Agenda
Greene County, TN Regional Planning Commission
Greene County Government Administration Center
Takoma Conference Room 1ST Floor
401 Takoma Avenue, Greeneville, TN 37743
February 10, 2026, at 1:00 p.m.

1. Call to order.
2. Welcome of visitors
3. Addition/removal of agenda items.
4. Adoption of the agenda.
5. Approval of January 13, 2026, minutes.
6. Review and consider approving the Replat of Lots 8 & 9 of the Leo Birdwell Property for three lots totaling 3.99 acres, located adjacent to West Allens Bridge Road in the 3rd civil district.
7. Review and consider approving the Ricky Ball & Alfred Payne Property plat for three lots totaling 5.48 acres, located adjacent to Walkers Ford Road in the 9th civil district.
8. Review and consider approving the Division of Tracts 4 & 5 of the Roger Hendry Property for four lots totaling 12.60 acres, located adjacent to Pinto Road in the 13th civil district.
9. Review and consider approving the Donald Ray Campbell Sr., Floretta Mae Campbell, and Donald Ray Campbell Jr. subdivision for three lots totaling 36.96, located adjacent to Snapps Ferry Road in the 20th civil district.
10. Consider a request to recommend rezoning 6780 Snapps Ferry Road (tax parcel 055-098.15) from B-2, General Business District, to A-1, General Agriculture District.
11. Consider a request to recommend rezoning 2165 Asheville Highway (tax parcel 122-011.01) from A-1, General Agriculture District to B-2, General Business District, to permit establishment of a car lot.
12. Administrative minor subdivisions.
    - Survey of a Portion of the William Moody et ux Property for two lots totaling 9.22 acres, located Grassy Creek Road in the 23rd civil district.
    - Replat of Lots 8 & 9 of the Brad Ellenburg Property for one lot totaling 1.153 acres, located adjacent to Charles Johnnson Road in the 22nd civil district.
    - Brenda Klepper Property plat for one lot totaling 1.911 acres, located adjacent to Pike Road in the 11th civil district.
    - Part of the Harold and Geraldine Brown Property for two lots totaling 8.91 acres, located adjacent to Flea Ridge Road in the 4th civil district.
    - Division of the Daniel Bacon Property for two lots totaling 2.98 acres, located adjacent to Old Snapps Ferry Road in the 17th civil district.
11. Review monthly report of all activities recorded for the Building/Zoning/Planning Office.
12. Other Business.

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, January 13, 2026, 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
Kevin Swatsell, Road Superintendent

Also participating: Interested citizens

The Chairman called the meeting to order at 1:00 p.m. and welcomed attendees.

Adoption of agenda. The chairman asked if there were any items to be added or removed from the agenda. Seeing that there were no changes, a motion was made by Edwin Remine, seconded by Nick Gunter, to adopt the agenda. The motion carried unanimously.

Approval of Minutes. The Chairman asked if members had received the draft minutes of the December 9, 2025, meeting. A motion was made by Lyle Parton, seconded by Becky Rideout, to approve the minutes as written. The motion carried unanimously.

Division of the Lynn Lamons etux Property. The Planning Commission reviewed and considered approving the Division of the Lynn Lamons etux Property Subdivision for four lots totaling 3.34 acres, located adjacent to Bertie Patton Road in the 7th civil district. Amy Tweed stated that the Tennessee Department of Transportation (TDOT) was part of the review process as three of the lots abutted Interstate 81. TDOT, upon review, responded that the property owner needed to maintain a buffer width of at least one (1) foot from the right-of-way fence. Amy Tweed asked if that was a request of a requirement, and if a requirement, where the standard was located.. The TDOT representative stated it was a requirement, and provided a copy of TDOT's 2015 Standard Specifications. Discussion ensued regarding the ability of TDOT to require a private property owner to maintain a buffer on their own property. Lyn Ashburn stated Amy Tweed had requested additional information to address that question and had not received an answer prior to the time of the meeting. Amy Tweed recommended the plat be approved subject to the addition of signatures, and the addition of a note regarding the buffer required from the controlled access fence, as the plat met all other applicable requirements. A motion was made by Nick Gunter, seconded by Lyle Parton, to approve the plat, subject to the addition of signatures and a note concerning the buffer, as the plat met all other applicable requirements. The motion carried unanimously. Amy Tweed was urged to contact TDOT again to discuss the buffer requirement.

Replat of Lot 2 of the Pauline Norton House Tract. The Planning Commission reviewed and considered approving the Replat of Lot 2 of the Pauline Norton House Tract Subdivision for Dennis Norton for three lots totaling 4.58 acres, located adjacent to Susong Memorial Road and Haney Hill Road in the 9th civil district. Staff stated that all signatures had been obtained and recommended approval, as the plat met all applicable requirements. A motion was made by Gary Rector, seconded by Edwin Remine, to approve the plat as it met all applicable requirements. The motion carried unanimously.

Division of the David Smith Property. The Planning Commission reviewed and considered approving the Division of the David Smith Property Subdivision for three lots totaling 4.27 acres, located adjacent to Shackleford Road in the 25th civil district. Staff recommended approval, 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 the to the addition of signatures, as the plat met all other applicable regulations. The motion carried unanimously.

Surveyor comments on the subdivision approval process. The Chairman opened the floor to Daniel Hopson, owner of H5 Land Surveying and Mapping. Mr. Hopson spoke about a recent change to the subdivision plat submission process, and stated that it made the process more complicated than necessary. In the former process, surveyors would email the plat to Amy Tweed and submit the review fee sometime after submission. Mr. Hopson suggested that, instead of requiring the subdivision review fee to be paid up front, the County should revert to the old process and let the fee be paid at any time. He stated the plat could be held back so that it couldn't be recorded until the fee was paid.

Amy Tweed spoke about the large number of plats that were reviewed where the fees were never paid. Roger Woolsey stated the number of plats where the fee was not paid for numbered 70 or more. He asked what the issue was for paying the fee when the plat was submitted. Several surveyors responded that they never knew what the plat review fee would be, unlike the old process, where Amy told them the fee amount up front. Amy Tweed stated the fees were straightforward: a one lot subdivision was $60, a two-lot subdivision was $70, and three lots or more was $100 for the plat and $10/lot.

Several planning commissions had questions about why surveyors felt it was not feasible to pay the review fee up front, as doing so was a pretty common practice. Lyn Ashburn asked the difference between paying plat review fees when the plat was submitted, and submitting building permit fees when design plans were submitted.

Amy Tweed stated that, in the current process, surveyors needed to submit a paper copy of a plat when they submitted the fee. The clerks in the office would take the information from the plat, input it into the IWorQs system, and print out an invoice. Daniel Hopson stated planners were supposed to put the information into the system, and if they were the only ones doing it, then there wouldn't be any duplication of projects. Getting the duplication issue fixed would allow the department to begin accepting online payments. Amy Tweed stated that there had been less

than five duplication, and they occurred early in the process. Tim Tweed stated he knew of three duplications. Amy Tweed stated that if the clerks were the only ones inputting the information, then there wouldn't be any duplications. Tim Tweed stated that it was not the responsibility of the Building and Zoning clerks to input planning information into IWorQs. Lyn Ashburn said that the job descriptions for the clerks stated they were to assist the planning coordinator, and the time records named Amy Tweed as one of their supervisors (Tim Tweed being the other).

Several surveyors stated that, in dealing with the invoice, they needed to know the amount of the fee before submitting payment. Josh Beckett stated you can't just have checks floating around and not have invoices. He stated the solution the County had come up with, fixed one problem, but created others.

Amy Tweed was asked what the process would be if the department accepted online payments. She stated that the surveyor would fill out the subdivision application online, attach an electronic copy of the plat, and the software would list the review fee due on an invoice.

Brian Bartlett asked about having someone other than Gary Rector, Planning Commission Secretary, to sign plats. He stated that Gary stayed busy and it was sometimes difficult to reach him to get a plat signed. Amy Tweed stated Lyle Parton was the alternate secretary and could also sign plats. The question was asked if staff could sign as secretary. Lyn Ashburn stated that, in reviewing state law several years ago, she determined that Amy Tweed could not be secretary

Lyn Ashburn stated the purpose of making changes in the process was to streamline it and to enable online payments. Gwen Lilley asked Amy Tweed how long it would take to get online payments up and running. Amy Tweed stated that she didn't know, as she was not the IWorQs administrator and wasn't part of the process. As Tim Tweed was the administrator, he would be the one to work with the IWorQs team to enable online payments. Gwen Lilley asked Tim Tweed how long it would take to get the online payment system up and running. Tim Tweed first said it would take several months, then stated it could be done sooner than that. Gwen Lilley suggested that it could be done in two months.

Gwen Lilley stated the process would not change; the surveyor would submit a paper copy of the plat to the clerks, who would input the information and provide them with an invoice.

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

- Replat of Lots 7, 8, and 13 of the Lowery Farm Subdivision for two lots totaling 4.10 acres, located adjacent to Lick Hollow Road in the 9th civil district.
- Combination Plat of Lots 7, 9, and 10 of the Guy and Audra Jones Estate for 2 lots totaling 4.78 acres, located adjacent to Lonesome Pine Trail (SR 70) in the 11th civil district.
- Redivision of Lots 6 and 7 of the Sugar Run Subdivision for two lots totaling 3.58 acres, located adjacent to Sugar Cane Lane in the 24th civil district.

- Survey of a portion of the Rebecca Smith Property (Property Survey for Stu Portnoy) for one lot totaling 2.00 acres, located off Cedar Creek Road in the 3rd civil district.
- Combination of Lots 14-16 of the W.C. Wilson Estate (Survey for Kenneth Squires, Jr. & Marcela Pineda for one lot totaling 4.01 acres, located adjacent to Pates Lane in the 9th civil district.
- Property Survey for Todd Wilhoit etux (Portion of the Tracee Walker Property) for one lot totaling 3.64 acres, located adjacent to Pigeon Creek Road in the 9th civil district.
- Division of Lot 3 of the Subdivision for David Knight for two lots totaling 1.12 acres, located adjacent to East Fork Road in the 24th civil district.
- Combination Plat for Lots 16 and 17 of the Hopson and Underwood Property for one lot totaling 1.52 acres, located adjacent to Ash Meadow Drive in the 22nd civil district.
- Division of Lot 4R of the Resubdivision of Lots 3 and 4 Charles Ramsey Property for two lots totaling 9.99 acres, located adjacent to Wheeler Road in the 6th civil district.
- Survey of a Portion of the Bird Family Trust Property (Property Survey for John Morrell etux) for one lot totaling 3.31 acres, located off Warrensburg Road in the 25th civil district.
- Steve A. Sr. and Pamela Merriweather Subdivision Survey for one lot totaling 0.562 acres, located adjacent to Oakwood Road in the 4th civil district.
- Phillip and Janet Shelton Property (for Jimmy and Lynn Akers) for one lot totaling 0.70 acres, located off Gfellers Road in the 1st civil district.
- Survey of a Portion of the Vicky Johnson and Douglas Weller Property for one lot totaling 1.86 acres, located off Cedar Creek Road in the 3rd civil district.
- Combination Plat of the Penny Humphreys and Kathy Mashburn Property (Survey for Anthony Shipley) for one lot totaling 0.54 acre, located off J. Mell Johnson Road in the 13th civil district.
- Bobby Carter Property (for Jason Smith) for one lot totaling 0.14 acre, located Mink Creek Road in the 19th civil district.
- Division of a Portion of the James E. Caraway Property for one lot totaling 1.92 acres, located adjacent to Rader Lane in the 25th civil district.
- Jones 2.00 acre Property Partition for one lot totaling 2.00 acres, located adjacent to White Sands Road and Dixie Road in the 2nd civil district.

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

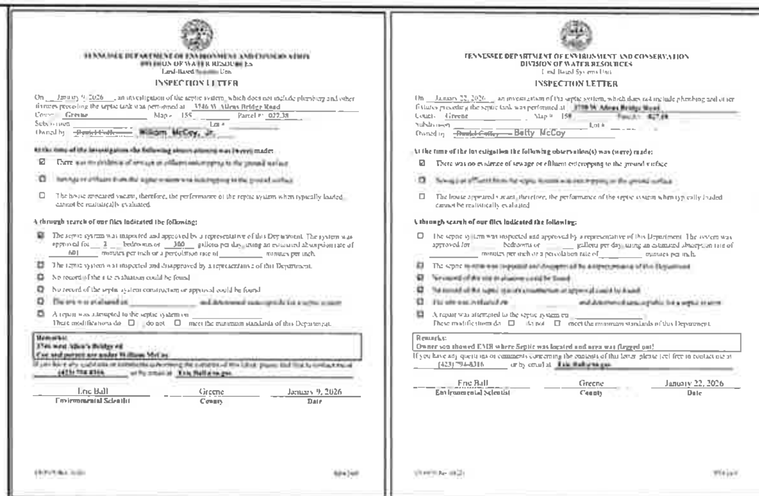
Monthly activity report for Building/Zoning/Planning Office. Tim Tweed discussed the monthly department activity report. A motion was made by Becky Rideout, seconded by Edwin Remine, to accept the report. The motion carried unanimously.

There being no further business, a motion was made by Gary Rector, seconded by Lyle Parton, to adjourn. The motion carried unanimously. The meeting adjourned at 1:55 p.m.

Approved as written: _____

Secretary: _____

Chairman/Vice Chairman: _____



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

On January 9, 2026 … 3746 W. Allens Bridge Road … County: Greene … Map: 155 … Parcel: 027.38 … Owned by: William McCoy, Jr.

Remarks: 3746 west Allen's Bridge rd. Car and parrot are under William McCoy

Eric Hall, Environmental Scientist — Greene County — January 9, 2026, Date

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

On January 22, 2026 … 3750 W. Allens Bridge Road … County: Greene … Map: 155 … Parcel: 027.18 … Owned by: Betty McCoy

Remarks: Owner son showed EMB where Septic was located and area was flagged out!

Eric Hall, Environmental Scientist — Greene County — January 22, 2026, Date

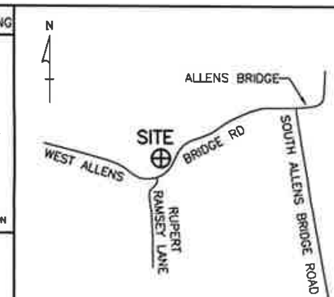
CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE 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 0.06'.

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 0375 D)
EFFECTIVE DATE: JULY 03, 2006

-FOR REVIEW-

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

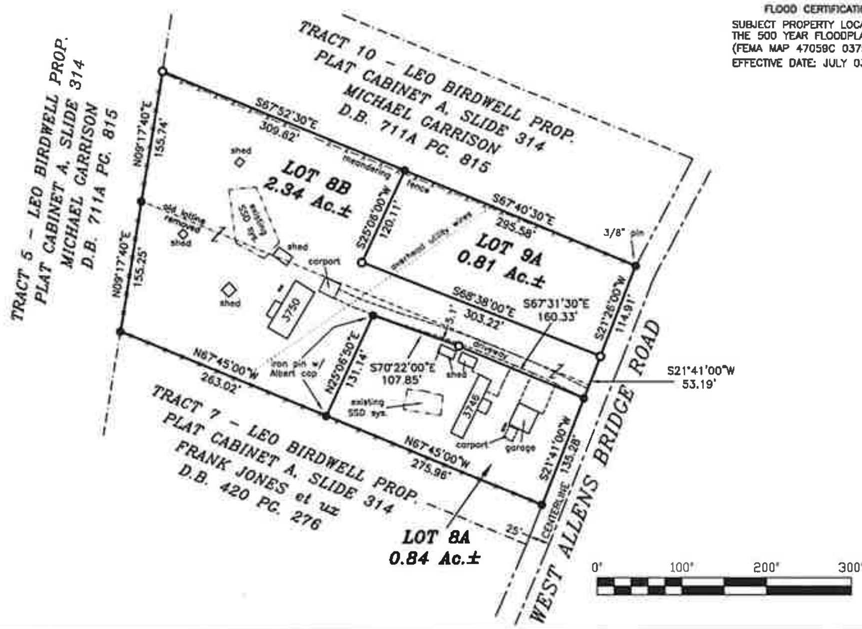
There is hereby established an easement area a minimum of 7½' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural 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.

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.

N

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



LEGEND

- ● 1/2" IRON PIN, unless otherwise noted (found)
- ○ 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- —x—x— FENCE

ADDRESS OF SUBJECT PROPERTY
3746 & 3750 WEST ALLENS BRIDGE ROAD
GREENEVILLE, TN 37743

TAX REF.: TAX MAP 155 PARCEL 27.18
DEED REF.: D.B. 102A PG. 866
TAX REF.: TAX MAP 155 PARCEL 27.38
DEED REF.: D.B. 448A PG. 1334
PLAT REF.: PLAT CABINET A, SLIDE 314

REPLAT OF LOTS 8 & 9 OF THE LEO BIRDWELL PROPERTY

(SURVEY FOR BETTY & WILLIAM McCOY, Jr.)

3RD CIVIL DISTRICT GREENE CO.,TN

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

SCALE: 1"=100'	DATE: 01/26/2026
JOB NO. 25SU134	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. 25SU134

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 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.

JANUARY 26, 20 28
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	3.99 ±	TOTAL LOTS	3
ACRES NEW ROAD	0.00	MILES NEW ROAD	0.00
DEVELOPER	BETTY & WILLIAM McCOY, Jr.	CIVIL DISTRICT	3RD
SURVEYOR	AZIMUTH ENGINEERING	CLOSURE ERROR	1/10,000

RICKY BALL & ALFRED PAYNE PROPERTY

9TH CIVIL DISTRICT OF GREENE COUNTY, TENNESSEE

CLIENT: RICKY BALL

SURVEY COMPLETED: 01-13-2026

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 PLAT 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

DATE

OWNER(S) DATE

CERTIFICATION 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 GREENE COUNTY REGIONAL PLANNING COMMISSION AND IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR

SECRETARY OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION DATE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

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

LOCAL PUBLIC UTILITY PROVIDER DATE

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON IS AN ACCURATE AND PRECISE 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

JOSHUA K BECKETT, PLS TN RLS# 3227 DATE

CERTIFICATION OF APPROVAL OF STREETS

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

ENGINEER OR COUNTY ROAD COMMISSIONER DATE

CERTIFICATION OF GREENEVILLE ENERGY AUTHORITY

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

AUTHORIZED REPREGENTATIVE DATE

GREENEVILLE ENERGY AUTHORITY

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' 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 IN ADDITION TO ANY 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 PLANNING COMMISSION

REGISTER OF DEEDS

IMPROVEMENTS LOCATED WITH PHOTOGRAMMETRIC DATA COLLECTED WITH AN S.U.A.S

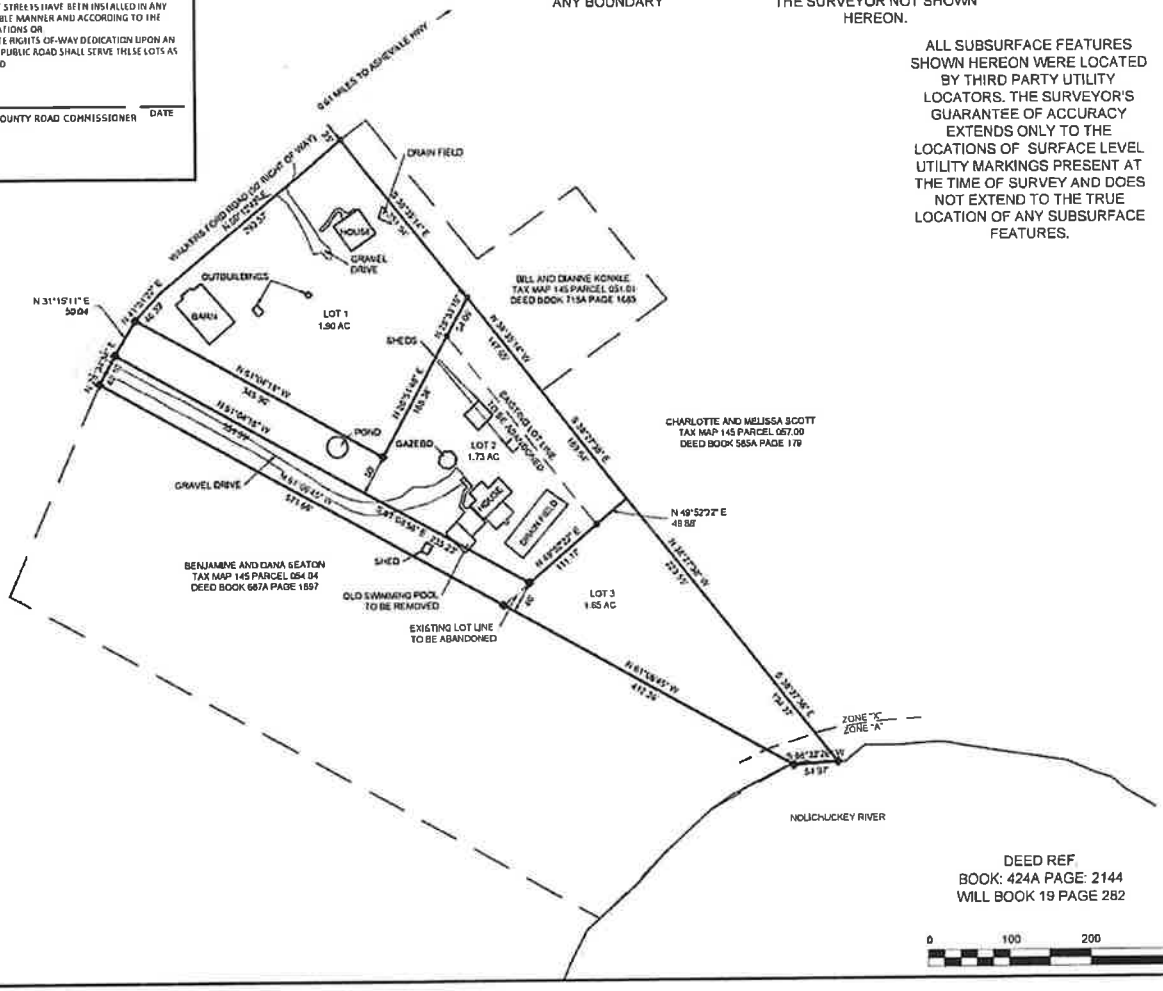
DASHED LINES SHOWN HEREON WERE CALCULATED USING PUBLIC RECORD AND EVIDENCE FOUND DURING THE CURRENT SURVEY, BUT WERE NOT FIELD SURVEYED. SAID LINES ARE SHOWN FOR REFERENCE ONLY AND DO NOT REPRESENT THE SURVEYOR'S OPINION AS TO THE LOCATION OF ANY BOUNDARY

PART OF THIS PROPERTY WAS DETERMINED TO BE IN FEMA FLOOD ZONE "A" BY MAP SCALING ONLY USING FEMA FIRM MAPS 47059C0735D & 47059C0400D EFFECTIVE DATE 07/03/2006. NO TOPOGRAPHIC SURVEY WAS PERFORMED.

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS AND/OR ENCUMBRANCES NOT KNOWN TO THE SURVEYOR NOT SHOWN HEREON.

ALL SUBSURFACE FEATURES SHOWN HEREON WERE LOCATED BY THIRD PARTY UTILITY LOCATORS. THE SURVEYOR'S GUARANTEE OF ACCURACY EXTENDS ONLY TO THE LOCATIONS OF SURFACE LEVEL UTILITY MARKINGS PRESENT AT THE TIME OF SURVEY AND DOES NOT EXTEND TO THE TRUE LOCATION OF ANY SUBSURFACE FEATURES.

TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83)



DEED REF.
BOOK: 424A PAGE: 2144
WILL BOOK 19 PAGE 282

PRELIMINARY

GNSS SURVEY STYLE: RTK
GNSS ROVER: CARLSON BRx7
RTK CORRECTIONS: ON-SITE BASE
GNSS BASE: CARLSON BRx7
DATUM: TENNESSEE SPC (NAD 83)
GEOID MODEL: 18
CONVERGENCE: 01° 49' 47"
DATUM ADJUSTMENT FACTOR: .99989594

OBSERVATION LENGTHS:
SIDE SHOTS: 3 SECONDS
CONTROL POINTS: 3X 5 MINUTES, AVERAGED

I CERTIFY THIS SURVEY AS A CATEGORY IV SURVEY, BEING DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THE POSITIONAL ACCURACY OF THE GNSS VECTORS OBSERVED DOES NOT EXCEED 0.08'

JOSHUA K BECKETT, PLS
TN REGISTRATION # 3227
758 WHISPERING RD
GREENEVILLE, TN 37743
(423) 278-6493
jbeckett@becketlsurveys.com

TAX MAP 145
PARCELS 055.00 & 055.01
PLAT CABINET: N/A SLIDE: N/A
SCALE: 1"=100'
ZONING CLASS: A-1

COPYRIGHT

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.

DATE

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

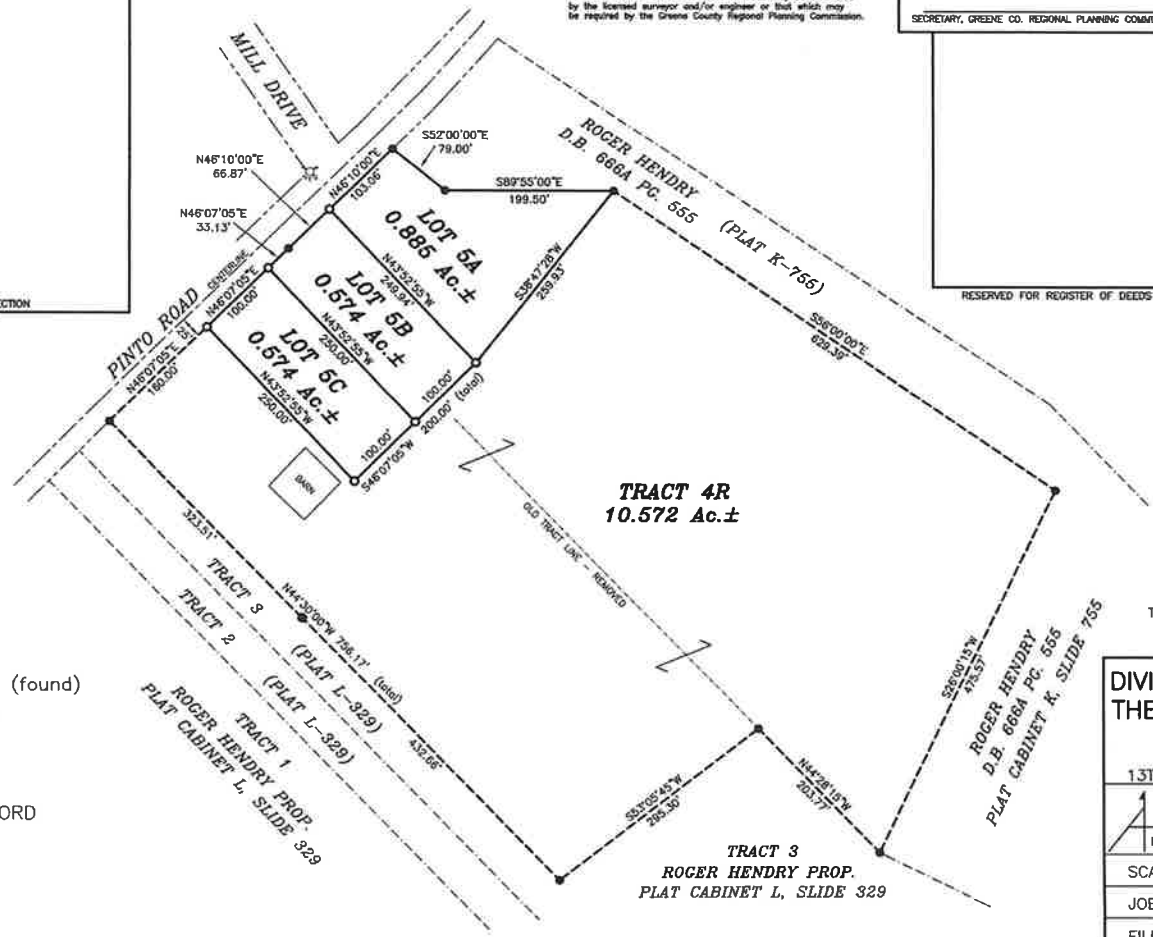
RESERVED FOR REGISTER OF DEEDS

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 *0.06'*.

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 0243 D)
EFFECTIVE DATE: JULY 03, 2006

ADDRESS OF SUBJECT PROPERTY
PINTO ROAD
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.

—FOR REVIEW—

LEGEND

- ● 1/2" IRON PIN W/AZIMUTH CAP (found)
- ○ 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- FIRE HYDRANT
- ---- LINE TAKEN FROM PLAT OF RECORD (not surveyed this date)

0' 100' 200' 300'

TAX REF.: TAX MAP 111 PORTION OF PARCEL 62
DEED REF.: D.B. 647A PG. 2254
PLAT REF.: PLAT CABINET L, SLIDE 329

DIVISION OF TRACTS 4 & 5 OF THE ROGER HENDRY PROPERTY

(PINTO ROAD PROPERTY)

13TH CIVIL DISTRICT — GREENE CO.,TN

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

SCALE: 1"=100'	DATE: 01/06/2026
JOB NO. 25SU130	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. 25SU130

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

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.

JANUARY 16, 20 26
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

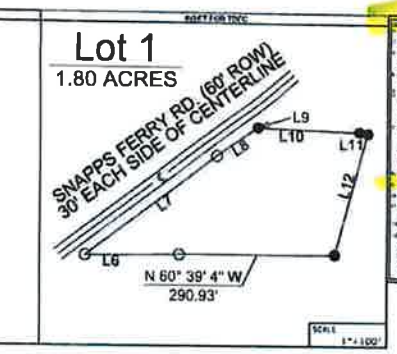
THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE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

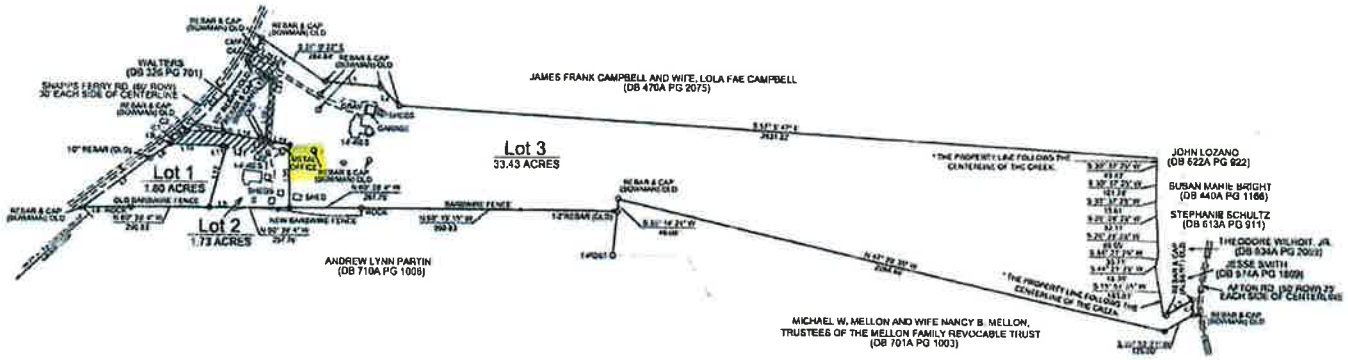
DATE

GREENEVILLE ENERGY AUTHORITY

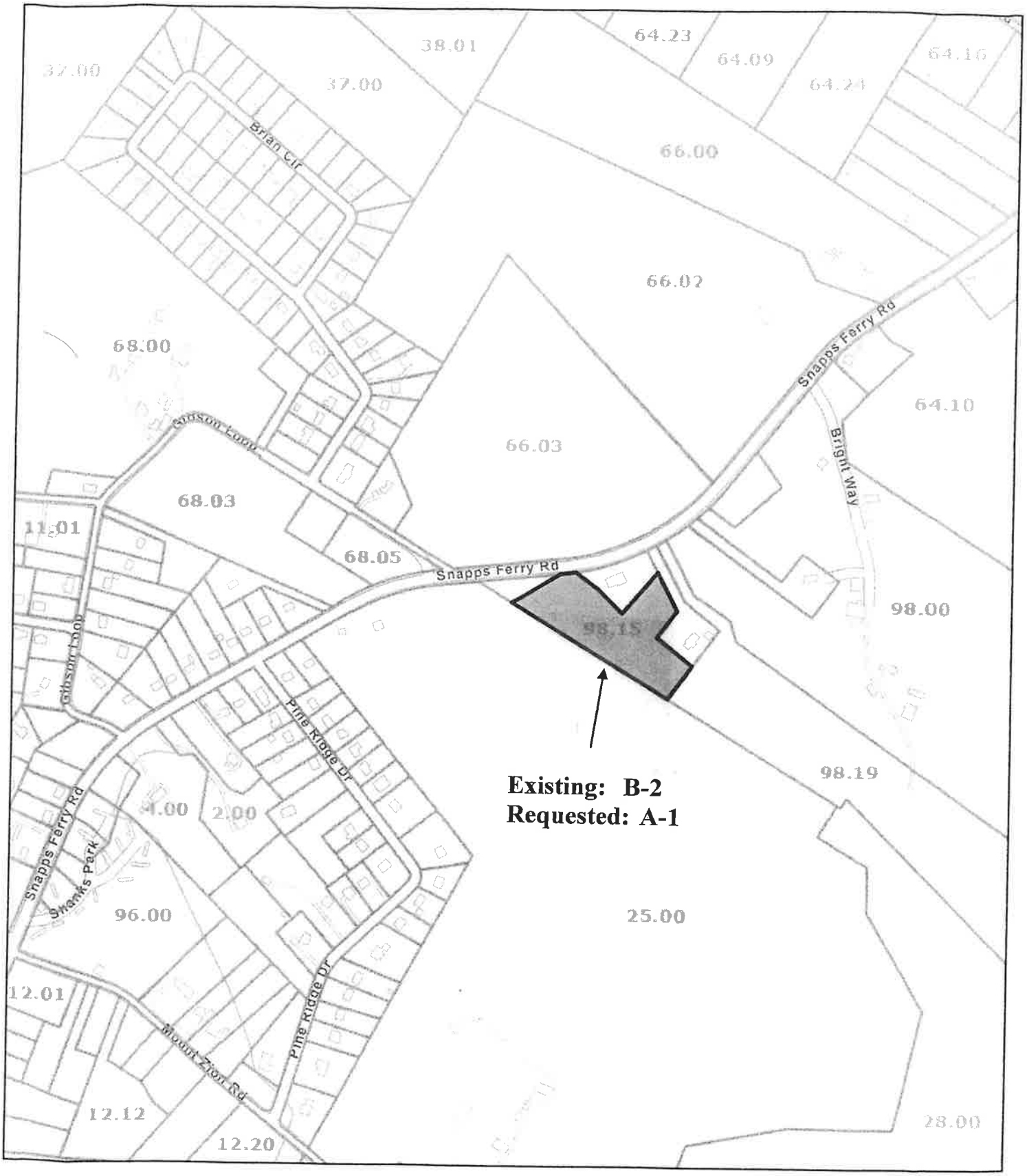
GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 12.60 ±	TOTAL LOTS 4
ACRES NEW ROAD 0.00	MILES NEW ROAD 0.00
DEVELOPER ROGER HENDRY	CIVIL DISTRICT 13TH
SURVEYOR AZIMUTH ENGINEERING	CLOSURE ERROR 1/10,000


Lot 1
1.80 ACRES
SNAPPS FERRY RD. (60' ROW)
30' EACH SIDE OF CENTERLINE
L6
L7
L8
L9
L10
L11
L12
N 60° 39' 4" W
290.93'
SCALE
1" = 100'


JAMES FRANK CAMPBELL AND WIFE, LOLA FAE CAMPBELL
(DB 470A PG 2075)
Lot 3
33.43 ACRES
Lot 1
1.80 ACRES
Lot 2
1.73 ACRES
WALTERS
(DB 326 PG 701)
SNAPPS FERRY RD. (60' ROW)
30' EACH SIDE OF CENTERLINE
ANDREW LYNN PARTIN
(DB 710A PG 1006)
MICHAEL W. MELLON AND WIFE NANCY B. MELLON,
TRUSTEES OF THE MELLON FAMILY REVOCABLE TRUST
(DB 701A PG 1003)
JOHN LOZANO
(DB 622A PG 922)
SUSAN MAHIE BRIGHT
(DB 440A PG 1166)
STEPHANIE SCHULTZ
(DB 613A PG 911)
THEODORE VILHOIT, JR.
(DB 936A PG 2002)
JESSE SMITH
(DB 974A PG 1809)
AFTON RD. (50 ROW) 25
EACH SIDE OF CENTERLINE
* THE PROPERTY LINE FOLLOWS THE CENTERLINE OF THE CREEK
* THE PROPERTY LINE FOLLOWS THE CENTERLINE OF THE CREEK
GRAPHICAL SCALE
0' 200' 400' 600'
LEGEND

Greene County - Parcel: 055 098.15



Date: January 28, 2026

County: GREENE
Owner: CAMPBELL DONALD RAY SR FLORETTA MAE
Address: SNAPPS FERRY RD 6780
Parcel ID: 055 098.15
Deeded Acreage: 5.16
Calculated Acreage: 0

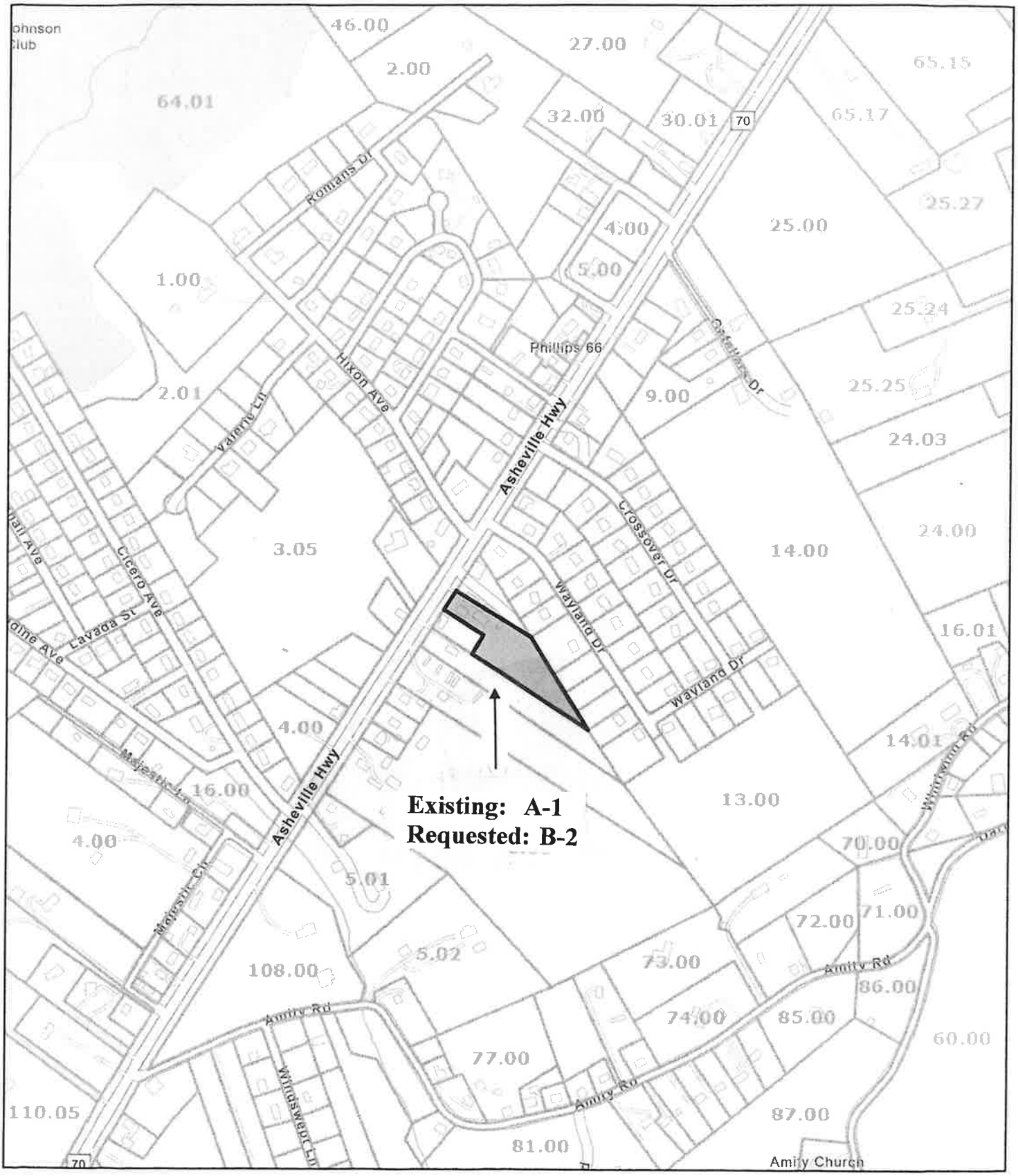
1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 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

Greene County - Parcel: 122 011.01



Date: January 28, 2026

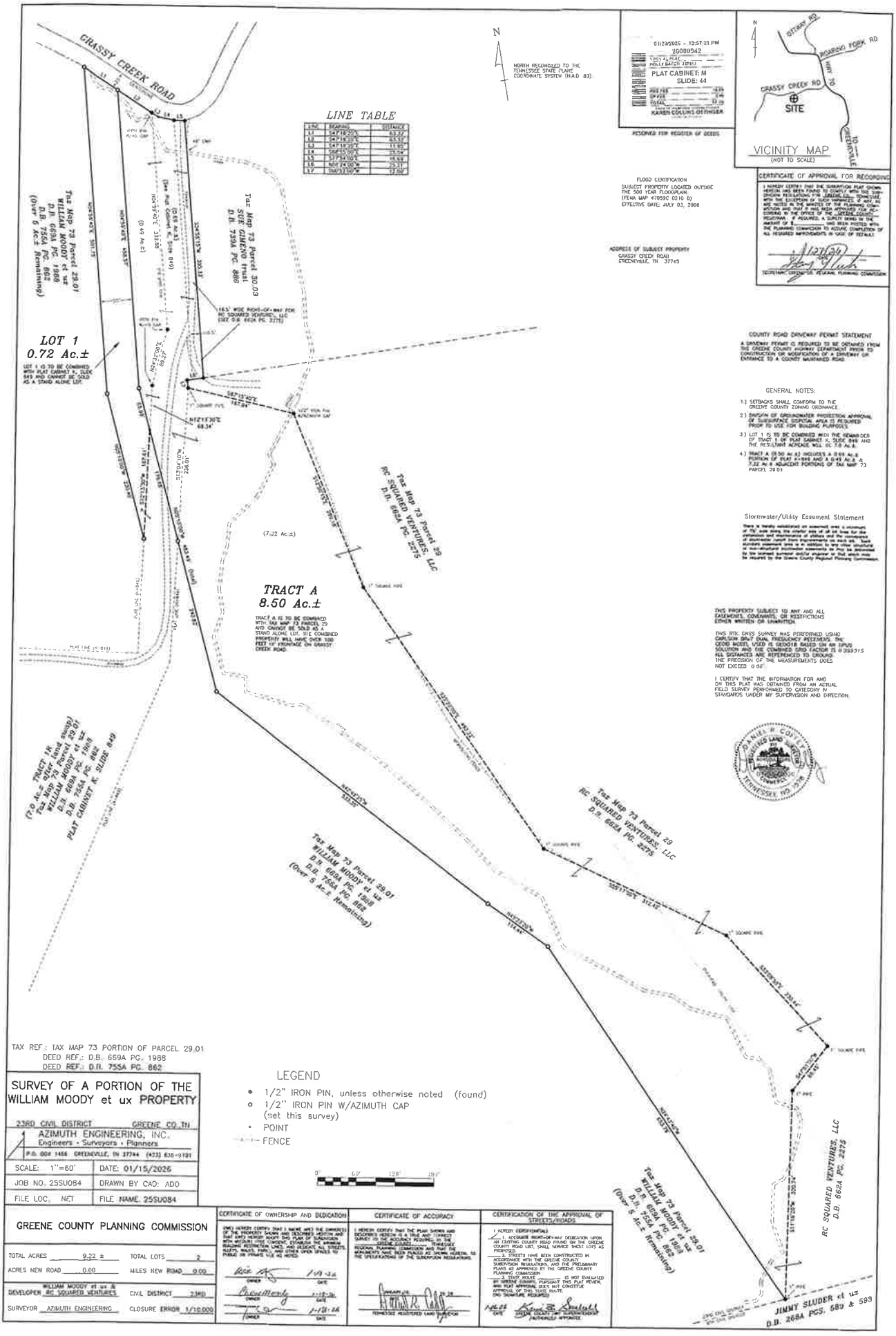
1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

County: GREENE
Owner: MERCER JERRY
Address: ASHEVILLE HWY 2165
Parcel ID: 122 011.01
Deeded Acreage: 2.4

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


GRASSY CREEK ROAD
N
NORTH RECONCILED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83)
LINE TABLE
LOT 1
0.72 Ac.±
LOT 1 IS TO BE COMBINED WITH PLAT CABINET K, SLIDE 849 AND CHANGE BE SOLD AS A STAND ALONE LOT.
TRACT A
8.50 Ac.±
TRACT A IS TO BE COMBINED WITH TAX MAP 73 PARCEL 29 AND CHANGE BE SOLD AS A STAND ALONE LOT. THE COMBINED PROPERTY WILL HAVE OVER 500 FEET OF FRONTAGE ON GRASSY CREEK ROAD.
Tax Map 73 Parcel 29.01
WILLIAM MOODY et ux
D.B. 669A PG. 1988
D.B. 755A PG. 862
(Over 6 Ac.± Remaining)
Tax Map 73 Parcel 30.03
STEE GIMENO trust
D.B. 739A PG. 886
Tax Map 73 Parcel 29
RC SQUARED VENTURES, LLC
D.B. 662A PG. 2275
(7.22 Ac.±)
TRACT 1A
(7.0 Ac.± after land swap)
Tax Map 73 Parcel 29.01
WILLIAM MOODY et ux
D.B. 669A PG. 1988
D.B. 755A PG. 862
PLAT CABINET K, SLIDE 849
Tax Map 73 Parcel 29.01
WILLIAM MOODY et ux
D.B. 669A PG. 1988
D.B. 755A PG. 862
(Over 5 Ac.± Remaining)
JIMMY SLUDER et ux
D.B. 268A PGS. 589 & 593
RC SQUARED VENTURES, LLC
D.B. 662A PG. 2275
LEGEND
1/2" IRON PIN, unless otherwise noted (found)
1/2" IRON PIN W/AZIMUTH CAP (set this survey)
POINT
FENCE
0' 60' 120' 180'
TAX REF.: TAX MAP 73 PORTION OF PARCEL 29.01
DEED REF.: D.B. 669A PG. 1988
DEED REF.: D.B. 755A PG. 862
SURVEY OF A PORTION OF THE WILLIAM MOODY et ux PROPERTY
23RD CIVIL DISTRICT
GREENE CO., TN
AZIMUTH ENGINEERING, INC.
Engineers • Surveyors • Planners
P.O. BOX 1488 GREENEVILLE, TN 37744 (423) 638-9191
SCALE: 1"=60'
DATE: 01/15/2026
JOB NO. 25SU084
DRAWN BY CAD: ADO
FILE LOC. NET
FILE NAME. 25SU084
GREENE COUNTY PLANNING COMMISSION
TOTAL ACRES 9.22 ±
TOTAL LOTS 2
ACRES NEW ROAD 0.00
MILES NEW ROAD 0.00
DEVELOPER WILLIAM MOODY et ux & RC SQUARED VENTURES
CIVIL DISTRICT 23RD
SURVEYOR AZIMUTH ENGINEERING
CLOSURE ERROR 1/10,000
CERTIFICATE OF OWNERSHIP AND DEDICATION
CERTIFICATE OF ACCURACY
CERTIFICATION OF THE APPROVAL OF STREETS/ROADS
01/29/2025 - 12:57:21 PM
26000542
PLAT CABINET: M
SLIDE: 44
KAREN COLLINS OFFINGER
RECORDED FOR REGISTER OF DEEDS
FLOOD CERTIFICATION
SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN
(FEMA MAP 47059C 0210 D)
EFFECTIVE DATE: JULY 03, 2008
ADDRESS OF SUBJECT PROPERTY
GRASSY CREEK ROAD
GREENVILLE, TN 37745
GITMAN RD
ROARING FORK RD
HWY 70
GRASSY CREEK RD
SITE
VICINITY MAP
(NOT TO SCALE)
CERTIFICATE OF APPROVAL FOR RECORDING
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.
GENERAL NOTES:
1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.
2.) SEPTIC/N OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE SEPTICAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.
3.) LOT 1 IS TO BE COMBINED WITH THE REMAINDER OF TRACT 1 OF PLAT CABINET K, SLIDE 849 AND THE RESULTANT ACREAGE WILL BE 7.0 Ac.±.
4.) TRACT A (8.50 Ac.±) INCLUDES A 0.69 Ac.± PORTION OF PLAT P-849 AND A 0.49 Ac.± & 7.22 Ac.± ADJACENT PORTIONS OF TAX MAP 73 PARCEL 29.01
Stormwater/Utility Easement Statement
THIS PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.
THIS RTK GNSS SURVEY WAS PERFORMED USING EMPLOYING DUAL FREQUENCY RECEIVERS. THE GEOID MODEL USED IS GEOID18 BASED ON AN UPUS SOLUTION AND THE COMBINED GRID FACTOR IS 0.999315. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED 0.06'.
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. COLLINS
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1938

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 8R - N/A defined as Replat of lots 8 & 9 of the Brad Ellenburg 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 8R:
Lot 8R is limited to a maximum of 3 bedrooms. Conventional septic system is required.

Hunt Wyatt — 12-18-25
Environmental Specialist — Date
TN Division of Water Resources

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TWO (2) LOTS INTO ONE (1) LOT.
2. SUBJECT PROPERTY OWNER(S): WARREN MOORE, DEED REFERENCE: DEED BOOK 750A, PAGE 80 (PARCEL 052.11 - LOT 8) DEED BOOK 601A, PAGE, 1003 (PARCEL 052.12 - LOT 9); PLAT REFERENCE: LOTS 8 & 9 OF THE BRAD ELLENBURG PROPERTY, PLAT CABINET C, SLIDE 34. THE SUBJECT PROPERTY IS DESIGNATED AS PARCEL(S) 52.11 & 52.12 ON GREENE COUNTY TAX MAP 77.
3. THE ADDRESS OF THE SUBJECT PROPERTY IS _____ CHARLES JOHNSON ROAD, CHUCKEY, TN 37641.
4. SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE
5. DIVISION OF GROUNDWATER PROTECTION APPROVAL OF SUBSURFACE DISPOSAL AREA IS REQUIRED PRIOR TO USE FOR BUILDING PURPOSES.
6. 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 OF NON-STRUCTURAL STORMWATER 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.
7. SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN
8. DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE
9. PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE RIGHT-OF-WAY.
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
11. THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD ON THE FLOOD INSURANCE RATE MAP RECEIVED BY ME AS OF THIS DATE. FEMA MAP NUMBER: 47059C0260D EFFECTIVE DATE: JULY 3, 2006.
12. NO CERTIFICATION IS MADE AS TO THE EXISTENCE OR LOCATION OF ANY UTILITIES STRUCTURES OR EASEMENTS OTHER THAN THOSE SHOWN HEREON.

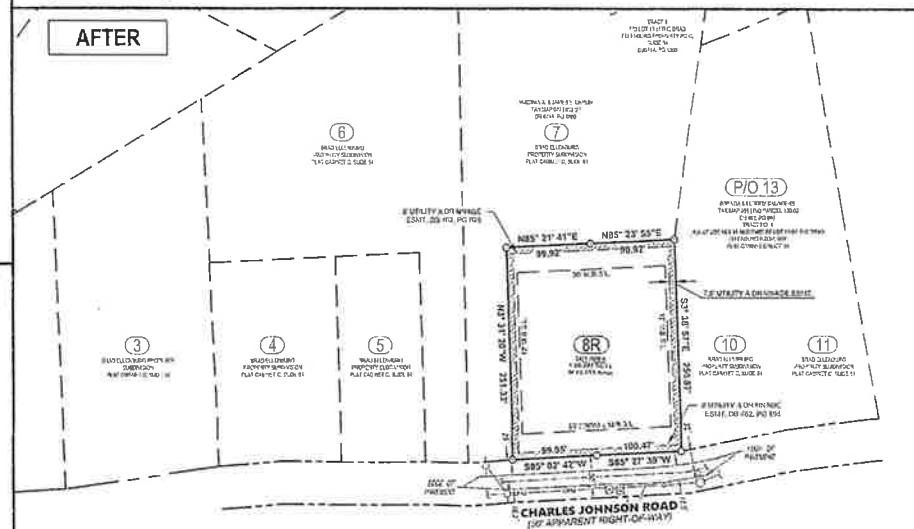
LEGEND

- Old Property Boundary Corner Found ½" Rebar (no cap)
- Existing Utility Pole
- Existing Utility Pole W/Lamp
- Existing Water Meter
- Subject Property Boundary
- Adjacent Property Boundary Line (not surveyed)
- Right of Way Line (not surveyed)
- Minimum Building Setback Line (M.B.S.L.)
- Utility & Drainage ESMT. (as noted)
- Utility & Drainage ESMT. (unwritten)
- Flood Elevation
- Overhead Utility Line
- DB — Deed Book
- PB — Plat
- ESMT — Easement

HATCH KEY

- UTILITY & DRAINAGE EASEMENT
- ASPHALT PAVEMENT

BEFORE



AFTER

GEOMATICS LLC
G3 GEOMATICS, LLC
P.O. Box 594
Johnson City, TN 37605
615.775.6522
gregg@g3geomatics.com
www.g3geomatics.com

01/09/2026 - 02:12:34 PM
26000312
1 PGS:AL-PLAT
KAREN BATCH: 267033
PLAT CABINET: M
SLIDE: 33

REC FEE	16.00
OP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER
RECORDING CLERK

REGISTER OF DEEDS

CERTIFICATE OF THE APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY AS ARE NOTED IN THE MINUTES OF GREENE 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 GREENE COUNTY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 1/16/26
SECRETARY OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND WAS DONE IN COMPLIANCE WITH THE CURRENT RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS CHAPTER 0820-03 STANDARDS OF PRACTICE. THE UNADJUSTED RATIO OF PRECISION IS 1:109,477 AS SHOWN HEREON

12/21/2025

GREGORY K. GURNEY
TENN. REG. NO. 2916

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.

DATE _____ 20 25

OWNER: WARREN MOORE

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.

DATE 12/22 20 25

GREENEVILLE ENERGY AUTHORITY

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM

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 12/22 20 25

LOCAL UTILITY DISTRICT PROVIDER OR ITS AUTHORIZED REPRESENTATIVE

CERTIFICATE 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.

DATE 12-31-25 20 25

GREENE COUNTY ROAD SUPERINTENDENT/AUTHORIZED APPOINTEE

CERTIFICATE OF ACCURACY

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.

DATE 12/21 20 25

Gregory Gurney, TN RLS 2916

REPLAT OF LOTS 8 & 9 of THE BRAD ELLENBURG PROPERTY

GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES:	41.153	TOTAL LOTS:	1
ACRES NEW ROAD:	-0-	MILES NEW ROAD:	-0-
OWNER:	SEE GENERAL NOTE 2	CIVIL DISTRICT:	22nd
SURVEYOR:	GREGORY K. GURNEY TN RLS 2916	CLOSURE ERROR:	1:109,477

SCALE 1" = 100'

100' 0 100' 200'
GRAPHIC SCALE

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 21ST DAY OF NOVEMBER, 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 (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)

GREENE COUNTY HIGHWAY COMMISSIONER

1-7-26
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

1.5.2026
(DATE)

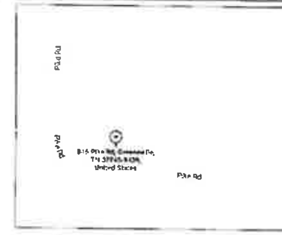
NORTH GREENE UTILITIES
8470 HORTON HWY
GREENEVILLE TN 37745

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

1/15/26
(DATE)



VICINITY MAP
(N.T.S.)

DIVISION OF GROUNDWATER PROTECTION CERTIFICATION:

GENERAL RESTRICTIONS

[illegible] LOT 1 – N/A defined as Brenda Klepper Property ... located in Greene County, Tennessee, [illegible] disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for [illegible] family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

[illegible] ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

[illegible] of the primary and reserve SSD systems and [illegible] buried utilities, driveways, swimming pools, etc [illegible] disposal systems in Tennessee. Modifications of [illegible]

LOT RESTRICTIONS:

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

Environmental Specialist
TN Division of Water Resources

12-18-25
Date

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) — 1/16/26 (DATE)

OWNER(S) — (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 033, PARCEL 063.02.
4. BEING A PORTION OF THE PROPERTY AS DESCRIBED IN DEED BOOK 695A, PAGE 2645.
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 47059C0115D 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

1/15/26
(DATE)

SETBACK REQUIREMENTS:

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

LEGEND

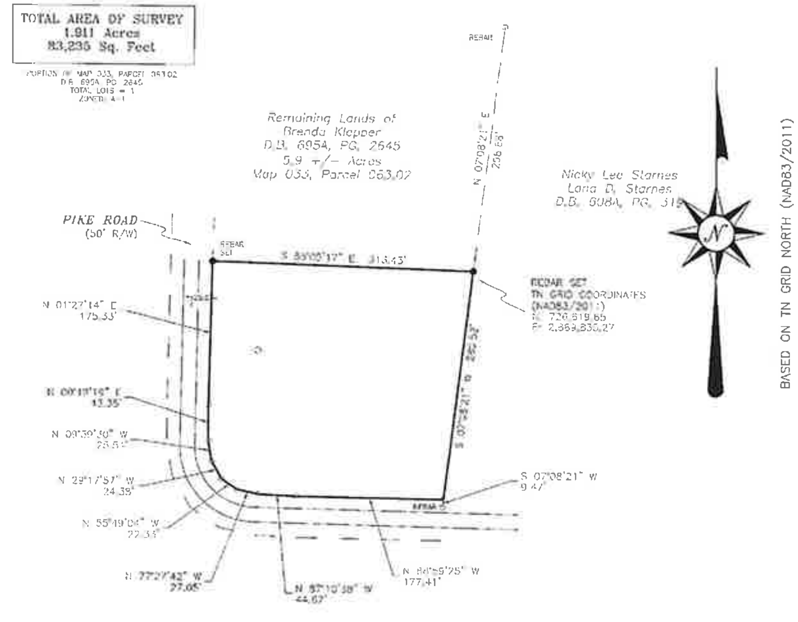
- ■ CONCRETE MONUMENT SET
- ∘ UNMARKED POINT
- • PK NAIL SET
- ● IRON PIN SET
- RR SPIKE FOUND
- ○ IRON PIN FOUND
- □ CONCRETE MONUMENT FOUND
- CABLE TV BOX
- TRANSFORMER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- MANHOLE
- SEWER CLEANOUT
- LIGHT POLE
- POWER POLE
- WATER METER
- WATER VALVE
- WELL
- DROP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

REGISTER OF DEEDS:

01/16/2026 - 11:43:24 AM
26000589
1 OSS AL PLAT
SYDNEY BATCH: 247267
PLAT CABINET: M
SLIDE: 38

REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

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



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: NOVEMBER 19, 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 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 25,000.

GREENE COUNTY
REGIONAL PLANNING
COMMISSION

SUBDIVISION OF
THE PROPERTY OF

BRENDA KLEPPER

PROPERTY ADDRESS
816 PIKE ROAD
GREENEVILLE, TN 37745

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

DRAWING NO.: 25-1738
SCALE: 1"=100'

0 100 200 300

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-2098

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

INSPECTION LETTER

On August 19, 2025, an investigation of the septic system, which does not include plumbing and other features preceding the septic tank was performed at: 2215 Flat Ridge Road
County: Greene Map #: 092 Parcel #: 037.00
Subdivision: Lot #:
Owned by: Habiba Hollomale

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 house appeared vacant therefore, the performance of the septic system when typically loaded, cannot be realistically evaluated.

A through search of our files indicated the following:

- ☒ The septic system was installed and approved by a representative of this Department. The system was approved for 2 bedrooms or 300 gallons per day, using an estimated dosagine rate of 60 minutes per inch or a percolation rate of _____ minutes per inch.
- ☐ The septic system was installed 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 as _____ 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:
The address on the records found does not match the current address, but the existing system and previous tankowner match what is on the records. The septic tank and field lines were located and flagged for the new survey.
If you have any questions or concerns concerning the contents of this letter, please feel free to contact me at (423) 586-7750 or by email at Hunter.Wyatt@tn.gov

Hunter Wyatt — Environmental Scientist
Greene — County
August 19, 2025 — Date

GROUNDWATER PROTECTION

Certificate of Existing Septic System for Lot 2:

I (we) owners of the property hereby certify that lot(s) 2 contain(s) an existing working septic system, verify and acknowledge that it is a system without issues, and all field lines and duplicate area(s) associated with each system are contained entirely within each lot(s) as described as part of the plan of subdivision. I (we) hereby state that no evaluation, testing, or verification of the functionality of the septic system or adequate area for duplication has been completed by the Division of Groundwater Protection of the Tennessee Department of Environment and Conservation, and the Greene County Regional Planning Commission makes no certification or guarantees the viability of the existing septic system. I (we) encourage any Purchaser of this lot to verify continued viability of the existing septic system for the property prior to purchase.

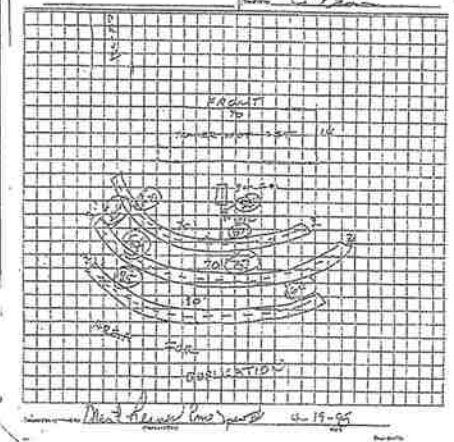
12/19/25

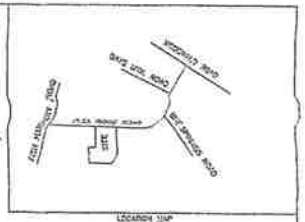
Owner — Date

Lot 3 has not been evaluated, pursuant this plat review, for subsurface sewage disposal system and plat approval does not constitute approval of this lot.

Notice to Buyer regarding Subsurface Sewage Disposal System (Buyer Beware):
The Division of Groundwater Protection has not evaluated Lot 2 and 3, pursuant this plat review, for subsurface sewage disposal system, and plat approval does not constitute approval of the combination plat. Lots shall be large enough to construct the original subsurface sewage disposal system and to provide an area for duplication of that system. The area for both original and duplicate systems shall meet the Rules & Regulations of the State of Tennessee Department of Environment and Conservation, Division of Groundwater Protection, Evaluation and Lot Design may require an Extra High Intensity Soil Map and/or a percolation test. Additional land may be required if deemed necessary. The Greene County Regional Planning Commission makes no certification or guarantees as to the viability of the existing septic system, or the location of the field lines.

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
CERTIFICATE OF COMPLETION OF SUBSURFACE NEW SITE SEWAGE DISPOSAL SYSTEM





LOCATION MAP

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, DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE FOR PUBLIC OR PRIVATE USE AS NOTED.
12/19/25
DATE — OWNER
OWNER

CERTIFICATE OF GREENVILLE ENERGY AUTHORITY (GEA)
The signature below certifies that, according to GEA the intended sites, which have been approved for the development described on this plat. Note that GEA reserves the right to require additional payments or deposits if GEA finds it necessary to extend service to the site.
10-22-2025
Date
Greenville Energy Authority

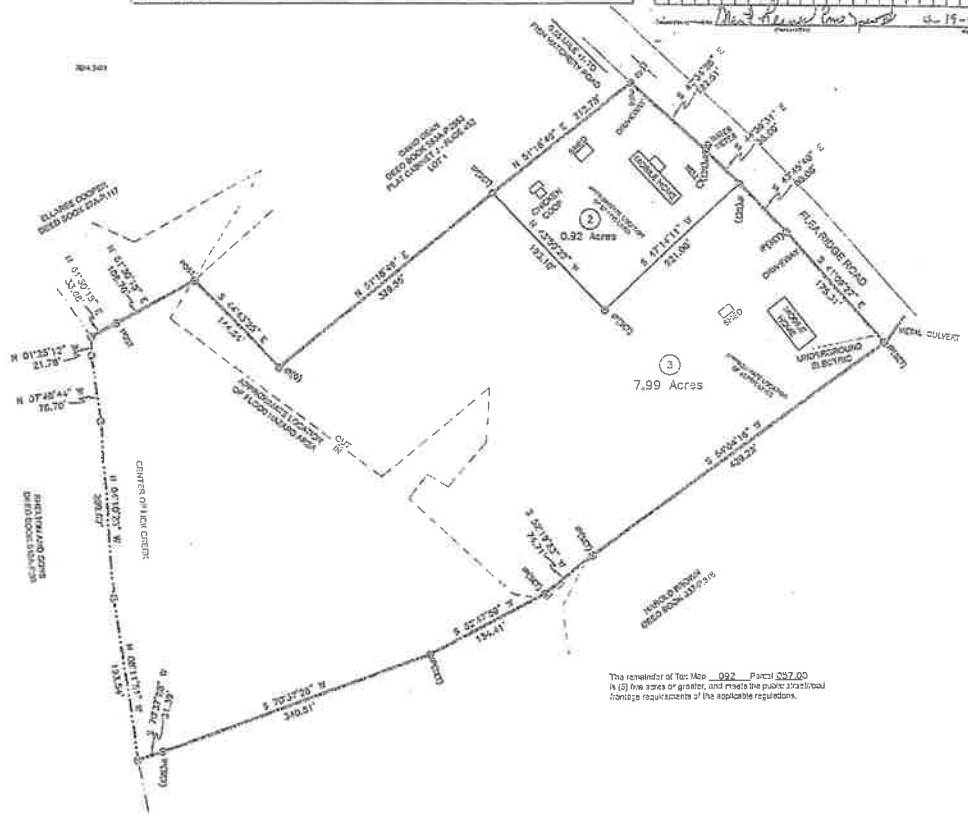
CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. 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 SAID SUBDIVISION.
SECRETARY OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION
6/8 2026
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 Roads _____ is not evaluated by Greene County, pursuant this plat review, and plat approval does not constitute approval of the state road. (Initial signature below)
Greene County Highway Superintendent/Authorized Appointee
11/23/25
Date

CERTIFICATION 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 DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.
2025
LOCAL UTILITY DISTRICT PROVIDER OR AUTHORIZED REPRESENTATIVE

I hereby certify I is a Category _____ survey and the ratio of precision is or greater than 10,000; that the survey has been performed in accordance with the Tennessee Minimum Standards of Practice for Land Surveyors as of the date of this PSR (or Map)
Gary Wemes Land Surveyor
Tennessee Reg. No. 1345
P.O. Box 294
Greeneville, Tn 37837
423-639-1373
Email: garywemes@yahoo.com

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 HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.
2/13 2026
DATE
GARY WEMES RLS 1345
TENNESSEE REGISTERED LAND SURVEYOR


ELLIOTT COOPER DEED BOOK 02A PG 117
DAVID GRAY DEED BOOK 98A PG 253 PLAT CABINET J - PAGE 432 LOT 1
N 51°16'50" E 212.78'
S 41°24'31" E 33.10'
S 42°44'20" E 30.05'
S 41°24'22" E 179.31'
S 41°24'22" E 179.31'
S 47°14'11" W 231.00'
N 41°24'22" W 179.31'
N 41°24'22" W 179.31

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THIS 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 SIGHT.
COMMENTS:

3-7 20 25
GREENEVILLE ENERGY AUTHORITY

REGISTER OF DEEDS

01/08/2026 - 12:46:33 PM
26000221
1 POS:AL-PLAT
SYDNEY BATCH: 296366
PLAT CABINET: M
SLIDE: 27

REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

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

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PERCISION OF THE UNADJUSTED SURVEY IS 1-10000+ AS SHOWN HEREON.

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

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS RECORDED AND/OR UNRECORDED.

THIS SURVEY HAS BEEN DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

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

SUBJECT PROPERTY DEED REF: 1484-59
SUBJECT PROPERTY TAX MAP: 022 PARCEL: 027.06

THIS PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA AS PER FIRM MAP 47059C0150D DATED JULY 3RD, 2006.

DIVISION OF GROUNDWATER PROTECTION

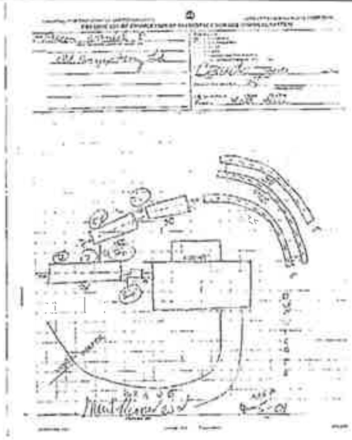
Certificate of Existing Septic System by Owner(s) – Buyer Beware: I (we), owners of the property, hereby certify that Lot 1 contain(s) an existing working septic system, verify and acknowledge that the septic system is in good working order, and all field lines and duplicate area(s) associated with each system are contained entirely within each lot(s) as described as part of the plan of subdivision. I (we) hereby state that no evaluation, testing, or verification of the functionality of the septic system or adequate area for duplication has been completed by the Division of Groundwater Protection of the Tennessee Department of Environment and Conservation. I (we) encourage any purchaser of this lot to verify continued viability of the existing septic system for the property prior to purchase.

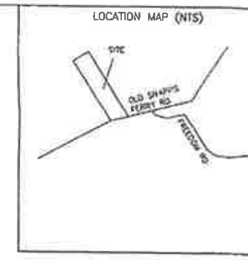
Owner(s) — Date 2-25-25

Notice to Buyer regarding Subsurface Sewage Disposal System (Buyer Beware):
The Division of Groundwater Protection has not evaluated Lot 1 and 1A, pursuant this plat review, for subsurface sewage disposal system, and plat approval does not constitute approval of the combination plat. Lots shall be large enough to construct the original subsurface sewage disposal system and to provide an area for duplication of that system. The area for both original and duplicate systems shall meet the Rules & Regulations of the State of Tennessee Department of Environment and Conservation, Division of Groundwater Protection. Evaluation and Lot Design may require an Extra High Intensity Soil Map and/or a percolation test. Additional land may be required if deemed necessary.

The Greene County Regional Planning Commission makes no certification or guarantees as to the viability of the existing septic system, or the location of the field lines.

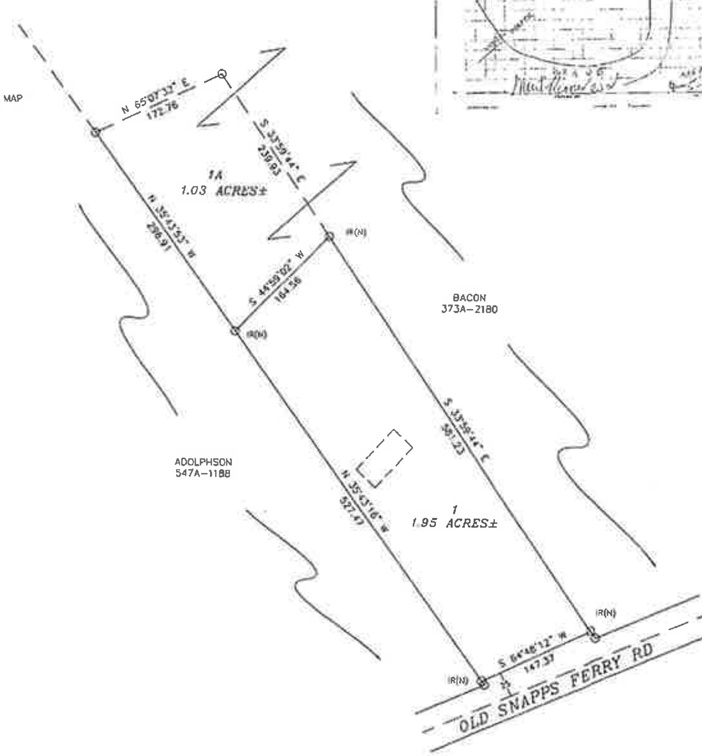
McCOY LAND SURVEYING
806 E JACKSON BLVD STE 11
JONESBOROUGH, TENN 37659
PH- 423-753-9192
FAX- 423-753-7151





TDOT

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.



LOT 1A CAN NOT BE SOLD AS A STAND ALONE LOT, AND SHALL BE COMBINED WITH ADJOINING PROPERTY IN ORDER TO MEET ALL APPLICABLE REGULATIONS INCLUDING ROAD FRONTAGE REQUIREMENTS. LOT 1A IS BEING COMBINED WITH TAX MAP 022, PARCEL 027.07

JOSEPH G. McCOY III, TENNESSEE No. 1430

0' 100' 200' 300'

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF THE APPROVAL OF STREETS	CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL FOR RECORDING
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. Date: 2-25- 20 25 Owner: Owner: — Owner	I hereby certifythat 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. Date: 2-19 20 25 — Tennessee Registered Land Surveyor	I hereby certify (initial) 1. ___ Adequate right-of-way dedication upon an existing 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: 3.19.25 — Greene County Highway Superintendent/Authorized Appointee	I hereby certify: (1) 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: 3-7 20 25 — Local Utility District Provider or His/Her Authorized Representative	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 Greene County Regional Planning Commission Registrar. 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. Date: — Secretary of the Greene County Regional Planning Commission

DIVISION OF THE DANIEL BACON PROPERTY

GREENE COUNTY REGIONAL PLANNING COMMISSION
TOTAL ACRES= 2.98± TOTAL LOTS= 2
ACRES NEW ROAD= -0- MILES NEW ROAD= -0-
OWNER= BACON CIVIL DISTRICT= 17TH
SURVEYOR= McCOY CLOSURE ERROR=1-10,000+
SCALE=1"= 100' DATE= 1/30/2025