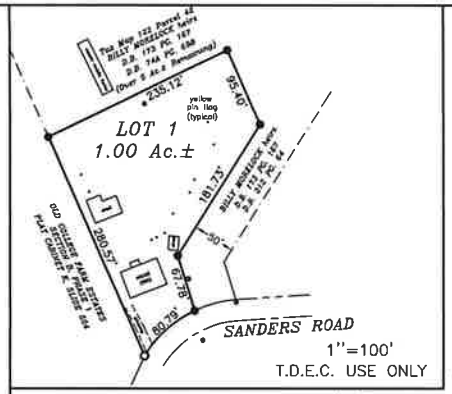
Agenda
Greene County, TN Regional Planning Commission
Greene County Courthouse Annex, Conference Room
204 North Cutler Street, Greene, TN 37744
July 8, 2025 at 1:00 p.m.

1. Call to order.
2. Approval of the June 10, 2025 minutes.
3. Review and consider approving the final plat for the survey of a portion of the Billy Morelock heirs property, for one lot totaling 1.00 acre, located adjacent to Sanders Road in the 24th civil district.
4. Review and consider approving the final plat for the Replat of Lyla Lloyd Reynolds Estate, for two lots totaling 1.810 acres, located adjacent to Rheatown Road in the 20th civil district.
5. Discussion of large tract boundary survey requirements.
6. Large Tracts over 5+ acres:
   - Burgess 12.21 acres +/- property partition, for two tracts totaling 12.21 acres, located adjacent to Fox Road and Erwin Highway in the 1st civil district.
7. Administrative minor subdivisions
   - Division of the Linda LeBlanc Trust Property, for two lots totaling 3.00 acres, located adjacent to Cedar Creek Road in the 18th civil district.
   - Replat of Lot 1 of the Kenneth Combs Subdivision, for two lots totaling 4.76 acres, located adjacent to Old Midway Road in the 25th civil district.
   - Redivision of Lots 2 and 3 of the Harley Mooneyhan Farm Section 1, for one lot totaling 1.05 acres, located adjacent to Bright Hope Road in the 5th civil district.
   - Baldwin 5.82 acre property partition, for two lots totaling 5.82 acres, located adjacent to Cannon Road in the 15th civil district.
   - Redivision of a portion of Tracts 33 and 34 of Majestic Estates, for two lots totaling 8.68 acres, located off Williams Springs Road on Tipton Lane in the 13th civil district.
   - Replat of Lots 4 and 7 Hopson Property, for one lot totaling 3.78 acres, located adjacent to WI Bowman Road and Laws Road in the 22nd civil district.
   - Lark Lamons Property, for one lot totaling 3.35 acres, located adjacent to Marvin Road in the 7th civil district.
   - Survey of a portion of the Darnell Wilcox etux & Paul Wilcox etal Property, for two lots totaling 4.46 acres, located adjacent to Jackson Lane West in the 17th civil district.

- Combination plat of lots 19 and 20 of the Frances Looney and Roger Myers Subdivision, for one lot totaling 2.253 acres, located adjacent to State Hwy (351)/107 Cutoff in the 22nd civil district.
- Replat Lot 4 of the Laurels Estate, Section 2 for Marchelle Black, and Eric and Kelli Johnson, for two lots totaling 1.82 acres, located adjacent to Lori Circle in the 1st civil district.
- Division of a portion of the Mike and Rhonda McAmis property, for two lots totaling 1.31 acres, located adjacent to West Pines Road in the 16th civil district.

6. Review monthly report of all activities recorded for Building/Zoning/Planning Office.
7. Other Business
   - Decision by the Planning Commission concerning subdivision review fee payments.
   - Education (discussion of planning ethics).
8. Adjournment.



RESERVED FOR DIVISION OF GROUNDWATER PROTECTION

N

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

COUNTY ROAD DRIVEWAY PERMIT STATEMENT

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

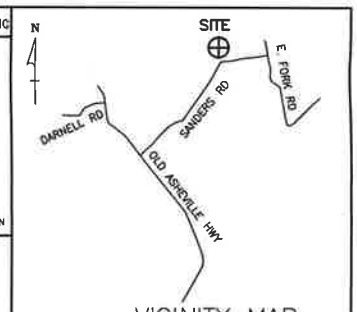
CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE CO., TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

RESERVED FOR REGISTER OF DEEDS

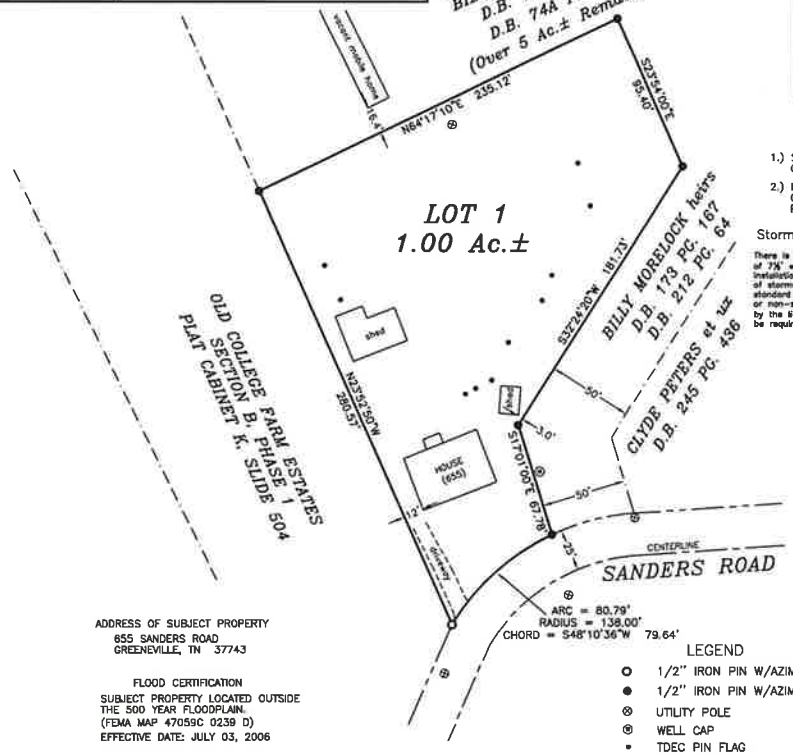


VICINITY MAP
(NOT TO SCALE)

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

THIS RTK GNSS SURVEY WAS PERFORMED USING CARLSON BRx7 DUAL FREQUENCY RECEIVERS. THE GEOID MODEL USED IS GEOID18 BASED ON AN OPUS SOLUTION AND THE COMBINED GRID FACTOR IS 0.9999. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.05'.

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



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

There is hereby established an easement area a minimum of 7½' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural stormwater easements as may be delineated by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission.

—FOR REVIEW—

0' 50' 100' 150'

TAX REF.: TAX MAP 122 PORTION OF PARCEL 42
DEED REF.: D.B. 173 PG. 167
D.B. 212 PG. 64 & D.B. 74A PG. 698

RESERVED FOR INSPECTION LETTER

ADDRESS OF SUBJECT PROPERTY
655 SANDERS ROAD
GREENEVILLE, TN 37743

FLOOD CERTIFICATION
SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.
(FEMA MAP 47059C 0239 D)
EFFECTIVE DATE: JULY 03, 2006

LEGEND
- ○ 1/2" IRON PIN W/AZIMUTH CAP (found)
- ● 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- ⊗ UTILITY POLE
- ⊗ WELL CAP
- • TDEC PIN FLAG

SURVEY OF A PORTION OF THE BILLY MORELOCK heirs PROPERTY

24TH 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: 03/24/2025
JOB NO. 24SU150	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. 24SU150A

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER DATE

OWNER DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREDN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

MARCH 24, 20 25
DATE

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY(INITIAL):

____1. ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING COUNTY ROAD FOUND ON THE GREENE COUNTY ROAD LIST, SHALL SERVICE THESE LOTS AS PROPOSED.

____2. STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND THE PRELIMINARY PLANS AS APPROVED BY THE GREENE COUNTY PLANNING COMMISSION.

____3. STATE ROUTE _____ IS NOT EVALUATED BY GREENE COUNTY, PURSUANT THIS PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUE APPROVAL OF THIS STATE ROUTE.
(NO SIGNATURE REQUIRED)

DATE GREENE COUNTY HWY SUPERINTENDENT /AUTHORIZED APPOINTEE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

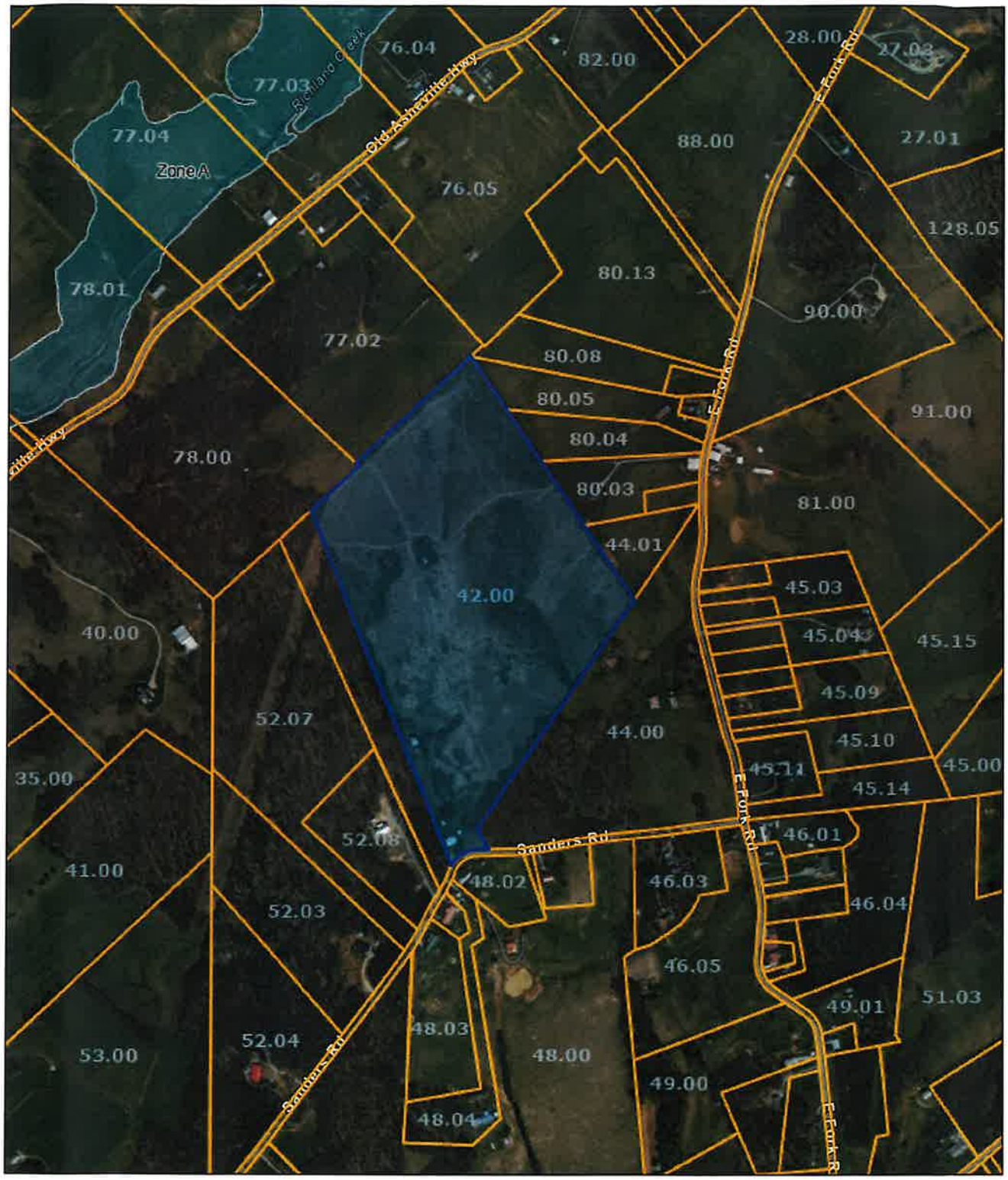
DATE

GREENEVILLE ENERGY AUTHORITY

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 1.00 ±	TOTAL LOTS 1
ACRES NEW ROAD 0.00	MILES NEW ROAD 0.00
DEVELOPER BILLY MORELOCK heirs	CIVIL DISTRICT 24TH
SURVEYOR AZIMUTH ENGINEERING	CLOSURE ERROR 1/10,000

Greene County - Parcel: 122 042.00



Date: July 3, 2025

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

County: GREENE
Owner: MORELOCK WILLIAM BILLIE J RICKER ETAL
Address: SANDERS RD 655
Parcel ID: 122 042.00
Deeded Acreage: 0
Calculated Acreage: 39.53
Vexcel Imagery Date: 2023

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

CERTIFICATE OF ACCURACY:

STATE OF TENNESSEE
GREENE COUNTY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

WITNESS MY HAND AND SEAL THIS 11TH DAY OF JUNE, 2025

Brian T. Bartlett, R.L.S.

TENNESSEE REGISTERED LAND SURVEYOR #1984

BRIAN T. BARTLETT REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 1984

CERTIFICATE OF APPROVAL OF STREETS:

I hereby certify (initial):

_____ 1. Adequate right-of-way dedication upon an existing county road found on the Greene County Road List, shall service these lots as proposed.

_____ 2. Streets have been constructed in accordance with the Greene County Subdivision Regulations, and the preliminary plans as approved by the Greene County Planning Commission.

_____ 3. State Route _____ is not evaluated by Greene County, pursuant this plat review, and plat approval does not constitute approval of this state route. (No signature required)

GREENE COUNTY HIGHWAY COMMISSIONER

DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS:

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

CITY OR COUNTY HEALTH OFFICER OR AUTHORIZED REPRESENTATIVE (DATE)

CERTIFICATE OF ELECTRIC SERVICE:

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

GREENEVILLE ENERGY AUTHORITY (DATE)

VICINITY MAP
(N.T.S.)

CERTIFICATE OF OWNERSHIP/DEDICATION:

I/WE HEREBY CERTIFY THAT I AM/WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AND THAT I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

RESIDENTIAL
NOTED USE

OWNER(S) (DATE)

OWNER(S) (DATE)

DIVISION OF GROUNDWATER PROTECTION CERTIFICATION:

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 18R - 19R defined as Lyla Lloyd Reynolds Estates - located in Greene County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 18R:
Lot 18R is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Lot 19R:
Lot 19R is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Environmental Scientist
TN Division of Water Resources Date

NOTES:

1. SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
2. AREA CALCULATED BY COORDINATE COMPUTATION.
3. SUBJECT PROPERTY P.I.N.: MAP 056, PARCEL 006.18.
4. BEING ALL OF THE PROPERTY AS DESCRIBED IN DEED BOOK 482A, PAGE 1735.
5. THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY PANEL NUMBER 47059C0150D FOR GREENE COUNTY, EFFECTIVE DATE JULY 3, 2006.
6. A DRIVEWAY PERMIT IS REQUIRED TO BE OBTAINED FROM THE GREENE COUNTY HIGHWAY DEPARTMENT PRIOR TO CONSTRUCTION OR MODIFICATION OF A DRIVEWAY OR ENTRANCE TO A COUNTY MAINTAINED ROAD.

STORM WATER/UTILITY EASEMENT STATEMENT:

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

CERTIFICATE OF APPROVAL FOR RECORDING:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE COUNTY, TENNESSEE, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTER.

SECRETARY
REGIONAL PLANNING COMMISSION (DATE)

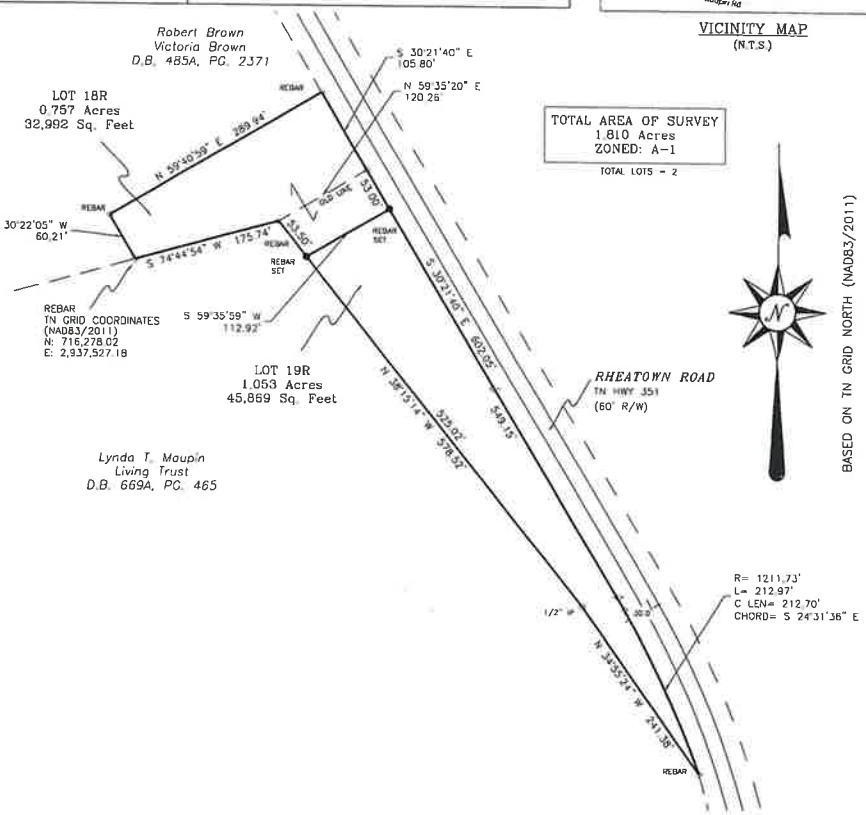
SETBACK REQUIREMENTS:

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

LEGEND

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

REGISTER OF DEEDS:



GREENE COUNTY
REGIONAL PLANNING
COMMISSION

RE-PLAT OF

LYLA LLOYD REYNOLDS ESTATE

PLAT BOOK H, SLIDE 453

LOTS 18 AND 19

PROPERTY ADDRESS
(T.B.D.) RHEATOWN RD
CHUCKEY, TN 37641

20TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE
DATE: JUNE 11, 2025

DRAWING NO. 25-1677
SCALE: 1"=100'

0 100 200 300

GPS CERTIFICATION:

I, Brian T. Bartlett, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

(a) Type of Survey: Real Time Kinematic
(b) Positional Accuracy: 0.05 feet
(c) Date of survey: JUNE 10, 2025
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed Control used: TDOT CORS Network
(f) Geoid model: Geoid12B
(g) Combined Grid factor: 0.99996985

SURVEY CLASSIFICATION CERTIFICATION:

I, BRIAN T. BARTLETT, HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 25,000.

Appalachian Surveying Consultants, P.A.

Surveying/Land Planning
Brian T. Bartlett, PLS, CFS

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

NCBELS License No.: C-2898

Greene County - Parcel: 056 006.18

Date: July 3, 2025

County: GREENE
Owner: CARTER PATSY L
Address: RHEATOWN RD
Parcel ID: 056 006.18
Deeded Acreage: 1.81
Calculated Acreage: 0

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

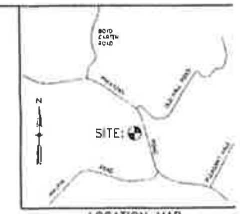
State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

OWNER(S)

KATHERINE COULTER
JAMES S. PETERS
4206 LITCHFIELD WAY
KNOXVILLE, TENNESSEE 37920

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- POINT
- ROW MARKER
- SET STONE FOUND
- BARBED WIRE FENCE



LOCATION MAP

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST	CHORD DIRECTION
C1	31.95	745.00	31.95	S61°55'53"E
C2	50.14	745.00	50.13	S52°32'51"E
C3	101.89	745.00	101.81	S52°07'13"E
C4	54.57	745.00	54.55	S48°38'38"E
C5	168.84	869.89	168.59	S32°22'24"E
C6	212.97	1211.73	212.70	S38°29'12"E

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS A RELATIVE ERROR OF CLOSURE OF 1 PART IN 7,500 AND IT IS MY OPINION THAT THE PLAN SHOWN HEREON AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

[signature] 3/16/10
DATE

STEVEN TODD SHELTON TENNESSEE NO. 1955

DIVISION OF GROUND WATER

Approval is hereby granted for lots [illegible] located in The Lyla Lloyd Reynolds Estate in Greene County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions.

[illegible]

[signature] 4/13/10
Date

Division of Groundwater Protection

The following restrictions apply to the installation of a conventional subsurface sewage disposal system on this property:

A.) A permit for the installation of the subsurface sewage disposal system must be obtained from the Tennessee Department of Environment and Conservation's Division of Groundwater protection before any construction begins.

B.) [illegible]

C.) [illegible] Lyla Lloyd Reynolds Estate [illegible] House size and location are especially critical on lots [illegible]

D.) There shall be a 50 foot setback between all wells and all SSD systems.

E.) There is a 25 foot setback from the [illegible] and all SSD systems.

F.) [illegible] the surface water diversion must be completed prior to SSD system approval. See soil map.

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

[signature] 3-19-2010
OWNER DATE

CERTIFICATION OF THE APPROVAL OF THE WATER SYSTEM

I HEREBY CERTIFY THAT THE PRIVATE WATER SUPPLY/ PUBLIC WATER SUPPLY SYSTEM (1) IS AVAILABLE TO THE PROPERTY, OR (2) AS SHOWN ON THE ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS, OR (3) THAT A SECURITY BOND IN THE AMOUNT OF $________ HAS BEEN POSTED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

[signature]
GREENEVILLE WATER COMMISSION OR LOCAL UTILITY DISTRICT
3-26-10
DATE

CERTIFICATION OF ELECTRIC POWER

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GL&PS LINE EXTENSION POLICIES, LINE SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GL&PS LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GL&PS BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

[signature]
GREENEVILLE LIGHT AND POWER REPRESENTATIVE
3/24/10
DATE

CERTIFICATION OF THE APPROVAL FOR 911 STREET ASSIGNMENT

I HEREBY CERTIFY THAT THE STREET NAMES(S), AS NOTED ON THE FINAL PLAT, IS (ARE) APPROVED AS ASSIGNED.

[signature]
GREENE COUNTY 911 ADDRESSING DEPARTMENT
[illegible]
DATE

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

[signature]
CITY ENGINEER OR COUNTY ROAD COMMISSIONER
3-31-10
DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR ________ TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $________ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

[signature]
SECRETARY, REGIONAL PLANNING COMMISSION
22 Apr 2010
DATE

NOTES:

1. IRON PINS (1/2" REBAR) HAS BEEN SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
2. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, COVENANTS AND/OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.
3. PROPERTY SHALL ADHERE TO ZONING REGULATIONS.
4. REFERENCE TAX MAP: MAP 056 PARCEL 6.00 REFERENCE DEED: DEED BOOK 255A PAGE 433
5. THE PROPERTY SHOWN HEREON LIES OUTSIDE THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47059C0150D EFF. DATE 7-03-2006)
6. TOTAL ACREAGE: 35.09 Ac±
7. MINIMUM LOT SIZE: 0.51 Ac±
8. NUMBER OF LOTS: 19
9. THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5 FEET WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENCED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.
10. DRIVEWAY CONNECTIONS TO HIGHWAY 351 (RHEATOWN ROAD) ARE REQUIRED TO APPLY FOR A DRIVEWAY PERMIT WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION.

NOTICE TO PROPERTY OWNERS

PIPESTEM/FLAG LOTS MAY BE FURTHER SUBDIVIDED BY CONSTRUCTION OF A PUBLIC ROAD IN THE "STEM" OF THE LOT TO PROVIDE ACCESS TO NEW LOTS.

REGISTER OF DEEDS

04/26/2010-01:47:09 PM
10003717
PLAT CABINET : B
SLIDE : 453
JOE BADER

SUBDIVISION PLAT

OF THE

LYLA LLOYD REYNOLDS ESTATE
20TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE

PROFESSIONAL SURVEYING SERVICES, INC.
LAND SURVEYING • MAPPING • PLANNING
355 EBENEZER ROAD – CHUCKEY, TENNESSEE
PHONE (423) 257-3911

DATE: 3/16/10
JOB NO.: 0957
DRAWN BY: STS
REVISION: 1 OF 1
SHEET 1 OF 1

DIVISION OF GROUND WATER

"Approval is hereby granted for lots SEE RESTRICTIONS defined as

The Lyla Lloyd Reynolds Estate in **Greene** County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Groundwater Protection. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. Any cutting, filling or alteration of the soil conditions may void this approval."

Jeff Allen 4/13/10

Environmental Specialist — Date
Division of Groundwater Protection

The following restrictions apply to the installation of a conventional subsurface sewage disposal system on this property:

A.) A permit for the installation of the subsurface sewage disposal system must be obtained from the Tennessee Department of Environment and Conservation's Division of Groundwater protection **before** any construction begins.

B.) **Lots #1-#19** were evaluated on the basis of a three (3)-bedroom residence. If additional bedrooms are desired, each lot in question will require re-evaluation.

C.) **Lots #1-#19** in the **Lyla Lloyd Reynolds Estate** have specific areas designated for the SSD system. House location, construction of dwellings with large floor plans, odd shaped configurations, excavated basements, as well as topography of property may result in reduction of bedrooms and/or ssd system requiring to be pumped. Prior to construction the property owner needs to contact this office in order to insure proper house site location. **House size and location are especially critical on lots#16, #17&#18.**

D.) There shall be a 50-foot setback between all wells and all SSD systems.

E.) There is a 25-foot setback from the culvert egress on **lot#18** and all SSD systems.

F.) If the area where drainways "A"&"B" are located (lots#16,17,18) are utilized for SSD system installation, the drainways must first be negated by construction of a surface water diversion down the lots#17-#18 property line. Installation of the surface water diversion **must be completed prior to SSD system approval.** See soil map.

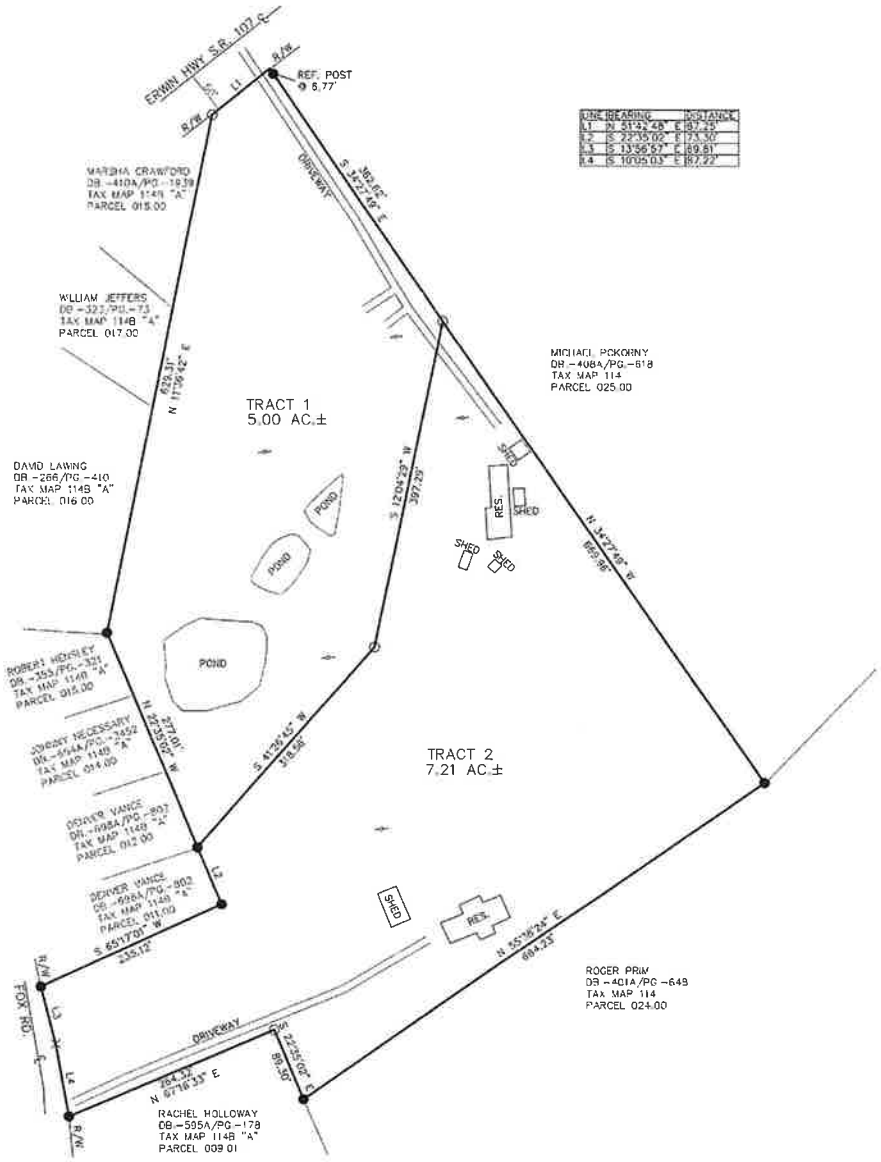
REGISTER OF DEEDS:

09/13/2025 - 01:50:37 PM
25005366
1 PGS AL-PLAT
SYDNEY BATCH: 259653
PLAT CABINET: L
SLIDE: 880

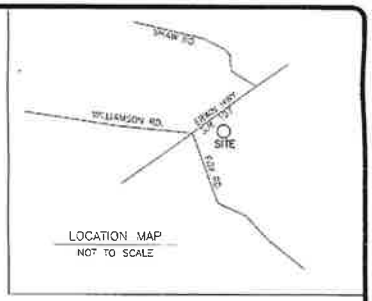
REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER

NORTH RECONCILED TO TN GRID



LINE	BEARING	DISTANCE
L1	N 51°42'48" E	67.25'
L2	S 22°35'02" E	73.50'
L3	S 13°56'57" E	89.61'
L4	S 10°05'03" E	87.27'



LOCATION MAP
NOT TO SCALE

LEGEND

- O IRON PIN SET
- ● IRON PIN FOUND
- X POINT ON RIGHT-OF-WAY
- -o- UTILITY POLE

FLOOD NOTE:

plotting only. This property is in Zone(s) "X" of the Flood Insurance Rate map, Community Panel No. 47059C0270D, which bears an effective date of 07-03-2006 and is not in a Special Flood Hazard Area.

Vanessa K. Burgess
John K. Burgess 6-13-25
OWNER SIGNATURE: DATE:

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon.

6-13-25
CONFORMATION BY PLANNING DIRECTOR: DATE:

SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: CHRIS HILL
DATE: 06-12-2025

CHARLES T. JOHNSON JR. REGISTERED LAND SURVEYOR NO. 2405 TENNESSEE

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

MISCELLANEOUS NOTES:

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

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

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

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

PROPERTY REFERENCE:

JOHN & VANESSA BURGESS DB.-744A/PG.-2469 TAX MAP 114 PARCEL 026.00	JOHN & VANESSA BURGESS DB.-744A/PG.-2469 TAX MAP 114B "A" PARCEL 010.00	JOHN & VANESSA BURGESS DB.-744A/PG.-2469 TAX MAP 114B "A" PARCEL 009.00

BURGESS 12.21 AC.± PROPERTY PARTITION
1ST CIVIL DISTRICT GREENE CO. TN.

TPSI TN. PROFESSIONAL SURVEYING INC.
405 N BOONE STREET JOHNSON CITY, TN 37604

SCALE: 1"=100'	DATE: 06-12-2025
PROJECT: CHRIS HILL	DRAWN BY: SCT

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, June 10, 2025, at 1:00 p.m.

Members Present/~~Absent~~
Gwen Lilley, Chairman
Nick Gunter, Vice Chairman
Gary Rector, Secretary
Lyle Parton, Alternate Secretary
Edwin Remine
Phillip Ottinger
Jason Cobble
Becky Rideout
Larry Justis

Staff Representatives Present/~~Absent~~
~~Kevin Morrison, County Mayor~~
Roger Woolsey, County Attorney
Amy Tweed, Planning Coordinator
Tim Tweed, Building Official
Lyn Ashburn, Planning Department
Paul Ricci, Building Department
Kevin Swatsell, Road Superintendent

Also participating: Interested citizens

The Chairman called the meeting to order at 1:10 p.m. and welcomed attendees. Chairman Gwen Lilley introduced Larry Justis, the new planning commissioner, and welcomed him to the Planning Commission.

Approval of Minutes. The Chairman asked if members had received the draft minutes of the May 13, 2025, meeting. A motion was made by Gary Rector, seconded by Phillip Ottinger, to approve the minutes as written. The motion carried unanimously.

Division of the John and Sophia Przybylowicz Property. The Planning Commission reviewed and considered approving the final plat for the Division of the John and Sophia Przybylowicz Property, for seven lots totaling 5.72 acres located at the intersection of Snapps Ferry Road and Mary Lamons Road in the 14th civil district. Surveyor Daniel Hopson, representing the property owner, discussed the plat. Amy Tweed recommended granting approval to the final plat, subject to the addition of signatures, as the plat met all other applicable regulations. A motion was made by Nick Gunter, seconded by Gary Rector, to approve the plat, subject to signatures, as the plat met all other applicable regulations. The motion passed unanimously.

Herbert Shelton Property. The Planning Commission reviewed and considered approving the final plat for the Herbert Shelton Property, for three lots totaling 15.82 acres located adjacent to Greystone Road at Bill Martin Road in the 1st civil district. Herbert Shelton was present to discuss the subdivision. Amy Tweed stated that the plat needed to be revised to add the FEMA, easement, and setback notes, and the Road Superintendent signature block, as shown in the Subdivision

Regulations. Signatures were also needed. Mr. Shelton stated his intention to place an additional mobile home on the property and was told he could only do that if the property was subdivided in a different manner than what was presented. Tim Tweed stated this was because the Zoning Resolution only permitted two mobile homes on property zoned A-1, General Agriculture District. If the plat were approved that day, a revised plat would be required to be submitted so that the additional mobile home would be on a separate tract. A motion was made by Gary Rector, seconded by Becky Rideout, to deny approval to the plat as it did not meet the requirements of the Subdivision Regulations. Mr. Shelton was informed that what he proposed to do could be handled by Amy Tweed as an administrative plat, which did not have to be approved by the Planning Commission. The motion carried unanimously.

Replat of Lots 4-15 of Raymond Ricker Property Section 1. The Planning Commission reviewed and considered approving the final plat for the Replat of Lots 4-15 of the Raymond Ricker Property Section 1 for 13 lots totaling 19.297 acres located adjacent to Kenneytown Road in the 11th civil district. Amy Tweed recommended granting approval to the final plat, subject to the addition of signatures, as the plat met all other applicable regulations. A motion was made by Nick Gunter, seconded by Edwin Remine, to approve the plat subject to signatures, as the plat met all other applicable regulations. The motion carried unanimously.

Division of Lot 11R of the Replat of Lots1-22 of the S.E. Hensley Estate. The Planning Commission reviewed and considered approving the final plat for the Division of Lot 11R of the Replat of Lots1-22 of the S.E. Hensley Estate for the David Crum Estate, for two lots totaling 7.67 acres located adjacent to Cedar Creek Road in the 3rd civil district. Daniel Hopson, representing the property owner, discussed the plat. Amy Tweed recommended granting approval to the final plat, subject to the addition of signatures, as the plat met all other applicable regulations. A motion was made by Edwin Remine, seconded by Gary Rector, to approve the plat, subject to signatures, as the plat met all other applicable regulations. The motion carried unanimously.

Proposed campground regulations. The Planning Commission reviewed and considered recommending an addition to the *Zoning Resolution* concerning campground regulations. Tim Tweed outlined the proposal, which was a slimmed-down version of what the Planning Commission approved on February 11, 2025. The proposal had been rewritten at the behest of the Greene County Legislative Body, who denied approval at their March 2025 meeting, stating it was too long and involved.

Roger Woolsey stated the resolution addressed a lot of existing issues, but the two most important were that, at present, campers on residential property couldn't be used for permanent housing, and campers in campgrounds had to be moved every thirty (30) days. He discussed changes in state law that enabled counties to assess property taxes on RV's staying on a property for more than 30

days. Discussion ensued about the need to anchor RV's to cut down on campers being flipped in high winds.

Laura Samples stated her concern was when people tried to live in campers on private property. A camper attached to property is a mobile home, and it should have to meet the same requirements.

Glen Merklen questioned who was able to make decisions for the county, and stated he thought there was a conflict of interest in how the regulations were written. He spoke of a person in his community that had lived in a camper for longer than one year and questioned why they were permitted to do so. Tim Tweed stated that that particular issue was being addressed.

Lyn Ashburn outlined the rezoning process, where staff makes a recommendation to the Planning Commission, and the Planning Commission makes a recommendation to the County Commission, who makes the final decision.

Roger Woolsey stated Mr. Merklen was correct in saying that a camper was permitted for a year on property where a residence was being built, but that the Building Commissioner could extend that time as long as progress was made.

Dwayne Gibson asked about the road assessment that had been made in the proposed regulations. Tim Tweed stated that the road regulations in the original proposal had been dropped from the shortened version. Mr. Gibson asked what the Planning Commission was going to do about the allocation of funds to repair damage to local roads damaged by wood trucks and trucks from Vulcan, which was outside their control.

Jennifer Adamec discussed campers being allowed on residential property longer than allowed. She spoke at length about her perceived conflict of interest between the Planning Department and a local resident. Roger Woolsey asked her opinion of having campers permanently placed either within campgrounds or on private property. Ms. Adamec stated she didn't want to hurt campground businesses but thought they shouldn't be permitted on private property.

Lyn Ashburn stated she would meet with anyone who was interested in her projects, and that she would have met with Ms. Adamec if she had been contacted. Ms. Ashburn discussed how meetings with interested parties provided information on local concerns and brought in different ways of viewing a situation. The requirement that traffic engineering information be provided for campgrounds that did not front on an arterial or collector streets was something that Ms. Ashburn believed should be required for all projects, not just campgrounds. Having information on the adequacy of the transportation network would provide the Planning Commission information needed to make an informed decision about the safety of proposed developments.

Ms. Ashburn stated that, as a professional planner, she had a code of ethics that she followed and stated that her proposals were what she thought appropriate, not what neighbors wanted. Paul Ricci of the Greene County Office of Inspection and Regulation stated he had been hired to identify and quantify the rental market for short-term rentals, including campgrounds. He discussed the changes in state law and how the proposed regulations would help equalize how property was treated by the Assessor's office.

Rita Phillips asked if it was legal for someone to live in a camper on their private property. Tim Tweed stated it was not presently legal, but the proposal would allow it.

Gwen Lilley asked if the moratorium was still in effect and when told it had ended in March, stated that the moratorium either needed to be extended, or regulations approved. After discussion, a motion was made by Lyle Parton, seconded by Nick Gunter, to recommend approval of the resolution as presented. The motion carried unanimously.

Rezoning request for Taylor Lane property. The Planning Commission reviewed and considered a request to rezone property located adjacent to Taylor Lane (tax parcel 087-061.00) from R-2, Medium Density Residential District, to B-2, General Business District, to permit expansion of Clayton Homes. Lyn Ashburn stated the Greene County zoning map showed the parcel was split by Greeneville's corporate line, but Greeneville's zoning map and information from the Property Assessors Office showed the entirety of the property to be outside of Greeneville. She stated that Tim Tweed, as Building Commissioner, had the authority to determine that the zoning map was incorrect. Tim Tweed stated that, based on the determination by both Greeneville and the Property Assessors office that the lot was located outside of Greeneville, and with the agreement of the property owner, he determined the lot to be located entirely outside of Greeneville.

Staff stated that the sides of the property adjoining Greeneville (east and south) abutted commercial uses in an M-2, High Impact Use District. The property located outside the municipality was zoned R-2, Medium Density Residential District, and was a mix of residential uses and vacant lots.

Lyn Ashburn stated that the conceptual site plan showed the only access for the lot to be through the existing Clayton Homes (CMH Homes) property, which fronted E. Andrew Johnson Highway. Peter Medlyn, the representative for Clayton Homes, agreed that the property should not have access to Taylor Lane, as the road was only fifteen (15) feet wide, and was inadequate for two-way traffic for even passenger vehicles. There was discussion about the possibility of a future change in use, where the new property owner would want to access Taylor Lane. Mr. Medlyn stated he understood the concerns of the Planning Commission and was fine with having a note on

the site plan stating that the property would not have access to Taylor Lane, stating the restriction would run with the land and would restrict future property owners from accessing Taylor Lane.

The site plan showed that the center of the property would be a graveled display area, with a twenty-five (25) foot-wide buffer of existing, mature trees to be maintained around the perimeter of the property. Ms. Ashburn stated the buffer width needed to be widened to thirty (30) feet adjacent to the residential district on Taylor Lane, to meet the requirements of Section 606.3 D of the *Zoning Resolution*, but that the buffer shown adjacent to the commercial districts could be eliminated. Mr. Medlyn stated his agreement that the buffer would be widened to thirty (30) feet where required.

The Planning Commission received information on how the request fits in with the *Greene County Land Use and Transportation Policy Plan: 2020-2029*, which had objectives and policies to both support and oppose the rezoning request. Discussion ensued about the potential impact of noise, lighting, and traffic on the properties on Taylor Lane that adjoined and faced the lot, and on the general area as well. Tim Tweed spoke about the potential impact of different types of commercial uses on the property. It was discussed that lighting could have a negative impact if a future user decided to light the area, but the presence of a 30-foot-wide buffer of mature trees should negate that impact. Noise would be restricted to hours of operation, which would not extend beyond daylight hours for Clayton Homes, but a different use might have longer hours. The third concern, traffic, would be negated by restricting access through the existing CMH Homes development.

Staff recommended the rezoning request, subject to the concept plan being revised to show a thirty (30) foot-wide buffer adjacent to the residential district, and no access being provided to Taylor Lane, based on the following rationale:

1. The request was in keeping with objectives and policies of the Land Use/Transportation Policy Plan, specifically policies: A-1, A-2, B-1, B-2, B-3, B-4, B-5, and B-8 (pp. 108-109).
2. The potential impact to the surrounding residential area could be sufficiently addressed by maintaining the required landscape buffer of mature trees.

A motion was made by Philip Ottinger, seconded by Lyle Parton, to recommend approval of the rezoning, subject to the buffer adjacent to the R-2 zone be widened to thirty (30) feet, with the understanding that no access would be provided to Taylor Lane. The motion carried unanimously.

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

- David Hensley Property Section 1, for two lots totaling 1.933 acres located adjacent to Round Knob Road in the 22nd civil district.

- Division of a Portion of the Tiffany Wilkerson & Tyler Arwood Property for one lot totaling 0.02 acres, located adjacent to Cartwheel Road in the 18th civil district.
- Division of a Portion of the Dewey Robinson Property for three lots totaling 5.04 acres, located adjacent to Waddell-Love Road in the 3rd civil district.
- Survey of a Portion of the B.R. Jones et al Property for one lot totaling 0.71 acres, located adjacent to Warrensburg Road in the 25th civil district.
- Survey of a Portion of the Keith Jones et ux Property for one lot totaling 0.03 acres, located adjacent to Lick Creek south of Bibles Chapel Road in the 4th civil district.
- Survey for the Southern Appalachian Highlands Conservancy on the B.J. Broyles and wife Nancy Broyles, Michelle Lawrence Moseley, and Stephen Clint Albright Property, for one tract totaling 65.062 acres, located adjacent to Chandler Circle in the
- Combination Plat of Lots 11 & 12 of the Porter & Ethel Albright Estate Section B, for one lot totaling 1.39 acres, located adjacent to Westwood Road in the 4th civil district.
- Survey of a Portion of the Jewell Boshart Property for one lot totaling 1.67 acres, located off Walkers Ford Road and Easterly Drive in the 9th civil district.
- Replat of the Myrtle Williams Heirs Property, Lot 1 for two lots totaling 2.37 acres, located adjacent to Horton Highway in the 11th civil district.
- Survey of a Portion of Tract 2 of the M.L. Neas Farm for one lot totaling 0.84 acres, located at the intersection of Slate Creek Road and Hill Cut Road in the 3rd civil district.
- James F. Johnson & Barbara Johnson property plat for one lot totaling 1.514 acres located adjacent to Anderson Loop in the 23rd civil district.
- Replat of Lots 2, 3, and 4 of the Ottinger Property for two lots totaling 2.444 acres, located at the intersection of Bright Hope Road and Hutton Road in the 5th civil district.
- Candace Quade Property for one lot totaling 4.44 acres located adjacent to Greystone Road in the 22nd civil district.
- Sean Gebauer and Annette Gebauer property plat for one lot totaling 2.74 acres, located adjacent to Bright Hope Road in the 5th civil district.
- Sharlene R. Dunbar property plat for two lots totaling 2.58 acres, located adjacent to Jr. Gray Road in the 22nd civil district.

A motion was made by Lyle Parton, seconded by Gary Rector, to accept the list. The motion carried unanimously.

Monthly activity report for Building/Zoning/Planning Office. Tim Tweed discussed the monthly department activity report. The decision was made to vote on the monthly report at the July meeting, when information on the end of the year report would be available.

Other Business.

TDEC work session. The Planning Commission tentatively set a work session with environmental specialists from the Tennessee Department of Environment and Conservation for 1:00 p.m. in the Courthouse Annex Conference Room on July 28, 2025. The topic of discussion would be subdivision plat requirements for septic systems.

There being no further business, a motion was made by Lyle Parton, seconded by Nick Gunter, to adjourn. The motion carried unanimously. The meeting adjourned at 2:45 p.m.

Approved as written: _____

Secretary: _____

Chairman/Vice Chairman: _____

DRAFT

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 1A – defined as Division of the Linda LeBlanc Trust Property – located in Greene County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 1A:
Conventional septic system is required. Pump to fieldlines and a dosing tank may be required. Lot 1A has an existing septic system. Adequate suitable soil is available to duplicate a 3-bedroom conventional subsurface disposal system. Plat approval does not constitute approval of the existing system. See existing system reinspection letter in conjunction with this lots evaluation.

Environmental Scientist
TN Division of Water Resources

05-22-25
Date

RESERVED FOR DIVISION OF GROUNDWATER PROTECTION

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
INSPECTION LETTER

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

LEGEND

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

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

There is hereby established an easement area a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural stormwater easements as may be delineated by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission.

COUNTY ROAD DRIVEWAY PERMIT STATEMENT

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

CERTIFICATE OF APPROVAL FOR RECORDING

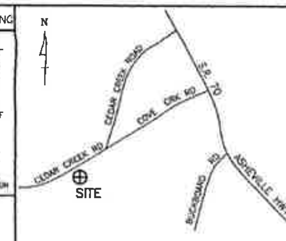
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE CO., TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

6-5-2025
DATE

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

06/09/2025 - 08:34:03 AM
25005147
PLAT CABINET: L
SLIDE: 675
KAREN COLLINS-OTTINGER

RESERVED FOR REGISTER OF DEEDS



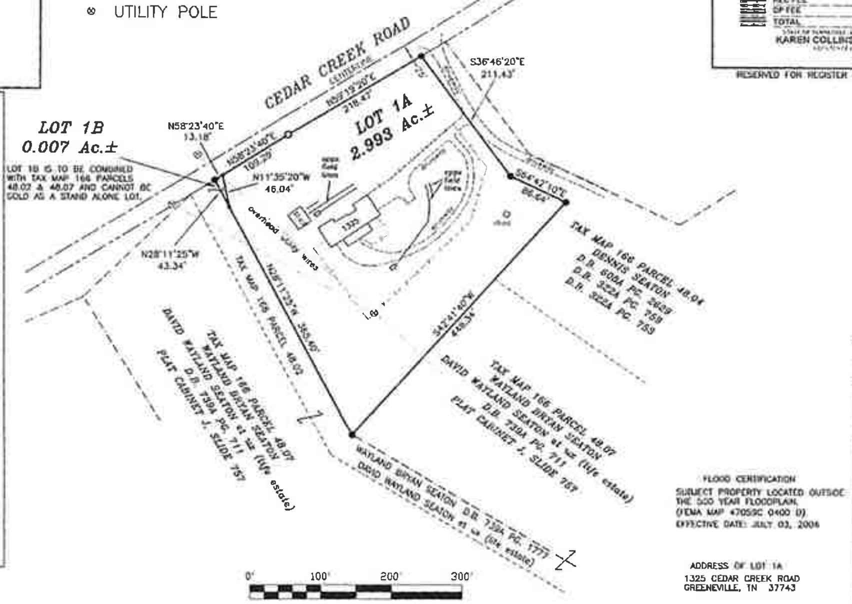
VICINITY MAP
(NOT TO SCALE)

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

THIS RTK GNSS SURVEY WAS PERFORMED USING CARLSON BRx7 DUAL FREQUENCY RECEIVERS. THE GEOID MODEL USED IS GEOID18 BASED ON AN OPUS SOLUTION AND THE COMBINED GRID FACTOR IS 0.9999. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.05.

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

DANIEL R. COFFEY
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1576



TAX REF.: TAX MAP 166 PARCEL 48.03
DEED REF.: D.B. 699A PG. 2617

REV.: 03/20/2025 REVISED PER TDEC
REV.: 02/12/2025 REVISED PER TDEC & DEED REFERENCES

DIVISION OF THE LINDA LEBLANC Trust PROPERTY

18TH CIVIL DISTRICT GREENE CO.,TN

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

SCALE: 1"=100'	DATE: 04/26/2024
JOB NO. 24SU053	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. 24SU053R

FLOOD CERTIFICATION
SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN. (FEMA MAP 47059C 0400 D) EFFECTIVE DATE: JULY 03, 2006

ADDRESS OF LOT 1A
1325 CEDAR CREEK ROAD
GREENEVILLE, TN 37743

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER DATE
OWNER DATE
OWNER DATE
OWNER DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE
TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

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

DATE
GREENE COUNTY HWY SUPERINTENDENT (AUTHORIZED APPOINTEE)

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

5-27-25
DATE
LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE

5-27-25
DATE
GREENEVILLE ENERGY AUTHORITY

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES	3.00 ±	TOTAL LOTS	2
ACRES NEW ROAD	0.00	MILES NEW ROAD	0.00
DEVELOPER	LeBlanc & Seaton	CIVIL DISTRICT	18TH
SURVEYOR	AZIMUTH ENGINEERING	CLOSURE ERROR	1/10,000

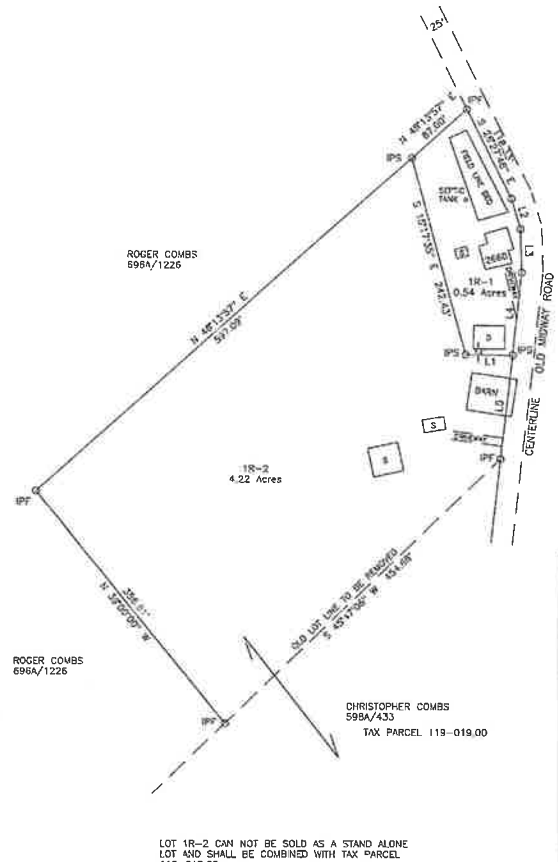
SURVEY FOR JIM AND CHERYL EASTERLY
25TH CIVIL DISTRICT, GREENE COUNTY, TENNESSEE
DEED REFERENCE – DEED BOOK 526A PAGE 2289

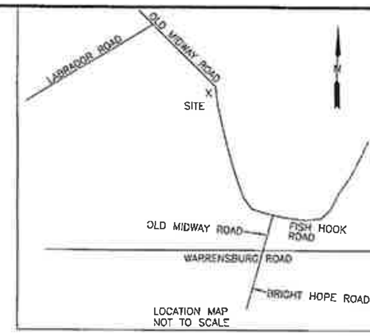
TAX PARCEL 119–017.01

REPLAT OF LOT 1 OF THE KENNETH COMBS S/D
PLAT BOOK J, PAGE 26

N DEED NORTH

LEGEND
IPS – 1/2" IRON PIN SET
IPF – 1/2" IRON PIN FOUND
O – POINT OR AS SHOWN OTHERWISE
S – SHED
G – GARAGE





LINE	BEARING	DISTANCE
L1	S 89°40'57" E	54.97'
L2	S 16°46'55" E	37.74'
L3	S 01°41'37" E	51.43'
L4	S 06°26'17" W	99.25'
L5	S 06°26'17" W	124.42'

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

THIS PROPERTY DOES NOT LIE IN A FEMA SPECIFIED SPECIAL FLOOD HAZARD AREA. PANEL NO. 47059C0215D, (ZONE X) EFFECTIVE DATE: 3 JULY 2006.

SETBACKS SHALL CONFORM TO ZONING.

SURVEY PERFORMED USING GPS EQUIPMENT TOPCON HYPER LITE PLUS – DUAL FREQUENCY LOCATIONS GENERATED USING REAL TIME KINEMATIC VECTORS, ROOT MEAN SQUARE OF NO MORE THAN 0.06' HORIZONTAL

I hereby certify that this is a category IV survey and the positional accuracy meets the minimum standards of practice for land surveying in Tennessee
MICHAEL A. GRIGSBY
50 VELDT LANE
AFTON, TN 37616
PH: 423.638.5732
EMAIL: magoutsiders@gmail.com
TN LAND SURVEYOR LIC. NO. 1383
SCALE 1" = 100' 22 MARCH 2025

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

LOT 1R–2 CAN NOT BE SOLD AS A STAND ALONE LOT AND SHALL BE COMBINED WITH TAX PARCEL 119–019.00

Division of Groundwater Protection

CERTIFICATE OF APPROVAL OF ON–SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 1R–1 – 1R–2 defined as Replat of Lot 1 of the Kenneth Combs subdivision Located in Greene County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an (SSD) system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 1R–1
Lot 1R–1 has an existing septic system. Adequate suitable soil is available to duplicate a 3-bedroom conventional subsurface sewage disposal system. Pump to fieldlines and a dosing tank are required. Plat approval does not constitute approval of the existing system. See existing system reinspection letter in conjunction with this lots(s) evaluation.

Lot 1R–2
Lot 1R–2 is limited to a maximum of 3 bedrooms. Conventional septic system is required.

[signature] 05-27-25
Environmental Scientist Date
TN Division of Water Resources

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS
I hereby certify (initial)
✓ (1) Adequate right-of-way dedication upon an existing county road found on the Greene County road list, shall service these lots as proposed.
___ (2) Streets have been constructed in accordance with the Greene County Subdivision Regulations, and the preliminary plans as approved by the Greene County Planning Commission.
___ (3) State Route ______ is not evaluated by Greene County, pursuant this plat review, and plat approval does not constitute approval of this state route. (No signature required)
___ (4) Plat has been approved with a performance guarantee set by the Greene County Regional Planning Commission.

5/23/25 [signature: Kevin B. Swatzell]
Date Greene County Highway Superintendent/Authorized Appointed

Certificate of Greeneville Energy Authority

The signature below certifies that, subject to existing GEA line extension policies, electric service can be provided to the development described on this plat. Note that GEA line extension policies may require that payments be made to GEA before electric service will be extended to this site.
5/29 2025
Greeneville Energy Authority [signature]

Register of Deeds

06/13/2025 - 09:26:27 AM
25005342
1 PGS:AL-PLAT
SYDNEY BATCH: 258633
PLAT CABINET: L
SLIDE: 879

REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE GREENE COUNTY
KAREN COLLINS-OTTINGER

CERTIFICATE OF APPROVAL FOR WATER SYSTEMS
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.
5-28-25
DATE [signature]
LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
5-30-25
DATE [signature: Cheryl Easterly]
OWNER [signature: Kenny Backberg]
OWNER

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.
22 MARCH 2025
DATE [signature]
TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR ______ TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE ______ COUNTY REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $______ HAS BEEN POSTED WITH THE ______ COUNTY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
06/10/25
DATE [signature]
SECRETARY, LOCAL/REGIONAL PLANNING COMMISSION

REPLAT OF LOT 1 OF THE KENNETH COMBS S/D, PLAT BOOK J, PAGE 26

GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	4.76	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	EASTERLY/BACKBERG	CIVIL DISTRICT	25TH
SURVEYOR	M.A. GRIGSBY	CLOSURE ERROR	1:7500

SCALE 1" = 100' (0 100 200 300)

Book L Page 879

DIVISION OF GROUNDWATER PROTECTION

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 2R – defined as Redivision of lots 2 and 3 of the Harley Mooneyhan Farm Section 1 – located in Greene County, Tennessee as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered provided sufficient shaded area is maintained.

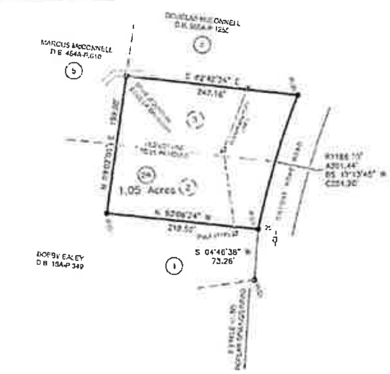
LOT RESTRICTIONS:

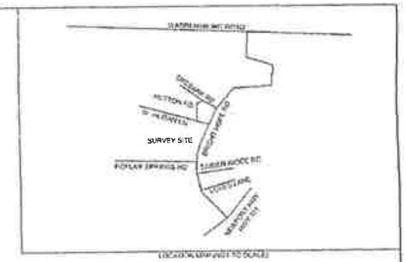
Lot 2R:

Lot 2R is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Environmental Scientist [signature] 05-29-25 Date

TN Division of Water Resources Date





LOCATION MAP (NOT TO SCALE)

FLOOD INSURANCE NOTE: ... property IS NOT in a Special Flood Hazard Area.

Legend:
IP(O) - Iron Rod Old(found)
IP(SET) - 1/2" REBAR SET WITH WEEMS SURVEY CAP
- x - x - = fence
—¢— = centerline of road or highway
IP(O) = Iron Pipe Old(found)
T-POST = Metal Fence Post
-E-E-E-E- = overhead utility lines

This survey is subject to any and all restrictions, covenants, rights of ways, conditions, easements, either recorded or unrecorded, labeled on this survey or not shown.

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

ZONING NOTE:
SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE

COUNTY ROAD DRIVEWAY PERMIT STATEMENT

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

REGISTER OF DEEDS

06/06/2025 - 12:03:47 PM
25005120
1 PGS: AL PLAT
HOLLY BATCH: 368371
PLAT CABINET: L
SLIDE: 872
REC FEE 15.00
DP FEE 2.00
TOTAL 17.00
KAREN COLLINS-OTTINGER

GREENE COUNTY REGIONAL PLANNING COMMISSION

REDIVISION OF LOTS 2 AND 3 OF THE HARLEY MOONEYHAN FARM (SECTION 1)		
DRAWN GW	DATE 5/10/2025	5TH CIVIL DISTRICT OF GREENE COUNTY, TN PLAT CABINET C - SLIDE 143 TAX MAP 131 - PARCELS 036.04 AND 036.05
APPROVED GW	DATE 5/10/2025	
SCALE 1" = 100	SHEET	PROJECT NO.

PROPERTY OWNER:
KYLE WILLS
DEED BOOK 21A - PAGE 512

0 100 200 300

CERTIFICATE OF ACCURACY
... HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS

DATE 5/10 2025 [signature]

I certify that this is a Category 1 survey and the ratio of precision survey is 1: 10,000 as shown hereon, that the survey was done in compliance with current Tennessee Minimum Standards of Practice for Land Surveyors as of the date of this Plat (or Map).

Gary Weems Land Surveyor
Tennessee Reg No. 1845
P.O. Box 274
Rogersville, Tn 37857
423 295 7721

GARY WEEMS
TENNESSEE NO. 1845

6-2 2025 [signature]

6-5 2025 [signature]

6-2 2025 [signature]

CURRENT ZONE A-1

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map,Community Panel No. 47059C0260D, which bears an effective date of 07-03-2006 and is not in a Special Flood Hazard Area.

NORTH RECONCILED TO DEED

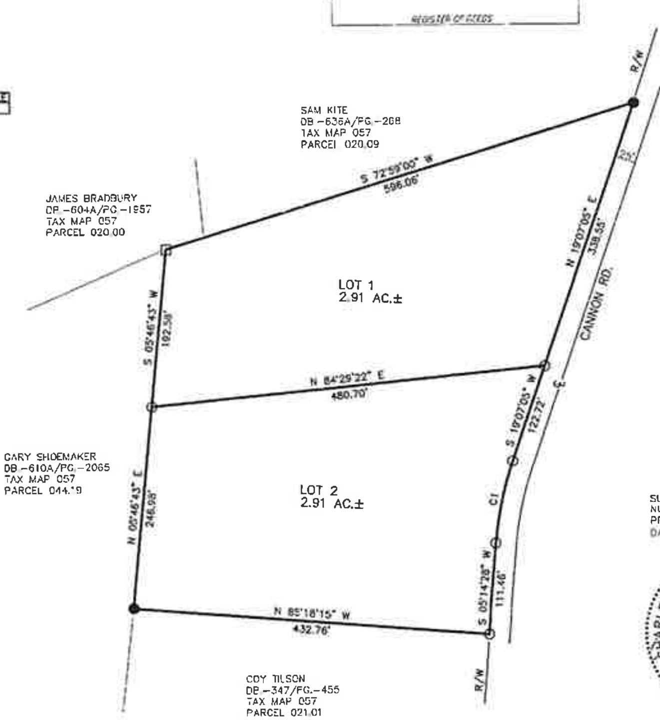
N

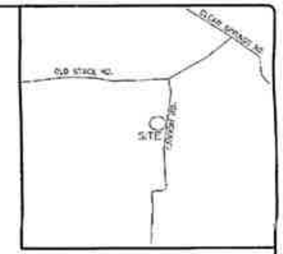
06/10/2025 - 02:08:37 PM
25006232
1 PGS:AL-PLAT
HOLLY BATCH: 266498
PLAT CABINET: L
SLIDE: 876

REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER
REGISTER OF DEEDS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	425.00	102.93	102.68	S 12°10'46" W	13°52'36"





LOCATION MAP
NOT TO SCALE

LEGEND

- ○ 1/2" IRON PIN SET (TPSI CAP)
- ● 1/2" IRON PIN FOUND
- □ POST

MISCELLANEOUS NOTES:

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

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

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MIMIMUM OF 7 1/2' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT:SCT/GS
DATE: 04-08-2025

CHARLES T. JOHNSON JR. REGISTERED LAND SURVEYOR TENNESSEE NO. 2405

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE".

TDEC NOTES:

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 1 -2 defined as Baldwin 5.82AC +- Property Partition -located in Greene County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 1:

Lot 1 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required. Subsurface drainage is required.

Lot 2:

Lot 2 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

05-22-25
Environmental Scientist
TN Division of Water Resources
Date

CERTIFICATE OF GREENEVILLE ENERGY AUTHORITY

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

5-21 20 25
Date
GREENEVILLE ENERGY AUTHORITY

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

PROPERTY REFERENCE:
VAUGHN BALDWIN
DB.-721A/PG.-1484
TAX MAP 057
PARCEL 021.00

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I hereby certify (initial):
1. Adequate right-of-way dedication upon an existing county road found on the Greene County Road List, shall service these lots as proposed.
2. Streets have been constructed in accordance with the Greene County Subdivision Regulations, and the preliminary plans as approved by the Greene County Planning Commission.
3. State Route ______ is not evaluated by Greene County, pursuant this plat review, and plat approval does not constitute approval of this state route. (No signature required)
4. Plat has been approved with a performance guarantee set by the Greene County Regional Planning Commission.

5/29 20 25
Date
Greene County Highway Superintendent/Authorized Appointee

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted.

5-28 20 25
Date
Owner(s)

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Greene County, Tennessee Regional Planning Commission and that the monuments have been placed as shown hereon.

5-22 20 25
Date
Tennessee Registered Land Surveyor

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that the public water utility system or systems installed, provide water service to lot(s) ______ meet the requirements of the local utility district, and is hereby approved.

I hereby certify that lot(s) ______ is/are not served by a public water system, and the expense of installing a well or providing some other from of private water service is the responsibility of the property owner.

______ 20 ______
Date
Local Utility District Provider or the Authorized Representative

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Greene County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Greene County Regional Planning Commission and that it has been approved for recording in the Office of the County Register. If required, a surety bond in the amount of $ ______ has been posted with the Greene County Regional Planning Commission to assure completion of all required improvements in case of default.

[illegible] 20 25
Date
Secretary of the Greene County Regional Planning Commission

GREENE COUNTY REGIONAL PLANNING COMMISSION

BALDWIN 5.82 AC.± PROPERTY PARTITION

TOTAL ACRES	5.82	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
COUNTY	GREENE	CIVIL DISTRICT	15TH
SURVEYOR	CHARLES JOHNSON JR.	CLOSURE ERROR	1-10000
SCALE 1" =	100'		

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 33R defined as Redivision of Tracts 33 & 34 of Majestic Estates located in Greene County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. **ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.**

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the *Regulations to Govern Subsurface Sewage Disposal Systems* in Tennessee. Modifications of the shaded area(s) may be considered provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 33R:
Lot 33R is limited to a maximum of 3 bedrooms. Conventional septic system is required.

Hunter Wyatt — Hunter Wyatt — 5-16-2025

Environmental Scientist — Date
TN Division of Water Resources

Lot 34R has not been evaluated by TDEC pursuant this plat review, and plat approval does not constitute approval of this lot

Notes

1. The information shown hereon was obtained from a deed recorded in Deed Book 463A, Page 1063 and Plat Cabinet A, Slide 68 of the Register's Office for Greene County, Tennessee, and a field survey by H5 Land Surveying and Mapping in April, 2025.

2. This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title search. No title work was furnished to the surveyor.

3. Setbacks shall conform to the provisions of the Greene County zoning ordinance and applicable covenants & restrictions, whichever is greater.

4. No utility survey was performed. Utilities shown are from observed field evidence. See utility note.

5. This property DOES NOT lie within a "Special Flood Hazard Area" as shown on FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Numbers 47059C0235D dated July 3, 2006.

6. This survey was completed at the request of Lee Ann Sexton.

7. The location aspects of the boundary and located features shown hereon this survey were performed using a Nikon NPL-322+2 total station and a GNSS RTK system. RTK positional data was observed on or between the date(s) 4-14-2025 and 4-25-2025, utilizing Carlson BRx7 multi-frequency receivers. The grid coordinates of the fixed station were derived from the TDOT CORS Network referenced to the NAD83(2011) Epoch 2010 and Geoid 12B. The positional accuracy of the GNSS vectors does not exceed H. 0.08', V. 0.10'. The Combined Scale Factor for this survey was 0.9999.

8. Land surveyors, as licensed professionals by the State of Tennessee, are not experts in the identification of wetlands, cemeteries or burial grounds, items of historical or cultural significance; therefore exception is taken to any such matters which may exist on this property.

9. There is hereby established an easement area a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of storm water runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural storm water easements as may be delineated by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission.

Utility Note

The surveyor made no attempt to have the underground utilities marked. The underground utilities shown have been located from a field survey based on marked locations and observed evidence. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service, private or abandoned. The surveyor has not physically located the underground utilities. The contractor is responsible for locating any and all utilities prior to any construction.

Property Owner Information

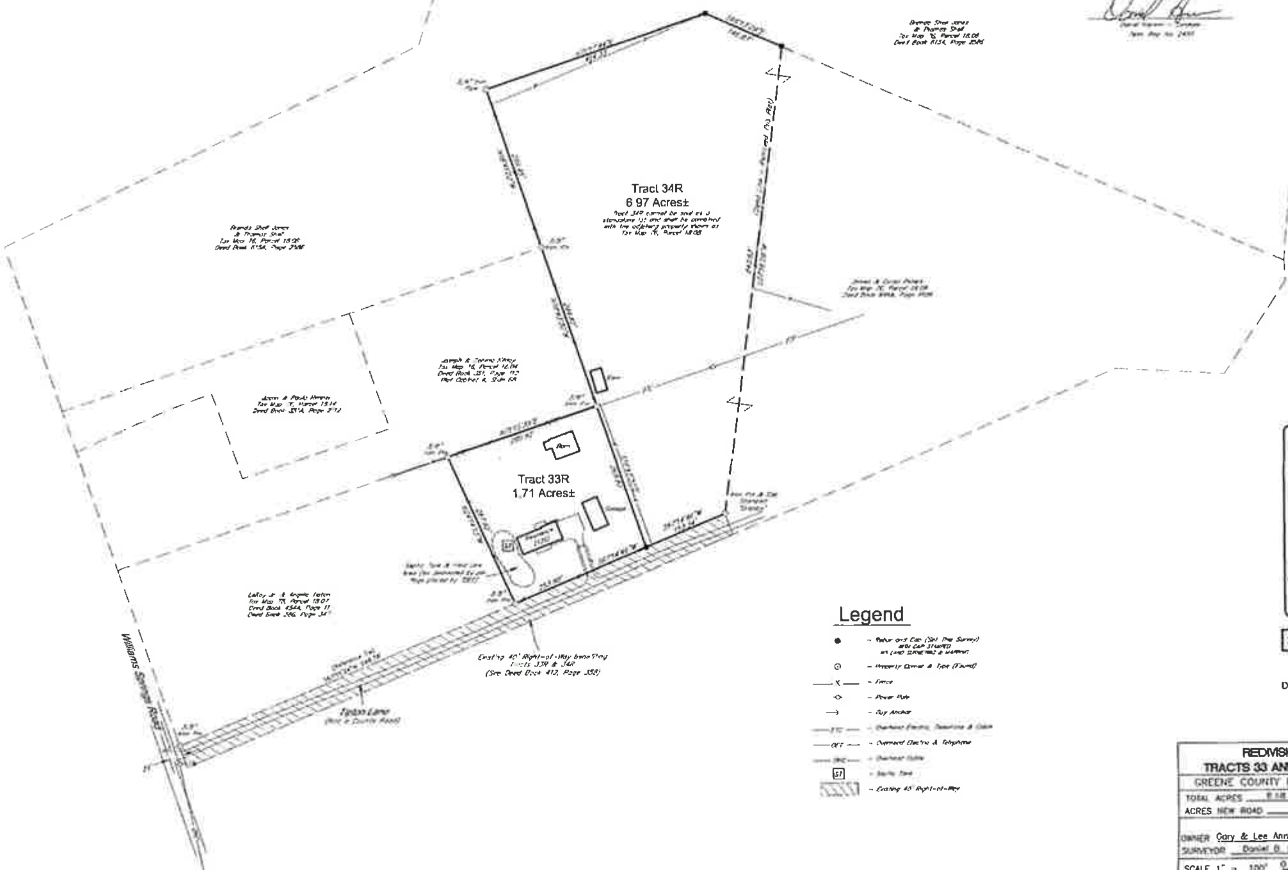
Gary & Lee Ann Sexton
Tax Map 76, Parcel 18.05
Deed Book 463A, Page 1063
Plat Book A, Page 68

Vicinity Map

Not to Scale

Certification

Daniel Brent Hopson, Tennessee No. 2455



PLAT CABINET L
SLIDE: 873

KAREN COLLINS-OTTINGER

5-16-25

5-16-25

6-5-25

05-28-25

5-28-25

5-28-25

4-5-25

The Greene County Regional Planning Commission approved this plat on December 10, 2024

H5
144 West Bernard Avenue
Greeneville, Tennessee 37743
www.h5surveying.com

SHEET 1 OF 1

FINAL PLAT
Tax Map 76, Parcel 18.05
Deed Book 463A, Page 1063
Plat Cabinet A, Slide 68
Date April 28, 2025

REDIVISION OF A PORTION OF TRACTS 33 AND 34 OF MAJESTIC ESTATES

GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	8.68 ±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	Gary & Lee Anne Sexton	CIVIL DISTRICT	15th
SURVEYOR	Daniel B. Hopson	CLOSURE ERROR	1/10,000
SCALE 1" = 100'	0 — 100' — 200' — 300'		

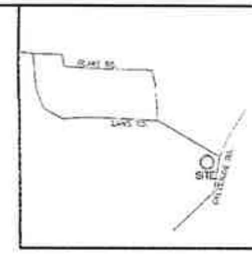
FLOOD NOTE: By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map Community Panel No. 47059C0425D which bears an effective date of 07-03-2006 and is not in a Special Flood Hazard Area.

06/26/2025 - 10:12:11 AM
25005711
1 PGS AL-PLAT
HOLLY BATCH: 262068
PLAT CABINET: L
SLIDE: 887

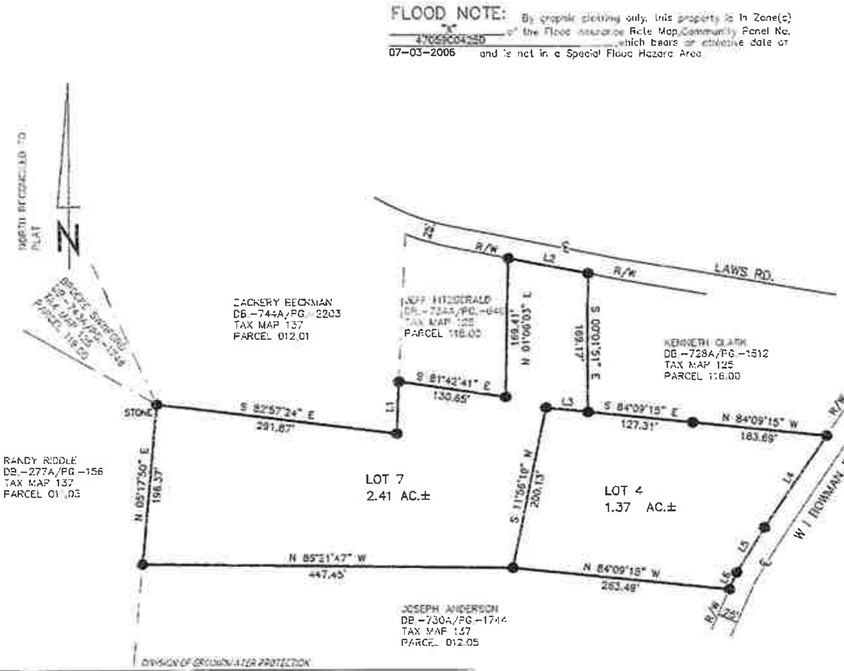
REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER
REGISTER OF DEEDS

LEGEND
O 1/2" IRON PIN SET (TPSI CAP)
● 1/2" IRON PIN FOUND
X POINT ON RIGHT-OF-WAY

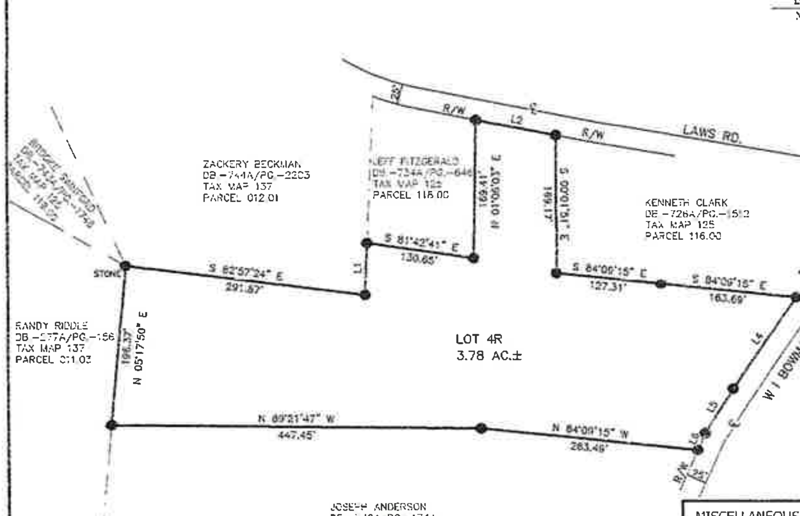


LOCATION MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N 02°14'21" E	63.41'
L2	S 78°55'04" E	88.14'
L3	N 84°09'15" W	51.03'
L4	S 34°00'49" W	135.63'
L5	S 31°51'48" W	64.88'
L6	S 24°05'49" W	22.41'

BEFORE REPLAT



AFTER REPLAT

SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 24087
DATE: 05-06-2025

CHARLES T. JOHNSON JR — TENNESSEE — NO. 2405

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE".

MISCELLANEOUS NOTES:

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

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

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7 1/2' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

PROPERTY REFERENCE:
JUAN PADILLA/REGINA DIXSON
PB.-L/PG.-634/LOT-4 & 7
DB.-729A/PG.-1571
TAX MAP 137
PARCEL 012.03

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 4R -defined as Replat of lots 4 & 7 of the Hopson 19.24 ac Property Partition -located in Greene County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 4R:

Lot 4R is limited to a maximum of 3 bedrooms. Conventional septic system is required.

[signature] 05-28-25
Environmental Scientist — Date
TN Division of Water Resources

CERTIFICATE OF GREENEVILLE ENERGY AUTHORITY

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

6-11 20 25
Date [signature]
GREENEVILLE ENERGY AUTHORITY

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted.

[signature] 20 25
Date — Owner(s)

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Greene County, Tennessee Regional Planning Commission and that the monuments have been placed as shown hereon.

5-28 20 25
Date [signature]
Tennessee Registered Land Surveyor

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I hereby certify (initial):
✓ 1. Adequate right-of-way dedication upon an existing county road found on the Greene County Road List, shall service these lots as proposed.
___ 2. Streets have been constructed in accordance with the Greene County Subdivision Regulations, and the preliminary plans as approved by the Greene County Planning Commission.
___ 3. State Route ________ is not evaluated by Greene County, pursuant this plat review, and plat approval does not constitute approval of this state route. (No signature required)
___ 4. Plat has been approved with a performance guarantee set by the Greene County Regional Planning Commission.
6-16 20 25
Date [signature]
Greene County Highway Superintendent/Authorized Associate

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that the public water utility system or systems installed, provide water service to lot(s) ________ meet the requirements of the local utility district, and is hereby approved.

I hereby certify that lot(s) ________ is/are not served by a public water system, and the expense of installing a well or providing same other form of private water service is the responsibility of the property owner.

6-11 20 25
Date [signature]
Local Utility District President or His Authorized Representative

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

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Greene County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Greene County Regional Planning Commission and that it has been approved for recording in the Office of the County Register. [illegible] a surety bond in the amount of $______ has been posted with the Greene County Regional Planning Commission to assure completion of all required improvements in case of default.

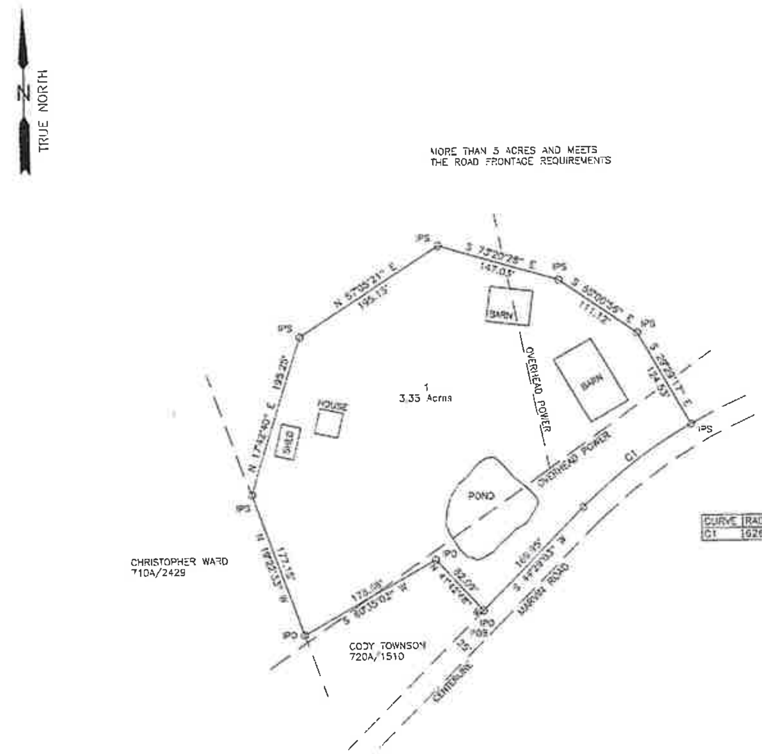
6/23 20 25
Date [signature]
Secretary of the Greene County Regional Planning Commission

GREENE COUNTY REGIONAL PLANNING COMMISSION	
REPLAT OF LOTS 4 & 7 HOPSON PROPERTY PB.-L/PG.-634	
TOTAL ACRES 3.78	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
COUNTY GREENE	CIVIL DISTRICT 22ND
SURVEYOR CHARLES T. JOHNSON JR.	CLOSURE ERROR 1-10000
SCALE 1" = 100'	

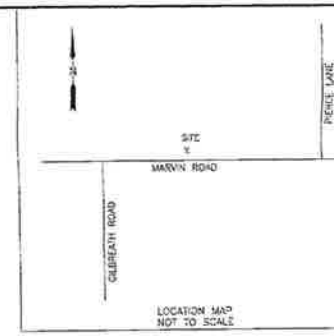
Book L Page 887

SURVEY FOR GENE DAVID LAMONS
7TH CIVIL DISTRICT, GREENE COUNTY, TENNESSEE
DEED REFERENCE – DEED BOOK 738A PAGE 1992

A PORTION OF TAX PARCEL 050-047.00



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	626.31'	161.40'	160.95'	S 32°51'14" W



LEGEND
IPS – 1/2" IRON PIN SET
IPO – 1/2" IRON PIN OLD SURVEY
POB – POINT OF BEGINNING
○ – POINT OR AS SHOWN OTHERWISE

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

THIS PROPERTY DOES NOT LIE IN A FEMA SPECIFIED SPECIAL FLOOD HAZARD AREA. PANEL NO. 47059C0100D, (ZONE X) EFFECTIVE DATE: 3 JULY 2006.

SETBACKS SHALL CONFORM TO ZONING.

SURVEY PERFORMED USING GPS EQUIPMENT TOPCON HYPER LITE PLUS – DUAL FREQUENCY LOCATIONS GENERATED USING REAL TIME KINEMATIC VECTORS, ROOT MEAN SQUARE OF NO MORE THAN 0.05' HORIZONTAL

I hereby certify that this is a category IV survey and the positional accuracy meets the minimum standards of practice for land surveying in Tennessee

MICHAEL A. GRIGSBY
50 VELDT LANE
AFTON, TN 37616
PH: 423.638.5732
EMAIL: magoutsiders@gmail.com
TN LAND SURVEYOR LIC. NO. 1383

SCALE 1" = 100' 12 APRIL 2025

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

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I hereby certify (initials)

✓ (1) Adequate right-of-way dedication upon an existing county road found on the Greene County road list, shall service these lots as proposed.
___ (2) Streets have been constructed in accordance with the Greene County Subdivision Regulations, and the preliminary plans as approved by the Greene County Planning Commission.
___ (3) State Route ________ is not evaluated by Greene County, pursuant this plat review, and plat approval does not constitute approval of this state route. (No signature required)
___ (4) Plat has been approved with a performance guarantee set by the Greene County Regional Planning Commission.

6/2/25
Date / Greene County Highway Superintendent/Authorized Appointee

Certificate of Greeneville Energy Authority

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

5/29, 2025
Greeneville Energy Authority

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

6/3/25
DATE
OWNER
OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

12 APRIL 2025
DATE
TENNESSEE REGISTERED LAND SURVEYOR

Register of Deeds

06/09/2025 - 08:00:43 AM
23005140
1 POS: AL-PLAT
HOLLY BATCH: 258333
PLAT CABINET: L
SLIDE: 874

REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER
REGISTER OF DEEDS

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR ________ TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE ____ COUNTY REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $____ HAS BEEN POSTED WITH THE ____ COUNTY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

6-5-2025
DATE
SECRETARY, LOCAL REGIONAL PLANNING COMMISSION

Division of Groundwater Protection

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 1 – defined as Lark Lamons Property – located in Greene County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an (SSD) system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 1:
Lot 1 is limited to a maximum of 1 bedrooms. Conventional septic system is required.

05-29-25
Environmental Scientist
TN Division of Water Resources
Date

CERTIFICATE OF APPROVAL FOR WATER SYSTEMS

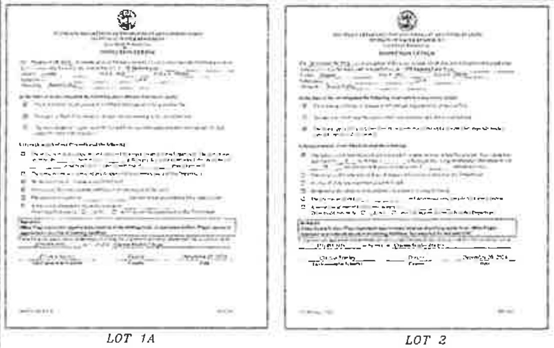
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

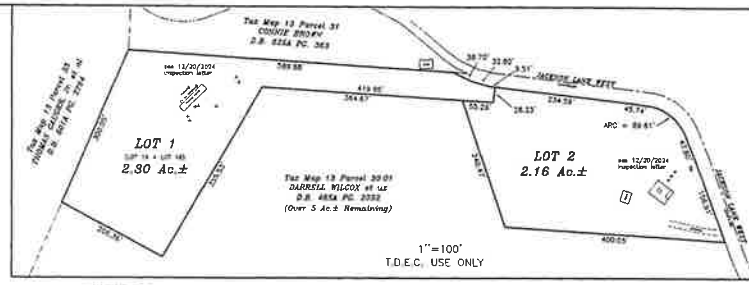
05/29/25
DATE
LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REPRESENTATIVE

LARK LAMONS PROPERTY

GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	3.35	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	LAMONS	CIVIL DISTRICT	7
SURVEYOR	M.A. GRIGSBY	CLOSURE ERROR	1:7500
SCALE 1" =	100'	0 100 200 300	





CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

[illegible]

LOT RESTRICTIONS:

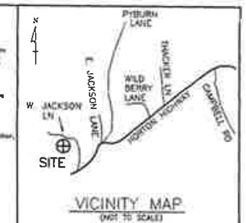
Lot 1A:
[illegible] bedrooms. Conventional septic system is required [illegible]

Lot 2:
[illegible] bedrooms. Conventional septic system is required [illegible] are required. Subsurface drainage is required [illegible]

Environmental Scientist
TN Division of Water Resources

03/19/25
Date

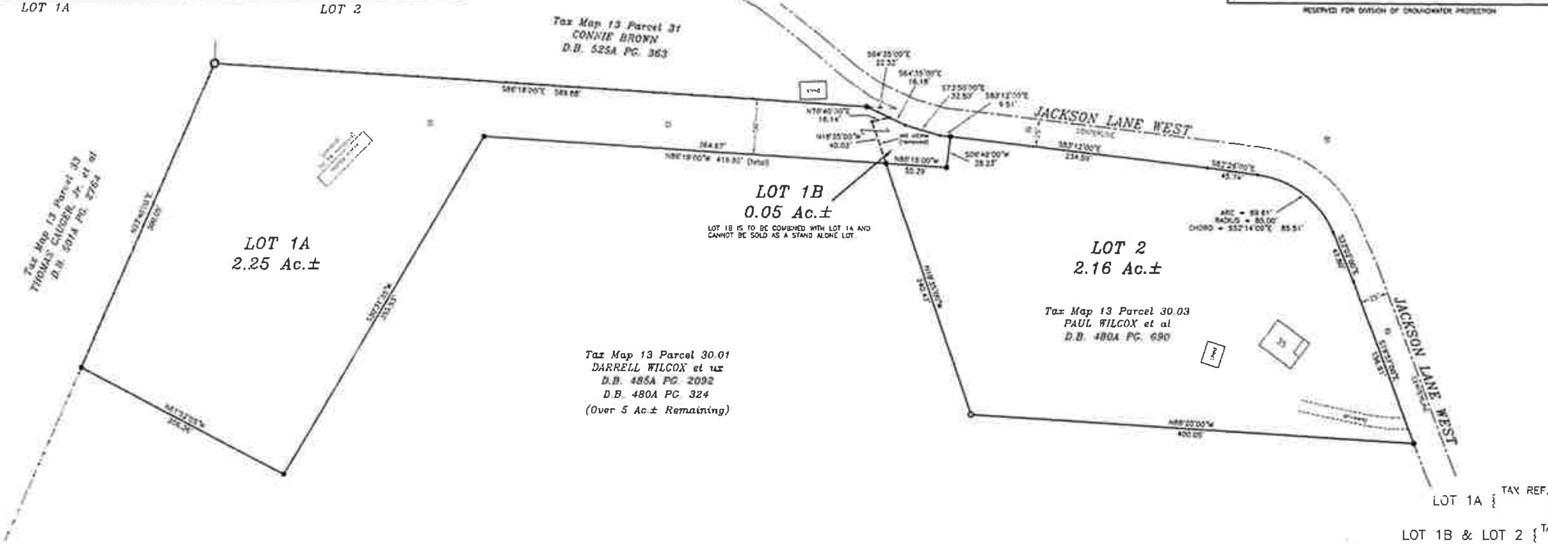
RESERVED FOR DIVISION OF GROUNDWATER PROTECTION



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

THIS RTK GNSS SURVEY WAS PERFORMED USING CARLSON BRx7 DUAL FREQUENCY RECEIVERS. THE GEOID MODEL USED IS GEOID18 BASED ON AN OPUS SOLUTION AND THE COMBINED GRID FACTOR IS [illegible] ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.05'.

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



FLOOD CERTIFICATION
SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN
(FEMA MAP 47059C 0150 D)
EFFECTIVE DATE: JULY 03, 2006

LOT 1A { TAX REF.: TAX MAP 13 PORTION OF PARCEL 30.01
DEED REF. D.B. 485A PG. 2092

LOT 1B & LOT 2 { TAX REF.: TAX MAP 13 PARCEL 30.03
DEED REF.: D.B. 480A PG. 690

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
3.) LOT 1A & LOT 1B ARE TO BE COMBINED AND WILL CONTAIN A TOTAL OF 2.30 Ac.±

Stormwater/Utility Easement Statement

There is hereby established an easement area a minimum of 7½' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural stormwater easements as may be delineated by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission

ADDRESS OF LOT 2
35 JACKSON LANE WEST
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 ENTRANCE TO A COUNTY MAINTAINED ROAD

0' 50' 100' 150'

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

RESERVED FOR REGISTER OF DEEDS
04/14/2025 - 01:41:23 PM
25003296
PLAT CABINET: L
SLIDE: 828
KAREN COLLINS-DITTIGER

REV.: 03/19/2025 REVISED PER COMMENTS

SURVEY OF A PORTION OF THE DARRELL WILCOX et ux & PAUL WILCOX et al PROPERTY
(SURVEY FOR HUNTER WILCOX)

17TH 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: 01/22/2025
JOB NO. 24SU152	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. 24SU152R

LEGEND

- ○ 3/4" IRON PIN (found)
- • 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- · POINT
- 40" OAK TREE
- FENCE
- UTILITY POLE
- TDEC Pin Flag

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

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

3/25/25 DATE — GREENE COUNTY HWY SUPERINTENDENT / AUTHORIZED APPOINTEE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN

3/25/25

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

3/25/25 DATE

GREENEVILLE ENERGY AUTHORITY

CERTIFICATE OF OWNERSHIP AND DEDICATION

[illegible]

OWNER — DATE 4-1-25
OWNER — DATE 4-1-25
OWNER — DATE 4-1-25
OWNER — DATE 4-1-25

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE CO. TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTER.

4/3/25
SECRETARY — REGIONAL PLANNING COMMISSION

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES	4.46 ±	TOTAL LOTS	2
ACRES NEW ROAD	0.00	MILES NEW ROAD	0.00
DEVELOPER	WILCOX	CIVIL DISTRICT	17TH
SURVEYOR	AZIMUTH ENGINEERING	CLOSURE ERROR	1/10,000

Book L Page 828

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 19R – defined as Combination Plat of Lots 19 & 20 of the Frances Looney & Roger Myers Subdivision – located in Greene County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 19R:
Lot 19R is limited to a maximum of 3 bedrooms. Conventional septic system is required.

Hunter Wyall — 04/30/25
Environmental Scientist — Date
TN Division of Water Resources

RESERVED FOR DIVISION OF GROUNDWATER PROTECTION

N

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

GENERAL NOTES:

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

2.) DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.

Stormwater/Utility Easement Statement

There is hereby established an easement area a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural stormwater easements as may be delineated by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE CO., TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

5/19/2025
DATE

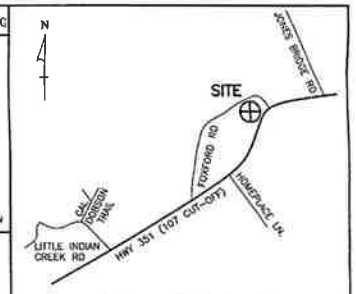
SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

06/02/2025 - 10:50:10 AM
25004945
1 PGS:AL-PLAT
HOLLY BATCH: 269176
PLAT CABINET: L
SLIDE: 868

REC FEE	16.00
DP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER

RESERVED FOR REGISTER OF DEEDS



VICINITY MAP
(NOT TO SCALE)

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

THIS RTK GNSS SURVEY WAS PERFORMED USING CARLSON BRx7 DUAL FREQUENCY RECEIVERS. THE GEOID MODEL USED IS GEOID18 BASED ON AN OPUS SOLUTION AND THE COMBINED GRID FACTOR IS 0.9999. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.05'.

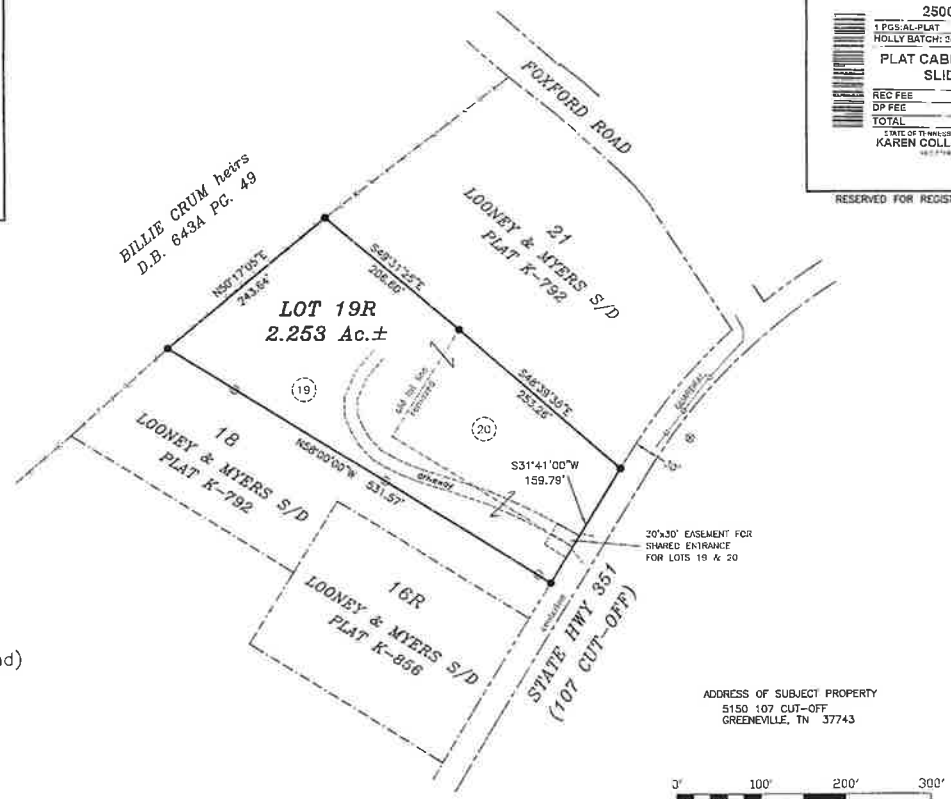
I CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAT WAS OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED TO CATEGORY IV STANDARDS UNDER MY SUPERVISION AND DIRECTION.

DANIEL R. COFFEY — REGISTERED LAND SURVEYOR XVI — AGRICULTURE — COMMERCE — 05/29/2025 — TENNESSEE NO. 1578

FLOOD CERTIFICATION
SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.
(FEMA MAP 47059C 0400 D)
EFFECTIVE DATE: JULY 03, 2006

STATE HIGHWAY ENTRANCE STATEMENT

THE ROAD FRONTAGE FOR LOT 19R IS TO STATE HIGHWAY 351 AND AN ENTRANCE PERMIT IS REQUIRED TO BE OBTAINED FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION OR MODIFICATION OF A DRIVEWAY OR ENTRANCE.



LEGEND

- 1/2" IRON PIN W/AZIMUTH CAP (found)
- —x—x— FENCE
- ⊗ UTILITY POLE
- (x) OLD LOT NUMBER

TAX REF.: TAX MAP 135 PARCEL 31.07
DEED REF.: D.B. 671A PG. 223
PLAT REF.: PLAT CABINET K, SLIDE 792

COMBINATION PLAT OF LOTS 19 & 20 OF THE FRANCES LOONEY & ROGER MYERS SUBDIVISION

(SURVEY FOR JOHN FANNING & ALISSIA CONOVER)
22ND CIVIL DISTRICT — GREENE CO., TN

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

SCALE: 1"=100'	DATE: 04/09/2025
JOB NO. 25SU043	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. 25SU043

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER — 5/6/25 DATE
OWNER — 05/06/25 DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

APRIL 30 20 25
DATE
TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY(INITIAL):

____ 1. ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING COUNTY ROAD FOUND ON THE GREENE COUNTY ROAD LIST. SHALL SERVICE THESE LOTS AS PROPOSED.

____ 2. STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND THE PRELIMINARY PLANS AS APPROVED BY THE GREENE COUNTY PLANNING COMMISSION.

✓ 3. STATE ROUTE 351 IS NOT EVALUATED BY GREENE COUNTY, PURSUANT THIS PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUE APPROVAL OF THIS STATE ROUTE. (NO SIGNATURE REQUIRED)

5-7-25
DATE
GREENE COUNTY HWY SUPERINTENDENT /AUTHORIZED APPOINTEE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

5-5-25
DATE
LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

5-5-25
DATE
GREENEVILLE ENERGY AUTHORITY

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 2.253 ±	TOTAL LOTS 1
ACRES NEW ROAD 0.00	MILES NEW ROAD 0.00
DEVELOPER FANNING & CONOVER	CIVIL DISTRICT 22ND
SURVEYOR AZIMUTH ENGINEERING	CLOSURE ERROR 1/10,000

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED

Marchelle Black 6/18/25
OWNER DATE

6-18-25
OWNER DATE

6-18-25
OWNER DATE

6/17/25
OWNER DATE

CERTIFICATION OF THE APPROVAL OF THE WATER SYSTEM

I HEREBY CERTIFY THAT THE PRIVATE WATER SUPPLY/PUBLIC WATER SUPPLY SYSTEM: (1) IS AVAILABLE TO THE PROPERTY, OR (2) AS SHOWN ON THE ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS; OR (3) THAT A SECURITY BOND IN THE AMOUNT OF $________ HAS BEEN POSTED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

LOCAL UTILITY DISTRICT REPRESENTATIVE

6/17/25
DATE

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.
COMMENTS

GREENEVILLE ENERGY AUTHORITY

6-7-25
DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $________ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SECRETARY, REGIONAL PLANNING COMMISSION

6/18/25
DATE

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS:

I HEREBY CERTIFY (INITIAL):

✓ 1) ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING COUNTY ROAD FOUND ON THE GREENE COUNTY ROAD LIST, SHALL SERVICE THESE LOTS AS PROPOSED.

____ 2) STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND THE PRELIMINARY PLANS AS APPROVED BY THE GREENE COUNTY PLANNING COMMISSION.

____ 3) STATE ROUTE ________ IS NOT EVALUATED BY GREENE COUNTY, PURSUANT THIS PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE (NO SIGNATURE REQUIRED)

GREENE COUNTY HIGHWAY SUPERINTENDENT, AUTHORIZED APPOINTEE

6.16.25
DATE

COUNTY ROAD DRIVEWAY PERMIT STATEMENT

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

NOTES:

1) IRON PINS (1/2" REBAR) HAS BEEN SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
2) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND/OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.
3) PROPERTY SHALL ADHERE TO ZONING REGULATIONS.
4) REFERENCE TAX MAP: 101N GROUP B PARCEL 004.00 REFERENCE DEED: DEED BOOK 558A PAGE 2422 REFERENCE PLAT: FLAT CABINET P.C. A PAGE 71
5) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47059C0265D, EFF. DATE 07-02-2006)
6) TOTAL ACREAGE: 1.82 Ac +/-
7) MINIMUM LOT SIZE: 0.23 Ac +/-
8) NUMBER OF LOTS: 02
9) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5 FEET WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.
10) THIS SURVEY WAS PERFORMED ON DATES 05-28-2025 THROUGH 05-29-2025, USING A COMBINATION OF GNSS AND OPTICAL EQUIPMENT. THE GNSS SYSTEM USED IS A SOKKIA GRX-3 DUAL FREQUENCY RECIEVER. REAL TIME KINEMATIC AND STATIC SURVEY METHODS WERE CONDUCTED TO OBTAIN THE POSITIONAL ACCURACY. THE POSITIONAL ACCURACY TOLERANCES ARE WITHIN 0.05 HUNDREDTHS OF A FOOT FOR HORIZONTAL MEASUREMENTS. THE CONTROLLING DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83 2011) AND GEOID: GEOID18U2 WERE USED TO CONDUCT THIS SURVEY. ALL DISTANCES PERFORMED IN THIS SURVEY ARE REFERENCED TO GROUND USING A COMBINED GRID FACTOR OF 1.000094617177

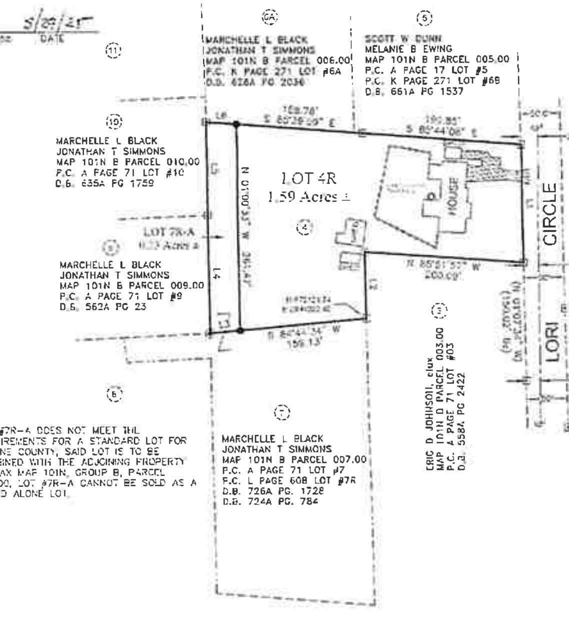
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°19'02" E	150.12'
L2	S 01°05'43" E	54.34'
L3	S 84°44'34" W	37.59'
L4	N 01°00'33" W	140.49'
L5	N 01°02'43" W	118.35'
L6	S 85°49'59" E	38.17'

CERTIFICATE OF ACCURACY

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

BRYAN TODD SHELTON, TN. RLS# 2986 5/29/25
DATE

NORTH RECONCILED TO TENNESSEE STATE PLANE COORDINATE SYSTEM SPCS (TN4100)



* LOT #7R-A DOES NOT MEET THE REQUIREMENTS FOR A STANDARD LOT FOR GREENE COUNTY, SAID LOT IS TO BE COMBINED WITH THE ADJOINING PROPERTY OF TAX MAP 101N, GROUP B, PARCEL 007.00, LOT #7R-A CANNOT BE SOLD AS A STAND ALONE LOT.

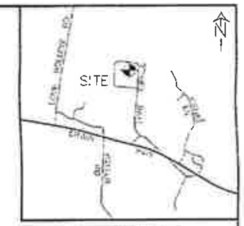
GRAPHIC SCALE:
0 100 200 300
1" = 100'

OWNER(S)

ERIC AND KELLI JOHNSON
385 LORI CIRCLE
CHUCKEY, TENNESSEE 37641

PROPERTY ADDRESS

385 LORI CIRCLE
CHUCKEY, TENNESSEE 37641



LOCATION MAP
NTS

LEGEND

SYMBOL	DESCRIPTION
●	1/2" IRON PIN SET W/PSI CAP
◉	1/2" IRON PIN FOUND
⊡	3/8" IRON PIN FOUND
○	SEPTIC TANK PER TDEC
℄	CENTERLINE ROADWAY
⑤	EXISTING LOT NUMBER
———	PROPERTY LINE
— - —	CENTERLINE
— — —	ADJOINER PROPERTY LINE
-o-o-o-	EXISTING SEPTIC FIELD PERIMETER PER TDEC
▨	CONCRETE DRIVEWAY

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
Land-Based Systems Unit
INSPECTION LETTER

On May 27, 2025 an investigation of the septic system which does not include plumbing and other fixtures preceding the septic tank was performed at: 385 Lori circle
County Greene Map # 101N Parcel # 004.00
Subdivision Laurels Estate Lot # 4
Owned by Marchelle Black

At the time of the investigation the following observation(s) was (were) made:

- ☒ There was no evidence of sewage or effluent outcropping to the ground surface.
- ☐ Sewage or effluent from the septic system was outcropping to the ground surface.
- ☐ The lot was unoccupied and therefore, the performance of the septic system cannot be realistically evaluated.

A thorough search of our files indicated the following:

- ☒ The septic system was inspected and approved by a representative of this Department. The system was approved for 3 bedrooms or 450 gallons per day, using an estimated absorption rate of 45 minutes per inch or a percolation rate of ____ minutes per inch.
- ☐ The septic system was inspected and disapproved by a representative of this Department.
- ☐ No record of the site evaluation could be found.
- ☐ No record of the septic system construction or approval could be found.
- ☐ The site was evaluated on ____ and determined unacceptable for a septic system.
- ☐ A repair was attempted to the septic system on ____. These modifications do ☐, do not ☐ meet the minimum standards of this Department.

Remarks:

If you have any questions or concerns regarding the contents of this letter, please feel free to contact me at (423) 300-7750 or by e-mail at [illegible]

Hinley Wyatt, Environmental Scientist — Greene, County — May 27, 2025, Date

DIVISION OF GROUND WATER

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS

Approval is hereby granted for Lot(s) 4R – defined as Replat of lot 4 of the Laurels Estates section 2 – located in Greene County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS

Lot 4R
Lot 4R has an existing septic system. Adequate suitable soil is available to duplicate a 3-bedroom conventional subsurface sewage disposal system. Plat approval does not constitute approval of the existing system. See existing system reinspection letter in conjunction with this lots(s) evaluation.

Environmental Scientist — 06-11-25, Date
TN Division of Water Resources

REGISTER OF DEEDS

06/24/2025 - 12:11:20 PM
26005682
1 PGS:AL-PLAT
HOLLY BATCH: 269016
PLAT CABINET: L
SLIDE: 836

REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

KAREN COLLINS-OTTINGER

GREENE COUNTY REGIONAL PLANNING COMMISSION

REPLAT OF LOT 4
OF THE
LAURELS ESTATE, SECTION 2
FOR
MARCHELLE L BLACK,
ERIC AND KELLI JOHNSON
FIRST CIVIL DISTRICT
GREENE COUNTY, TENNESSEE

PROFESSIONAL SURVEYING INC.
LAND SURVEYING • MAPPING • PLANNING

DATE: 05-29-2025
DRAWN BY: JWO
REVISION: 1 OF 1
SHEET 1 OF 1

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY (INITIAL):

✓ 1. ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING COUNTY ROAD FOUND ON THE GREENE COUNTY ROAD LIST, SHALL SERVICE THESE LOTS AS PROPOSED.

____ 2. STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND THE PRELIMINARY PLANS AS APPROVED BY THE GREENE COUNTY PLANNING COMMISSION.

____ 3. STATE ROUTE ____________ IS NOT EVALUATED BY GREENE COUNTY, PURSUANT THE PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE. (NO SIGNATURE REQUIRED)

6-10-25
DATE

[signature]
GREENE COUNTY HIGHWAY SUPERINTENDENT/AUTHORIZED APPOINTEE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.

6/23/25
DATE

[signature]
SECRETARY, PLANNING COMMISSION

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

5-14-25
DATE

[signature]
REGISTERED SURVEYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION (Sturm, Ward)

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

6-12-25
DATE

[signature]
OWNER

6-12-25
DATE

Rickey Ward
OWNER

CERTIFICATE OF OWNERSHIP AND DEDICATION (McAmis)

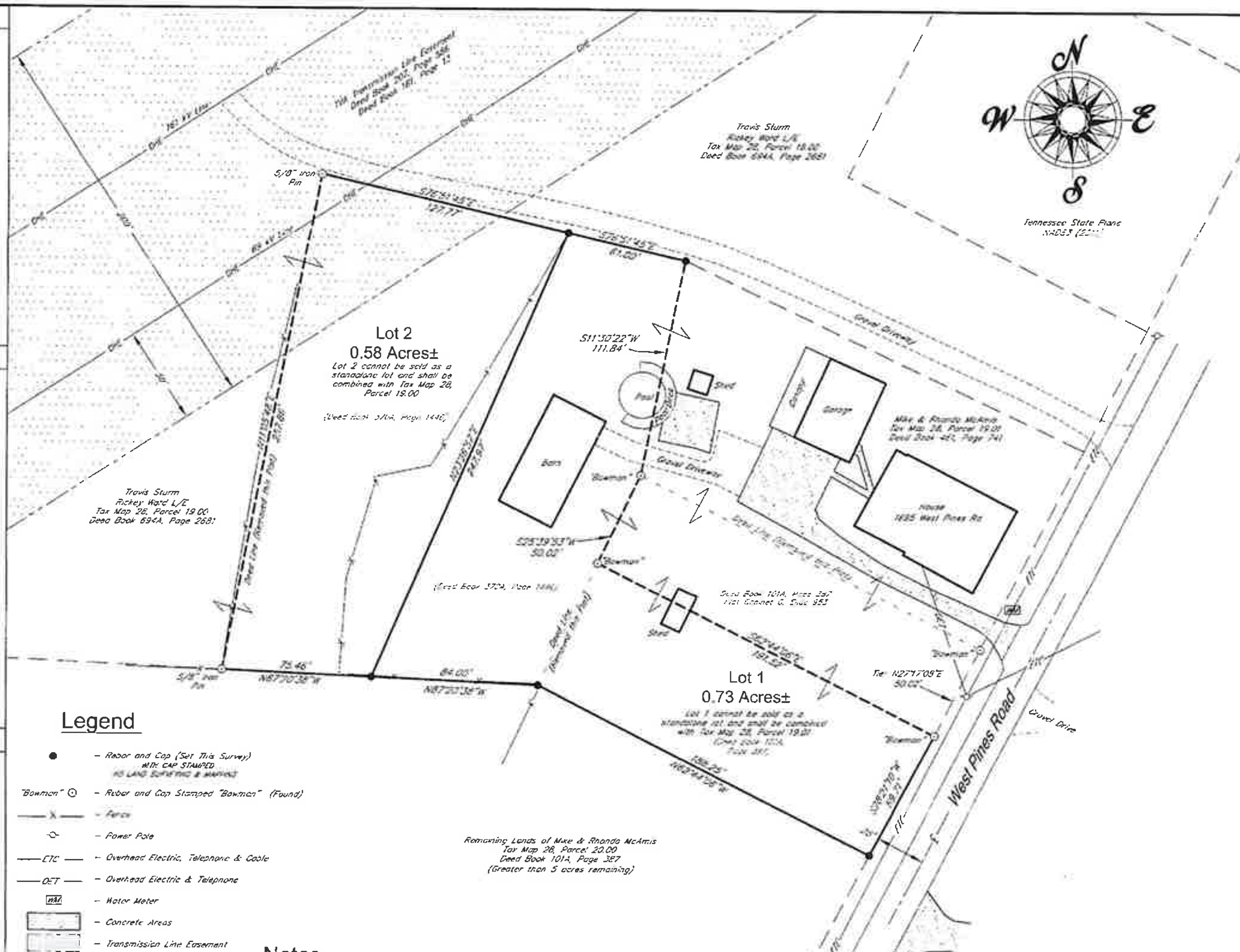
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

6/12/25
DATE

Mike McAmis
OWNER

6-12-2025
DATE

Rhonda McAmis
OWNER



Legend

- ● – Rebar and Cap (Set This Survey) with cap stamped H5 LAND SURVEYING & MAPPING
- "Bowman" ⊙ – Rebar and Cap Stamped "Bowman" (Found)
- —x— – Fence
- – Power Pole
- —ETC— – Overhead Electric, Telephone & Cable
- —OET— – Overhead Electric & Telephone
- WM – Water Meter
- – Concrete Areas
- – Transmission Line Easement

Notes

1. The information shown hereon was obtained from Deed Book 461, Page 741, Deed Book 101A, Page 387, Deed Book 370A, Page 1446 and Plat Cabinet G, Slide 953 as recorded at the Register's Office for Greene County, Tennessee, and a field survey by H5 Land Surveying and Mapping, PLLC in May, 2025.

2. This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title search. No title work was furnished to the surveyor.

3. This property DOES NOT lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community Panel Number 47059C0150D dated July 3, 2006.

4. No utility survey was performed. Utilities shown are from observed field evidence.

5. This survey was completed at the request of Mike McAmis.

6. Setbacks shall conform to the Greene County Zoning Resolution and applicable covenants and restrictions, whichever is greater.

7. The property was vacant at the time of this survey.

8. Land surveyors, as licensed professionals by the State of Tennessee, are not experts in the identification of wetlands, cemeteries or burial grounds, items of historical or cultural significance; therefore exception is taken to any such matters which may exist on this property.

9. The location aspects of the boundary and located features shown hereon this survey were performed using a Nikon NPL-322+2 total station and a GNSS RTK system. RTK positional data was observed on or between the date(s) 5-13-2025 and 5-14-2025, utilizing Carlson BRx7 multi-frequency receivers. The grid coordinates of the fixed station were derived from the TDOT CORS Network referenced to the NAD83(2011), Epoch 2010 and Geoid 12B. The positional accuracy of the GNSS vectors does not exceed H: 0.05', V: 0.10'. The Combined Scale Factor for this survey was 0.99992.

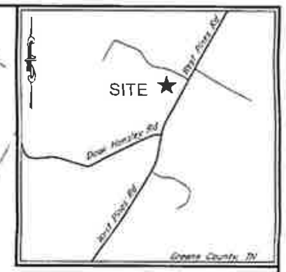
10. There is hereby established an easement area a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of storm water runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural storm water easements as may be delineated by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission.

REGISTER OF DEEDS

06/24/2025 - 11:40:39 AM
25005673
1 POS AL PLAT
HOLLY BATCH: 289016
PLAT CABINET: L
SLIDE: 885

REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER



Vicinity Map

Not To Scale

Certification

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

[signature]
Brandon Shaw – Surveyor
Tenn Reg. No. 2920

BRANDON MICHAEL SHAW
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
5-14-25
TENNESSEE NO. 2920

LAND SURVEYING & MAPPING, PLLC

H5
144 West Bernard Avenue
Greeneville, Tennessee 37743
Office 423-638-1569
www.h5surveying.com
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SHEET 1 OF 1

FINAL PLAT
Tax Map 28, Parcel 19.04
Tax Map 28, P/O Parcel 20.00
P/O Deed Book 101A, Page 387
Deed Book 370A, Page 1446
Plat Cabinet G, Slide 953
Date: May 14, 2025

DIVISION OF A PORTION OF THE
MIKE AND RHONDA MCAMIS PROPERTY

GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.31 ±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	Mike & Rhonda McAmis Travis Sturm & Ricky Ward	CIVIL DISTRICT	16th
SURVEYOR	Daniel B. Hopson	CLOSURE ERROR	1/10,000
SCALE 1" = 40'	0 40' 80' 120'		

25-1822/base.dwg

Planning Commission Monthly Report

JUNE 2025

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	$ 40,331.00	$ *12,368.00*	44.23%
June	$ 28,127.00	$ 118,296.00	$ *90,169.00*	320.58%

YTD Comparatives

Totals	YTD 23-24	YTD 24-25	Difference	Percentage
	$432,260.00	**$471,901.00**	**$39,641.00**	**9.17%**

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	99	15	17.86%
June	76	84	8	10.53%

YTD Comparatives				
Totals	YTD 23-24	YTD 24-25	Difference	Percentage
	842	**919**	**77**	**9.14%**

PERMIT BREAKDOWN JUNE 2025

Code	Description	May	June
210	Single Family Residence*	21	16
213	Residential Add-On	5	4
212	Off/On Frame Modular*	2	1
231	Double Wide Manufactured	12	15
220	Single Wide Manufactured	3	6
240	Attached Residential Garage	0	1
243	Detached Residential Garage	12	4
243	Detached Accessory Building	7	4
241	Porch	3	2
242	Deck	3	5
241	Carport	7	6
260	Rezoning	0	0
265	Variance	2	0
200	Other**	15	10
244	Apartment	0	0
245	Commercial***	7	9
300	Gas	0	0
301	Mechanical	0	1
302	Plumbing	0	0
303	Sign	0	0
	TOTAL	99	84

*also includes any garages, porches & decks

** roofs, demolition, repair fire damage, pavilion, complete projects on existing structures and remodel

***cell tower plan review and equipment upgrades and warehouse remodel

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	$ 1,020.00	$ *290.00*	39.73%
June	$ 1,080.00	$ 1,140.00	$ *60.00*	5.56%

YTD Comparatives

Totals	YTD 23-24	YTD 24-25	Difference	Percentage
	$11,845.00	**$10,820.00**	**-$1,025.00**	**-8.65%**

GREENE COUNTY
PLANNING DEPARTMENT
PLAT APPROVAL COMPARATIVES FOR July 2024 - June 2025
Account # 43320

Month	Plat Approvals	Plat Approvals	Difference	%
	23-24	24-25		
July	7	22	15	214.29%
August	10	14	4	40.00%
September	14	11	-3	-21.43%
October	9	9	0	0.00%
November	17	11	-6	-35.29%
December	12	11	-1	-8.33%
January	9	9	0	0.00%
February	8	8	0	0.00%
March	14	12	-2	-14.29%
April	17	13	-4	-23.53%
May	10	15	5	50.00%
June	13	15	2	15.38%

YTD Comparatives				
Totals	YTD 23-24	YTD 24-25	Difference	Percentage
	140	**150**	**10**	**7.14%**