

**Agenda**  
**Greene County, TN Regional Planning Commission**  
**Greene County Courthouse Annex, Conference Room**  
**204 North Cutler Street, Greene, TN 37744**  
**May 13, 2025 at 1:00 p.m.**

1. Call to order.
2. Election of officers.
3. Approval of the March 11, 2025 minutes.
4. Review and consider approving the Division of a Portion of the Timothy Spann and Jay Thayer Property for four lots totaling 6.33 acres, located between Billy Bible Road, Pike Road, and J.R. Kenney Road in the 11<sup>th</sup> civil district.
5. Administrative minor subdivisions
  - Scott Floyd Property for one lot totaling 0.69 acres, located adjacent to Bright Hope Road in the 5<sup>th</sup> civil district.
  - Michael A. Knapp Property for one lot totaling 0.75 acres, located adjacent to Old Stage Road in the 15<sup>th</sup> civil district.
  - Larry Bailey Property for one lot totaling 3.67 acres, located adjacent to Old Kentucky Road South in the 9<sup>th</sup> civil district.
  - Survey of a Portion of the Jimmy McIntosh Property for one lot totaling 1.50 acres, located off Shelton Mission Road in the 22<sup>nd</sup> civil district.
  - Survey of a Portion of Tract B of Bruce Lemons et ux Property for on elot totaling 0.73 acres, located adjacent to Baileyton Road in the 12<sup>th</sup> civil district.
  - Bonnie M. Guy Property for two lots totaling 1.75 acres, located adjacent to Barkley Road in the 17<sup>th</sup> civil district.
  - Survey of a Portion of the Hugh Allen Brown & Beatrice Ramsey Brown trust Property for one lot totaling 2.06 acres, located adjacent to Belgin Lane in the 2<sup>nd</sup> civil district.
  - Division of the Brown & Janet Stegall Property for two lots totaling 5.83 acres, located adjacent to Poplar Springs Road in the 5<sup>th</sup> civil district.
  - Survey of a Portion of the Darrell Wilcox et ux & Paul Wilcox et al Property for two lots totaling 4.46 acres, located adjacent to Jackson Lane West in the 17<sup>th</sup> civil district.
  - Replat of Lots 8R and 9R of the CMH Homes subdivision for two lots totaling 5.71 acres, located Pritchard Road in the 15<sup>th</sup> civil district.
  - Division of Lot 4 of the J. Willis Crumley Farm for two lots totaling 2.90 acres, located adjacent to Newport Highway in the 25<sup>th</sup> civil district.
  - Combination plat of Lots 1 & 2 of Deerchase Subdivision Section 1 for one lot totaling 0.92 acres, located adjacent to Stone Dam Road in the 14<sup>th</sup> civil district.

- Division of a Portion of Lot 1R The Lucille Adams Subdivision, for one lot totaling 0.50 acres, located adjacent to Old Mine Road in the 12<sup>th</sup> civil district.
  - Replat of a Portion of the Peggy Vaughn Property for two lots totaling 11.15 acres, located adjacent to Hidden Meadow Lane and Stone Dam Road in the 14<sup>th</sup> civil district.
  - Survey of a Portion of the Timothy & Cindy Stamey Property for one lot totaling 0.816 acres, located adjacent to Bibles Chapel Road in the 19<sup>th</sup> civil district.
  - Ruth Morrison Property for two lots totaling 9.256 acres, located adjacent to Lick Hollow Road in the 9<sup>th</sup> civil district.
  - Combination Plat of Lots 4 & 5 of the Dewitt Property Subdivision for one lot totaling 2.72 acres, located adjacent to Old Asheville Highway in the 10<sup>th</sup> civil district.
  - Combination of Lots 32 & 33 Guthrie's Gap, Section 1 for one lot totaling 1.01 acres, located adjacent to Guthrie's Greene Road in the 6<sup>th</sup> civil district.
  - Survey of a Portion of Lot 5R Holder Acres Replat for one lot totaling 0.72 acres, located adjacent to Holder Road in the 13<sup>th</sup> civil district.
  - Survey of a Portion of Lot 6R-R of the Ham Taylor Land for two lots totaling 1.08 acres, located adjacent to McDonald Road in the 4<sup>th</sup> civil district.
6. Review monthly report of all activities recorded for Building/Zoning/Planning Office.
  7. Other Business
  8. Adjournment.

## **Minutes of the Greene County Regional Planning Commission**

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, March 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 February 11, 2025 meeting. A motion was made by Becky Rideout, seconded by Edwin Remine, to change the minutes to mark Sam Riley as being absent, and to approve the minutes as revised. The motion carried unanimously

**Red Tail Ridge.** The Planning Commission reviewed and considered approving the final plat for Red Tail Ridge subdivision, for 16 lots totaling 14.89 acres, located adjacent to Whirlwind Road in the 10th civil district. Staff stated a bond was requested in an amount adequate to cover the roadwork which needed to be completed, including the expense to pave the temporary gravel cul-de-sac if the road was not extended to Section 2. Kevin Swatsell stated he was concerned about the proposed retaining wall, as it did not have engineering specifications. Tim Tweed stated that engineered drawings were not required by code unless the wall exceeded four feet in height. Staff recommended:

1. Granting a variance to submission of the “Grading and Road Contractor” certification, which would instead be submitted when the bond was requested to be released;
2. Accepting a bond in the amount to cover the cost to complete all remaining roadwork, subject to review and approval of the bond by the County Attorney.
3. Approval of the final plat, with the above stated conditions.

A motion was made by Lyle Parton, seconded by Phillip Ottinger, to grant a variance as recommended; accept a bond in the amount determined by the project engineer, to be reviewed and approved by the County Attorney; and to approve the plat with those conditions. The motion carried unanimously.

**Homes 4 All Property Lots 1, 2, & 3.** The Planning Commission reviewed and considered approving the Homes 4 All Property Lots 1, 2, & 3 plat, for three lots totaling 1.81 acres, located adjacent to Gilbreath Road in the 7th civil district. Staff stated that all signatures had been obtained, and recommended approval, as the plat met all applicable regulations. A motion was made by Nick Gunter, seconded by Becky Rideout, to approve the plat, as it met all applicable regulations. The motion carried unanimously.

**Greene County Subdivision Regulations Revision to Appendix D.** The Planning Commission reviewed and considered approving a change to Article D of the *Greene County Subdivision Regulations* concerning the subdivision of property with existing septic systems. Staff stated the Tennessee Department of Environment and Conservation (TDEC) had recently changed how they handled plats with existing septic systems, which involved an increase in cost and time frame for approval. The Planning Commission was presented with a history of how plats with existing septic systems have been handled since establishment of subdivision regulations in 1972. Specifically, the changes made to the *Subdivision Regulations* in January 2013, requiring that a Certificate of Completion be signed for lots with existing septic systems. It was this requirement that, under updated TDEC policy, involved additional time and expense for property owners

Staff stated they were unaware of anything in State planning legislation that specifically required TDEC to approve all subdivision plats. Other local Planning Commissions permitted the recording of plats with existing septic systems without TDEC approval.

The Planning Commission was informed that not requiring TDEC approval of lots with preexisting septic systems did provide a savings of time and money for the property owner. One option would be to have the property owner sign a certification on the plat that the septic system was in good working order, to the extent of their knowledge. This was an option that both Sullivan County and Washington County used.

Eric Ball of the Johnson City TDEC office presented information on the TDEC approval process and options for plat approval. Extensive discussion ensued about the many possible scenarios that could be created when plats for lots with existing septic systems were submitted for Planning Commission approval. J. K. Perkins of TDEC stated that requiring an inspection of the system by TDEC, which could possibly involve obtaining soil work, was slowed because there are so few soil scientists that work in Greene County. Staff stated that, if the Planning Commission

wanted to consider granting exceptions to requiring TDEC approval of all existing septic systems, that a meeting could be facilitated between TDEC and surveyors to discuss the issue. Becky Rideout asked if it was possible to have a Planning Commission work session with TDEC and surveyors to look at different scenarios. After discussion, a motion was made by Becky Rideout, seconded by Edwin Remine, to table action on revising Appendix D., and to hold a work session with TDEC and surveyors to identify the most common scenarios concerning subdivision and existing septic systems, and create exceptions as appropriate. The motion carried unanimously.

**Revision to proposed campground/RV park regulations.** The Planning Commission reviewed and considered approving a change to the proposed campground/RV park regulations to permit the construction of carports over permanently placed RVs. Greene County Commissioner Jan Kiker stated she was not aware, when the Planning Commission discussed proposed campground regulations in February, that car ports were not permitted in campgrounds. Lyle Parton stated having carports on campsites was a very common situation. Tim Tweed stated that the carports were anchored to the ground, but it was an anchoring system that could be removed. A motion was made by Nick Gunter, seconded by Becky Rideout, to recommend approval to the proposal as submitted. The motion carried unanimously.

Lyn Ashburn informed the Planning Commission that a citizen came in before the meeting and informed staff that she had sent a copy of the proposed campground regulations to a group called Outdoor Hospitality Industry. A “chief strategist” with the organization expressed concern that portions of the proposed regulations violated federal law. Lyn Ashburn stated she had extensively researched state and federal laws, as well as local provisions, regarding campgrounds, and did not know what the proposed violation could be. She stated she would contact the representative from Outdoor Hospitality Industry regarding their concerns, and would report back.

**Greene County Subdivision Regulations Revision to Article II.** The Planning Commission reviewed and considered revising Article II of the *Greene County Subdivision Regulations*, to define "filing" a plat. Staff stated that T.C.A. § 13-3-404(a) read: “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”. Because T.C.A. does not define what constitutes “filing” a plat, staff recommended that Article II. A. of the *Subdivision Regulations* be revised to add the following, as a description of the filing process.

- 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 the utility district providing water and/or sewer to the property.
  - 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.

After discussion, a motion was made by Phillip Ottinger, seconded by Edwin Remine, to approve the revisions as proposed. The motion carried unanimously.

**Greene County Subdivision Regulations Revision to Article VI.** The Planning Commission reviewed and considered approving changes to the *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. Staff recommended that boundary surveys of lots created before adoption of the *Zoning Resolution* in 1984 be permitted to be recorded. Recording boundary surveys did not guarantee that a lot could be developed as if it were a legal, conforming lot, and there might be restriction with developing the lot.

Amy Tweed stated that the Greene County Register of Deeds office would not record plats without a signed certification on the plat. Under current regulations, this certification was signed by the

Secretary of the Planning Commission. If the regulations were changed, a new certification would have to be created. To avoid confusion, and to decrease the possibility that someone would think the boundary survey was approved by the Planning Commission, staff recommended that the new certification be signed by the Planning Coordinator.

Staff recommended deleting **Article VI Regulations for two-lot subdivisions on existing public roads**, and replacing it with the following:

**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

After discussion, a motion was made by Phillip Ottinger, seconded by Lyle Parton, to remove Article VI in its entirety, and replace it with Article VI. Boundary Surveys, as recommended by staff. The motion carried unanimously.

**Greene County Subdivision Regulations Revision to Article V.** The Planning Commission reviewed and considered approving *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. Staff stated that T.C.A. § 13-3-404(a) required 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 was, roughly, ninety (90) days. The Planning Commission was informed that there did not appear to be any state regulation concerning the time frame for approval of administrative plats that were certified by the Planning Coordinator, but not reviewed by the Planning Commission. Staff recommended that Article V. be eliminated in its entirety to be replaced with 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).

A motion was made by Nick Gunter, seconded by Edwin Remine, to remove Article V in its entirety, to be replaced as recommended by staff. The motion carried unanimously.

**Greene County Subdivision Regulations Revision to Article II.** The Planning Commission reviewed and considered revising Article II. C. and Article II. D. 2. of the *Greene County Subdivision Regulations* to change the date for subdivision plat submissions. Staff stated the present *Subdivision Regulations* required plats to be submitted “at least fifteen (15) days prior to the Planning Commission meeting”. Because the requirement did not specify business days, the standard had been enforced as 15 calendar days. In 2024 this resulted in an average of 10.5 days between the plat submission deadline and the Planning Commission meeting. This time frame did not provided enough time for plat review by Planning staff, and plat revision by the surveyor, prior to the meeting. Staff reviewed deadlines of other communities, and recommended that the submission deadline be changed to the 20<sup>th</sup> day of the month before the meeting, as required in Greeneville. This would require the *Subdivision Regulations* to be changed as follows: (text to be removed is shown struck thru; text to be added is in bold):

Article II.C.1:

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 20<sup>th</sup> day of the month prior to the meeting at which the plat is to be considered.~~

Article II.D.2:

~~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 20<sup>th</sup> day of the month prior to the meeting at which the plat is to be considered.~~

A motion was made by Lyle Parton, seconded by Edwin Remine, to approve the changes as proposed by staff. The motion carried unanimously.

**Greene County Subdivision Regulations Revision to Article III.** The Planning Commission reviewed and considered 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. Staff stated that at the January 14, 2025 meeting, the Planning Commission approved a plat for property located at the end of a County road. A variance was also granted 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 recommended that Article III of the *Subdivision Regulations* be revised to add the following:

**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.

A motion was made by Phillip Ottinger, seconded by Lyle Parton, to revise Article III. of the *Subdivision Regulations* to add verbiage as recommended by Planning staff. 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 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.

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.

There being no further business, a motion was made by Lyle Parton, seconded by Edwin Remine, to adjourn. The motion carried unanimously. The meeting adjourned at 2:35 p.m.

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

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

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



DIVISION OF GROUNDWATER PROTECTION

CERTIFICATE OF APPROVAL OF IN-THE-GROUND WATER SYSTEM

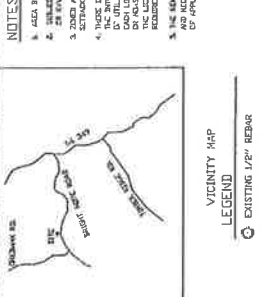
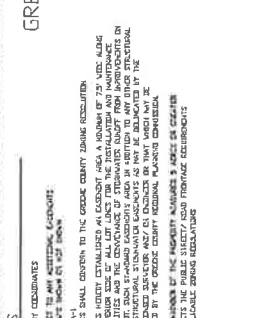
GENERAL RESTRICTIONS:  
APPROVAL IS GRANTED FOR LIMITED USES AS SET FORTH IN THESE REGULATIONS. ANY USES NOT SPECIFICALLY MENTIONED IN THESE REGULATIONS ARE PROHIBITED. THE GRANTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE RELEVANT AGENCIES AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE RELEVANT AGENCIES. THE GRANTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE RELEVANT AGENCIES AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE RELEVANT AGENCIES.

IF SHOWN, SHOWN AS SET FORTH IN THESE REGULATIONS. ANY USES NOT SPECIFICALLY MENTIONED IN THESE REGULATIONS ARE PROHIBITED. THE GRANTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE RELEVANT AGENCIES AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE RELEVANT AGENCIES.

LET 10, HEREIN BE A PORTION OF A SUBSIDIARY CONVENTIONAL SEPTIC SYSTEM AS REQUIRED, TYPIC TO THIS TYPE AND NOT BE SUBJECT TO ANY OTHER REGULATIONS. DATE: 09-15-25

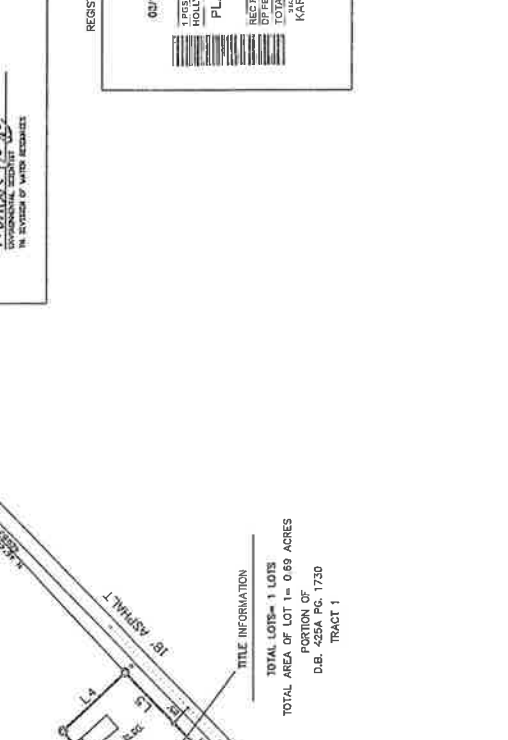
NOTES

1. AREA BY CONTOUR.
2. SUBJECT TO ANY RESTRICTIONS.
3. EXISTING UTILITIES SHOWN BY SHOWN.
4. EXISTING UTILITIES SHOWN BY SHOWN.
5. THE BEARING OF THE PROPERTY NUMBER IS GREATER OR EQUAL TO THE BEARING OF THE ADJACENT PROPERTY NUMBER.



NUMBER	DIRECTION	DISTANCE
L1	N 45°59'04" V	16.18'
L2	N 34°33'52" V	51.47'
L3	N 55°22'46" E	145.84'
L4	S 49°11'44" E	100.25'
L5	S 45°45'07" V	184.05'
L6	S 47°07'56" V	103.89'
L7	S 46°10'52" V	153.14'

SCOTT FLOYD  
D.B. 425A PG. 1720  
REMAINDER IS GREATER  
THAN 5 ACRES



TITLE INFORMATION

TOTAL AREA OF LOT 1= 0.69 ACRES  
PORTION OF  
D.B. 425A PG. 1720  
TRACT 1

REGISTER OF DEEDS

09/17/2025 - 09:51:44 AM

26002715

PLAT BATCH: 26886

PLAT CABINET: 1

SLIDE: 801

REC FEE: 16.00

OFF FEE: 2.00

TOTAL: 18.00

KAREN COLLINS-OTTINGER

OWNER INFO:  
SCOTT FLOYD  
3010 BRIGHT HOPE RD  
HOSHANK, TN 37880

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR GREENE COUNTY, TN, MAP NUMBER: FT058C0075D AND THE PROPOSED DEVELOPMENT APPLICABLE TO THE PARCEL REFERENCED TO BE IN THE LOCAL ANNUAL FLOOD PLAN. EFFECTIVE DATE: 7-3-2009

CORNERSTONE LAND SURVEYING P.A.  
130 ASHWAY TERRACE  
GREENEVILLE, TN 37743  
PHONE: 423-852-3124  
EMAIL: CORNERSTONE@TNSURVEY.COM

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

(A) ANNUAL LEAK-OUT RATE EXCEEDED FOR AN OVERFLOW RATE.  
(B) THE SYSTEMS ARE NOT DESIGNED TO BE USED IN CONJUNCTION WITH ANY OTHER WASTEWATER TREATMENT SYSTEM.  
(C) THE SYSTEMS ARE NOT DESIGNED TO BE USED IN CONJUNCTION WITH ANY OTHER WASTEWATER TREATMENT SYSTEM.

DATE: 09-15-25

CERTIFICATE OF APPROVAL OF SEPTIC SYSTEMS

(A) ANNUAL LEAK-OUT RATE EXCEEDED FOR AN OVERFLOW RATE.  
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(C) THE SYSTEMS ARE NOT DESIGNED TO BE USED IN CONJUNCTION WITH ANY OTHER WASTEWATER TREATMENT SYSTEM.

DATE: 09-15-25

CERTIFICATE OF APPROVAL FOR RECORDING

(A) ANNUAL LEAK-OUT RATE EXCEEDED FOR AN OVERFLOW RATE.  
(B) THE SYSTEMS ARE NOT DESIGNED TO BE USED IN CONJUNCTION WITH ANY OTHER WASTEWATER TREATMENT SYSTEM.  
(C) THE SYSTEMS ARE NOT DESIGNED TO BE USED IN CONJUNCTION WITH ANY OTHER WASTEWATER TREATMENT SYSTEM.

DATE: 09-15-25

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(B) THE SYSTEMS ARE NOT DESIGNED TO BE USED IN CONJUNCTION WITH ANY OTHER WASTEWATER TREATMENT SYSTEM.  
(C) THE SYSTEMS ARE NOT DESIGNED TO BE USED IN CONJUNCTION WITH ANY OTHER WASTEWATER TREATMENT SYSTEM.

DATE: 09-15-25



TAX MAP 131 PARCEL 025

SCOTT FLOYD

5TH CIVIL DISTRICT, GREENE CO., TN

OCTOBER 28, 2024 SCALE: 1"=100'

JOB 24-273







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

THIS RTK GNSS SURVEY WAS PERFORMED USING CARLSON BRV100A FREQUENCY RECEIVERS, THE CARLSON BRV100A FREQUENCY RECEIVERS, THE CARLSON BRV100A FREQUENCY RECEIVERS, THE SOLUTION AND THE COMBINED GRID FACTOR IS 0.999884. 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 SURVEY OF THE PROPERTY AND THAT THE STANDARDS UNDER MY SUPERVISION AND DIRECTION.



TAX REF.: TAX MAP 149 PORTION OF PARCEL 3.06  
DEED REF.: D.B. 686A PG. 774

**SURVEY OF A PORTION OF THE  
JIMMY MCINTOSH PROPERTY**

22ND CIVIL DISTRICT GREENE CO., TN  
AZIMUTH ENGINEERING, INC.  
Engineers • Surveyors • Planners  
P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 638-9191

SCALE: 1"=50'  
JOB NO. 255U026 DRAWN BY CAD: ADO  
FILE LOC. NET FILE NAME: 255U026

<b>GREENE COUNTY PLANNING COMMISSION</b>	
TOTAL ACRES	1.50 ± TOTAL LOTS 1
ACRES NEW ROAD	0.00 MILES NEW ROAD 0.00
DEVELOPER	JIMMY MCINTOSH CIVIL DISTRICT 22ND
SURVEYOR	AZIMUTH ENGINEERING CLOSURE ERROR 1/10,000

09272025 - 02:24:18 PM  
25002671

PLAT CABINET: 1  
SLIDE: 817

REC FEE 10.00  
STATE FEE 2.00  
TOTAL 12.00

STATE OF TENNESSEE  
KAREN COLLINS-OTTINGER  
Treasurer

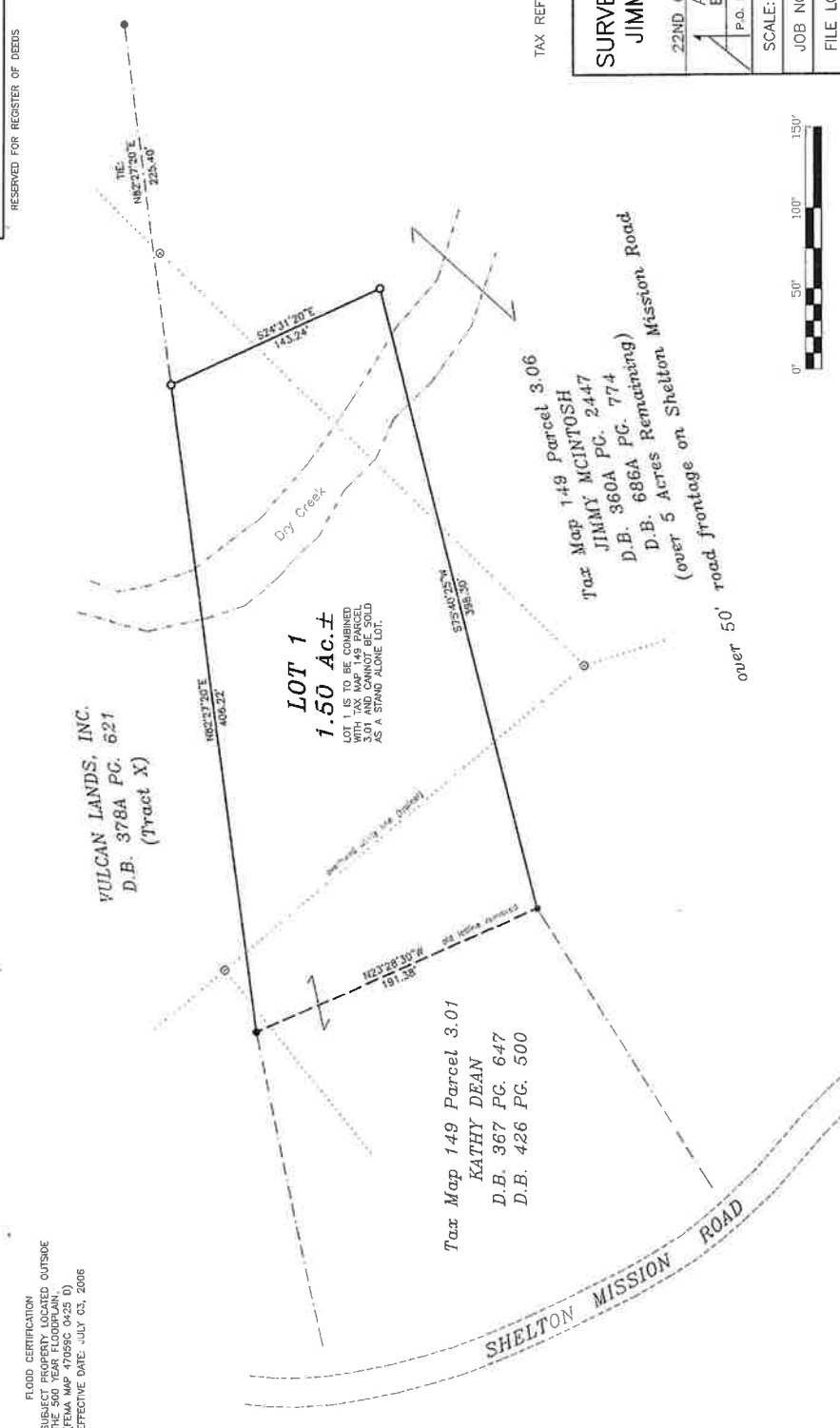
RESERVED FOR REGISTER OF DEEDS

- GENERAL NOTES:**
- 1.) STRIBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE
  - 2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.
  - 3.) TAX MAP 149 PARCELS 3.06 & 3.06 WERE COMBINED BY REQUEST OF PROPERTY OWNER ON 02/25/2025.

**Stormwater/Utility Easement Statement**

I, HEREBY CERTIFY THAT (I/WE ARE) THE OWNERS OF THE PROPERTY SHOWN ON THIS SURVEY AND THAT WE HAVE READ AND UNDERSTAND THE PLAN OF SUBDIVISION AND THE STIPULATIONS THEREON AND THAT WE AGREE TO ACCEPT THE PLAN OF SUBDIVISION AND THE STIPULATIONS THEREON AND TO DEED ALL STRIPES, BUILDING RESTRICTION LINES, AND DEDICATE ALL STRIPES, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE, AS NOTED.

DATE: 3-19-25  
OWNER: KATHY DEAN



**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWN HEREOF HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT AND THE RULES AND REGULATIONS THEREUNDER WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION MEETING HELD IN THE OFFICE OF THE GREENE COUNTY PLANNING COMMISSION ON 03/19/25. A HAS BEEN POCKETED WITH THE PLANNING IMPROVEMENTS TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 03/19/25  
SECRETARY: KATHY DEAN  
GREENE COUNTY REGIONAL PLANNING COMMISSION

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND HEREON COMPLY WITH THE PLAN SHOWN AND HEREON AND THE RULES AND REGULATIONS THEREUNDER WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION MEETING HELD IN THE OFFICE OF THE GREENE COUNTY PLANNING COMMISSION ON 03/19/25. A HAS BEEN POCKETED WITH THE PLANNING IMPROVEMENTS TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 03/19/25  
REGISTERED LAND SURVEYOR: KATHY DEAN

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, HEREBY CERTIFY THAT (I/WE ARE) THE OWNERS OF THE PROPERTY SHOWN ON THIS SURVEY AND THAT WE HAVE READ AND UNDERSTAND THE PLAN OF SUBDIVISION AND THE STIPULATIONS THEREON AND THAT WE AGREE TO ACCEPT THE PLAN OF SUBDIVISION AND THE STIPULATIONS THEREON AND TO DEED ALL STRIPES, BUILDING RESTRICTION LINES, AND DEDICATE ALL STRIPES, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE, AS NOTED.

DATE: 3-19-25  
OWNER: KATHY DEAN

**Stormwater/Utility Easement Statement**

I, HEREBY CERTIFY THAT (I/WE ARE) THE OWNERS OF THE PROPERTY SHOWN ON THIS SURVEY AND THAT WE HAVE READ AND UNDERSTAND THE PLAN OF SUBDIVISION AND THE STIPULATIONS THEREON AND THAT WE AGREE TO ACCEPT THE PLAN OF SUBDIVISION AND THE STIPULATIONS THEREON AND TO DEED ALL STRIPES, BUILDING RESTRICTION LINES, AND DEDICATE ALL STRIPES, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE, AS NOTED.

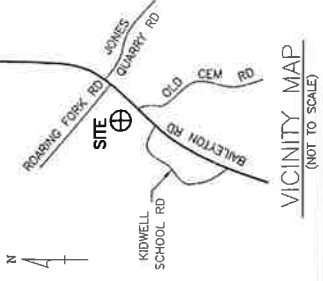
DATE: 3-19-25  
OWNER: KATHY DEAN

**FLOOD CERTIFICATION**

SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.  
(FEMA MAP 47095C 0425 D)  
EFFECTIVE DATE: JULY 03, 2006

**USPTA RECOMMENDED TO THE GREENE COUNTY PLANNING COMMISSION**  
TENNESSEE STATE PLANNING COORDINATE SYSTEM (N.A.D. 83).

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



VICINITY MAP  
(NOT TO SCALE)

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

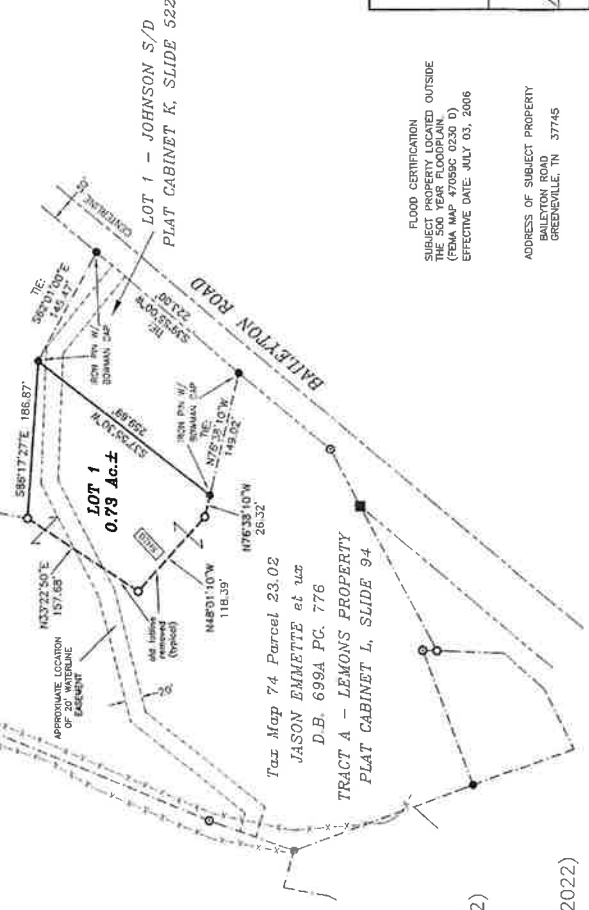
CERTIFY THAT THE INFORMATION FOR AND FIELD SURVEY PERFORMED TO CATEGORY STANDARDS UNDER MY SUPERVISION AND DIRECTION AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1/10,000.



- GENERAL NOTES:**
- 1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
  - 2.) DIVISION OF GEOWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.
  - 3.) LOT 1 IS TO BE COMBINED WITH TAX MAP 74 PARCEL 23.02 AND CANNOT BE SOLD AS A STAND ALONE LOT.
- Stormwater/Utility Easement Statement  
This is to certify that the easement for a minimum of 75' is hereby established on the adjacent lots as shown on this plat. The easement shall be used for stormwater and utility purposes. The easement shall be subject to the same terms and conditions as the easement shown on the plat. The easement shall be subject to the same terms and conditions as the easement shown on the plat. The easement shall be subject to the same terms and conditions as the easement shown on the plat.

BRUCE LEMONS et ux  
D.B. 6544 PC. 1460

TRACT B - LEMONS PROPERTY  
PLAT CABINET L, SLIDE 94  
(over five acres remaining with 50 feet frontage on Baileyton Road)



TAX REF: TAX MAP 74 PORTION OF PARCEL 23.01  
DEED REF: D.B. 6544 PG. 1460  
PLAT REF: PLAT CABINET L, SLIDE 94

**SURVEY OF A PORTION OF TRACT B OF BRUCE LEMONS et ux PROPERTY**

12TH 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: 02/28/2025  
JOB NO. 25SU011 DRAWN BY CAD: ADO  
FILE LOC. NET FILE NAME: 25SU011

**GREENE COUNTY PLANNING COMMISSION**

TOTAL ACRES 0.73 ± TOTAL LOTS 1  
ACRES NEW ROAD 0.00 MILES NEW ROAD 0.00

DEVELOPER BRUCE LEMONS et ux CIVIL DISTRICT 12TH  
SURVEYOR AZIMUTH ENGINEERING CLOSURE ERROR 1/10,000

RESERVED FOR REGISTER OF DEEDS

03/20/2025 - 09:55:54 AM  
25002408  
1.00000000  
STONEY BIRCH 26197  
PLAT CABINET: L  
SLIDE: 810  
REG FEE 1.00  
OFFICE 2.00  
TOTAL 3.00  
KATHEN COLLINS-OTTINGER  
REGISTERED PROFESSIONAL SURVEYOR

FLOOD CERTIFICATION  
SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN. (FEMA MAP 47058C 0230 D) EFFECTIVE DATE: JULY 03, 2006

ADDRESS OF SUBJECT PROPERTY  
GREENEVILLE, TN 37745



- LEGEND**
- IRON PIN (found 03/2022)
  - 1/2" IRON PIN W/AZIMUTH CAP (found 03/2022)
  - 1/2" IRON PIN W/AZIMUTH CAP (set 03/2022)
  - POINT
  - HIGHWAY RIGHT-OF-WAY MONUMENT (found 03/2022)
  - - - - - FENCE

RECEIVED FOR DIVISION OF GROUNDWATER PROTECTION

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

CERTIFICATE OF OWNERSHIP AND DEDICATION  
I HEREBY CERTIFY THAT I HAVE JUDICIALED THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND WITH MY OWNERS I HAVE AGREED TO THE DEDICATION TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 3-12-25  
OWNER: [Signature]

CERTIFICATE OF ACCURACY  
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 3-12-25  
REGISTERED LAND SURVEYOR: [Signature]

CERTIFICATE OF APPROVAL FOR RECORDING  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF THE DIVISION REGULATIONS FOR GREENE COUNTY, TENNESSEE WITH THE EXCEPTION OF SUCH ADVANCES IN ANY AS THE DIVISION HAS NOT REVIEWED. I HAVE REVIEWED THE PLAT AND AM SURE THAT IT HAS BEEN APPROVED FOR RECORDING. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000.00 HAS BEEN POSTED WITH THE DIVISION OF RECORDS AND MAPS. I HAVE REVIEWED ALL REQUIRED IMPROVEMENTS IN CASE OF EASEMENT.

DATE: 3/19/2025  
SECRETARY/CLERK CO. REGIONAL PLANNING COMMISSION: [Signature]



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	96.15	97.91	S 43°28'31" E	99.36
C2	358.33	103.53	S 27°45'53" E	371.81

LINE	BEARING	DISTANCE
L1	S 67°57'17" E	29.36
L2	S 73°04'36" E	170.20
L3	S 73°04'36" E	10.11
L4	S 74°47'08" E	35.12
L5	S 19°19'40" E	66.37

NOTES:

- 1) THIS PROPERTY HAS BEEN SET AS 1.75 ACRES ±. THE PROPERTY CORNERS UNLESS OTHERWISE SHOWN, PROPERTY CORNERS UNLESS OTHERWISE SHOWN, UNLESS OTHERWISE SHOWN, EITHER WRITTEN OR UNWRITTEN.
- 2) THIS PROPERTY IS SUBJECT TO ALL ZONING REGULATIONS AND RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.
- 3) PROPERTY SHALL ADHERE TO ZONING REGULATIONS.
- 4) REFERENCE TAX MAP: 020 PARCEL 022.01
- 5) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47085CD-500L, EFF. DATE: 07-01-2005).
- 6) TOTAL AREA: 1.75 AC ±
- 7) MINIMUM LOT SIZE: 0.81 AC ±
- 8) NUMBER OF LOTS: 2
- 9) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA IN ORDER TO SET OUT ALL UTILITIES AND SERVICES INCLUDING ROAD FRONTAGE MAINTENANCE OF UTILITIES AND THE COMPANANCE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND SERVICES IN THIS LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL UTILITIES WATER CONDUITS AND NOT BE DELETED BY THIS SURVEY. THE EASEMENT SHALL BE FOR THE USE OF ANY WATER MAIN, SEWER, GAS, OR OTHER UTILITY WHICH MAY BE PLACED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

LOT #1 CAN NOT BE SOLD AND SHALL BE COMBINED WITH ADJOINING PROPERTY IN ORDER TO SET OUT ALL UTILITIES AND SERVICES INCLUDING ROAD FRONTAGE MAINTENANCE OF UTILITIES AND THE COMPANANCE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND SERVICES IN THIS LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL UTILITIES WATER CONDUITS AND NOT BE DELETED BY THIS SURVEY. THE EASEMENT SHALL BE FOR THE USE OF ANY WATER MAIN, SEWER, GAS, OR OTHER UTILITY WHICH MAY BE PLACED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

DO NOT USE THIS MAP D.D. 112A TO 248

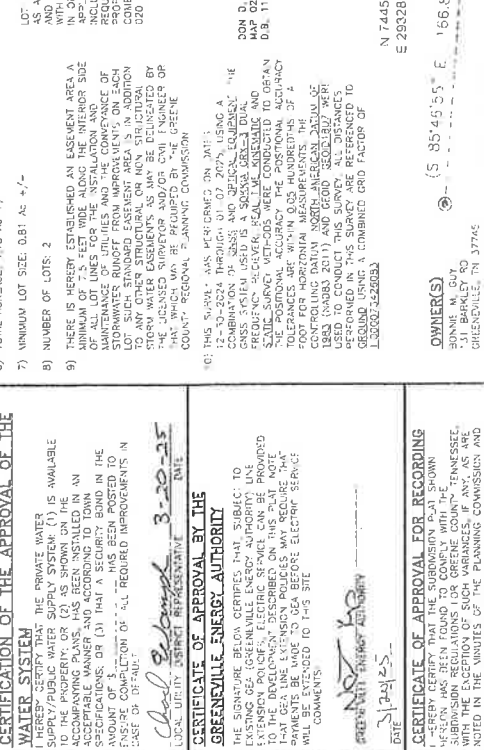
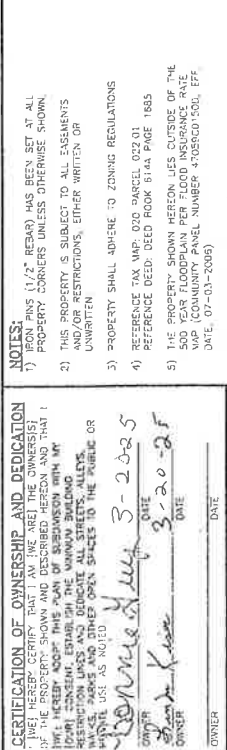
PROPERTY ADDRESS  
225 BARKLEY RD  
GREENEVILLE, TN 37745

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 IMPROVEMENT TO A COUNTY MAINTAINED ROAD.

CERTIFICATE OF APPROVAL FOR RECORDING  
I HEREBY CERTIFY THAT THE SUBMISSION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE GREENE COUNTY PLANNING COMMISSION AND IS IN ACCORDANCE WITH THE PRELIMINARY SUBDIVISION REGULATIONS AND THE PRELIMINARY PLAN REVIEW AND PLAN APPROVAL NOTES, NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE (NO 57-75) REQUIRED.

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY  
THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GE, GREENEVILLE ENERGY AUTHORITY LINE AND THE DEVELOPMENT DESCRIBED ON THIS PLAN, THAT THE DEVELOPMENT DESCRIBED ON THIS PLAN DOES NOT VIOLATE ANY REGULATIONS OR ORDINANCES THAT GOVERN THE USE OF LAND IN THIS AREA.

CERTIFICATE OF ACCURACY  
I HEREBY CERTIFY THAT THIS IS A CORRECTLY SURVEYED AND THAT THE MEASUREMENTS AND CALCULATIONS SHOWN HEREON AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY. I AM A PROFESSIONAL SURVEYOR AND AM LICENSED BY THE STATE OF TENNESSEE. I AM NOT PROVIDING PROFESSIONAL SERVICE IN CONNECTION WITH THIS SURVEY.



**CERTIFICATION OF OWNERSHIP AND DEDICATION**

I, the undersigned, hereby certify that I am the owner of the property described herein and that I am dedicating the property to the public use of the community.

**CERTIFICATION OF THE APPROVAL OF THE WATER SYSTEM**

I, the undersigned, hereby certify that the private water system shown on this plan is in accordance with the applicable codes and regulations.

**CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY**

The signature below certifies that, subject to existing ge, Greenville Energy Authority line and the development described on this plan, that the development described on this plan does not violate any regulations or ordinances that govern the use of land in this area.

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the submission plan shown hereon has been found to comply with the subdivision regulations of the Greene County Planning Commission and is in accordance with the preliminary subdivision regulations and the preliminary plan review and plan approval notes, not constitute approval of this state route (no 57-75) required.

**CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY**

The signature below certifies that, subject to existing ge, Greenville Energy Authority line and the development described on this plan, that the development described on this plan does not violate any regulations or ordinances that govern the use of land in this area.

**CERTIFICATE OF ACCURACY**

I hereby certify that this is a correctly surveyed and that the measurements and calculations shown hereon and described hereon is a true and correct survey. I am a professional surveyor and am licensed by the state of Tennessee. I am not providing professional service in connection with this survey.

**CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY**

The signature below certifies that, subject to existing ge, Greenville Energy Authority line and the development described on this plan, that the development described on this plan does not violate any regulations or ordinances that govern the use of land in this area.

**REGISTER OF DEEDS**

02/27/2025 - 11:30:56 AM  
25002352

PLAT CABINET: L  
SLIDE: 816

**GREENE COUNTY REGIONAL PLANNING COMMISSION**

SUBDIVISION PLAN  
OF THE  
BONNIE M. GUY PROPERTY  
17TH CIVIL DISTRICT J  
GREENE COUNTY, TENNESSEE

**PROFESSIONAL SURVEYING INC.**

LAND SURVEYING & MAPPING - TENNESSEE  
1518 BIRCHWOOD DR  
GREENEVILLE, TN 37745  
PHONE: 423-639-5911

**REGISTER OF DEEDS**

02/27/2025 - 11:30:56 AM  
25002352

**GREENE COUNTY REGIONAL PLANNING COMMISSION**

SUBDIVISION PLAN  
OF THE  
BONNIE M. GUY PROPERTY  
17TH CIVIL DISTRICT J  
GREENE COUNTY, TENNESSEE

**PROFESSIONAL SURVEYING INC.**

LAND SURVEYING & MAPPING - TENNESSEE  
1518 BIRCHWOOD DR  
GREENEVILLE, TN 37745  
PHONE: 423-639-5911

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

I, the undersigned, hereby certify that I am the owner of the property described herein and that I am dedicating the property to the public use of the community.

**CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY**

The signature below certifies that, subject to existing ge, Greenville Energy Authority line and the development described on this plan, that the development described on this plan does not violate any regulations or ordinances that govern the use of land in this area.

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the submission plan shown hereon has been found to comply with the subdivision regulations of the Greene County Planning Commission and is in accordance with the preliminary subdivision regulations and the preliminary plan review and plan approval notes, not constitute approval of this state route (no 57-75) required.

**CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY**

The signature below certifies that, subject to existing ge, Greenville Energy Authority line and the development described on this plan, that the development described on this plan does not violate any regulations or ordinances that govern the use of land in this area.

**CERTIFICATE OF ACCURACY**

I hereby certify that this is a correctly surveyed and that the measurements and calculations shown hereon and described hereon is a true and correct survey. I am a professional surveyor and am licensed by the state of Tennessee. I am not providing professional service in connection with this survey.

**CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY**

The signature below certifies that, subject to existing ge, Greenville Energy Authority line and the development described on this plan, that the development described on this plan does not violate any regulations or ordinances that govern the use of land in this area.

**REGISTER OF DEEDS**

02/27/2025 - 11:30:56 AM  
25002352

**GREENE COUNTY REGIONAL PLANNING COMMISSION**

SUBDIVISION PLAN  
OF THE  
BONNIE M. GUY PROPERTY  
17TH CIVIL DISTRICT J  
GREENE COUNTY, TENNESSEE

**PROFESSIONAL SURVEYING INC.**

LAND SURVEYING & MAPPING - TENNESSEE  
1518 BIRCHWOOD DR  
GREENEVILLE, TN 37745  
PHONE: 423-639-5911

**REGISTER OF DEEDS**

02/27/2025 - 11:30:56 AM  
25002352

**GREENE COUNTY REGIONAL PLANNING COMMISSION**

SUBDIVISION PLAN  
OF THE  
BONNIE M. GUY PROPERTY  
17TH CIVIL DISTRICT J  
GREENE COUNTY, TENNESSEE

**PROFESSIONAL SURVEYING INC.**

LAND SURVEYING & MAPPING - TENNESSEE  
1518 BIRCHWOOD DR  
GREENEVILLE, TN 37745  
PHONE: 423-639-5911

**APPROVAL:** The project for the 1/2" IRON PIN W/AZIMUTH CAP at the location of Parcel 74 is hereby approved by the Division of Brown and Green County, Tennessee, subject to the following conditions:

1. The applicant shall provide a copy of this approval to the Division of Brown and Green County, Tennessee, for their records.

2. The applicant shall provide a copy of this approval to the Division of Brown and Green County, Tennessee, for their records.

3. The applicant shall provide a copy of this approval to the Division of Brown and Green County, Tennessee, for their records.

4. The applicant shall provide a copy of this approval to the Division of Brown and Green County, Tennessee, for their records.

5. The applicant shall provide a copy of this approval to the Division of Brown and Green County, Tennessee, for their records.

6. The applicant shall provide a copy of this approval to the Division of Brown and Green County, Tennessee, for their records.

7. The applicant shall provide a copy of this approval to the Division of Brown and Green County, Tennessee, for their records.

8. The applicant shall provide a copy of this approval to the Division of Brown and Green County, Tennessee, for their records.

9. The applicant shall provide a copy of this approval to the Division of Brown and Green County, Tennessee, for their records.

10. The applicant shall provide a copy of this approval to the Division of Brown and Green County, Tennessee, for their records.

**GENERAL NOTES:**

- SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
- DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.

**Stormwater/Utility Easement Statement**

The project hereby established an easement area for the installation, construction, maintenance, and management of utility and the conveyance of stormwater. The easement area is shown on the attached plat and is in addition to any other structural easements or encumbrances on the property. The easement area is subject to the terms and conditions of the Stormwater/Utility Easement Statement required by the Greene County Regional Planning Commission.

**CERTIFICATE OF APPROVAL FOR RECORDING**

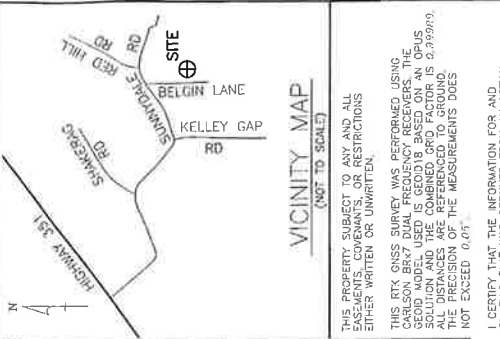
I HEREBY CERTIFY THAT THE SUBMISSION PLAT, SHOWING THE LOCATION OF THE PROPOSED SUBSURFACE DISPOSAL AREA, CONFORMS TO THE REQUIREMENTS OF THE GREENE COUNTY ZONING ORDINANCE AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE GREENE COUNTY CLERK'S OFFICE. THE PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE STORMWATER/UTILITY EASEMENT STATEMENT AND THE PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PLAT. THE PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PLAT.

DATE: 02/09/2024  
 BY: [Signature]  
 SECRETARY, BOARD OF REGIONAL PLANNING COMMISSION

**RESERVED FOR REGISTER OF DEEDS**

02/21/2025 - 01:16:33 PM  
 25002477  
 TRESSALUPAT  
 ASBY BATCH: 26589  
 PLAT CABINET: L  
 SLIDE: 813

REG FEE: 16.00  
 DP FEE: 2.00  
 TOTAL: 18.00  
 KAREN COLLINS-BOTTINGER  
 CLERK, REGISTER OF DEEDS



**ASSIGNED FOR DIVISION OF GROUNDWATER PROTECTION**

**FLOOD CERTIFICATION**  
 SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOOD ZONE (FIRM 130501D) EFFECTIVE DATE: JULY 03, 2006

**ADDRESS OF SUBJECT PROPERTY**  
 GREENEVILLE, TN 37745

**LEGEND**

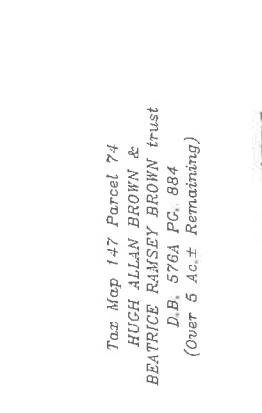
- 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- POINT
- WATER VALVE
- FENCE
- UTILITY POLE

**Tax Map 147 Parcel 74**  
 HUGH ALLAN BROWN &  
 BEATRICE RAMSEY BROWN trust  
 D.B. 576A PC. 884  
 (Over 5 Ac.± Remaining)

**LOT 1**  
 2.06 AC.±

**Tax Map 158 Parcel 25**  
 HOWARD JONES  
 (life estate)  
 D.B. 65A PC. 185

**Tax Map 158 Parcel 25.01**  
 DOUGLAS CRUBER et ux  
 D.B. 461A PC. 1208



**CERTIFICATE OF APPROVAL FOR AND FIELD SURVEY PERFORMED TO CATEGORY IV STANDARDS UNDER MY SUPERVISION AND DIRECTION.**

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

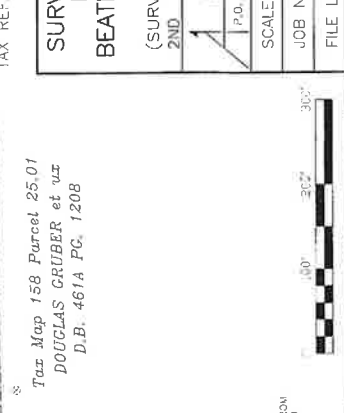
THIS STY GASS SURVEY WAS PERFORMED USING THE FOLLOWING INSTRUMENTS: A LEICA DISTO D3 DISTANCE MEASUREMENT DEVICE, A LEICA TS16 TOTAL STATION, A LEICA GNSS RECEIVER, AND A LEICA GNSS ANTENNA. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.05'.

KAREN COLLINS-BOTTINGER  
 CLERK, REGISTER OF DEEDS

**TAX REF. TAX MAP 147 PORTION OF PARCEL 74 DEED REF. D.B. 576A PG. 834**

**SURVEY OF A PORTION OF THE HUGH ALLAN BROWN & BEATRICE RAMSEY BROWN trust PROPERTY**  
 (SURVEY FOR TREV & REAGAN BROWN)  
 2ND CIVIL DISTRICT GREENE CO., TN  
 AZIMUTH ENGINEERING, INC.,  
 Engineers • Surveyors • Planners  
 P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 659-9191

SCALE: 1"=100' DATE: 02/09/2024  
 JOB NO. 24SU023 DRAWN BY CAD: ADO  
 FILE LOC. NET FILE NAME: 24SU023



**CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY**

I HEREBY CERTIFY THAT THE PROPOSED SUBSURFACE DISPOSAL AREA IS IN ACCORDANCE WITH THE GREENEVILLE ENERGY AUTHORITY'S REGULATIONS AND THAT THE PROPOSED SUBSURFACE DISPOSAL AREA IS IN ACCORDANCE WITH THE GREENEVILLE ENERGY AUTHORITY'S REGULATIONS.

DATE: 4/13/24  
 BY: [Signature]  
 GREENEVILLE ENERGY AUTHORITY

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEM INSTALLED OR PROPOSED FOR THE PROPOSED SUBSURFACE DISPOSAL AREA IS IN ACCORDANCE WITH THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE: 4-3-24  
 BY: [Signature]  
 LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

**CERTIFICATE OF APPROVAL OF STREETS/ROADS**

I HEREBY CERTIFY THAT THE PROPOSED SUBSURFACE DISPOSAL AREA IS IN ACCORDANCE WITH THE GREENE COUNTY PLANNING COMMISSION'S REGULATIONS AND THAT THE PROPOSED SUBSURFACE DISPOSAL AREA IS IN ACCORDANCE WITH THE GREENE COUNTY PLANNING COMMISSION'S REGULATIONS.

DATE: 02/09/2024  
 BY: [Signature]  
 AUTHORIZED APPROVAL

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I HAVE MET THE OWNER'S OBLIGATIONS UNDER THE GREENE COUNTY ZONING ORDINANCE AND THAT THE PROPOSED SUBSURFACE DISPOSAL AREA IS IN ACCORDANCE WITH THE GREENE COUNTY ZONING ORDINANCE AND THAT THE PROPOSED SUBSURFACE DISPOSAL AREA IS IN ACCORDANCE WITH THE GREENE COUNTY ZONING ORDINANCE.

DATE: 02/09/2024  
 BY: [Signature]  
 TENSSESEE REGISTERED LAND-OWNERS

**GREENE COUNTY PLANNING COMMISSION**

TOTAL ACRES: 2.06 ± TOTAL LOTS: 1  
 ACRES NEW ROAD: 0.00 MILES NEW ROAD: 0.00

DEVELOPER: HUGH ALLAN BROWN & BEATRICE RAMSEY BROWN CIVIL DISTRICT: 2ND  
 SURVEYOR: AZIMUTH ENGINEERING CLOSURE ERROR: 1/110,000

**CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY**

I HEREBY CERTIFY THAT THE PROPOSED SUBSURFACE DISPOSAL AREA IS IN ACCORDANCE WITH THE GREENEVILLE ENERGY AUTHORITY'S REGULATIONS AND THAT THE PROPOSED SUBSURFACE DISPOSAL AREA IS IN ACCORDANCE WITH THE GREENEVILLE ENERGY AUTHORITY'S REGULATIONS.

DATE: 4/13/24  
 BY: [Signature]  
 GREENEVILLE ENERGY AUTHORITY

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEM INSTALLED OR PROPOSED FOR THE PROPOSED SUBSURFACE DISPOSAL AREA IS IN ACCORDANCE WITH THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE: 4-3-24  
 BY: [Signature]  
 LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

**CERTIFICATE OF APPROVAL OF STREETS/ROADS**

I HEREBY CERTIFY THAT THE PROPOSED SUBSURFACE DISPOSAL AREA IS IN ACCORDANCE WITH THE GREENE COUNTY PLANNING COMMISSION'S REGULATIONS AND THAT THE PROPOSED SUBSURFACE DISPOSAL AREA IS IN ACCORDANCE WITH THE GREENE COUNTY PLANNING COMMISSION'S REGULATIONS.

DATE: 02/09/2024  
 BY: [Signature]  
 AUTHORIZED APPROVAL

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I HAVE MET THE OWNER'S OBLIGATIONS UNDER THE GREENE COUNTY ZONING ORDINANCE AND THAT THE PROPOSED SUBSURFACE DISPOSAL AREA IS IN ACCORDANCE WITH THE GREENE COUNTY ZONING ORDINANCE AND THAT THE PROPOSED SUBSURFACE DISPOSAL AREA IS IN ACCORDANCE WITH THE GREENE COUNTY ZONING ORDINANCE.

DATE: 02/09/2024  
 BY: [Signature]  
 TENSSESEE REGISTERED LAND-OWNERS



PROPERTY OF THE BROWNS & JANET STEGALL PROPERTY  
SHEET 1 OF 1

DATE: 2-21-25  
BY: [Signature]

PREPARED BY: [Signature]  
DATE: 2-21-25

DATE: 2-21-25  
BY: [Signature]

DATE: 2-21-25  
BY: [Signature]

DATE: 2-21-25  
BY: [Signature]

DATE: 2-21-25  
BY: [Signature]

Table with 2 columns: 'PROPERTY OF THE BROWNS & JANET STEGALL PROPERTY' and 'SHEET 1 OF 1'. It contains various project details and a signature.

PROPERTY OF THE BROWNS & JANET STEGALL PROPERTY  
SHEET 1 OF 1



**Notes**  
1. The applicant is required to provide a copy of the final plat to the Clerk of the Circuit Court, Duval County, Florida, for recording.  
2. The applicant is required to provide a copy of the final plat to the Clerk of the Circuit Court, Duval County, Florida, for recording.  
3. The applicant is required to provide a copy of the final plat to the Clerk of the Circuit Court, Duval County, Florida, for recording.  
4. The applicant is required to provide a copy of the final plat to the Clerk of the Circuit Court, Duval County, Florida, for recording.

**Utility Note**  
The utility lines shown on this plat are based on the records of the utility companies. The utility lines shown on this plat are based on the records of the utility companies.



**Vicinity Map**  
SCALE: 1" = 50'

**Property Information**  
OWNER: BROWN & JANET STEGALL  
ADDRESS: 11111 POPULAR SPRINGS ROAD, SUITE 101, JACKSONVILLE, FL 32225



**Certification**  
I hereby certify that the above is a true and correct copy of the original plat as submitted to me for recording.



**SHEET 1 OF 1**  
FINAL PLAT  
TAX MAP NO. 2024-001  
Date February 27, 2025

Summary table for the property plat, including total acres and lot information.

PROPERTY OF THE BROWNS & JANET STEGALL PROPERTY	
TOTAL ACRES	5.93 ±
TOTAL LOTS	2
ACRES NEW ROAD	0
MILES NEW ROAD	0
SURVEYOR	Brown & Janet Stegall
DATE	2/21/25
SCALE	1" = 50'







- LEGEND**
- 1/2" IRON PIN SET (PSI CAP)
  - 1/2" IRON PIN SET (NO PIN)
  - X POINT ON RIGHT-OF-WAY

**MISCELLANEOUS NOTES:**

THE BEARING AND DISTANCE SHALL BE AS PER THE PLAT AND THE BEARING SHALL BE AS PER THE SUBJECT PROPERTY.

THE BEARING AND DISTANCE SHALL BE AS PER THE SUBJECT PROPERTY.

RESURVEYING AS SHOWN AND NOTED THEREON.

THERE IS HEREBY ESTABLISHED AN EASEMENT, AGRICULTURAL EASEMENT, FOR THE INSTALLATION AND MAINTENANCE OF A WATER MAIN AND A SEWER MAIN IN THE STANDARD EASEMENT AREA. IN ADDITION, THE STANDARD EASEMENT AREA SHALL BE DEEMED TO BE A STANDARD EASEMENT AREA AS DEFINED BY THE REGIONAL PLANNING COMMISSION.

**PROPERTY REFERENCE:**

DOWN MILLER  
 BR 1140/1145 LOT-9R  
 BR 1140/1145 LOT-10R  
 BR 1140/1145 LOT-11R  
 PARCEL 002.09

GREENE COUNTY REGIONAL PLANNING COMMISSION	
REPLAT LOTS BR & BR CNH HOMES SUBDIVISION PL.L/PG-802	
TOTAL ACRES <b>5.71</b>	TOTAL LOTS <b>2</b>
ACRES NEW ROAD <b>0</b>	MILES NEW ROAD <b>0</b>
COUNTY GREENE	CIVIL DISTRICT 15TH
SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1=10000	
SCALE 1" = 100'	



405 N BOONE STREET  
 JOHNSON CITY TN, 37604 423-915-1136

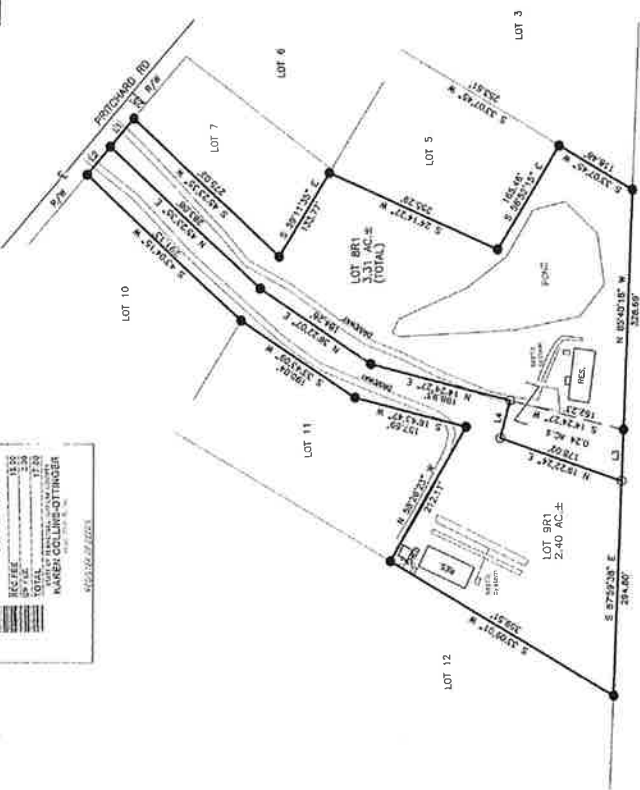
**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the foregoing plat has been duly filed with the Clerk of the County, Tennessee, and that the same is a correct and true copy of the original plat as recorded in the office of the Clerk of the County, Tennessee.

*Charles T. Johnson Jr.*  
 Surveyor

04085325 - 0408507 PM  
 26503113  
**PLAT CABINET L**  
 SLIDE 826  
 REGISTRY  
 DATE 07/20/2006  
 USER KAREE COLLINGS-OTTINGER  
 452.332.27.6061

**FLOOD NOTE:** By original plat, the residents in Zone A3 are required to purchase flood insurance. The Flood Insurance Rate Manual, which lists an effective rate of 02/20/2006, shows a rate of \$4.00 per \$100 of insured value.



SUBJECT TO CHARLES T. JOHNSON JR.  
 NUMBER: 2426  
 PLOTTED: 22-29  
 DATE: 07-25-2006

<b>CERTIFICATE OF GREENVILLE ENERGY AUTHORITY</b> The applicant herein certifies that, except to extend CEA the extension of the transmission line as shown on the plat is not required to be made in CEA unless electric service is to be extended to this site.	<b>CERTIFICATE OF APPROVAL FOR RECORDING</b> I hereby certify that the foregoing plat has been duly filed with the Clerk of the County, Tennessee, and that the same is a correct and true copy of the original plat as recorded in the office of the Clerk of the County, Tennessee.
<b>CERTIFICATE OF APPROVAL OF WATER SYSTEMS</b> I hereby certify that the following water system is a complete and accurate representation of the water system for the property described herein, and that the same is a correct and true copy of the original plat as recorded in the office of the Clerk of the County, Tennessee.	<b>CERTIFICATE OF APPROVAL OF STREETS/ROADS</b> I hereby certify that the following streets/roads are a complete and accurate representation of the streets/roads for the property described herein, and that the same is a correct and true copy of the original plat as recorded in the office of the Clerk of the County, Tennessee.

**CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS**

**GENERAL RESTRICTIONS:**

Approved to hereby approve the Lot(s) BR - SR defined as On-Homes Regional Sewerage System (OSS) with the limited restrictions. All OSS systems must be installed and approved for use in accordance with the applicable codes and standards for the installation of OSS systems and shall not constitute approval of building plans.

Prior to any construction of a structure, mobile or permanent, the allow for the exact location/structure location must be approved and an OSS system permit issued by the appropriate authority. The permit shall be valid for one year from the date of issuance. Any extension of the permit shall be subject to the approval of the appropriate authority. The permit shall be subject to the approval of the appropriate authority.

If plans, including site plan, are submitted to the local health department for the installation of the primary and/or secondary treatment and shall be used for no other purpose such as home location, other structure location, building addition, driveway, swimming pool, etc. or for any other purpose. The permit shall be subject to the approval of the appropriate authority. The permit shall be subject to the approval of the appropriate authority.

**LOT RESTRICTIONS:**

Lot BR: Lot BR is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a closing tank may be required.

Lot SR: Lot SR is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a closing tank may be required.

**CERTIFICATE OF OWNERSHIP AND DEEDS**

I hereby certify that the following property is a complete and accurate representation of the property described herein, and that the same is a correct and true copy of the original plat as recorded in the office of the Clerk of the County, Tennessee.

*Charles T. Johnson Jr.*  
 Surveyor

**CERTIFICATE OF ACCURACY**

I hereby certify that the following plat is a complete and accurate representation of the property described herein, and that the same is a correct and true copy of the original plat as recorded in the office of the Clerk of the County, Tennessee.

*Charles T. Johnson Jr.*  
 Surveyor

**Division of Water Resources**

*Charles T. Johnson Jr.*  
 Surveyor



Vicinity Map

NOTES
1. The purpose of this plan is to show the location of the proposed entrance to the highway and the location of the proposed entrance to the highway.

State Highway Entrance Statement

This plan has been prepared in accordance with the provisions of the State Highway Entrance Statement Act, Chapter 48, Florida Statutes.

Utility Note

The utility lines shown on this plan are shown for information only. The applicant is responsible for verifying the location and depth of all utility lines.

NOTES (continued)
2. The proposed entrance to the highway shall be constructed in accordance with the provisions of the State Highway Entrance Statement Act, Chapter 48, Florida Statutes.



Certification

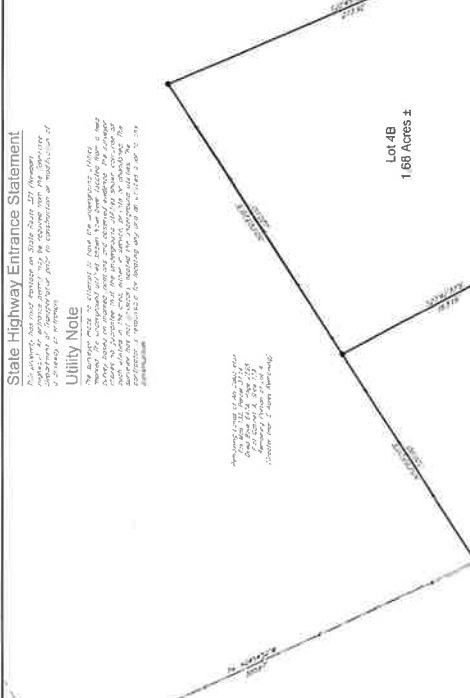
I, the undersigned, being duly qualified, certify that the above is a true and correct copy of the original plan as filed in my office.



SHEET 1 OF 1

DATE: 03/16/2025
PROJECT: STATE HIGHWAY ENTRANCE STATEMENT
DRAWN BY: H&B

Table with project details: DIVISION OF LOT 4 OF THE J. WILLIS CHAMLEY FARM, CREWEE COUNTY REGIONAL PLANNING COMMISSION, TOTAL ACRES: 3.29 ±, ACRES NEW ROAD: 0, ACRES NEW ROAD: 0.



Lot 4A 1.22 Acres ±

Lot 4B 1.68 Acres ±



North Arrow

CERTIFICATION OF APPROVAL OF THE STATE HIGHWAY ENTRANCE STATEMENT
GENERAL REQUIREMENTS
1. The proposed entrance to the highway shall be constructed in accordance with the provisions of the State Highway Entrance Statement Act, Chapter 48, Florida Statutes.

APPROVAL OF THE STATE HIGHWAY ENTRANCE STATEMENT
DATE: 03/16/2025
BY: [Signature]



Lot 4A 1.22 Acres ±

Lot 4B 1.68 Acres ±

APPROVAL OF THE STATE HIGHWAY ENTRANCE STATEMENT
DATE: 03/16/2025
BY: [Signature]

APPROVAL OF THE STATE HIGHWAY ENTRANCE STATEMENT
DATE: 03/16/2025
BY: [Signature]

Right margin area containing a legend, scale, and various administrative stamps and signatures.

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

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

LOT RESTRICTIONS: LOT 1R is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump in bedrock and a dosing tank are required. See attached inspection letter.

Environmental Scientist In Division of Water Resources Date: 04/10/25

RESERVED FOR DIVISION OF GROUNDWATER PROTECTION TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF WATER RESOURCES INSPECTION LETTER

GENERAL NOTES: 1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE. 2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES. Stormwater/Utility Easement Statement

CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION HAS SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE SUBDIVISION ACT AND THE REVISIONS THEREOF, AND THAT THE RECORDING COMMISSION HAS REVIEWED THE RECORDING APPLICATION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDING COMMISSION.



THIS PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, ENCUMBRANCES, OR OTHER WRITTEN OR UNWRITTEN. THIS RTK GNSS SURVEY WAS PERFORMED USING A LEICA DISTO 2 PLUS TOTAL STATION. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE SURVEYING BOARD OF PROFESSIONAL SURVEYORS AND THE COMBINED GRID FACTOR IS 0.999907. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.05'.

GENERAL NOTES: 1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE. 2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES. Stormwater/Utility Easement Statement

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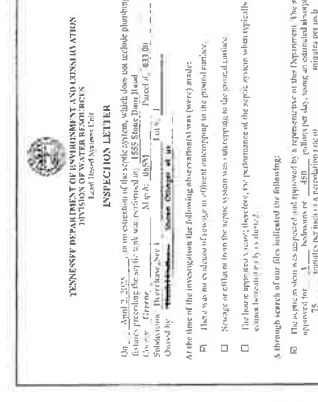
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GENERAL NOTES: 1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE. 2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES. Stormwater/Utility Easement Statement

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GENERAL NOTES: 1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE. 2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES. Stormwater/Utility Easement Statement

CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION HAS SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE SUBDIVISION ACT AND THE REVISIONS THEREOF, AND THAT THE RECORDING COMMISSION HAS REVIEWED THE RECORDING APPLICATION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDING COMMISSION.



THIS PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, ENCUMBRANCES, OR OTHER WRITTEN OR UNWRITTEN. THIS RTK GNSS SURVEY WAS PERFORMED USING A LEICA DISTO 2 PLUS TOTAL STATION. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE SURVEYING BOARD OF PROFESSIONAL SURVEYORS AND THE COMBINED GRID FACTOR IS 0.999907. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.05'.

GENERAL NOTES: 1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE. 2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES. Stormwater/Utility Easement Statement

CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION HAS SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE SUBDIVISION ACT AND THE REVISIONS THEREOF, AND THAT THE RECORDING COMMISSION HAS REVIEWED THE RECORDING APPLICATION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDING COMMISSION.



THIS PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, ENCUMBRANCES, OR OTHER WRITTEN OR UNWRITTEN. THIS RTK GNSS SURVEY WAS PERFORMED USING A LEICA DISTO 2 PLUS TOTAL STATION. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE SURVEYING BOARD OF PROFESSIONAL SURVEYORS AND THE COMBINED GRID FACTOR IS 0.999907. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.05'.

COMBINATION PLAT OF LOTS 1 & 2 OF DEERCHASE SUBDIVISION SECTION 1 (SURVEY FOR SHAWN & TONYA OTTINGER) 14TH CIVIL DISTRICT GREENE CO. TN AZIMUTH ENGINEERING, INC. Engineers - Surveyors - Planners P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 636-9191 SCALE: 1"=100' DATE: 04/08/2025 JOB NO. 25SU033 DRAWN BY CAD: ADO FILE LOC. NET FILE NAME: 25SU033

CERTIFICATE OF OWNERSHIP AND DEDICATION (AND) HEREBY CERTIFY THAT I (AND THE OWNERS) HAVE HEREBY MADE THIS PLAT OF SUBDIVISION AND THE LOTS THEREON TO BE USED AS PLOTS OF LAND FOR BUILDING RESIDENTIAL HOMES AND OCCASIONAL ALLIANCE ALLEYS, DRIVEWAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

CERTIFICATE OF APPROVAL OF THE APPROVAL OF WATER SYSTEMS HEREBY CERTIFY THAT THE PROPOSED WATER SYSTEMS FOR THIS PLAT OF SUBDIVISION HAVE BEEN DESIGNED AND APPROVED BY THE GREENE COUNTY HEALTH DEPARTMENT AND THE GREENE COUNTY ROAD DEPARTMENT. THE PROPOSED WATER SYSTEMS ARE IN ACCORDANCE WITH THE GREENE COUNTY HEALTH DEPARTMENT REGULATIONS AND THE GREENE COUNTY ROAD DEPARTMENT REGULATIONS.

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO THE PROVISIONS OF THE GREENEVILLE ENERGY AUTHORITY'S REGULATION, FULLY MEET THE REQUIREMENTS OF THE GREENEVILLE ENERGY AUTHORITY'S REGULATIONS AND THAT THE GREENEVILLE ENERGY AUTHORITY HAS REVIEWED THE PLAT AND THAT THE GREENEVILLE ENERGY AUTHORITY'S REGULATIONS WILL BE WITHIN THE JET.

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO THE PROVISIONS OF THE GREENEVILLE ENERGY AUTHORITY'S REGULATION, FULLY MEET THE REQUIREMENTS OF THE GREENEVILLE ENERGY AUTHORITY'S REGULATIONS AND THAT THE GREENEVILLE ENERGY AUTHORITY HAS REVIEWED THE PLAT AND THAT THE GREENEVILLE ENERGY AUTHORITY'S REGULATIONS WILL BE WITHIN THE JET.

GREENE COUNTY PLANNING COMMISSION TOTAL ACRES 0.92 ± TOTAL LOTS 1 ACRES NEW ROAD 0.00 MILES NEW ROAD 0.00 DEVELOPER SHAWN OTTINGER et al. CIVIL DISTRICT 14TH SURVEYOR AZIMUTH ENGINEERING CLOSURE ERROR 1/10,000







THIS PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.  
 THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION OF A ROADWAY OR FOR ANY OTHER PURPOSES UNLESS APPROVED BY THE GREENE COUNTY PLANNING COMMISSION.  
 ALL DISTANCES ARE REFERENCED TO GROUND UNLESS OTHERWISE NOTED.  
 THE ACCURACY OF THIS PLAN IS NOT GUARANTEED.  
 I CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAN WAS OBTAINED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT I AM A LICENSED SURVEYOR UNDER THE STANDARDS UNDER MY SUPERVISION AND DIRECTION.



TAX REF. TAX MAP 65 PORTION OF PARCEL 28  
 DEED REF. D.B. 375 PC 639 & D.B. 354 PC 149  
 DEED REF. D.B. 337 PC 639 & D.B. 444 PC 149  
 PLAT REF. PLAT CABINET A, SLIDES 80 & 223

REV: 04/07/2025 REVISED PER IDEC  
 REV: 02/19/2025 SHOW SSD SYSTEM

REPLAT OF A PORTION OF THE  
 PEGGY VAUGHN PROPERTY

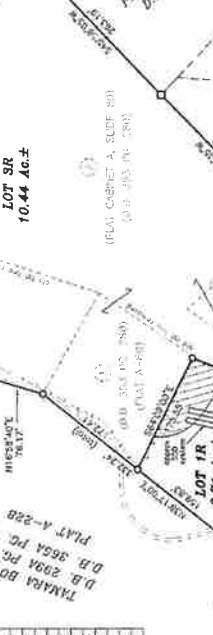
14TH CIVIL DISTRICT GREENE CO. TN  
 AZIMUTH ENGINEERING, INC.  
 Engineers & Surveyors - Planners  
 P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 638-9191  
 SCALE: 1"=100'  
 JOB NO. 24SU125 DRAWN BY CAD: ADO  
 FILE LOC. NET FILE NAME: 24SU125R

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES	11.15 ±	TOTAL LOTS	2
ACRES NEW ROAD	0.00	MILES NEW ROAD	0.00
DEVELOPER	PEGGY VAUGHN	CIVIL DISTRICT	14TH
SURVEYOR	AZIMUTH ENGINEERING	CLOSURE ERROR	1/10,000

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I HEREBY CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAN WAS OBTAINED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT I AM A LICENSED SURVEYOR UNDER THE STANDARDS UNDER MY SUPERVISION AND DIRECTION.  
 ALL DISTANCES ARE REFERENCED TO GROUND UNLESS OTHERWISE NOTED.  
 THE ACCURACY OF THIS PLAN IS NOT GUARANTEED.  
 I CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAN WAS OBTAINED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT I AM A LICENSED SURVEYOR UNDER THE STANDARDS UNDER MY SUPERVISION AND DIRECTION.

**GENERAL NOTES:**  
 1) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.  
 2) ALL DISTANCES ARE REFERENCED TO GROUND UNLESS OTHERWISE NOTED.  
 3) ALL DISTANCES ARE REFERENCED TO GROUND UNLESS OTHERWISE NOTED.  
 4) ALL DISTANCES ARE REFERENCED TO GROUND UNLESS OTHERWISE NOTED.  
 5) ALL DISTANCES ARE REFERENCED TO GROUND UNLESS OTHERWISE NOTED.



RECORD FOR RECORD OF RECORDS  
 04171026 - 0018135 PM  
 25002416  
 25002416  
 PLAT CABINET: L  
 SLIDE 832  
 DATE: 09/11/2024

**CERTIFICATE OF APPROVAL BY THE GREENE COUNTY PLANNING COMMISSION**  
 I HEREBY CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAN WAS OBTAINED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT I AM A LICENSED SURVEYOR UNDER THE STANDARDS UNDER MY SUPERVISION AND DIRECTION.  
 ALL DISTANCES ARE REFERENCED TO GROUND UNLESS OTHERWISE NOTED.  
 THE ACCURACY OF THIS PLAN IS NOT GUARANTEED.  
 I CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAN WAS OBTAINED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT I AM A LICENSED SURVEYOR UNDER THE STANDARDS UNDER MY SUPERVISION AND DIRECTION.

**CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS**  
 GENERAL RESTRICTIONS:  
 Approved as hereby granted by the Greene County Planning Commission on 04/07/2025. This approval is contingent upon the applicant providing a satisfactory On-Site Sewage Disposal System (OSDS) plan that meets the requirements of the Tennessee State Plate (R.A.D. 93). The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant shall also be responsible for the construction and maintenance of the OSDS. The applicant shall also be responsible for the installation of a septic tank and aeration tank. The applicant shall also be responsible for the installation of a pump-out station. The applicant shall also be responsible for the installation of a pump-out station. The applicant shall also be responsible for the installation of a pump-out station.

**LINE TABLE**

LINE	BEARING	DISTANCE
1.1	N 11°25'00" W	69.07'
1.2	S 81°15'00" W	31.30'
1.3	N 83°10'00" W	31.30'
1.4	N 87°18'00" W	22.85'
1.5	N 82°18'00" W	41.25'
1.6	N 82°18'00" W	41.25'
1.7	N 82°18'00" W	44.86'
1.8	N 87°45'00" W	31.40'
1.9	N 89°35'00" W	33.20'
1.10	N 89°41'00" W	22.37'

**LEGEND**  
 • 1/2" IRON PIN (found)  
 ○ 1/2" IRON PIN W/AZIMUTH CAP (set this survey)  
 • POINT  
 □ WOODEN FENCE POST  
 --- FENCE  
 --- OLD LOT NUMBER - LAWS PROPERTY  
 --- AREA RESERVED FOR SUBSURFACE DISPOSAL SYSTEM

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I HEREBY CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAN WAS OBTAINED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT I AM A LICENSED SURVEYOR UNDER THE STANDARDS UNDER MY SUPERVISION AND DIRECTION.  
 ALL DISTANCES ARE REFERENCED TO GROUND UNLESS OTHERWISE NOTED.  
 THE ACCURACY OF THIS PLAN IS NOT GUARANTEED.  
 I CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAN WAS OBTAINED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT I AM A LICENSED SURVEYOR UNDER THE STANDARDS UNDER MY SUPERVISION AND DIRECTION.

**CERTIFICATE OF APPROVAL BY THE GREENE COUNTY PLANNING COMMISSION**  
 I HEREBY CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAN WAS OBTAINED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT I AM A LICENSED SURVEYOR UNDER THE STANDARDS UNDER MY SUPERVISION AND DIRECTION.  
 ALL DISTANCES ARE REFERENCED TO GROUND UNLESS OTHERWISE NOTED.  
 THE ACCURACY OF THIS PLAN IS NOT GUARANTEED.  
 I CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAN WAS OBTAINED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT I AM A LICENSED SURVEYOR UNDER THE STANDARDS UNDER MY SUPERVISION AND DIRECTION.

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

Approved as hereby granted for Lot(s) 3 - an address as a portion of Timothy & Cindy Stamey Property - located in Greene County, Tennessee, as being suitable for subsurface sewage disposal system... (1) 550 systems and shall not constitute approval of building plans...

Lot 3: 0.816 Ac. ±. 04/07/25. Hunter Wyatt, Environmental Scientist, TN Division of Water Resources.

RESERVED FOR DIVISION OF GROUNDWATER PROTECTION. TENSSESSSEE DEPARTMENT OF ENVIRONMENT AND FORESTRY ADMINISTRATION... INSPECTION LETTER...

RESERVED FOR RECORDER OF DEEDS. GENERAL NOTES: 1) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE. 2) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.

Stormwater/Utility Easement. This is hereby conditioned on easement area of minimum width and depth of 10 feet... (1) 550 SYSTEMS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.

RESERVED FOR RECORDER OF DEEDS. CERTIFICATE OF APPROVAL FOR RECORDING. I HEREBY CERTIFY THAT THE SUBMISSION BY FAX...

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

TAX REF.: TAX MAP 94 PORTION OF PARCEL 47.02 DEED REF.: D.B. 201A PG. 1099

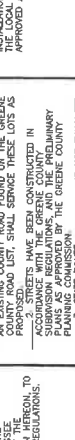
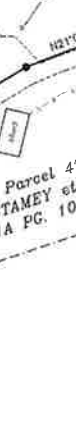
SURVEY OF A PORTION OF THE PROPERTY OF TIMOTHY & CINDY STAMEY

19TH CIVIL DISTRICT GREENE CO. TN AZIMUTH ENGINEERING, INC. Engineers - Surveyors - Planners P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 638-9181

SCALE: 1"=50' DATE: 03/21/2025 JOB NO. 255U024 DRAWN BY CAD: ADO FILE LOC. NET FILE NAME: 255U024

GREENE COUNTY PLANNING COMMISSION. TOTAL ACRES: 0.816 ±. ACRES NEW ROAD: 0.00. MILES NEW ROAD: 0.00.

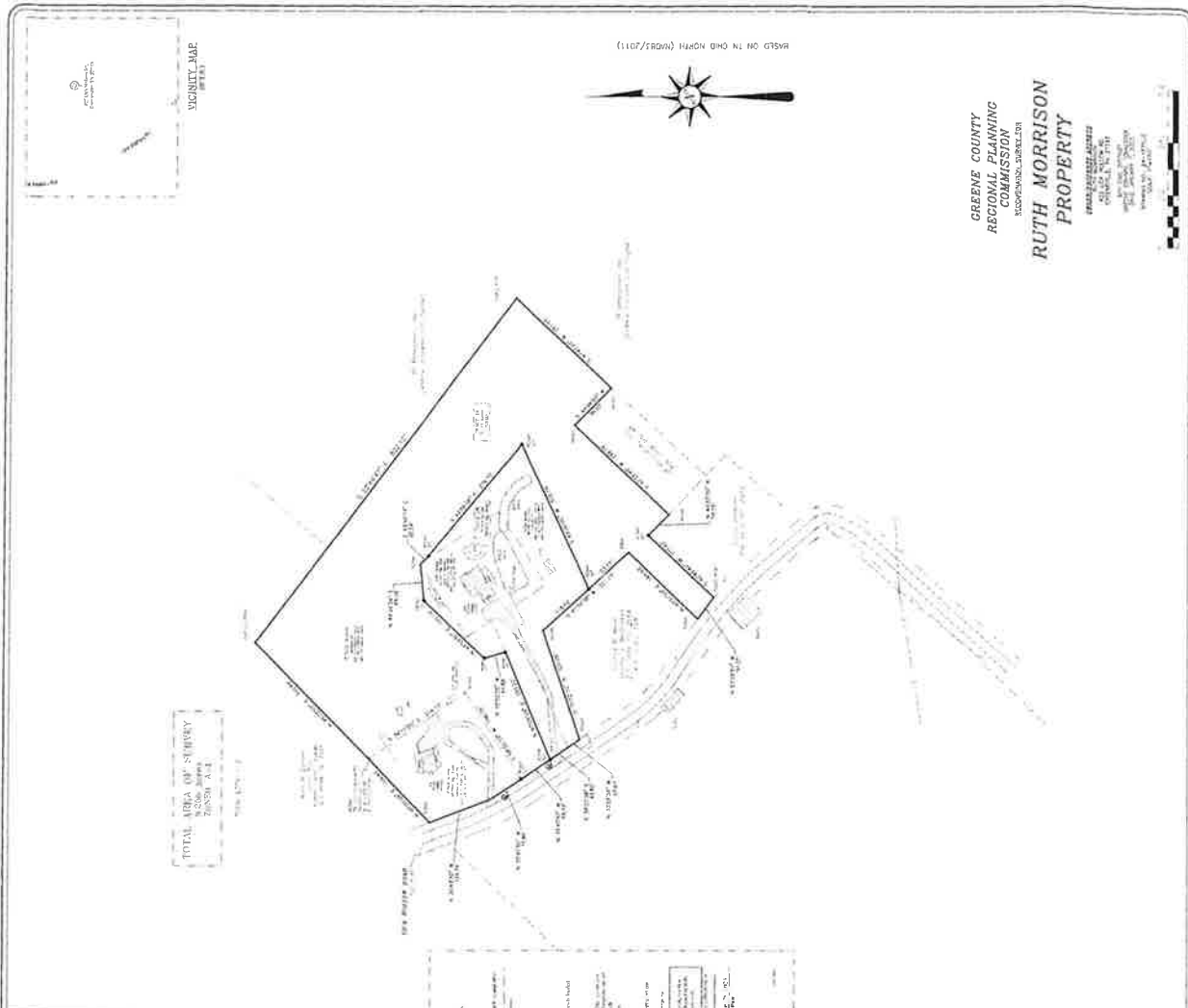
DEVELOPER: TIMOTHY STAMEY et al. CIVIL DISTRICT: 19TH. SURVEYOR: AZIMUTH ENGINEERING. CLOSURE ERROR: 1/10,000



(1107/3800) HANON QHO NI HO GTSVA

GREENE COUNTY  
REGIONAL PLANNING  
AND DEVELOPMENT  
ASSOCIATION  
RUTH MORRISON  
PROPERTY

PROFESSIONAL ENGINEER  
RUTH MORRISON  
CHROME PLATE  
1000 W. 10TH STREET  
WICHITA, KANSAS 67202  
TEL: 343-1234  
FAX: 343-5678



**KEY CERTIFICATIONS:**  
1. This site plan was prepared by the engineer or architect in accordance with the provisions of the applicable laws and regulations.  
2. The site plan was prepared by the engineer or architect in accordance with the provisions of the applicable laws and regulations.  
3. The site plan was prepared by the engineer or architect in accordance with the provisions of the applicable laws and regulations.  
4. The site plan was prepared by the engineer or architect in accordance with the provisions of the applicable laws and regulations.  
5. The site plan was prepared by the engineer or architect in accordance with the provisions of the applicable laws and regulations.

**ENGINEER'S APPROVAL FOR RECORD:**  
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Kansas.  
*[Signature]*  
Ruth Morrison, P.E.

**CERTIFICATE OF APPROVAL FOR WATER SYSTEMS:**  
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Kansas.  
*[Signature]*  
Ruth Morrison, P.E.

**CERTIFICATE OF APPROVAL OF ONE-SITE SEWERAGE SYSTEM:**  
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Kansas.  
*[Signature]*  
Ruth Morrison, P.E.

**CERTIFICATE OF APPROVAL OF ONE-SITE SEWERAGE SYSTEM:**  
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Kansas.  
*[Signature]*  
Ruth Morrison, P.E.

**CERTIFICATE OF APPROVAL OF ONE-SITE SEWERAGE SYSTEM:**  
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Kansas.  
*[Signature]*  
Ruth Morrison, P.E.

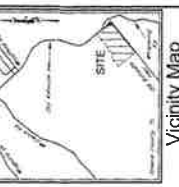
**CERTIFICATE OF APPROVAL OF ONE-SITE SEWERAGE SYSTEM:**  
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Kansas.  
*[Signature]*  
Ruth Morrison, P.E.

**CERTIFICATE OF APPROVAL OF ONE-SITE SEWERAGE SYSTEM:**  
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Kansas.  
*[Signature]*  
Ruth Morrison, P.E.

**CERTIFICATE OF APPROVAL OF ONE-SITE SEWERAGE SYSTEM:**  
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Kansas.  
*[Signature]*  
Ruth Morrison, P.E.

1000 W. 10TH STREET  
WICHITA, KANSAS 67202  
Phone: (316) 243-1234  
Website: [www.greenecountyplanning.com](http://www.greenecountyplanning.com)  
MORRISON ENGINEERING & ARCHITECTURE

**Asplundh**  
Surveying  
Consultants, P.A.  
Surveying/Land Planning  
814 N. Bartlett, P.O. Box 1000  
Wichita, Kansas 67202



**Owner Information**  
 Name: H&B Realty, Inc.  
 Address: 302748  
 Phone: (817) 251-3000



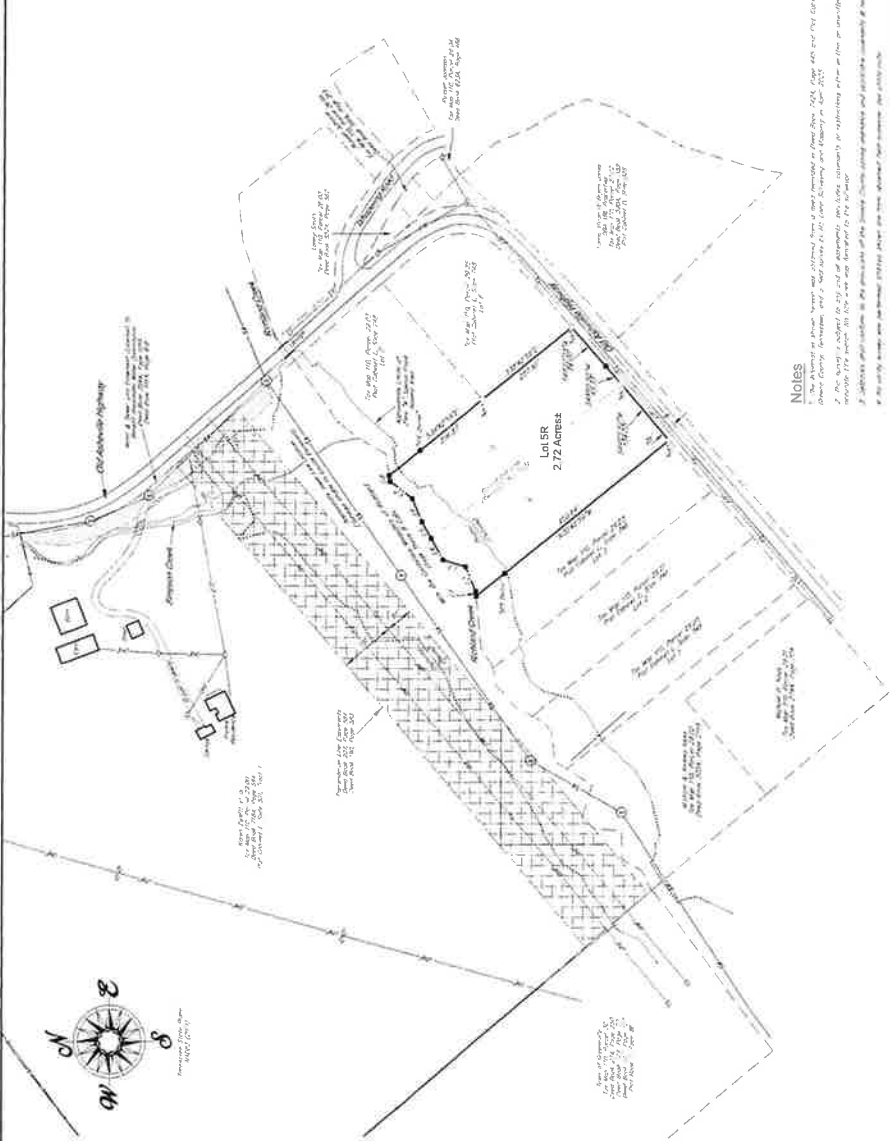
**Certification**  
 I hereby certify that this is a Correct Copy of the plat as presented to the City of Irving.

LINE TABLE	LINE NUMBER	LINE TYPE	LINE WIDTH	LINE COLOR
1	1-5	Property Line	1/4"	Red
2	6-10	Property Line	1/4"	Blue
3	11-15	Property Line	1/4"	Green
4	16-20	Property Line	1/4"	Black
5	21-25	Property Line	1/4"	Magenta
6	26-30	Property Line	1/4"	Cyan
7	31-35	Property Line	1/4"	Dark Blue
8	36-40	Property Line	1/4"	Light Blue
9	41-45	Property Line	1/4"	Dark Green
10	46-50	Property Line	1/4"	Light Green
11	51-55	Property Line	1/4"	Yellow
12	56-60	Property Line	1/4"	Orange
13	61-65	Property Line	1/4"	Red-Orange
14	66-70	Property Line	1/4"	Red
15	71-75	Property Line	1/4"	Dark Red



**SHEET 1 OF 1**  
 Final Plat  
 Tax Map 110, Parcel 2924  
 Deed Book 752A, Page 1446  
 Planning Commission No. 2018  
 Date April 1, 2025

COMBINATION PLAT OF LOTS 4 & 5 OF THE DEWITT PROPERTY SUBDIVISION	
GREENE COUNTY REGIONAL PLANNING COMMISSION	
TOTAL ACRES	2.72 ±
ACRES NEW ROAD	0
MILES NEW ROAD	1
TOTAL LOTS	1
OWNER	H&B REALTY, INC.
PREPARED BY	DAVID L. BERSON
DATE	APRIL 1, 2025
SCALE	1" = 100'



**Utility Note**  
 The sewer main is shown to cross the centerline of utility easement. All other utilities are shown to be in compliance with applicable codes and regulations. The sewer main is shown to be in compliance with applicable codes and regulations. The sewer main is shown to be in compliance with applicable codes and regulations.

**NOTES**

- The Applicant is shown to have the rights of utility easement for the proposed utility easement. The utility easement is shown to be in compliance with applicable codes and regulations. The utility easement is shown to be in compliance with applicable codes and regulations.
- The utility easement is shown to be in compliance with applicable codes and regulations. The utility easement is shown to be in compliance with applicable codes and regulations. The utility easement is shown to be in compliance with applicable codes and regulations.
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**GENERAL NOTES:**  
 Applicant has been advised that the City of Irving is not responsible for the design of the proposed utility easement. The applicant has been advised that the City of Irving is not responsible for the design of the proposed utility easement. The applicant has been advised that the City of Irving is not responsible for the design of the proposed utility easement.

**LEGAL DESCRIPTION:**  
 Lot SR 272 Acres, Greene County, Texas. The property is situated in the City of Irving, Texas. The property is situated in the City of Irving, Texas. The property is situated in the City of Irving, Texas.

- Legend**
- Property Line (1/4" Red)
  - Property Line (1/4" Blue)
  - Property Line (1/4" Green)
  - Property Line (1/4" Black)
  - Property Line (1/4" Magenta)
  - Property Line (1/4" Cyan)
  - Property Line (1/4" Dark Blue)
  - Property Line (1/4" Light Blue)
  - Property Line (1/4" Dark Green)
  - Property Line (1/4" Light Green)
  - Property Line (1/4" Yellow)
  - Property Line (1/4" Orange)
  - Property Line (1/4" Red-Orange)
  - Property Line (1/4" Red)
  - Property Line (1/4" Dark Red)

**PLAT CHAPTER 1**  
 GREENE COUNTY REGIONAL PLANNING COMMISSION

**APPROVED BY CITY OF IRVING:**  
 City Manager: *Shirley R. Smith*  
 City Clerk: *Michelle DeLeon*

**APPROVED BY PLANNING COMMISSION:**  
 Planning Commission Member: *Michelle DeLeon*  
 Planning Commission Member: *Michelle DeLeon*

**APPROVED BY APPLICANT:**  
 Applicant: *David L. Berson*

APPROVED BY CITY OF IRVING	<i>Shirley R. Smith</i> City Manager
APPROVED BY PLANNING COMMISSION	<i>Michelle DeLeon</i> Planning Commission Member
APPROVED BY APPLICANT	<i>David L. Berson</i> Applicant

**OWNER'S DECLARATION:**  
 I, the undersigned, declare that I am the owner of the property described herein and that I am the owner of the property described herein. I, the undersigned, declare that I am the owner of the property described herein and that I am the owner of the property described herein.

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:
1. ANY CONSTRUCTION OF A STRUCTURE, ...
2. THE LOCATION OF A STRUCTURE ...
3. THE LOCATION OF A STRUCTURE ...

LOT 32R:
Lot 32R is limited to a maximum of 3 bedrooms. Conventional septic system is required.

Environmental Scientist,
IN Division of Water Resources
04/15/75
Date

FLOOD CERTIFICATION
SUBJECT PROPERTY LOCATED OUTSIDE
THE 500 YEAR FLOODPLAIN
(FEMA MAP 47099C 0075 D)
EFFECTIVE DATE: JULY 03, 2016

RESERVED FOR DIVISION OF GROUNDWATER PROTECTION

ADDRESS OF SUBJECT PROPERTY
BULLERS GAP, GREENE ROAD
BULLERS GAP, TN 37741

LEGEND
• 1/2" IRON PIN (found)
- - - MEANDERING FENCE
o UTILITY POLE
e WELL CAP

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE ABOVE DESCRIBED PROPERTY AND THAT I HAVE BEEN ADVISED BY THE REGIONAL PLANNING COMMISSION AND THAT THE BUILDING RESTRICTIONS, LINES, AND SPACES TO BE PLACED AS SHOWN HEREON, TO PUBLIC OR PRIVATE USE AS NOTED:

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND THE SURVEY THEREON WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE MEASUREMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO PUBLIC OR PRIVATE USE AS NOTED:

CERTIFICATE OF THE APPROVAL OF STREETS/ROADS
I HEREBY CERTIFY THAT THE PLAN SHOWN AND THE SURVEY THEREON WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE MEASUREMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO PUBLIC OR PRIVATE USE AS NOTED:

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY REGULATIONS, INCLUDING SERVICE CONNECTIONS, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN:

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND THE SURVEY THEREON WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE MEASUREMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO PUBLIC OR PRIVATE USE AS NOTED:

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE PLAN SHOWN AND THE SURVEY THEREON WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE MEASUREMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO PUBLIC OR PRIVATE USE AS NOTED:

GENERAL NOTES:

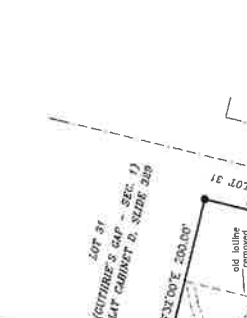
- 1) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
2) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.

Stormwater/Utility Easement Statement
This plat is hereby established as an easement map in accordance with the provisions of the Tennessee State Plane Coordinate System (N.A.D. 83).

RESERVED FOR REGISTER OF DEEDS
KAREN COLLINS-OTTINGER
STATE OF TENNESSEE
COUNTY OF GREENE

RESERVED FOR REGISTER OF DEEDS
KAREN COLLINS-OTTINGER
STATE OF TENNESSEE
COUNTY OF GREENE

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RESERVED FOR REGISTER OF DEEDS
KAREN COLLINS-OTTINGER
STATE OF TENNESSEE
COUNTY OF GREENE



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

PLAT CABINET L
SLIDE 339
KAREN COLLINS-OTTINGER
STATE OF TENNESSEE
COUNTY OF GREENE

RESERVED FOR REGISTER OF DEEDS
KAREN COLLINS-OTTINGER
STATE OF TENNESSEE
COUNTY OF GREENE

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KAREN COLLINS-OTTINGER
STATE OF TENNESSEE
COUNTY OF GREENE

TAX REF.: TAX MAP 49 PARCELS 28.51 & 28.52
DEED REF.: D.B. 731A PG. 2226

PLAT REF.: PLAT CABINET D, SLIDE 329

COMBINATION OF LOTS 32 & 33
GUTHRIE'S GAP, SECTION 1
(PROPERTY SURVEY FOR LINDA MACKAY)

6TH 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: 03/28/2025

JOB NO. 25SU020 DRAWN BY CAD: ADO

FILE LOC. NET FILE NAME: 25SU020

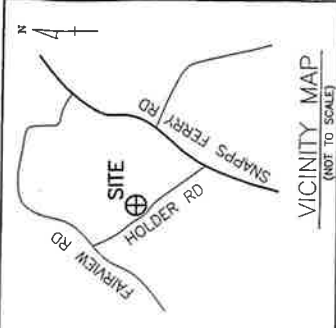
TOTAL ACRES 1.01 ± TOTAL LOTS 1

ACRES NEW ROAD 0.00 MILES NEW ROAD 0.00

DEVELOPER LINDA MACKAY CIVIL DISTRICT 6TH

SURVEYOR AZIMUTH ENGINEERING CLOSURE ERROR 1/10,000





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

THIS CITY CENSUS SURVEY WAS PERFORMED USING CARLSON BR77 DUAL FREQUENCY RECEIVERS. THE GEOD MODEL USED IS GEOD018 BASED ON AN OPUS SOLUTION AND THE COMBINED GRID FACTOR IS 0.999992. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.02'.

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



TAX REF.: TAX MAP 64, PORTION OF PARCEL 101.00  
DEED REF.: D.B. 592A PG. 1863  
PLAT REF.: PLAT CABINET J, SLIDE 514

REV: 04/03/2025 REVISED LOT ANNOTATION & TDEC NOTE

**SURVEY OF A PORTION OF LOT 5R HOLDER ACRES REPLAT**

13TH CIVIL DISTRICT GREENE CO., TN  
AZIMUTH ENGINEERING, INC.  
Engineers • Surveyors • Planners  
P.O. BOX 1466 GREENEVILLE, TN 37744 (423) 636-9191  
SCALE: 1"=50'  
DATE: 02/27/2025  
JOB NO. 25SU021 DRAWN BY CAD: ADD  
FILE LOC. NET FILE NAME: 25SU021

GREENE COUNTY PLANNING COMMISSION		
TOTAL ACRES	0.72 ±	TOTAL LOTS 1
ACRES NEW ROAD	0.00	MILES NEW ROAD 0.00
DEVELOPER	WHITEFIELD TUBS	
SURVEYOR	AZIMUTH ENGINEERING	
	CIVIL DISTRICT	13TH
	CLOSURE ERROR	1/10.000

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON COMPLIES WITH THE SUBDIVISION PLAT ACT AND THE REGISTRATION ACT OF THE STATE OF TENNESSEE.

DATE: 02/27/2025  
DRAWN BY: CAD  
FILE NAME: 25SU021

RESERVED FOR RECORDER OF DEEDS

FLOOD CERTIFICATION SUBMITTED TO THE RECORDER OF DEEDS (TDM MAP 470593C 0235 D) EFFECTIVE DATE: JULY 03, 2006

PLAT CABINET: L  
SLIDE: 838

REG FEE: \$15.00  
L & C FEE: \$2.00  
TOTAL: \$17.00

KAREN COLLINS-OTTINGER  
NO. 52319 STATE OF TENNESSEE

**GENERAL NOTES:**

- SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SUBDIVISION ACT AND THE REGISTRATION ACT OF THE STATE OF TENNESSEE. RECORDING OF SUBDIVISION MAP IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.

Stormwater/Utility Easement Statement

There is hereby established an easement over a minimum of 15' wide along the interior side of all lots hereon for the use, use and maintenance of stormwater and utility systems. The easement shall be in addition to any other structural or non-structural easements which may be shown hereon. The easement shall be subject to any other structural or non-structural easements which may be shown hereon. The easement shall be subject to any other structural or non-structural easements which may be shown hereon.

COUNTY ROAD DRIVEWAY PERMIT STATEMENT

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

06/01/2025 - 08:54:31 AM  
25003848

PERSONAL PLAT:  
POLLY BATCH:28885



RESERVED FOR RECORDER OF DEEDS

FLOOD CERTIFICATION SUBMITTED TO THE RECORDER OF DEEDS (TDM MAP 470593C 0235 D) EFFECTIVE DATE: JULY 03, 2006

PLAT CABINET: L  
SLIDE: 838

REG FEE: \$15.00  
L & C FEE: \$2.00  
TOTAL: \$17.00

KAREN COLLINS-OTTINGER  
NO. 52319 STATE OF TENNESSEE

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON COMPLIES WITH THE SUBDIVISION PLAT ACT AND THE REGISTRATION ACT OF THE STATE OF TENNESSEE.

DATE: 02/27/2025  
DRAWN BY: CAD  
FILE NAME: 25SU021

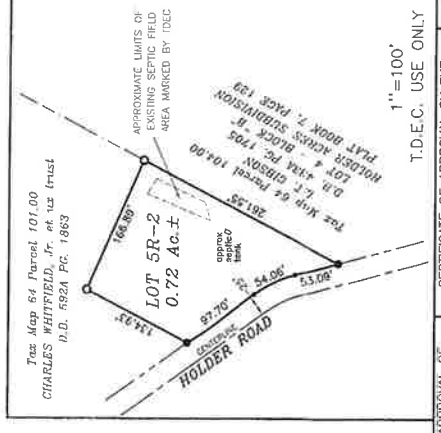
RESERVED FOR RECORDER OF DEEDS

FLOOD CERTIFICATION SUBMITTED TO THE RECORDER OF DEEDS (TDM MAP 470593C 0235 D) EFFECTIVE DATE: JULY 03, 2006

PLAT CABINET: L  
SLIDE: 838

REG FEE: \$15.00  
L & C FEE: \$2.00  
TOTAL: \$17.00

KAREN COLLINS-OTTINGER  
NO. 52319 STATE OF TENNESSEE



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PLAT CABINET: L  
SLIDE: 838

REG FEE: \$15.00  
L & C FEE: \$2.00  
TOTAL: \$17.00

KAREN COLLINS-OTTINGER  
NO. 52319 STATE OF TENNESSEE

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON COMPLIES WITH THE SUBDIVISION PLAT ACT AND THE REGISTRATION ACT OF THE STATE OF TENNESSEE.

DATE: 02/27/2025  
DRAWN BY: CAD  
FILE NAME: 25SU021

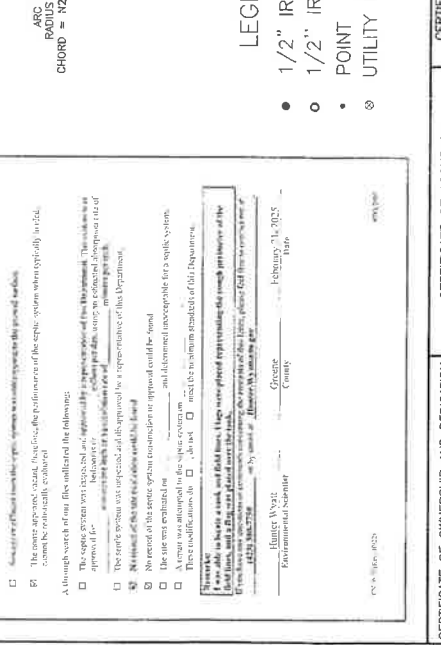
RESERVED FOR RECORDER OF DEEDS

FLOOD CERTIFICATION SUBMITTED TO THE RECORDER OF DEEDS (TDM MAP 470593C 0235 D) EFFECTIVE DATE: JULY 03, 2006

PLAT CABINET: L  
SLIDE: 838

REG FEE: \$15.00  
L & C FEE: \$2.00  
TOTAL: \$17.00

KAREN COLLINS-OTTINGER  
NO. 52319 STATE OF TENNESSEE



**CERTIFICATE OF APPROVAL BY THE GREENEVILLE UTILITY AUTHORITY**

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE: 4-9-25  
SIGNED: *Cheryl Johnson*

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

**CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS**

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE: 4-9-25  
SIGNED: *Cheryl Johnson*

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON COMPLIES WITH THE SUBDIVISION PLAT ACT AND THE REGISTRATION ACT OF THE STATE OF TENNESSEE.

DATE: 02/27/2025  
DRAWN BY: CAD  
FILE NAME: 25SU021

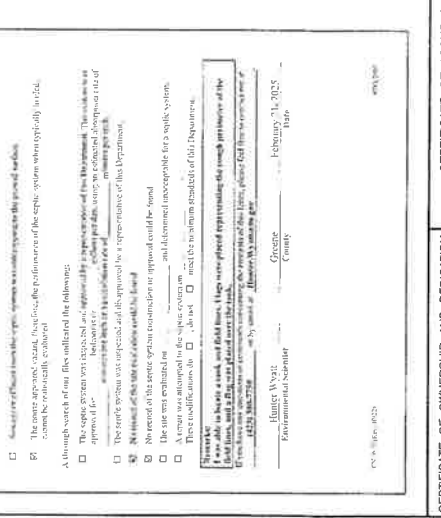
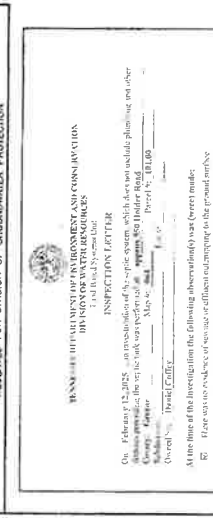
RESERVED FOR RECORDER OF DEEDS

FLOOD CERTIFICATION SUBMITTED TO THE RECORDER OF DEEDS (TDM MAP 470593C 0235 D) EFFECTIVE DATE: JULY 03, 2006

PLAT CABINET: L  
SLIDE: 838

REG FEE: \$15.00  
L & C FEE: \$2.00  
TOTAL: \$17.00

KAREN COLLINS-OTTINGER  
NO. 52319 STATE OF TENNESSEE



**CERTIFICATE OF APPROVAL BY THE GREENEVILLE UTILITY AUTHORITY**

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE: 4-9-25  
SIGNED: *Cheryl Johnson*

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I, THE UNDERSIGNED (OWNER) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE TO THE PUBLIC THE EASEMENTS AND RIGHTS SHOWN ON THE ATTACHED PLATS, AND I AGREE TO HOLD THE EASEMENTS AND RIGHTS SHOWN ON THE ATTACHED PLATS IN TRUST FOR THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: 4-16-2025  
SIGNED: *Cheryl Johnson*

OWNER



**VICINITY MAP**  
(NOT TO SCALE)

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

THIS RIK CHISS SURVEY WAS PERFORMED USING CARLSON ERK7 DUAL FREQUENCY RECEIVERS. THE GEOD METRE USED IS GEOD18 BASED ON AN OPUS CORRECTION. ALL DISTANCES ARE REFERENCED TO THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.00'.

LEGACY THAT THE INFORMATION FOR THIS ON THIS PLAT WAS OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED TO CATEGORY IV STANDARDS UNDER A SUPERVISION AND DIRECTION.



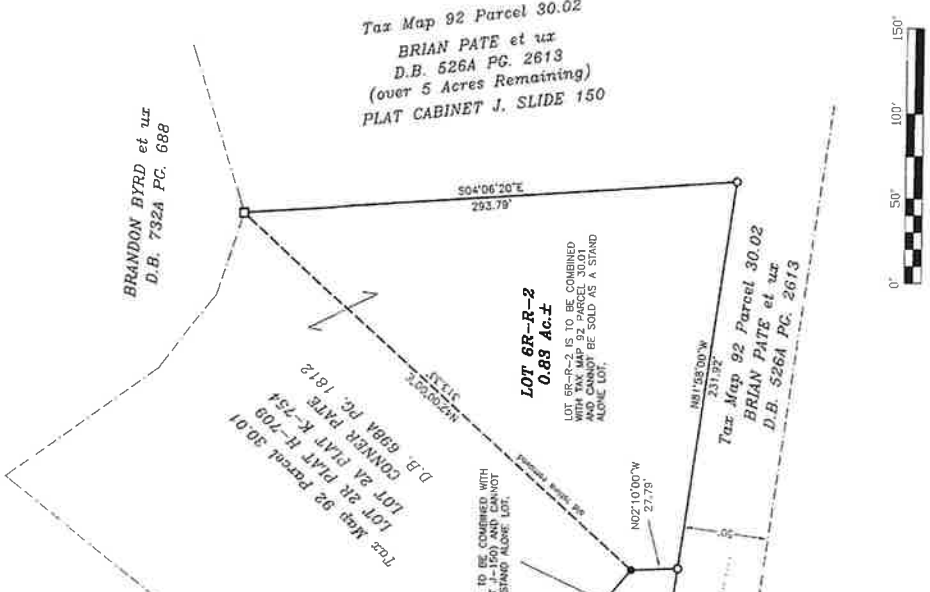
TAX REF.: TAX MAP 92 PORTION OF PARCEL 30.02  
DEED REF.: D.B. 526A PG. 2613  
PLAT REF.: PLAT J-150 & K-754

**SURVEY OF A PORTION OF LOT 6R-R OF THE HAM TAYLOR LAND (PROPERTY SURVEY FOR BRIAN PATE et al)**

4TH 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: 04/01/2025
JOB NO. 255U004	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME: 255U004

**STATE HIGHWAY ENTRANCE STATEMENT**

THE ROAD FRONTAGE FOR LOT 2R PARCEL 30.02 TO BE OBTAINED FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION FOR CONSTRUCTION OR MODIFICATION OF A HIGHWAY OR ENTRANCE.



RESERVED FOR REGISTER OF DEEDS

68010205 08 15:31 AM  
25500047  
PLAT CABINET L  
SLIDE: 837

**GENERAL NOTES:**

- 1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
- 2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBORDINATE DISPOSAL AREA IS REQUIRED FROM TO USE FOR BUILDING PURPOSES.
- 3.) PROPERTY IS SUBJECT TO RIGHT-OF-WAY FOR TENNESSEE ENERGY AUTHORITY (See D.B. 688A PG. 900).

**Stormwater/Utility Easement Statement**

There is hereby established an easement area a minimum of 7.5' wide along the exterior side of all lot lines for the purpose of installing, maintaining, repairing, and replacing stormwater management structures and utility lines. Such stormwater management structures and utility lines shall be installed, maintained, repaired, and replaced by the lot owner at his/her expense. This easement shall be subject to the terms and conditions of the Stormwater Management Ordinance of the Greene County Regional Planning Commission.

**LOT 4R-R**  
**PLAT CABINET J, SLIDE 150**  
**BRIAN PATE et ux**  
**D.B. 526A PG. 2613**

**LOT 5R-R**  
**PLAT CABINET J, SLIDE 150**  
**BRIAN PATE et ux**  
**D.B. 526A PG. 2613**

**LOT 6R-R-1**  
**0.25 Ac.±**

**LOT 6R-R-2**  
**0.89 Ac.±**

**LOT 6R-R-3**  
**0.89 Ac.±**

**LOT 2R PARCEL 30.01**  
**LOT 2A PLAT K-754**  
**LOT 2B PLAT K-754**  
**D.B. 688A PG. 1812**

**Tax Map 92 Parcel 30.02**  
**BRIAN PATE et ux**  
**D.B. 526A PG. 2613**  
**PLAT CABINET J, SLIDE 150**

**LEGEND**

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

**FLOOD CERTIFICATION**

SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN (FEMA MAP 47099C D190 D). EFFECTIVE DATE: JULY 03, 2006

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYED LANDS AND THE SPECIFICATIONS OF THE SUBORDINATE REGULATIONS.

*APR 1 2025*  
*DANIEL R. COFFEY*  
REGISTERED SURVEYOR

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, *BRIAN PATE*, OWNER, DO HEREBY CERTIFY THAT I HAVE ADEQUATELY DESCRIBED THE PROPERTY AND THE INTERESTS THEREIN AND THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS. I HEREBY DEDICATE THE PROPERTY TO THE PUBLIC OR PRIVATE USE AS NOTED.

*4/1/25* DATE  
*Brian Pate* OWNER

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

I HEREBY CERTIFY (INITIAL):  
1. THAT THE PROPOSED STREETS/ROADS ARE LOCATED WITHIN THE UNINCORPORATED AREA OF THE GREENE COUNTY ROAD LIST. SMALL SERVICE THESE LOTS AS A LOCAL ROAD.  
2. STREETS/ROADS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBORDINATE REGULATIONS.  
3. THE PROPOSED STREETS/ROADS ARE NOT EVALUATED BY THE GREENE COUNTY PLANNING COMMISSION.  
4. THE PROPOSED STREETS/ROADS ARE NOT APPROVED BY THE STATE ROUTE (NO SIGNAGE REQUIRED).

*4/1/25* DATE  
*Stacy Rowles* CIVIL DISTRICT 4TH  
*Stacy Rowles* PLANNING COMMISSION APPROVAL

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBORDINATE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYED LANDS AND THE SPECIFICATIONS OF SUCH VARIANCES. IF ANY, AS APPLIED TO THE PROVISIONS OF SUCH VARIANCES. IN ANY ASPECT OF THE SURVEYED LANDS. I HEREBY CERTIFY THAT THE SURVEYED LANDS HAVE BEEN PLACED AND THAT THE RECORDS OF THE SURVEYED LANDS HAVE BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

*4/30/25*  
*Stacy Rowles*  
PLANNING COMMISSION

**GREENE COUNTY PLANNING COMMISSION**

TOTAL ACRES: 1.08 ± TOTAL LOTS: 2  
ACRES NEW ROAD: 0.00 MILES NEW ROAD: 0.00  
DEVELOPER: BRIAN PATE et al CIVIL DISTRICT: 4TH  
SURVEYOR: AZIMUTH ENGINEERING CLOSURE ERROR: 1/10,000

# *Planning Commission Monthly Report*

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## **MARCH 2025**

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Building, Zoning & Planning  
Permit Comparatives  
Deposit Comparatives



**GREENE COUNTY  
BUILDING & ZONING OFFICE**

DEPOSIT COMPARATIVES FOR July 2024 - June 2025

Account # 41520

Month	Deposit Totals 23-24	Deposit Totals 24-25	Difference	%
July	\$ 33,318.00	\$ 33,983.00	\$ 665.00	2.00%
August	\$ 27,937.00	\$ 47,053.00	\$ 19,116.00	68.43%
September	\$ 30,156.00	\$ 31,012.00	\$ 856.00	2.84%
October	\$ 62,106.00	\$ 23,331.00	\$ (38,775.00)	-62.43%
November	\$ 22,598.00	\$ 32,189.00	\$ 9,591.00	42.44%
December	\$ 53,339.00	\$ 12,974.00	\$ (40,365.00)	-75.68%
January	\$ 29,149.00	\$ 24,762.00	\$ (4,387.00)	-15.05%
February	\$ 27,488.00	\$ 19,574.00	\$ (7,914.00)	-28.79%
March	\$ 30,012.00	\$ 42,887.00	\$ 12,875.00	42.90%
April	\$ 60,067.00			
May	\$ 27,963.00			
June	\$ 28,127.00			
<b>YTD Comparatives</b>				
Totals	YTD 23-24 \$432,260.00	YTD 24-25 \$267,765.00	Difference	Percentage

**GREENE COUNTY  
BUILDING & ZONING OFFICE**

PERMIT COMPARATIVES FOR July 2024 - June 2025

Account # 41520

<i>Month</i>	<i>Permit Totals 23-24</i>	<i>Permit Totals 24-25</i>	<i>Difference</i>	<i>%</i>
<i>July</i>	72	82	10	13.89%
<i>August</i>	60	84	24	40.00%
<i>September</i>	75	70	-5	-6.67%
<i>October</i>	75	69	-6	-8.00%
<i>November</i>	54	72	18	33.33%
<i>December</i>	42	49	7	16.67%
<i>January</i>	59	47	-12	-20.34%
<i>February</i>	68	72	4	5.88%
<i>March</i>	87	103	16	18.39%
<i>April</i>	90			
<i>May</i>	84			
<i>June</i>	76			
<b>YTD Comparatives</b>				
<b>Totals</b>	<b>YTD 23-24</b>	<b>YTD 24-25</b>	<b>Difference</b>	<b>Percentage</b>
	<b>842</b>	<b>648</b>		

PERMIT BREAKDOWN MARCH 2025

Code	Description	February	March
210	Single Family Residence*	9	19
213	Residential Add-On	6	3
212	Off/On Frame Modular*	0	1
231	Double Wide Manufactured	12	12
220	Single Wide Manufactured	3	6
240	Attached Residential Garage	0	1
243	Detached Residential Garage	10	23
243	Detached Accessory Building	7	8
241	Porch	1	1
242	Deck	2	6
241	Carport	7	6
260	Rezoning	0	0
265	Variance	1	0
200	Other**	5	6
244	Apartment	0	0
245	Commercial***	8	11
300	Gas	0	0
301	Mechanical	1	0
302	Plumbing	0	0
303	Sign	0	0
<b>TOTAL</b>		<b>72</b>	<b>103</b>

\*also includes any garages, porches & decks

\*\* roof, remodel/repair, demolition, finish basement and zoning letter

\*\*\*cell tower plan review and equipment upgrades, slab and plan review

**GREENE COUNTY  
PLANNING DEPARTMENT**

DEPOSIT COMPARATIVES FOR July 2024 - June 2025

Account # 43320

<i>Month</i>	<i>Deposit Totals 23-24</i>	<i>Deposit Totals 24-25</i>	<i>Difference</i>	<i>%</i>
<i>July</i>	\$ 890.00	\$ 1,630.00	\$ 740.00	83.15%
<i>August</i>	\$ 710.00	\$ 860.00	\$ 150.00	21.13%
<i>September</i>	\$ 1,150.00	\$ 820.00	(\$ 330.00)	-28.70%
<i>October</i>	\$ 850.00	\$ 560.00	(\$ 290.00)	-34.12%
<i>November</i>	\$ 1,330.00	\$ 910.00	(\$ 420.00)	-31.58%
<i>December</i>	\$ 790.00	\$ 820.00	\$ 30.00	3.80%
<i>January</i>	\$ 790.00	\$ 660.00	(\$ 130.00)	-16.46%
<i>February</i>	\$ 910.00	\$ 740.00	(\$ 170.00)	-18.68%
<i>March</i>	\$ 1,205.00	\$ 820.00	(\$ 385.00)	-31.95%
<i>April</i>	\$ 1,410.00			
<i>May</i>	\$ 730.00			
<i>June</i>	\$ 1,080.00			
<b>YTD Comparatives</b>				
<b>Totals</b>	<b>YTD 23-24</b>	<b>YTD 24-25</b>	<b>Difference</b>	<b>Percentage</b>
	<b>\$11,845.00</b>	<b>\$7,820.00</b>		

**GREENE COUNTY  
PLANNING DEPARTMENT**

PLAT APPROVAL COMPARATIVES FOR July 2024 - June 2025

Account # 43320

<i>Month</i>	<i>Plat Approvals</i> 23-24	<i>Plat Approvals</i> 24-25	<i>Difference</i>	<i>%</i>
<i>July</i>	7	22	15	214.29%
<i>August</i>	10	14	4	40.00%
<i>September</i>	14	11	-3	-21.43%
<i>October</i>	9	9	0	0.00%
<i>November</i>	17	11	-6	-35.29%
<i>December</i>	12	11	-1	-8.33%
<i>January</i>	9	9	0	0.00%
<i>February</i>	8	8	0	0.00%
<i>March</i>	14	12	-2	-14.29%
<i>April</i>	17			
<i>May</i>	10			
<i>June</i>	13			
<b>YTD Comparatives</b>				
<b>Totals</b>	<b>YTD 23-24</b> 140	<b>YTD 24-25</b> 107	<b>Difference</b>	<b>Percentage</b>

# *Planning Commission*

## *Monthly Report*

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# APRIL 2025

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Building, Zoning & Planning  
Permit Comparatives  
Deposit Comparatives

**GREENE COUNTY  
BUILDING & ZONING OFFICE**

DEPOSIT COMPARATIVES FOR July 2024 - June 2025

Account # 41520

Month	Deposit Totals 23-24	Deposit Totals 24-25	Difference	%
July	\$ 33,318.00	\$ 33,983.00	\$ 665.00	2.00%
August	\$ 27,937.00	\$ 47,053.00	\$ 19,116.00	68.43%
September	\$ 30,156.00	\$ 31,012.00	\$ 856.00	2.84%
October	\$ 62,106.00	\$ 23,331.00	\$ (38,775.00)	-62.43%
November	\$ 22,598.00	\$ 32,189.00	\$ 9,591.00	42.44%
December	\$ 53,339.00	\$ 12,974.00	\$ (40,365.00)	-75.68%
January	\$ 29,149.00	\$ 24,762.00	\$ (4,387.00)	-15.05%
February	\$ 27,488.00	\$ 19,574.00	\$ (7,914.00)	-28.79%
March	\$ 30,012.00	\$ 42,887.00	\$ 12,875.00	42.90%
April	\$ 60,067.00	\$ 45,509.00	\$ (14,558.00)	-24.24%
May	\$ 27,963.00			
June	\$ 28,127.00			

**YTD Comparatives**

Totals	YTD 23-24	YTD 24-25	Difference	Percentage
	\$432,260.00	\$313,274.00		

**GREENE COUNTY  
PLANNING DEPARTMENT**

PLAT APPROVAL COMPARATIVES FOR July 2024 - June 2025

Account # 43320

<i>Month</i>	<i>Plat Approvals</i>	<i>Plat Approvals</i>	<i>Difference</i>	<i>%</i>
	23-24	24-25		
<i>July</i>	7	22	15	214.29%
<i>August</i>	10	14	4	40.00%
<i>September</i>	14	11	-3	-21.43%
<i>October</i>	9	9	0	0.00%
<i>November</i>	17	11	-6	-35.29%
<i>December</i>	12	11	-1	-8.33%
<i>January</i>	9	9	0	0.00%
<i>February</i>	8	8	0	0.00%
<i>March</i>	14	12	-2	-14.29%
<i>April</i>	17	13	-4	-23.53%
<i>May</i>	10			
<i>June</i>	13			
<b>YTD Comparatives</b>				
<b>Totals</b>	<b>YTD 23-24</b>	<b>YTD 24-25</b>	<b>Difference</b>	<b>Percentage</b>
	<b>140</b>	<b>120</b>		



PERMIT BREAKDOWN APRIL 2025

Code	Description	March	April
210	Single Family Residence*	19	18
213	Residential Add-On	3	3
212	Off/On Frame Modular*	1	0
231	Double Wide Manufactured	12	8
220	Single Wide Manufactured	6	2
240	Attached Residential Garage	1	0
243	Detached Residential Garage	23	13
243	Detached Accessory Building	8	10
241	Porch	1	0
242	Deck	6	3
241	Carpport	6	4
260	Rezoning	0	1
265	Variance	0	1
200	Other**	6	16
244	Apartment	0	0
245	Commercial***	11	8
300	Gas	0	0
301	Mechanical	0	0
302	Plumbing	0	1
303	Sign	0	0
TOTAL		103	88

\*also includes any garages, porches & decks

\*\* roofs, finish existing structure, remodel and foundation repair

\*\*\*cell tower plan review and equipment upgrades, roof, remodel and plan review

# GREENE COUNTY

## PLANNING DEPARTMENT

DEPOSIT COMPARATIVES FOR July 2024 - June 2025

Account # 43320

Month	Deposit Totals 23-24	Deposit Totals 24-25	Difference	%
July	\$ 890.00	\$ 1,630.00	\$ 740.00	83.15%
August	\$ 710.00	\$ 860.00	\$ 150.00	21.13%
September	\$ 1,150.00	\$ 820.00	\$(330.00)	-28.70%
October	\$ 850.00	\$ 560.00	\$(290.00)	-34.12%
November	\$ 1,330.00	\$ 910.00	\$(420.00)	-31.58%
December	\$ 790.00	\$ 820.00	\$ 30.00	3.80%
January	\$ 790.00	\$ 660.00	\$(130.00)	-16.46%
February	\$ 910.00	\$ 740.00	\$(170.00)	-18.68%
March	\$ 1,205.00	\$ 820.00	\$(385.00)	-31.95%
April	\$ 1,410.00	\$ 840.00	\$(570.00)	-40.43%
May	\$ 730.00			
June	\$ 1,080.00			

### YTD Comparatives

Totals	YTD 23-24	YTD 24-25	Difference	Percentage
	\$11,845.00	\$8,660.00		

**GREENE COUNTY**  
**BUILDING & ZONING OFFICE**  
 PERMIT COMPARATIVES FOR July 2024 - June 2025  
 Account # 41520

Month	Permit Totals 23-24	Permit Totals 24-25	Difference	%
July	72	82	10	13.89%
August	60	84	24	40.00%
September	75	70	-5	-6.67%
October	75	69	-6	-8.00%
November	54	72	18	33.33%
December	42	49	7	16.67%
January	59	47	-12	-20.34%
February	68	72	4	5.88%
March	87	103	16	18.39%
April	90	88	-2	-2.22%
May	84			
June	76			
<b>YTD Comparatives</b>				
<b>Totals</b>	<b>YTD 23-24</b>	<b>YTD 24-25</b>	<b>Difference</b>	<b>Percentage</b>
	<b>842</b>	<b>736</b>		