13-3-404(a)

T.C.A. 13-3-404(a) states: “When a plat has been filed with the appropriate officials of the planning commission, the plat shall be placed on the agenda of the planning commission within thirty (30) days of the filing or the next regularly scheduled planning commission meeting after the thirty-day period”. In order to be sure that the 30 day rule is not violated, staff accepts all plat submissions, even those lacking basic required information. These plats require multiple reviews to get them to the point where they can either be approved administratively, or presented to the Planning Commission for approval.

Because most local surveyors know and follow the *Regulations*, their plats are generally quick and easy to review. Plats that lack basic information take longer to review, because staff has to search for the information to ensure that it is not being overlooked. When plats have incorrect information, such as number of lots or total acreage of the property being subdivided, the review time increases even more because the plat needs to be scrutinized to ensure that nothing else is wrong.

The Planning Office is receiving more plats from non-local surveyors, most of which do not contain information as required by the *Regulations*. Some of these plats have been complex, requiring several hours to review. Because plats are reviewed in the order they are submitted, just one of these plats can delay review of simple plats that meet the requirements. These delays, added to the increase in number of plats being submitted, has led to an increase in the amount of time necessary to review plats and submit comments to the surveyor. Creating even more delay are surveyors who have property owners call or come in into the office to try to get their plat moved up in the review list. This slows the process even more as most property owners are not familiar with land use planning, and explanations of the process and reasons for certain requirements can be lengthy.

Approval time frame. Although not expressly stated, staff is of the opinion state legislators presumed that plats submitted for review and approval would meet the minimum standards for submission. In order to remove any confusion, however, staff proposes that the Planning Commission define “filing”, and set minimum standards for plat submission.

Staff recommends that ARTICLE II. A. General, to revised to add #4 (existing wording is in italicized type; proposed wording in bold type.)

A. General

1. *Any owner of land lying within the Greene County Planning Region wishing to divide such land into two or more lots less than five acres in size, sites, or divisions, for the purpose, either immediate or future, of sale or building development, or wishing to re-subdivide for this purpose, shall submit a plan of such proposed subdivision to the Greene County Regional Planning Commission for approval, and shall obtain such approval prior to the filing of the subdivision plat for record. Any such plat of a subdivision of land shall conform to the minimum standards of design for the subdivision of land as set forth in Article III of these regulations and shall be presented in the manner specified in the following section of this Article. No plat of a subdivision of land within the Greene County Planning Region shall be filed or recorded by the Registrar of Greene County without the approval of the Greene County Regional Planning Commission as specified herein.*
2. *In order to secure review and approval by the Greene County Regional Planning Commission of a proposed subdivision, the prospective subdivider shall, prior to the making of any street improvements or installations of utilities, submit to the Planning Commission a preliminary sketch plat as provided in Section C following. On approval of said preliminary sketch plat, he or she may proceed with the preparation of the final plat and other documents required in connection therewith as specified in Section D, and the improvements set forth in Article IV.*
3. *A subdivider may omit the submission of a preliminary plat, submitting only a final plat if the following conditions are met:*
 - a. *All public improvements as set forth in Article IV are already installed. Any construction, installation, or improvements of any public improvements shall require the submission of a preliminary plat as prescribed by Section C of Article II.*
 - b. *The subdivider has consulted informally with the Greene County Regional Planning Commission technical staff for advice and assistance before the preparation of the final plat and its formal application for approval.*

Define filing a plat under T.C.A.

4. **Filing a plat.** The information listed below must be submitted by the Department deadline for a plat to be filed for review and approval.
 - a. An application for subdivision review submitted on the Department website, containing information on the type of approval requested (preliminary, final, administrative, or review only), as well as the requested meeting date (if applicable).
 - b. A digital copy of the plat and construction plans (if any).
 - c. Information that the plat and, if appropriate, construction plans, have been submitted by the applicant to impacted departments/agencies, i.e.:
 - i. The Greeneville Energy Authority (GEA);
 - ii. The utility district providing water and/or sewer to the property
 - iii. The Greene County Highway Department (GCHD) for lots fronting on County roads.
 - iv. TDEC, when septic systems and/or wells are needed on the property.
 - v. Greene County 9-1-1 (only for plats with new roads submitted for final approval.)
 - d. A digitally or physically signed copy of the “Design Professional Certification for Subdivision Plats”.
 - e. Any information required for determining compliance with the regulations.
 - f. The plat review fee.
 - g. Copies of plats, construction plans, and other required information may also be submitted to the Department using paper copies, without using the Department website.
5. **Failure to file a plat.**
 - a. Subdivision plats lacking any of the items listed in Article III. A. 4 are considered incomplete, as they do not meet the requirements for filing.
 - b. If initial review of the plat determines that the filing requirements have not been met, staff will end the review process, designate the plat as “incomplete”, and provide a written statement to the property owner that the plat is incomplete and therefore hasn’t been filed.
 - c. Deviation from the filing requirements, such as not showing an item required as per the subdivision plat checklist, is permitted when staff has been informed of the deviation prior to the plat being submitted. Such deviations most commonly occur if there is a questions about a specific standard or requirement,
 - d. Planning staff shall not designate a plat as incomplete if it is the first time a surveyor submitted a plat without the required information.

**DESIGN PROFESSIONAL CERTIFICATION
FOR SUBDIVISION PLATS***

_____ I hereby certify that the _____
subdivision plat, dated _____, meets the design and plat filing requirements
of the *Greene County Subdivision Regulations*.

_____ I understand the plat will not be placed on the Planning Commission agenda unless it is
accompanied: by an email or letter stating the type of approval requested (concept,
preliminary, final, or administrative); a requested meeting date (if relevant); the plat
review fee, and a completed and signed "Design Professional Certification for
Subdivision Plats";

_____ I understand that if this plat does not meet the filing requirements, as listed in the *Greene
County Subdivision Regulations*, it shall be declared an incomplete plat, and will not be
approve administratively (if applicable) or placed on the Planning Commission agenda
until a completed plat and an additional plat review fee is submitted.

* Please initial each line.

Name (printed)

TN License Number

Name

Date

Firm

Date

MEMORANDUM

To: The Greene County Regional Planning Commission
 From: Amy Tweed, Planning Coordinator
 Lyn Ashburn, Research/Special Projects
 Date: February 28, 2025
 Subject: Proposed change to the *Greene County Subdivision Regulations* re: boundary surveys

Recently, several requests have been made for the Planning Commission to approve boundary surveys, which are drawings of lots created using the metes and bounds descriptions found in deeds. While some of these lots were created before adoption of the *Subdivision Regulations* in June 1972, many are for lots illegally created by deed after this date.

The argument from surveyors and property owners is that, regardless of how the lots were created, they already exist. They state that requiring property owners to have plats prepared that meet the *Subdivision Regulation* requirements is much more expensive than preparing boundary surveys using the metes and bounds description in the original deeds.

Article VI of the *Subdivision Regulations* partially addresses the recording of certain types of boundary surveys, as it permits “two lot subdivisions located on existing public roads [to] be sold by a deed with metes and bounds description without Greene County Regional Planning Commission approval, provided that the subdivision meets the requirements set forth in Article II, Section A, 2. [preliminary plat] of these regulations. Should the owner of property consisting of no more than two lots seek Planning Commission approval for the purpose of recording a subdivision plat, the regulations set forth in Article VI shall apply”.

Staff finds the regulations to be inadequate and confusing, and recommends that Article VI be removed in its entirety and replaced with one of the following options (text to be removed is shown in struck-thru type):

~~ARTICLE VI. REGULATIONS FOR TWO LOT SUBDIVISIONS ON EXISTING PUBLIC RDS.~~

~~Two lot subdivisions located on existing public roads may be sold by a deed with metes and bounds description without Greene County Regional Planning Commission approval, provided that the subdivision meets the requirements set forth in Article II, Section A, 2. of these regulations. Should the owner of property consisting of no more than two lots seek Planning Commission approval for the purpose of recording a subdivision plat, the regulations set forth in Article VI shall apply.~~

~~Each plat shall be prepared suitable for recording, and shall meet the same platting requirements as for minor subdivision plats, including:~~

- ~~1. — A location map.~~

- ~~2. All signature blocks properly signed, (except that the County Road Superintendent's signature is not required unless the status of the road is questioned by the County Building Commissioner or the Planning Commission).~~
- ~~3. The plat shall show a right of way dedication of a minimum of twenty five (25) feet from the center of the public road along the front of each new lot.~~
- ~~4. The plat shall show all existing easements of record.~~
- ~~5. The plat shall be submitted at least fifteen (15) days prior to a scheduled Planning Commission meeting to allow time for staff review and for publication of the Planning Commission agenda.~~
- ~~6. Both the new lot and the parent lot shall meet all requirements of the Greene County Zoning Resolution for the zone in which the property is located.~~
- ~~7. All existing structures shall meet setback requirements of the Greene County Zoning Resolution unless a variance is granted by the Greene County Board of Zoning Appeals.~~
- ~~8. For two lot subdivisions located on existing public roads, all of the parent lot is not required to be shown on the plat, provided that that portion of the parent lot within one hundred (100) feet of the new lot is shown, along with all existing structures located within one hundred (100) feet of the new lot.~~

Note: the following options would apply for lots that are less than five (5) acres in size, as tracts five acres and larger are not required to be approved by the Planning Commission.

Option A.

Do not accept boundary surveys. Under this option, if a property owner wanted a recorded drawing of their property, they would have to submit a plat that met the requirements of the *Subdivision Regulations*. This would apply to all deeds, even those recorded before the Regulations were adopted in June 1972.

Option B. "Sign off" on boundary surveys, but do not review or approve them. This would consist of having the Secretary or the Planning Coordinator sign a certification stating that the lot shown was created by deed, and not reviewed by the planning commission. This differs from the existing regulations in that it would not be a "subdivision", would not be required to meet any requirements of the *Subdivision Regulations*, staff would not review it but would ensure a deed had been recorded creating the lot, and the item would only be placed on the Planning Commission agenda as acknowledgement that a drawing had been recorded.

If this option is chosen, the Planning Commission would need to determine if all boundary surveys would be permitted, or if only deeds recorded before a certain date would be allowed. For example, the Commission could:

1. Permit boundary surveys of lots created before adoption of the *Subdivision Regulations* (6/72).
This option would permit owners of legal lots (created before subdivision regulations were

approved) to record their boundary surveys. Lots illegally created by deed after 6/72 could not have a boundary survey recorded. Certifications for the surveyor and Secretary/Planning Coordinator would need to be added to the surveys stating, essentially, that the boundary survey was a representation of a lot created by deed prior to adoption of the *Subdivision regulations*.

2. Permit boundary surveys of lots created before adoption of the *Zoning Resolution*. This proposal is based on a standard used by Sullivan County, where they permit the recording of boundary surveys for lots created prior to 1988, when zoning was adopted and their Planning/Building Department was staffed. Recording a boundary survey does not guarantee that a lot can be developed as if it were a legal, conforming lot, and approval may involve certain restrictions, but it does allow Sullivan County to get the lot on record.
3. Permit boundary surveys of lots created after another date. This could be any date the Planning Commission desired.

Recommendation. Staff recommends Option B. 2, approving boundary surveys for deeds recorded prior to the adoption of zoning in August 1984, and requiring the two certifications below to be signed.

ARTICLE VI. BOUNDARY SURVEYS

Under the provisions of this section, a boundary survey is a drawing based on a metes and bounds description found in a deed recorded in the Office of the Register of Deeds. The drawing is not based on a subdivision plat, and is not approved by the Planning Commission. Boundary surveys of lots created before September 1, 1984, may be recorded, provided they are submitted to the Planning Office for certification that the lot was created by deed prior to this date. The survey shall contain the following certifications

Certification for Recording. This is to certify that the lot(s) shown on this drawing was/(were) not approved by the Greene County Regional Planning Commission, but was/(were) created via a metes and bounds description recorded in Plat Book ___ Page ___, on _____. The recording of this drawing does not constitute a representation or warranty regarding: the lot(s) having an existing subsurface sewage disposal system (SSDS); the lot(s) being approved for such a SSDS by the Tennessee Department of Environment and Conservation, Groundwater Protection Office, if one is not installed; the availability and adequacy of utility services; frontage on and access from a county or state road; the lots being buildable; or the lot(s) meeting Greene County zoning, building code, or other applicable regulations.

Greene County Planning Coordinator

Date

Certification of metes and bounds descriptive drawing: I hereby certify this drawing is based on a metes and bounds description recorded in Plat Book _____ Page _____ in the Greene County Registrar's Office on _____.

Registered Land Surveyor

TN License No.

Date

MEMORANDUM

To: The Greene County Regional Planning Commission
From: Lyn Ashburn, Research/Special Projects
Date: December 3, 2024
Subject: Plat submission requirements:

- Add regulations addressing the review/approval time frame for administrative plats;
- Replace Article V. Regulations for Review and Approval of Minor Subdivisions with Article V. Time Frame for Administrative Plat Approval.

T.C.A. § 13-3-404(a) requires subdivision plats to be placed on the Planning Commission agenda within thirty (30) days of “filing” (or the next regular meeting after the 30 day period), and to be approved within sixty (60) days of the meeting. Overall, the time frame for approval of plats is, roughly, ninety (90) days. Because the law makes no distinction between plats “filed” for Planning Commission review and those to be approved by staff (administrative plats), it is presumed the state legislature intended for both types of plats to be treated the same. Therefore, to remove any question about the time frame for approval, staff recommends that administrative plats be treated the same as standard plats, and that they be approved or denied within ninety (90) days of “filing”. Adopting this time frame would not change staff policy to review and approve/deny administrative plats as quickly as possible. It just acknowledges that administrative plats have the same protection against a “slow-walking” of approval as plats considered by the Planning Commission.

The existing regulations address the approval of administrative plats in Article V Regulations for Review and Approval of Minor Subdivisions. The only difference between a minor subdivision and an administratively approved subdivision is that administrative plats are for no more than two lots, whereas there is no lot limit on minor subdivision plats. Any subdivision where roads and/or utilities are not required to be installed, is a minor subdivision.

Article V establishes a “special review committee” to review and give tentative approval to minor plats, and to grant permission to sell lots in the subdivision pending approval of the full Commission. These provisions are in conflict with state law and should be removed. Instead of just removing Article V and noting that it is “Reserved” for later use, staff proposes that the information on the approval of administrative plats be added in its place. Specifically:

1. Remove the existing wording (shown marked through).

ARTICLE V. REGULATIONS FOR THE REVIEW AND APPROVAL OF MINOR SUBDIVISIONS

~~This article sets forth procedures designed to expedite the review and approval process for minor subdivisions. Due to the nature of minor subdivisions, no development other than the platting process is required. Therefore, Article IV of the Greene County Subdivision Regulations does not apply to minor subdivisions.~~

A. Definitions

~~In order to be considered a minor subdivision, the tract or parcel of land to be subdivided shall be located on an existing open public road that has been accepted and is being maintained by the county or state highway department, and shall be situated in a manner that there are no changes in existing streets, no new streets or easements of access, and no excavation, grading or physical development needed, and the property must be adequately provided with existing community facilities such that no extensions of water, sewer or gas lines are required.~~

B. General Requirements

~~All requirements and design standards, including requirements for the preparation of subdivision plats, will be the same as set forth in Articles I through III of the Greene County Subdivision Regulations, except that lots or tracts in minor subdivisions may exceed the 3 to 1 depth to width ratio set forth in Article III Section C, 2., provided that the subdivision is designed to allow for the opening of future streets and logical further re-subdivision in a manner that will promote wide utilization of land without needless duplication of roads and drives. Where the topography of the land is suitable for resubdivision, not more than two contiguous tracts exceeding the 3 to 1 depth to width ratio will be permitted.~~

~~Minor subdivisions will be considered for official approval at each regularly scheduled meeting of the Greene County Regional Planning Commission. In the event that it places an extreme and undue hardship on the developer or selling agent, a special review committee may review the subdivision prior to the regular monthly meeting. The Special Review Committee may grant tentative approval and permission to sell pending official approval by the Greene County Regional Planning Commission. The following procedures and policies shall govern the review and approval of minor subdivisions:~~

- ~~1. At least fifteen (15) days prior to the meeting at which it is to be considered, the subdivider shall submit to the Secretary of the Greene County Regional Planning Commission, or the Planning Commission technical staff, four (4) copies of the subdivision plat.~~
- ~~2. Requests for special review and approval due to hardship must be accompanied by a statement explaining the nature of the hardship and reasons why special review is necessary.~~
- ~~3. Preliminary approval may be granted prior to Health Department approval (includes basic layout and design of the subdivision and development requirements).~~
- ~~4. Permission to sell, subject to final approval, may be granted either by the full Planning Commission or by the Special Review Committee.~~

5. ~~Permission to sell cannot be granted unless the plat has received Health Department approval.~~

6. ~~The subdivision must be properly marked at all corners and survey points with iron pipe or solid steel rods not less than one half (1/2) inches in diameter and twenty-four (24) inches in length.~~

7. ~~If permission to sell is granted, the sale is made subject to any changes or additional requirements requested by the Planning Commission for final approval, and buyers of the property shall be properly informed of these conditions by the seller of the property.~~

2. Add the following:

ARTICLE V. TIME FRAME FOR ADMINISTRATIVE PLAT APPROVAL

Administrative (one- and two-lot minor) subdivisions shall be reviewed and approved in the same time frame as plats being considered by the Planning Commission, as per T.C.A. 13-3-404(a).

MEMORANDUM

To: The Greene County Regional Planning Commission
From: Lyn Ashburn, Research/Special Projects
Date: December 3, 2024
Subject: Plat submission requirements: Revising submission deadline for plats

The present *Subdivision Regulations* require plats to be submitted “at least fifteen (15) days prior to the Planning Commission meeting”. Because the requirement does not specify business days, the standard has been enforced as 15 calendar days. In 2024 this resulted in an average of 10.5 days for plat review, though the range was from eight days to eleven days.

Below is a list of average review time frames, based upon different submission requirements (2024 data).

Submission Date: 15 Days before Meeting	10.5 days
Submission Date: 25th of month	10.3 days
Submission Date: 20th of month	13.7 days
Submission Date: 15 Business Days	15.0 days
Submission Date: as permitted by T.C.A.	19.7 days (30 days before mtg.)

The present rate of plat submissions requires Planning staff to work after hours and on weekends in order to keep up with submissions. Requiring all plats to meet minimum standards, as requested elsewhere, will help with the situation. However, staff believes that moving the submission date is the only way to address the increase in the number of plats.

As the 10.5 day time frame has proven to be inadequate, staff is requesting that Greene County adopt the standard set by Greeneville, which is submission by the 20th of the month preceding the meeting. This would require changing the following sections of the *Subdivision Regulations* (text to be removed is shown struck thru; text to be added is in bold):

Article II.C.1 would be revised as follows:

~~1. At least fifteen (15) days prior to the meeting at which it is to be considered, the subdivider shall submit to the Secretary of the Greene County Regional Planning Commission, or to the Planning Commission technical staff four (4) copies of a preliminary sketch plat of the proposed subdivision in order to allow the Planning Commission technical staff and utilities heads time to review and prepare recommendations to the Planning Commission.~~ **At least four (4) copies of a plat shall be submitted to the Planning Office by the 20th day of the month prior to the meeting at which the plat is to be considered.**

Article II.D.2 would be revised as follows:

~~2. In order to allow the Planning Commission technical staff and utilities companies time to review and prepare recommendations for the Greene County Regional Planning Commission, at least fifteen (15) days (excluding scheduled county holiday) prior to the meeting at which it is to be considered.~~ **The final plat shall be submitted to the Greene County Planning Office by the 20th day of the month prior to the meeting at which the plat is to be considered.**

MEMORANDUM

To: The Greene County Regional Planning Commission
From: Amy Tweed, Planning Coordinator
Lyn Ashburn, Research/Special Projects
Date: March 4, 2025
Subject: Revise the *Greene County Subdivision Regulations* concerning the subdivision of property at the terminus of County roads.

At the January 14, 2025 meeting, the Planning Commission approved a plat for property located at the end of a County road. They also granted a variance to the requirement that the subdivider construct a turn-around, or dedicate right-of-way for a turn-around, at the terminus. The rationale for the variance was that the proposed lots were located at the end of an existing street, and each lot had adequate frontage without construction of a turn-around. Staff was directed to prepare a clarification to the *Regulations* that subdividers were not required to dedicate right-of-way or construct turn-arounds in such situations.

Staff proposes that Article III of the *Subdivision Regulations* be revised as follows (existing wording in regular type; proposed changes in bold type):

ARTICLE III. GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN

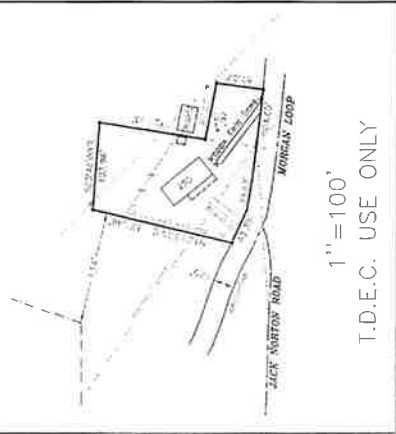
18. Extension of streets at the terminus of existing roads. When a lot or lots are created at the terminus of an existing County road, and the road itself is not being extended, the subdivider is not required to dedicate right-of-way for a turn-around, or to construct a turn-around, whether temporary or permanent.

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS: Approval is hereby granted for Lot(s) 1 - as defined on the Billy Morgan Property located in Greene County, Tennessee, its being subject to restrictive covenants (1)...

LOT RESTRICTIONS: Lot 1 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fill/ditch and a dosing tank may be required.

RESERVED FOR DIVISION OF GROUNDWATER PROTECTION



1" = 100' T.D.E.C. USE ONLY

- LEGEND: 1/2" IRON PIN W/AZIMUTH CAP, POINT, CHAIN LINK FENCE, UTILITY POLE, WATER METER, TDEC Pin Flag

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I HAVE READ THE OWNERSHIP AND DEDICATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND...

Signature: Billy J. Morgan, Date: 10/25/2025, Tennessee Registered Land Surveyor

GENERAL NOTES:

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

Stormwater/Utility Easement Statement

This is hereby established as an easement over a minimum of 75' wide along the interior side of all lots for the purpose of stormwater collection, storage, and treatment...

Tax Map 136 Parcel 111 BILLY MORGAN D.B. 378 PC. 835 D.B. 430 PC. 56 D.B. 214 PC. 368 (Over 5 Ac.± Remaining)

Tax Map 136 Parcel 111 BILLY MORGAN D.B. 378 PC. 835 D.B. 430 PC. 56 D.B. 214 PC. 368 (Over 5 Ac.± Remaining)

FLOOD CERTIFICATION SUBMITTED AND APPROVED 09/05/08 (FEMA MAP 47059C 0425 D) EFFECTIVE DATE: JULY 03, 2008

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION...

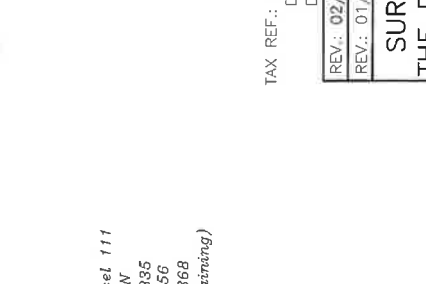
Signature: [Name], Date: 2.24.25, Local Utility District Engineer

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS IN ACCORDANCE WITH THE RELEVANT DIVISION REGULATIONS FOR RECORDING...

Recording information including date 03/05/2025, plat number 25001913, and recording details for Karen Collins-Ottlinger.

RESERVED FOR REGISTER OF DEEDS



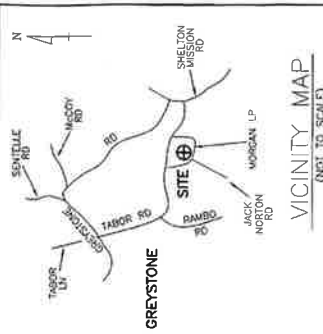
1" = 100' T.D.E.C. USE ONLY

- LEGEND: 1/2" IRON PIN W/AZIMUTH CAP, POINT, CHAIN LINK FENCE, UTILITY POLE, WATER METER, TDEC Pin Flag

CERTIFICATE OF APPROVAL BY THE GREENVILLE ENERGY AUTHORITY

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION...

Signature: [Name], Date: 2/18/25, Greenville Energy Authority



VICINITY MAP (NOT TO SCALE) THIS PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

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



TAX REF.: TAX MAP 136 PORTION OF PARCEL 111 DEED REF.: D.B. 378 PG. 835 DEED REF.: D.B. 214 PG. 368

REV.: 02/12/2025 show approximate field lines REV.: 01/17/2025 REVISED LOT LINE PER TDEC

SURVEY OF A PORTION OF THE BILLY MORGAN PROPERTY 22ND CIVIL DISTRICT GREENE CO., TN AZIMUTH ENGINEERING, INC. P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 638-9191

Table with 2 columns: Description and Value. Includes total acres (0.56 ±), developer (Billy Morgan), and surveyor (Azimuth Engineering).

Greenville Energy Authority signature and date.

RICHARD F. MOORE AND CATHE A. FITZGROH PROPERTY
 18TH CIVIL DISTRICT,
 GREENE COUNTY, TENNESSEE
 DEED REFERENCE - DEED BOOK 635A PAGE 1867
 REPLAT OF LOT 1 OF SILAS SEASON PROPERTY
 PLAT CABINET H, SLIDE 796
 TAX PARCEL 172-04002

LEGEND
 1/2" = IRON PIN FOUND
 1" = IRON PIPE
 0 = POINT OR AS SHOWN OTHERWISE

STAKEMAN'S/OWNER'S CONSTRUCTION STANDARD
 THERE IS TO BE A MINIMUM OF 1/2" IRON PIN FOUND ALONG THE ENTIRE SIZE OF ALL LOTS, UNLESS OTHERWISE NOTED. ALL LOTS SHALL BE CONVEYED AS SEPARATE PARCELS FROM THE CONVEYANCE OF THE ENTIRE PROPERTY TO ANY OTHER STRUCTURAL OR INSTRUMENTAL, SUBDIVISION, OR CONVEYANCE OF THAT WHICH MAY BE REQUIRED BY THE CIVIL DISTRICT REFORM PLANIFICATION COMMISSION.

THIS PROPERTY DOES NOT LIE IN A FEMA FLOOD HAZARD ZONE (FEMA 47C) PARCEL NO. 172-04002-020 (LEGAL A) OPENING DATE 3 JULY 2000
 STAKEMAN'S BEHALF, SIGNATURE TO APPEAR:



STATE OF TENNESSEE
 WILLIAM H. WILLIAMS
 SURVEYOR
 1710 W. N. P. AVENUE, SUITE 100
 MEMPHIS, TENNESSEE 38119
 901.525.3636
 WWW.WILLIAMS-SURVEYING.COM

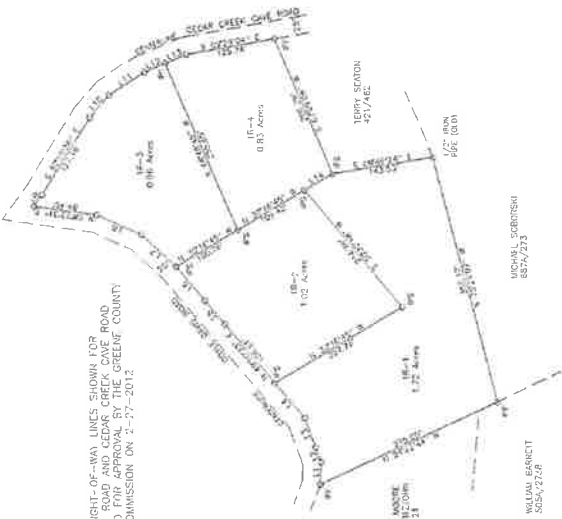
I hereby certify that this is a copy of a survey as conducted in accordance with the provisions of the Tennessee Code Annotated, Title 26, Chapter 1, Part 2, Sections 26-1-101 through 26-1-106, and that the same is correct and true to the best of my knowledge and belief.
 WALTER A. GROENEY
 ATTEST: TN 37766
 DANILO INDOENICHIERSKI
 RAILROAD SURVEYOR, LICENSE NO. 33824
 STATE OF TENNESSEE
 TENNESSEE SURVEYING STANDARDS OF PRACTICE

Professional of Practice, State of Tennessee
 The opening here contains the correct information for the purposes of the Tennessee Code Annotated, Title 26, Chapter 1, Part 2, Sections 26-1-101 through 26-1-106, and that the same is correct and true to the best of my knowledge and belief.

STATE OF TENNESSEE
 COUNTY OF GREENE AND RECORDER
 I HEREBY CERTIFY THAT THE PLAT, BOOK AND PAGE NUMBER AND LOCATION OF THE ORIGINAL RECORD IN THE REGISTERED PLAT BOOK AND PAGE NUMBER OF THE ORIGINAL RECORD ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 KAREN COLUMBIA, CLERK
 11/10/2010

CORRECTOR OF RECORDS
 I HEREBY CERTIFY THAT THE PLAT, BOOK AND PAGE NUMBER AND LOCATION OF THE ORIGINAL RECORD IN THE REGISTERED PLAT BOOK AND PAGE NUMBER OF THE ORIGINAL RECORD ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 KAREN COLUMBIA, CLERK
 11/10/2010

THE ROAD RIGHT-OF-WAY LINES SHOWN FOR DOYLE DAVIS ROAD AND CEDAR CREEK CAVE ROAD WERE SIGNED FOR APPROVAL BY THE GREENE COUNTY PLANNING COMMISSION ON 3-27-2012.



ACRES	FEET	INCHES	DECI-METERS
1	43.63	1.72	1.39
2	87.26	3.44	2.78
3	130.89	5.16	4.17
4	174.52	6.88	5.56
5	218.15	8.60	6.95
6	261.78	10.32	8.34
7	305.41	12.04	9.73
8	349.04	13.76	11.12
9	392.67	15.48	12.51
10	436.30	17.20	13.90
11	479.93	18.92	15.29
12	523.56	20.64	16.68
13	567.19	22.36	18.07
14	610.82	24.08	19.46
15	654.45	25.80	20.85
16	698.08	27.52	22.24
17	741.71	29.24	23.63
18	785.34	30.96	25.02
19	828.97	32.68	26.41
20	872.60	34.40	27.80
21	916.23	36.12	29.19
22	959.86	37.84	30.58
23	1003.49	39.56	31.97
24	1047.12	41.28	33.36
25	1090.75	43.00	34.75

EXPLANATION OF SYMBOLS
 US 1: 1/2" = IRON PIN FOUND
 US 2: 1" = IRON PIPE
 US 3: 0 = POINT OR AS SHOWN OTHERWISE

GENERAL NOTES
 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE TENNESSEE CODE ANNOTATED, TITLE 26, CHAPTER 1, PART 2, SECTIONS 26-1-101 THROUGH 26-1-106.
 2. THIS SURVEY WAS CONDUCTED ON 11/10/2010.
 3. THIS SURVEY WAS CONDUCTED BY WILLIAM H. WILLIAMS, LICENSED SURVEYOR, NO. 10519, STATE OF TENNESSEE.
 4. THIS SURVEY WAS CONDUCTED FOR THE PURPOSES OF THE REFORM PLANIFICATION COMMISSION.
 5. THIS SURVEY WAS CONDUCTED FOR THE PURPOSES OF THE REFORM PLANIFICATION COMMISSION.

PROPERTY OF GREENE CO. PLANNING COMMISSION

PLANNING COMMISSION
 GREENE COUNTY, TENNESSEE
 TOTAL ACRES 4.53
 TOTAL LOTS 4
 ACRES NEW ROAD 0.87
 MILES NEW ROAD 0
 OWNER MISSISSIPPI VALLEY CHURCH DISTRICT
 SURVEYOR WILLIAMS & INDOENICHIERSKI
 CLAUSE ERROR 0.0000
 SCALE 1" = 100'

PLAT CABINET L
 SLIDE 794
 RECFEE \$1000
 DEED \$150
 I HAVE RECEIVED THE ORIGINAL RECORD OF THE ORIGINAL RECORD FROM THE GREENE COUNTY CLERK AND I HEREBY CERTIFY THAT THE PLAT, BOOK AND PAGE NUMBER AND LOCATION OF THE ORIGINAL RECORD IN THE REGISTERED PLAT BOOK AND PAGE NUMBER OF THE ORIGINAL RECORD ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 KAREN COLUMBIA, CLERK
 11/10/2010

PROPERTY OF GREENE CO. PLANNING COMMISSION
 GREENE COUNTY, TENNESSEE
 TOTAL ACRES 4.53
 TOTAL LOTS 4
 ACRES NEW ROAD 0.87
 MILES NEW ROAD 0
 OWNER MISSISSIPPI VALLEY CHURCH DISTRICT
 SURVEYOR WILLIAMS & INDOENICHIERSKI
 CLAUSE ERROR 0.0000
 SCALE 1" = 100'



VICINITY MAP
(NOT TO SCALE)

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

THIS RKS SURVEY WAS PERFORMED USING THE RKS SURVEYING SYSTEM. THE RKS SURVEYING SYSTEM IS A REGISTERED TRADEMARK OF RKS SURVEYING, INC. THE RKS SURVEYING SYSTEM IS A REGISTERED TRADEMARK OF RKS SURVEYING, INC. THE RKS SURVEYING SYSTEM IS A REGISTERED TRADEMARK OF RKS SURVEYING, INC.

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

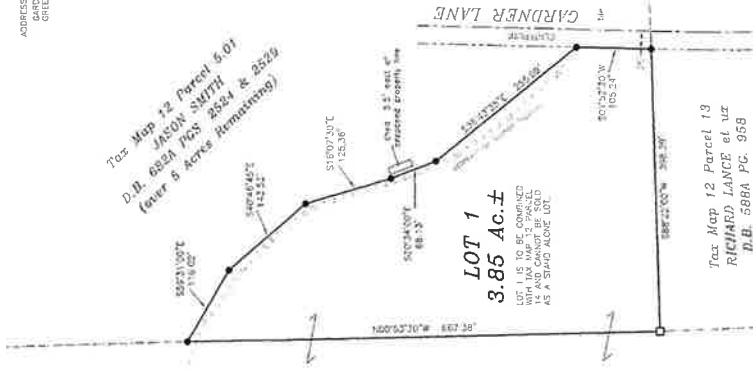


03/06/2025 • 03:18:27 PM
25001934
PLAT
SLIDE: 798
TOTAL
MAREN COLLINGS-OTTINGER

RESERVED FOR REGISTER OF DEEDS

PLANNED DEVELOPMENT
SUBJECT PROPERTY LOCATED OUTSIDE
PLANNED DEVELOPMENT DISTRICT
EFFECTIVE DATE JULY 02, 2016
ADDRESS OF SUBJECT PROPERTY
GARDNER LANE
GREENEVILLE, TN 37715

Tax Map 12 Parcel 6.01
JASON SMITH
D.B. 682A PGS 2524 & 2529
(over 5 Acres Remaining)



Tax Map 12 Parcel 14
RICHARD LANCE et ux
D.B. 588A PG. 958

LOT 1 IS TO BE COMPARED WITH TAX MAP 12 PARCEL 14 AS A STAND ALONE LOT.

REMAINING PARCEL NOTE
THE REMAINING PARCEL IS SUBJECT TO PUBLIC STREET/ROAD FRONTAGE REQUIREMENTS OF THE APPLICABLE JURISDICTIONS.

COUNTY ROAD DRIVEWAY PERMIT STATEMENT
THIS PROJECT IS SUBJECT TO THE COUNTY ROAD DRIVEWAY PERMIT STATEMENT AND THE APPLICABLE REGULATIONS OF THE APPLICABLE JURISDICTIONS.



TAX REF: TAX MAP 12 PORTION OF PARCEL 5.01
DEED REF: D.B. 682A PGS. 2524 & 2529

SURVEY OF A PORTION OF THE JASON SMITH PROPERTY

16TH CIVIL DISTRICT GREENE CO., TN
AZIMUTH ENGINEERING, INC.
Engineers • Surveyors • Planners
P.O. BOX 1488 GREENEVILLE, TN 37744 (423) 638-9191
SCALE: 1"=100' DATE: 02/14/2025
JOB NO. 24SU160 DRAWN BY CAD: AOC
FILE LOC NET FILE NAME: 24SU160

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 3.85 ± TOTAL LOTS 1
ACRES NEW ROAD 0.00 MILES NEW ROAD 0.00
DEVELOPER JASON SMITH CIVIL DISTRICT 16TH
SURVEYOR AZIMUTH ENGINEERING CLOSURE ERROR 1/10,000

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBMISSION FOR RECORDING HAS BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION. THE SUBMISSION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING COMMISSION. THE PLANNING COMMISSION HAS REVIEWED THE SUBMISSION AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING COMMISSION. THE PLANNING COMMISSION HAS REVIEWED THE SUBMISSION AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING COMMISSION.

CERTIFICATION OF THE APPROVAL OF THE SUBMITTER
I HEREBY CERTIFY THAT THE SUBMISSION FOR RECORDING IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING COMMISSION. THE SUBMITTER HAS REVIEWED THE SUBMISSION AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING COMMISSION. THE SUBMITTER HAS REVIEWED THE SUBMISSION AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING COMMISSION.

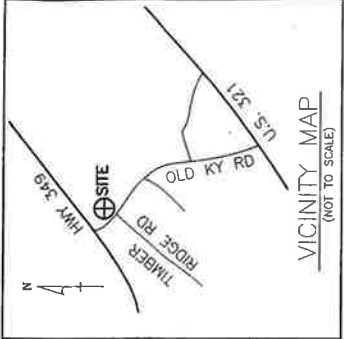
CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLANNING AND SURVEYING INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE REVIEWED THE SURVEY AND THE INFORMATION CONTAINED HEREIN AND I HAVE DETERMINED THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING COMMISSION. I HAVE REVIEWED THE SURVEY AND THE INFORMATION CONTAINED HEREIN AND I HAVE DETERMINED THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING COMMISSION.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THIS SURVEY AND I HAVE REVIEWED THE SURVEY AND THE INFORMATION CONTAINED HEREIN AND I HAVE DETERMINED THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING COMMISSION. I HAVE REVIEWED THE SURVEY AND THE INFORMATION CONTAINED HEREIN AND I HAVE DETERMINED THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING COMMISSION.

GENERAL NOTES
1) REFER TO THE CONVEYANCE TO THE GREENE COUNTY ZONING ORDINANCE
2) EVIDENCE OF GROWTHWATER PROTECTION APPROVAL FROM THE GREENE COUNTY ZONING DEPARTMENT IS REQUIRED FOR THIS PROJECT.
3) LOT 1 IS SUBJECT TO DEW-DT-DRY FACILITY REQUIREMENTS IN D.B. 682A PGS. 2524 & 2529.

Stormwater/Utility Easement Statement
This is a newly established easement area of minimum 10 feet width. The easement is for the purpose of providing for the installation and maintenance of stormwater and utility infrastructure. The easement is subject to the requirements of the applicable laws and regulations. The easement is subject to the requirements of the applicable laws and regulations.

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



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

THIS BULK GNS SURVEY WAS PERFORMED USING CARLSON BR27 DUAL FREQUENCY RECEIVERS. THE GRID MODEL USED IS GEOID18 BASED ON AN OPUS SOLUTION AND THE COMBINED GRID FACTOR IS 0.9999. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.05".

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



TAX REF.: TAX MAP 120 PORTION OF PARCEL 42
DEED REF.: D.B. 736A PG. 127

SURVEY OF A PORTION OF THE THOMAS BURKEY, JR. PROPERTY
(PROPERTY SURVEY FOR MALLORY & JOSHUA FRESHOUR)

25TH 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: 01/23/2025
JOB NO. 24SU161 DRAWN BY CAD: ADD
FILE LOC. NET FILE NAME. 24SU161

RESERVED FOR REGISTER OF DEEDS

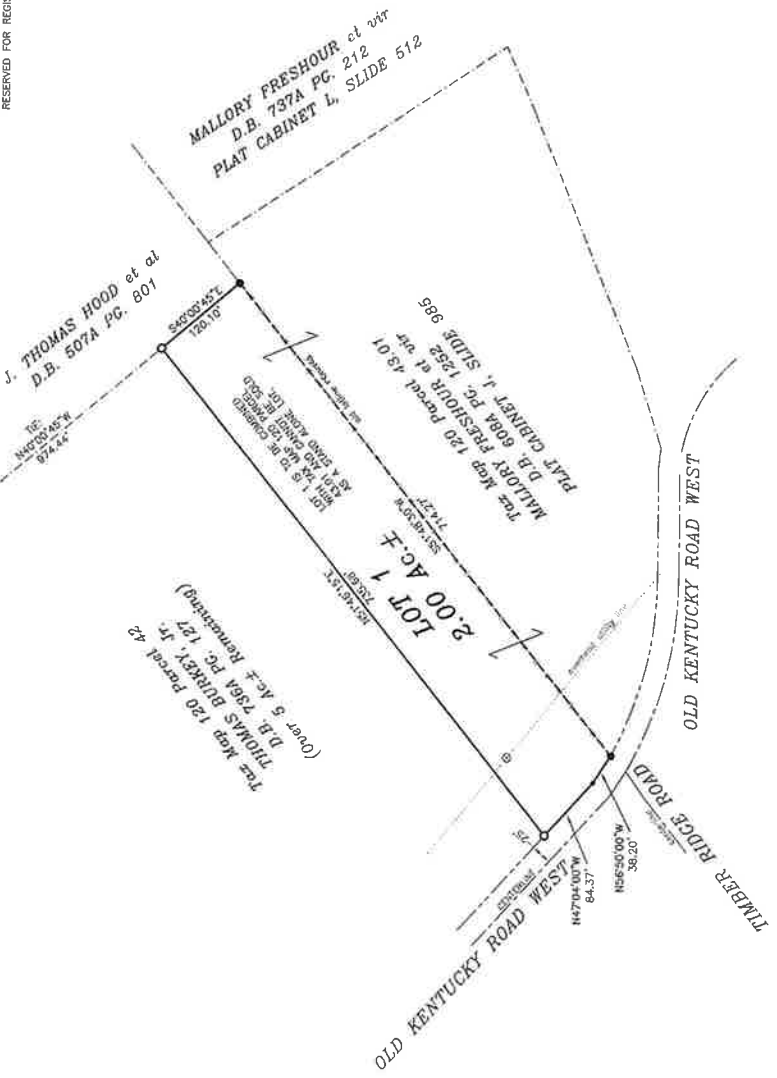
02/10/2026 - 12:58:40 PM
25001116
PLAT CABINET: L
SLIDE: 781

RECFEE 14.00
D/F FEE 2.00
TOTAL 16.00

NAREN COLLINS-OTTINGER
REGISTERED PROFESSIONAL SURVEYOR
EXPIRES 12/31/24

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.



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

ADDRESS OF SUBJECT PROPERTY
OLD KENTUCKY ROAD WEST
GREENEVILLE, TN 37745

FLOOD CERTIFICATION
SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN (IF ANY) (SEE MAP SHEET 24SU161)
EFFECTIVE DATE: JULY 03, 2006

GENERAL NOTES:

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

Stormwater/Utility Easement Statement

This is hereby established as an easement over a portion of 78± acres along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater. In addition to any other structural easements, this easement shall be used for any other structural easements that may be required by law. This easement shall be used by any structural engineer and/or engineer of record which may be required by the Greene County Regional Planning Commission.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I OWN AND THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND DISCLOSED HEREON ARE A TRUE AND CORRECT SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE BEEN AFFIDAVIT FOR RECORDING. IF REQUIRED, A SURVEY BOUND IN THE AMOUNT OF \$ _____ COMMISSION HAS BEEN FILED WITH THE REGISTER OF DEEDS IN CASE OF DEFAULT.

DATE: 1/23/25
OWNER: MALLORY FRESHOUR
OWNER: JOSHUA FRESHOUR

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE BEEN AFFIDAVIT FOR RECORDING. IF REQUIRED, A SURVEY BOUND IN THE AMOUNT OF \$ _____ COMMISSION HAS BEEN FILED WITH THE REGISTER OF DEEDS IN CASE OF DEFAULT.

DATE: 1/23/25
SURVEYOR: DANIEL R. COFFEY

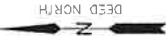
CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE BEEN AFFIDAVIT FOR RECORDING. IF REQUIRED, A SURVEY BOUND IN THE AMOUNT OF \$ _____ COMMISSION HAS BEEN FILED WITH THE REGISTER OF DEEDS IN CASE OF DEFAULT.

DATE: 1/23/25
REGISTERAR: DANIEL R. COFFEY

LEGEND

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



PROPERTY OF DON R. MILLS AND WIFE, NANCY F. MILLS SURVEY FOR JAMES TOMC AND WIFE, CRISTINA M. TOMC 3RD CIVIL DISTRICT, GREENE COUNTY, TENNESSEE DEED REFERENCE - DEED BOOK 723A PAGE 338

TAX PARCEL 177-014.07

LEGEND
IPS = 1/2" IRON PIN SET
IPO = 1/2" IRON PIN OLD
O = POINT OR AS SHOWN OTHERWISE

STORMWATER/UTILITY EASEMENT STATEMENT
HERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 25' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES OR 25' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES THE COMPREHENSIVE OF STORMWATER RUNOFF FROM INSTRUCTIONS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER EASEMENTS OR RIGHTS OF WAY THAT MAY BE REQUIRED BY THE OWNER, ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

THIS PROPERTY DOES NOT LIE IN A FEMA FLOOD HAZARD ZONE. THE FLOOD HAZARD ZONE MAP IS AVAILABLE AT THE GREENE COUNTY PLANNING COMMISSION OFFICE, 1000 CENTERSHIP HIGHWAY, GREENE COUNTY, TENNESSEE. EFFECTIVE DATE: 3 JULY 2006.

SETBACKS SHALL CONFORM TO ZONING.



SURVEY PERFORMED USING GPS EQUIPMENT
LOCATIONS GENERATED USING REAL TIME KINEMATIC VECTORS, ROOT MEAN SQUARE OF NO MORE THAN 6.05 HORIZONTAL.

I hereby certify that this is a category IV survey of precision for land surveying in Tennessee.

MICHAEL A. GRISSBY
SURVEYOR
1000 CENTERSHIP HIGHWAY
GREENE COUNTY, TENNESSEE 37063
PHONE: 423.638.5732
EMAIL: mougoulatars@gmail.com
CELL: 423.638.5732
FAX: 423.638.5732

THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

Signature of Don R. Mills

Signature of Nancy F. Mills

Signature of James Tomc

Signature of Cristina M. Tomc

CERTIFICATE OF CORRECTION AND RECORDING

PLAT NUMBER: 25001800
SLIDE: 792
REG. FEE: \$1500
DATE: FEB 24 - 2005

CERTIFICATE OF ADOPTION

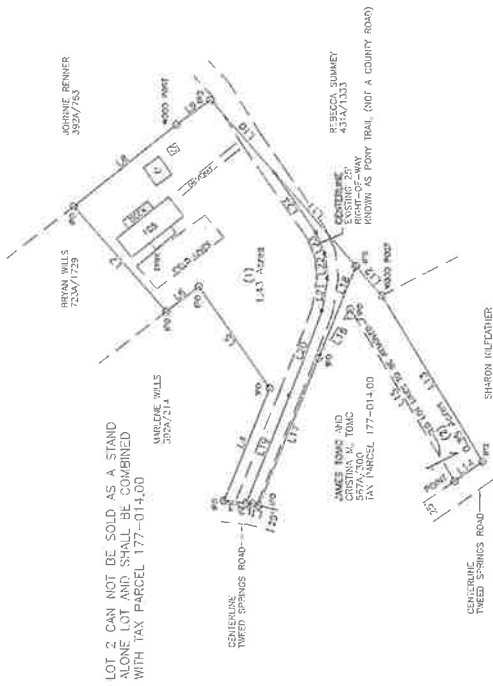
PLAT NUMBER: 25001800
SLIDE: 792
REG. FEE: \$1500
DATE: FEB 24 - 2005

CERTIFICATE OF APPROVAL FOR WATER SYSTEMS

GREENE COUNTY REGIONAL PLANNING COMMISSION
TOTAL ACRES: 1.68
ACROSS NEW ROAD: 0
MILES NEW ROAD: 0
OWNER: HILLS
CIVIL DISTRICT: 3RD
SURVEYOR: M.A. GRISSBY
CLOSURE ERROR: 1:2500
SCALE: 1" = 100'

Table with 2 columns: LINE, BEARINGS, DISTANCES. Contains survey data for lines L1 through L18.

Table with 2 columns: BEARINGS, DISTANCES. Contains survey data for lines L1 through L18.



LOT 2 CAN NOT BE SOLD AS A STAND ALONE LOT AND SHALL BE COMBINED WITH TAX PARCEL 177-014.00

CERTIFICATE OF THE APPROVAL OF STREETS/ROADS

APPROVED BY THE BOARD OF SUPERVISORS

DATE: FEBRUARY 24, 2005

BY: [Signature]

COMMISSIONER OF HIGHWAY DEPARTMENT, GREENE COUNTY

1000 CENTERSHIP HIGHWAY, GREENE COUNTY, TENNESSEE 37063

PHONE: 423.638.5732

FAX: 423.638.5732

EMAIL: mougoulatars@gmail.com

CELL: 423.638.5732

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LOCATION MAP NOT TO SCALE

DATE OF SUBMISSION: 02-19-05

BY: [Signature]

COMMISSIONER OF HIGHWAY DEPARTMENT, GREENE COUNTY

1000 CENTERSHIP HIGHWAY, GREENE COUNTY, TENNESSEE 37063

PHONE: 423.638.5732

FAX: 423.638.5732

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CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

1. The applicant shall comply with the provisions of the Health Department's On-Site Sewage Disposal System (OSS) Ordinance, which shall be incorporated into the Subdivision Ordinance.

2. The applicant shall provide a copy of the approved OSS plan to the Health Department for their records.

3. The applicant shall provide a copy of the approved OSS plan to the Planning Department for their records.

4. The applicant shall provide a copy of the approved OSS plan to the Engineering Department for their records.

5. The applicant shall provide a copy of the approved OSS plan to the Public Works Department for their records.

6. The applicant shall provide a copy of the approved OSS plan to the Fire Department for their records.

7. The applicant shall provide a copy of the approved OSS plan to the Police Department for their records.

8. The applicant shall provide a copy of the approved OSS plan to the Sheriff's Office for their records.

9. The applicant shall provide a copy of the approved OSS plan to the District Attorney's Office for their records.

10. The applicant shall provide a copy of the approved OSS plan to the County Clerk's Office for their records.

11. The applicant shall provide a copy of the approved OSS plan to the County Treasurer's Office for their records.

12. The applicant shall provide a copy of the approved OSS plan to the County Auditor's Office for their records.

13. The applicant shall provide a copy of the approved OSS plan to the County Board of Supervisors for their records.

14. The applicant shall provide a copy of the approved OSS plan to the County Board of Education for their records.

15. The applicant shall provide a copy of the approved OSS plan to the County Board of Health for their records.

16. The applicant shall provide a copy of the approved OSS plan to the County Board of Social Services for their records.

17. The applicant shall provide a copy of the approved OSS plan to the County Board of Mental Health for their records.

18. The applicant shall provide a copy of the approved OSS plan to the County Board of Probation and Parole for their records.

19. The applicant shall provide a copy of the approved OSS plan to the County Board of Corrections for their records.

20. The applicant shall provide a copy of the approved OSS plan to the County Board of Juvenile Justice for their records.

21. The applicant shall provide a copy of the approved OSS plan to the County Board of Adult Probation for their records.

22. The applicant shall provide a copy of the approved OSS plan to the County Board of Adult Parole for their records.

23. The applicant shall provide a copy of the approved OSS plan to the County Board of Adult Corrections for their records.

24. The applicant shall provide a copy of the approved OSS plan to the County Board of Adult Probation and Parole for their records.

25. The applicant shall provide a copy of the approved OSS plan to the County Board of Adult Corrections and Probation for their records.

26. The applicant shall provide a copy of the approved OSS plan to the County Board of Adult Corrections and Parole for their records.

27. The applicant shall provide a copy of the approved OSS plan to the County Board of Adult Corrections, Probation and Parole for their records.

28. The applicant shall provide a copy of the approved OSS plan to the County Board of Adult Corrections, Probation and Parole for their records.

29. The applicant shall provide a copy of the approved OSS plan to the County Board of Adult Corrections, Probation and Parole for their records.

30. The applicant shall provide a copy of the approved OSS plan to the County Board of Adult Corrections, Probation and Parole for their records.

LOT RESTRICTIONS:

1. The applicant shall provide a copy of the approved OSS plan to the Health Department for their records.

2. The applicant shall provide a copy of the approved OSS plan to the Planning Department for their records.

3. The applicant shall provide a copy of the approved OSS plan to the Engineering Department for their records.

4. The applicant shall provide a copy of the approved OSS plan to the Public Works Department for their records.

5. The applicant shall provide a copy of the approved OSS plan to the Fire Department for their records.

6. The applicant shall provide a copy of the approved OSS plan to the Police Department for their records.

7. The applicant shall provide a copy of the approved OSS plan to the Sheriff's Office for their records.

8. The applicant shall provide a copy of the approved OSS plan to the District Attorney's Office for their records.

9. The applicant shall provide a copy of the approved OSS plan to the County Clerk's Office for their records.

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16. The applicant shall provide a copy of the approved OSS plan to the County Board of Mental Health for their records.

17. The applicant shall provide a copy of the approved OSS plan to the County Board of Probation and Parole for their records.

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28. The applicant shall provide a copy of the approved OSS plan to the County Board of Adult Corrections, Probation and Parole for their records.

29. The applicant shall provide a copy of the approved OSS plan to the County Board of Adult Corrections, Probation and Parole for their records.

30. The applicant shall provide a copy of the approved OSS plan to the County Board of Adult Corrections, Probation and Parole for their records.

CERTIFICATE OF APPROVAL FOR RECONSTRUCTION OF EXISTING SEWER SYSTEMS

GENERAL NOTES:

1) RECONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF THE HEALTH DEPARTMENT'S ON-SITE SEWAGE DISPOSAL SYSTEM (OSS) ORDINANCE, WHICH SHALL BE INCORPORATED INTO THE SUBDIVISION ORDINANCE.

2) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE HEALTH DEPARTMENT FOR THEIR RECORDS.

3) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE PLANNING DEPARTMENT FOR THEIR RECORDS.

4) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE ENGINEERING DEPARTMENT FOR THEIR RECORDS.

5) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE PUBLIC WORKS DEPARTMENT FOR THEIR RECORDS.

6) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE FIRE DEPARTMENT FOR THEIR RECORDS.

7) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE POLICE DEPARTMENT FOR THEIR RECORDS.

8) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE SHERIFF'S OFFICE FOR THEIR RECORDS.

9) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE DISTRICT ATTORNEY'S OFFICE FOR THEIR RECORDS.

10) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE COUNTY CLERK'S OFFICE FOR THEIR RECORDS.

11) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE COUNTY TREASURER'S OFFICE FOR THEIR RECORDS.

12) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE COUNTY AUDITOR'S OFFICE FOR THEIR RECORDS.

13) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE COUNTY BOARD OF SUPERVISORS FOR THEIR RECORDS.

14) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE COUNTY BOARD OF EDUCATION FOR THEIR RECORDS.

15) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE COUNTY BOARD OF HEALTH FOR THEIR RECORDS.

16) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE COUNTY BOARD OF SOCIAL SERVICES FOR THEIR RECORDS.

17) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE COUNTY BOARD OF MENTAL HEALTH FOR THEIR RECORDS.

18) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE COUNTY BOARD OF PROBATION AND PAROLE FOR THEIR RECORDS.

19) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE COUNTY BOARD OF CORRECTIONS FOR THEIR RECORDS.

20) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE COUNTY BOARD OF JUVENILE JUSTICE FOR THEIR RECORDS.

21) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE COUNTY BOARD OF ADULT PROBATION FOR THEIR RECORDS.

22) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE COUNTY BOARD OF ADULT PAROLE FOR THEIR RECORDS.

23) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE COUNTY BOARD OF ADULT CORRECTIONS FOR THEIR RECORDS.

24) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE COUNTY BOARD OF ADULT PROBATION AND PAROLE FOR THEIR RECORDS.

25) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE COUNTY BOARD OF ADULT CORRECTIONS AND PROBATION FOR THEIR RECORDS.

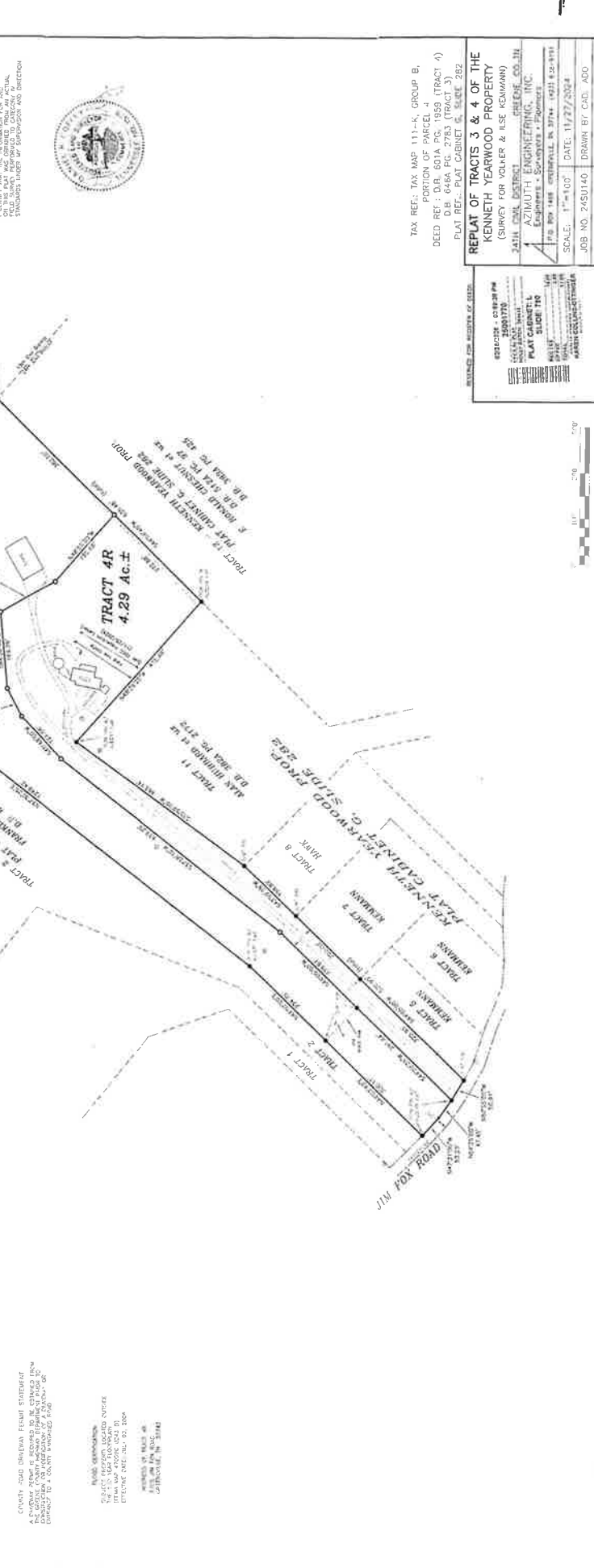
26) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE COUNTY BOARD OF ADULT CORRECTIONS AND PAROLE FOR THEIR RECORDS.

27) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE COUNTY BOARD OF ADULT CORRECTIONS, PROBATION AND PAROLE FOR THEIR RECORDS.

28) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE COUNTY BOARD OF ADULT CORRECTIONS, PROBATION AND PAROLE FOR THEIR RECORDS.

29) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE COUNTY BOARD OF ADULT CORRECTIONS, PROBATION AND PAROLE FOR THEIR RECORDS.

30) THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED OSS PLAN TO THE COUNTY BOARD OF ADULT CORRECTIONS, PROBATION AND PAROLE FOR THEIR RECORDS.



CERTIFICATION OF THE APPROVAL OF SUBDIVISION	CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS	CERTIFICATION OF APPROVAL BY THE APPLICABLE LOCAL JURISDICTION	CERTIFICATION OF ACCURACY	CERTIFICATE OF OWNERSHIP AND DECISION	CERTIFICATE OF APPROVAL FOR RECONSTRUCTION OF EXISTING SEWER SYSTEMS
<p>I, the undersigned, being duly qualified and sworn, do hereby certify that the subdivision shown on this plan conforms to the provisions of the Subdivision Ordinance, and that the same has been approved by the Board of Supervisors of the County of Santa Clara, California.</p> <p><i>[Signature]</i> COUNTY CLERK</p>	<p>I, the undersigned, being duly qualified and sworn, do hereby certify that the water systems shown on this plan conform to the provisions of the Health Department's On-Site Sewage Disposal System Ordinance, and that the same have been approved by the Board of Supervisors of the County of Santa Clara, California.</p> <p><i>[Signature]</i> COUNTY CLERK</p>	<p>I, the undersigned, being duly qualified and sworn, do hereby certify that the subdivision shown on this plan conforms to the provisions of the Subdivision Ordinance, and that the same has been approved by the Board of Supervisors of the County of Santa Clara, California.</p> <p><i>[Signature]</i> COUNTY CLERK</p>	<p>I, the undersigned, being duly qualified and sworn, do hereby certify that the subdivision shown on this plan conforms to the provisions of the Subdivision Ordinance, and that the same has been approved by the Board of Supervisors of the County of Santa Clara, California.</p> <p><i>[Signature]</i> COUNTY CLERK</p>	<p>I, the undersigned, being duly qualified and sworn, do hereby certify that the subdivision shown on this plan conforms to the provisions of the Subdivision Ordinance, and that the same has been approved by the Board of Supervisors of the County of Santa Clara, California.</p> <p><i>[Signature]</i> COUNTY CLERK</p>	<p>I, the undersigned, being duly qualified and sworn, do hereby certify that the subdivision shown on this plan conforms to the provisions of the Subdivision Ordinance, and that the same has been approved by the Board of Supervisors of the County of Santa Clara, California.</p> <p><i>[Signature]</i> COUNTY CLERK</p>

LEGEND

- IRON PIN (found)
- 1/2" IRON PIN W/ AZIMUTH CAP (set this survey)
- POINT
- FENCE
- UTILITY POLE
- TDEC Pin Flag

TAX REF: TAX MAP 111-K, GROUP B, PORTION OF PARCEL 4
DEED REF: D.R. 801A PG. 1959 (TRACT 4)
DEED REF: D.R. 2783 (TRACT 3)
PLAT REF: PLAT CABINET 86, SHEET 282

REPLAT OF TRACTS 3 & 4 OF THE KENNETH YEARWOOD PROPERTY (SURVEY FOR VOLKER & IJSE KEMMANN)
PREPARED BY: AZIMUTH ENGINEERING, INC.
 Engineers - Surveyors - Planners
 10000 JIM FOX ROAD, SUITE 100
 SAN JOSE, CALIFORNIA 95131
 SCALE: 1"=100' DATE: 11/27/2024
 JOB NO. 24SU1140 DRAWN BY: CAD. ADO

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES: 12.93 ± TOTAL LOTS: 3
 ACRES NEW ROAD: 0.00 MILES NEW ROAD: 0.00

DEVELOPER: VOLKER & IJSE KEMMANN CIVIL DISTRICT: 341A
 SURVEYOR: AZIMUTH ENGINEERING CLOSURE FEE: \$175.00