Agenda
Greene County, TN Regional Planning Commission
Greene County Courthouse Annex, Conference Room
204 North Cutler Street, Greene, TN 37744
July 14, 2026 at 1:00 p.m.

1. Consider a request to rezone property adjoining I-81 and Lonesome Pine Trail (tax parcel 041-017.00) from A-1, General Agriculture District, to M-1, Industrial District, to permit construction of a gas station/convenience store.
2. Consider a request to rezone property adjoining Idell Road (tax parcel 070-009.00) from A-1 General Agriculture District, to M-1, Industrial District, to permit construction of a billboard.
3. Consider a request to rezone 2160 Main Street (tax parcel 083-013.00) from A-1 General Agriculture District, to permit the establishment of a physician's office.
4. Review and consider granting approval to the Lloyd Wooten Farm Replat Lots 3-4, for one lot totaling 2.02 acres, located adjacent to Josie Road in the 5th civil district.
5. Review and consider granting final approval to the Ricky Shepherd Property Lots 1-8, for eight lots totaling 6.38 acres, located adjacent to Pottertown Road in the 19th civil district.
6. Review and consider granting approval to the Ball and Lane Property, for four lots totaling 6.59 acres, located adjacent to Cartwheel Road in the 18th civil district.
7. Review and consider granting approval to the Aaron R. Dodson Property Division, for six lots totaling 21.76 acres, located on Shakerag Road in the 22nd civil district.
8. Recognize administrative approval for the following administrative minor subdivisions.
   - Portion of the Franklin Shipley Property, for two lots totaling 0.91 acres, located adjacent to Sulphur Springs Loop in the 21st civil district.
   - Portion of the Lucille Wilhoit Subdivision, for one lot totaling 3.67 acres, located adjacent to Chuckey Pike in the 1st civil district.
   - Part of the Seaton 6.51 acre Property Partition, for one lot totaling 2.31 acres, located adjacent to Cedar Creek Road and Dodd Branch Road in the 18th civil district.
   - Part of the Norma Wilhoit Brown Property, for two lots totaling 20.012 acres, located adjacent to Pleasant Hill Road in the 1st civil district.
   - Portion of the Golecki Family Trust Property, for one lot totaling 3.87 acres, located adjacent to Mink Creek Road in the 19th civil district.
   - Part of the Earnest & Vina Seaton Farm Combination, for one lot totaling 1.10 acres, located adjacent to Carmel Hill Road and Sunnyside Road in the 24th civil district.
   - Part of the William Mark Easterly Property, for two lots totaling 6.04 acres, located adjacent to Kingsport Highway (State Highway 93) in the 20th civil district.
   - Part of the David Smith Property, for three lots totaling 4.27 acres, located adjacent to Glenwood Drive and Shackleford Road in the 25th civil district.
   - Part of the Gary Key & Julie Thornton Property, for one lot totaling 2.50 acres, located adjacent to Easterly Road in the 4th civil district.

- Part of the Kathy Dauterman Property, for two lots totaling 2.62 acres, located adjacent to Greystone Road in the 22nd civil district.

9. Review monthly report of all activities recorded for Building/Zoning/Planning Office.
10. Other Business.
11. Adjournment.

Permit #: 202600517
Permit Date: 06/23/26
Permit Type: Re-Zoning
Zoning Type: Rezoning
Class: Commercial
Applicant Phone: 619-987-1344
Applicant Name: KIWB Mosheim LLC
Applicant Address: Lonesome Pine Trl.
Re-Zoning:
Applicant Email: bbennett@gbtrealty.com
Square Feet: 0
Issued Date: 06/23/2026
Description: Rezoning
Project Cost: 300
City, State, Zip: BULLS GAP, TN 37711
Expiration Date: 06/23/2027
Setbacks:
Flood Zone:
Project Type: Rezoning
Percentage of Damage:
Status: Pending
Assigned To: Lyn Ashburn

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
030 041 01700 000 2024	LONESOME PINE TRL		KIWB MOSHEIM LLC		A-1

Fees

Fee	Description	Notes	Amount
Rezoning Request Fee			$300.00
		Total	**$300.00**

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
06/23/2026	GBT Investments Inc.	Rezoning A1 to M1	1413	Dawn Ramsey	$300.00
				Outstanding Balance	**$0.00**

Notes

Date	Note	Created By:
06/23/2026	Rezoning from A1 to M1	Dawn Ramsey

Property Type: **10 Farm**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

LONESOME PINE TRL
Property Address

Ownership and Mailing Address
KIWB MOSHEIM LLC
2211 FALCON CREST LN
KNOXVILLE TN 37919

Subdivision
BK PG BLOCK LOT TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions

TAX YEAR 2026
GREENE

030	041		017.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City
SSD1
SSD2

Map **041** Updated 12/30/2025
Dist **11** Printed 07/08/2026

Total Land Units **23.89**
Deed Acres **23.89**
Calculated Acres **0**

Card: 1 of 1

Page: 1 of 1

DWELLING DATA

Improv Type		Lower Level	
Stories		Heating/Air	
Exterior Wall		Attic	
Heating Fuel			
Year Built	Eff Yr Built	Rooms	Bedrooms
Full Baths	Half Baths	Add'l Fixtures	Total Fixtures
Wood FP Stacks	Openings	Add'l Sty	PreFab Add'l Sty
Info Src Occ	Rental: Src	Year	Amount Sched

Foundation	Floor Finish
Floor System	Interior Finish
Party Wall	Paint/Decor
Struct. Frame	Bath Tile
Roof Framing	Electrical
Roof Cov/Deck	Shape
Cab/Millwork	

Quality Condition Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical Other Phys Functional External % Good **100**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
						2023		**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	
RCN					% Complete
RCNLD					Dwelling Factor
					Dwelling Value

AREAS: Lower Floor First & Above Area % SFLA Rate RCN

APPRAISED VALUES

LAND	**147,700**
IMPROVEMENTS	**0**
TOTAL APPRAISAL	**147,700**
GREENBELT APR	
ASSESSMENT	**36,925**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**147,700**
INCOME	
MARKET	

PARCEL DATA

NBHD **R02**
Review Flag
Living Units
Water/Sewer
00 Public / None
Electricity
01 Public
Gas
00 None
Topo **1 Rolling**
Road Type **1 Interchange**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **09/12/2017** By **014**
Improvements **0**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11 91**
Zoning **A-1**

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value

Total OBY Value

ENTRANCES

Date	Code	ID
01/11/2024	**00 Pcl Review**	**19**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**A**	**45P**	**45**	**B**	**0**	**0**	**3.39**	**5,700.00**					**130**		**100**	**7,410.00**	**25,120**
2	**A**	**54A**	**54**	**B**	**0**	**0**	**20.5**	**4,600.00**					**130**		**100**	**5,980.00**	**122,590**
			Totals:				**23.89**										**147,710**

AGRICULTURAL / GREENBELT LAND

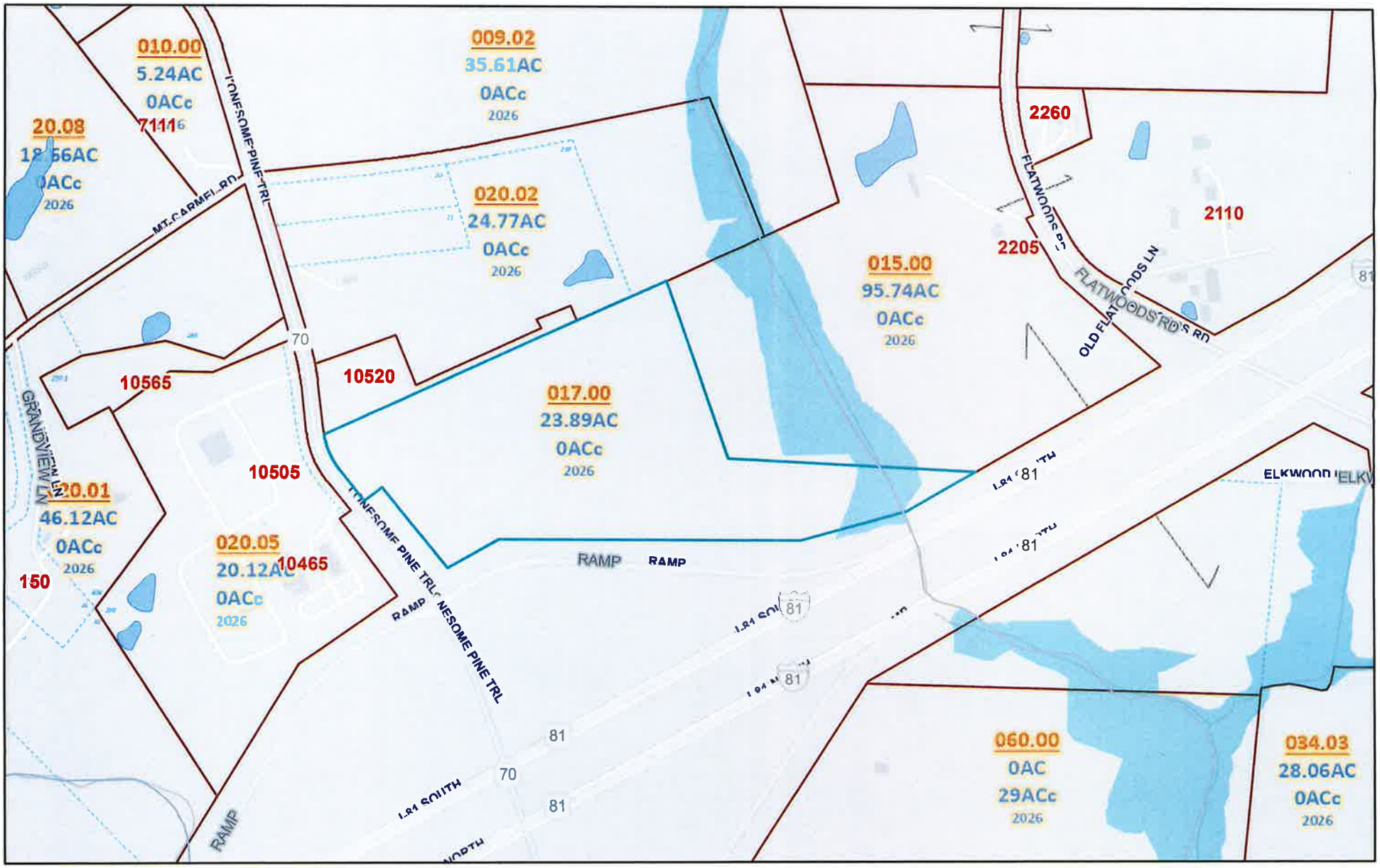
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
12/17/2025	**760A**	**1001**	**950,000**	**950,000**	**V**	**WD**	**A**	**KIWB MOSHEIM LLC**
12/11/2025	**760A**	**987**	**625,000**	**625,000**	**V**	**WD**	**N**	**FERBER COMPANY CENTRAL LLC**
07/29/2024	**729A**	**354**				**ED**		**EUBANKS TANA C R**
12/08/2009	**475A**	**961**						**COLE JIM R ETAL**

NOTES

MAP 041, PARCEL 017.00



7/8/2026, 4:18:45 PM

TN911 - Centerlines

Flood Hazard Zones

1% Annual Chance Flood Hazard

Statewide Parcels

Wetlands

Acreage

Statewide_MiscLines

Lot_Tract

Land_Hook

1:7,200

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Esri Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

This map is for property tax assessment purposes only, it was constructed from property information recorded in the office of the register of deeds, and is not conclusive as to location of the property or legal ownership.

MAP 041, PARCEL 017.00



7/8/2026, 4:10:55 PM

TN911 - Centerlines

Flood Hazard Zones

1% Annual Chance Flood Hazard

Statewide Parcels

Wetlands

Acreage

Statewide_MiscLines

Lot_Tract

Land_Hook

1:7,200

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

© OpenStreetMap (and) contributors, CC-BY-SA, NC Collaboratory at UNCCH, Vantor

This map is for property tax assessment purposes only, it was constructed from property information recorded in the office of the register of deeds, and is not conclusive as to location of the property or legal ownership.

Permit #: 202600468
Permit Date: 06/10/26
Permit Type: Re-Zoning
Zoning Type: Rezoning
Class: Commercial
Applicant Phone: 423-329-7527
Applicant Name: Ricky Shepherd
Applicant Address: Idell Rd
Re-Zoning:
Applicant Email:
Square Feet: 0
Issued Date: 06/10/2026
Description: Rezoning from A1-M1
Project Cost: 300
City, State, Zip: Mohawk, TN 37810
Expiration Date: 06/10/2027
Setbacks:
Flood Zone:
Project Type: Rezoning from A1-M1
Percentage of Damage:
Status: Pending
Assigned To: Lyn Ashburn

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
030 070 00900 000 2024	IDELL RD		RICKY SHEPHERD ; CHARLES SHEPHERD		A-1

Fees

Fee	Description	Notes	Amount
Rezoning Request Fee			$300.00
		Total	**$300.00**

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
06/10/2026	Shepherd Enterprises, LLC	Rezoning from A-1 to M-1	2132	Dawn Ramsey	$300.00
				Outstanding Balance	**$0.00**

Uploaded Files

Date	File Name
06/10/2026	32654594-Rezoning-Idell Rd.pdf

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

IDELL RD
Property Address

Ownership and Mailing Address
SHEPHERD RICKY E
CHARLES ELLENBURG
235 MT PLEASANT RD
GREENEVILLE TN 37743

Subdivision **PORTER KITE**
BK PG BLOCK LOT TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions

TAX YEAR 2026
GREENE

030	070		009.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City
SSD1
SSD2

Map **070** Updated 02/27/2026
Dist **06** Printed 07/08/2026

Total Land Units **2.01**
Deed Acres **2.01**
Calculated Acres **0**

Card: 1 of 1

Page: 1 of 1

DWELLING DATA

Improv Type | Lower Level
Stories | Heating/Air
Exterior Wall | Attic
Heating Fuel

Year Built | Eff Yr Built | Rooms | Bedrooms
Full Baths | Half Baths | Add'l Fixtures | Total Fixtures
Wood FP Stacks | Openings | Add'l Sty | PreFab | Add'l Sty
Info Src | Occ | Rental: Src | Year | Amount | Sched

Foundation | Floor Finish
Floor System | Interior Finish
Party Wall | Paint/Decor
Struct. Frame | Bath Tile
Roof Framing | Electrical
Roof Cov/Deck | Shape
Cab/Millwork

Quality | Condition | Class:
Prorate | Date | Factor | % Comp | Cost & Design **0**
Depr: Physical | Other Phys | Functional | External | % Good **100**

GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
						2023		**1.00**

Factors

	Base Dwelling	Add'l Areas	Total	$/SqFt
RCN				
RCNLD				

% Complete
Dwelling Factor
Dwelling Value

AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN

APPRAISED VALUES

LAND	**39,000**
IMPROVEMENTS	**0**
TOTAL APPRAISAL	**39,000**
GREENBELT APR	
ASSESSMENT	**9,750**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**39,000**
INCOME	
MARKET	

PARCEL DATA

NBHD **M02**
Review Flag
Living Units
Water/Sewer **00 Public / None**
Electricity **01 Public**
Gas **00 None**
Topo **1 Rolling**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/06/2023** By **19**
Improvements **0**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning **A-1**

GREENBELT

Year | Recorded
App# | Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value

Total OBY Value

ENTRANCES

Date	Code	ID
01/04/2024	**00 Pcl Review**	**16**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**42**	**11**		**0**	**0**	**2.01**	**21,577.11**						**90**	**100**	**19,419.40**	**39,030**	
					Totals:		**2.01**										**39,030**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

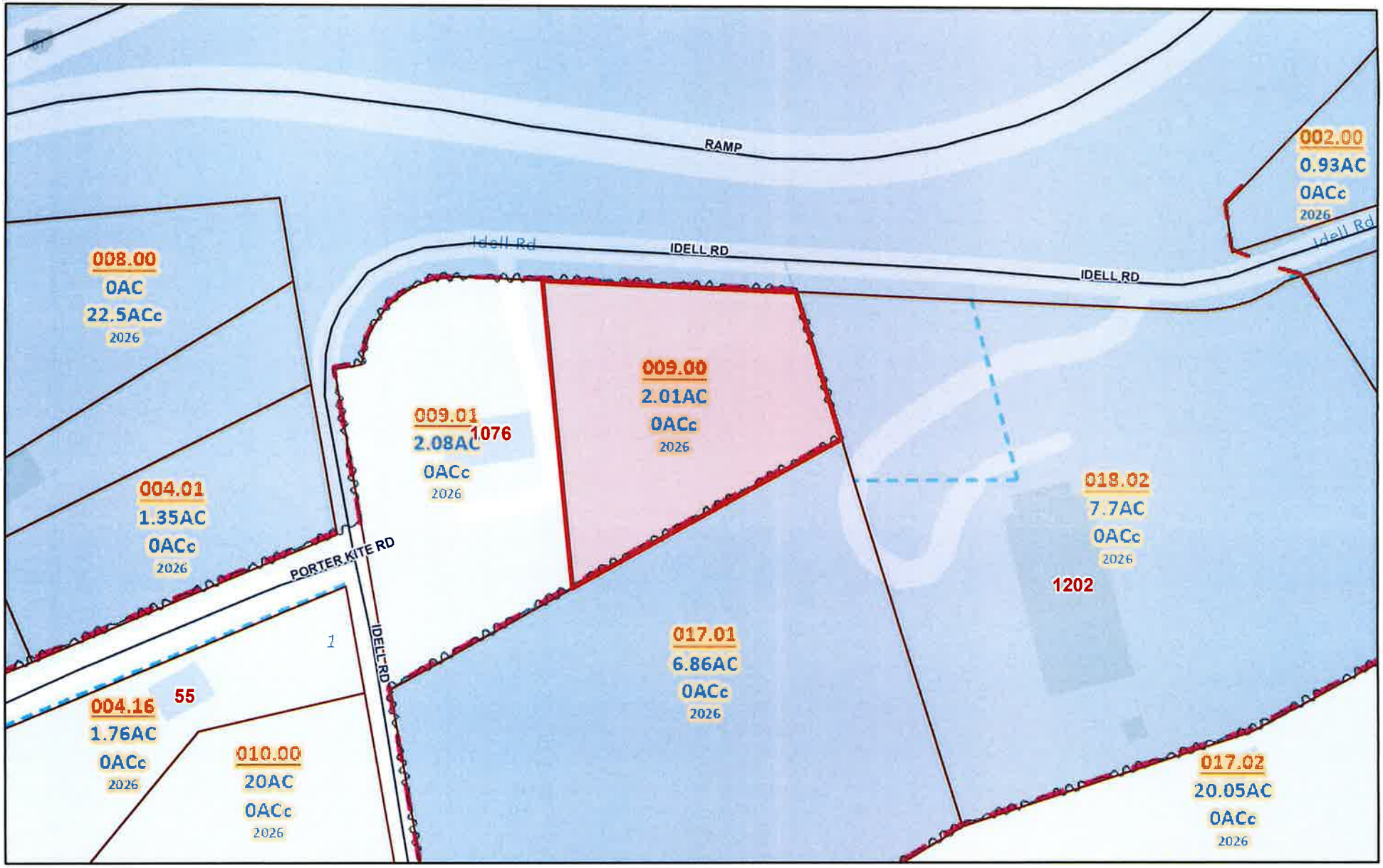
SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
11/11/2024	**735A**	**682**	**45,000**	**45,000**	**V**	**WD**	**A**	**SHEPHERD RICKY E**
01/01/1985	**394**	**385**	**15,000**	**15,000**	**V**	**WD**	**A**	**DOUTHAT GARY A**
01/01/1983	**377**	**444**	**17,300**	**17,300**	**V**	**WD**	**A**	

NOTES

BLENDING -10%

MAP 70, PARCEL 009.00



7/8/2026, 4:05:01 PM

1:2,400

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Parcel ID _Query result

Statewide Parcels

Statewide_Cities

Group_Corner

TN911 - Centerlines

Acreage

Statewide_MiscLines

Statewide_LotNumbers

Lot_Tract

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

This map is for property tax assessment purposes only, it was constructed from property information recorded in the office of the register of deeds, and is not conclusive as to location of the property or legal ownership.

MAP 70, PARCEL 009.00



7/8/2026, 4:06:05 PM

1:2,400

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Parcel ID _Query result

Statewide Parcels

Statewide_Cities

Group_Corner

TN911 - Centerlines

Acreage

Statewide_MiscLines

Statewide_LotNumbers

Lot_Tract

© OpenStreetMap (and) contributors, CC-BY-SA, NC Collaboratory at UNCCH, Microsoft, Vantor

This map is for property tax assessment purposes only, it was constructed from property information recorded in the office of the register of deeds, and is not conclusive as to location of the property or legal ownership.

Permit #: 202600469
Permit Date: 06/10/26
Permit Type: Re-Zoning
Zoning Type: Rezoning
Class: Commercial
Applicant Phone: 423-329-7527
Applicant Name: Ricky Shepherd
Applicant Address: 2160 Main St.
Re-Zoning:
Applicant Email:
Square Feet: 0
Issued Date: 06/10/2026
Description: Rezoning A1 - B1
Project Cost: 300
City, State, Zip: Moshiem, TN 37818
Expiration Date: 06/10/2027
Setbacks:
Flood Zone:
Project Type: Rezoning A1 - B1
Percentage of Damage:
Status: Pending
Assigned To: Lyn Ashburn

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
030 083 01300 000 2024	2160 MAIN ST		SHEPHERD ENTERPRISES LLC CHARLES ELLENBURG		A-1

Plan Reviews

Date	Review Type	Description	Assigned To	Review Status
06/26/2026	Phone Call	Shepherd Enterprises LLC - Charles Ellenburg - Rezoning Application A-1 to B-1.	Amy Tweed	*Pending

Fees

Fee	Description	Notes	Amount
Rezoning Request Fee			$300.00
		Total	**$300.00**

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
06/10/2026	Shepherd Enterprises, LLC	Rezoning A-1 to B-1	2131	Dawn Ramsey	$300.00
				Outstanding Balance	**$0.00**

Notes

Date	Note	Created By:
06/29/2026	Spoke to Pam at the Town of Mosheim and they consider Main St. as an arterial road.	Debbie Collins

Uploaded Files

Date	File Name
06/26/2026	32936314-2717_001.pdf
06/10/2026	32654634-Rezoning-Main St..pdf

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

2160 MAIN ST
Property Address
Ownership and Mailing Address

SHEPHERD ENTERPRISES LLC
CHARLES ELLENBURG
235 MT PLEASANT RD
GREENEVILLE TN 37743

Subdivision **IDELL ESTATES**
BK **12** PG **43** BLOCK LOT **2-5** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description **SEC 1 TR 2-5**
Dimensions

TAX YEAR 2026
GREENE

030	083		013.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City
SSD1
SSD2

Map **083** Updated 03/25/2026
Dist **23** Printed 06/26/2026

Total Land Units **9.26**
Deed Acres **9.26**
Calculated Acres **0**

Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**0 None**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1930**	Eff Yr Built	**1983**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**3**	Total Fixtures	**3**
Wood FP Stacks		Openings		Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

Foundation	**01 Piers**	Floor Finish	**08 Pine/Soft Wood**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**11 Paneling Below Avg**
Party Wall	**00 None**	Paint/Decor	**03 Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**03 Average**
Roof Cov/Deck	**00 Corrugated Metal**	Shape	**01 Rectangular Design**
Cab/Millwork	**03 Average**		

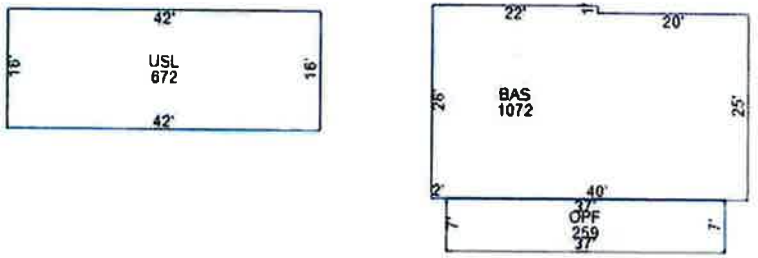
Quality **1- : Average -** Condition **Average** Class:

Prorate	Date	Factor	% Comp	Cost & Design **0**
Depr: Physical **50**	Other Phys **10**	Functional	External	% Good **40**

GFLA	Factors Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,072	.741	1	1	.92	1,274	2023	40	1.00

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	124,860	33,830	158,690	124.56	Dwelling Factor	1
RCNLD	49,940	13,530	63,470	49.82	Dwelling Value	63,470

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	1,072			
	OPF	259	0	36.33	9,410
	USL	672	30	36.34	24,420



APPRAISED VALUES

LAND	78,000
IMPROVEMENTS	69,100
TOTAL APPRAISAL	147,100
GREENBELT APR	
ASSESSMENT	36,775
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation

	Value
COST	147,100
INCOME	
MARKET	

PARCEL DATA

NBHD	M02
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**2 State Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**09/29/2022 By 16**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11 81**
Zoning	**A-1**

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
LBN	Loft Barn	1956	1956	1,596	C	1	38X42		20.7331	AV	33,090	10		1	3,310
GUD	Detached Garage Unfi	1962	1962	480	C	1	20X24		43.2083	AV	20,740	10		1	2,070
ASH	Attached Shed	1951	1951	280	D	1	14X20		7.7857	FR	2,180	10		1	220

Total OBY Value **5,600**

ENTRANCES

Date	Code	ID
05/03/2024	00 Pcl Review	16

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fid	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	41	04		0	0	9.26	14,035.64						80	100	8,421.38	77,980	
					Totals:		9.26										77,980	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

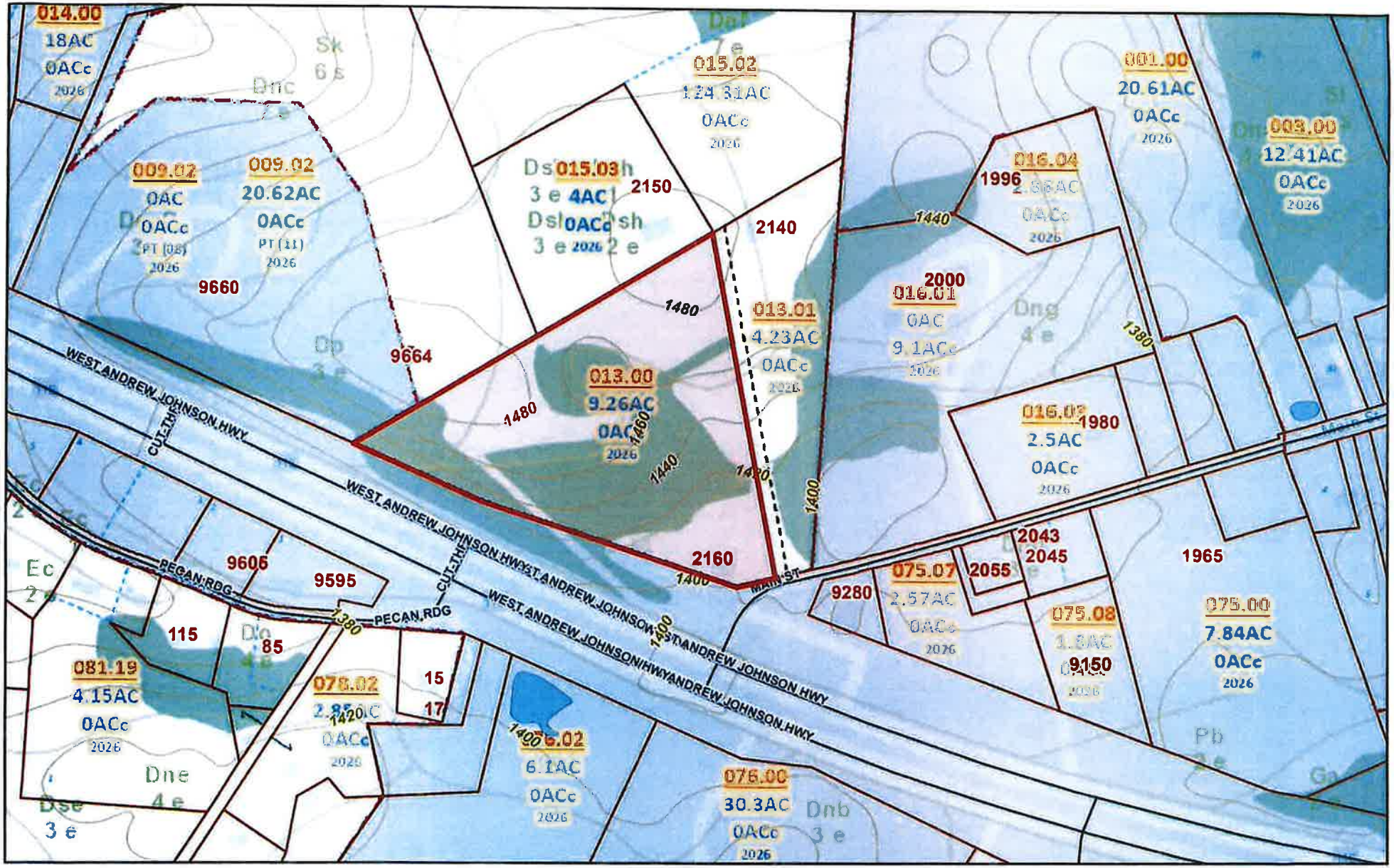
SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
02/10/2023	699A	842	130,000	130,000	I	WD	A	SHEPHERD ENTERPRISES LLC
04/14/2000	178A	842	86,000	86,000	I	WD	A	DEVOTIE WILLIAM C L/E
10/22/1993	453	327	15,000	15,000	V	WD	P	DEVOTIE WILLIAM C
12/15/1976	335	622						DEVOTI E DOROTHY K

NOTES

OTHER SHEDS N.V 4 SHEDS
ONLY PORTION OF HSE CONT FOOTING
LAND VERY STEEP TO 4 LANE
BLENDING -20% SMALL AMOUNT RD FRONTAGE TO MAIN ST -20
10 % OTHER PHYS. FOR VALUE.....

MAP 083, PARCEL 013.00



6/26/2026, 11:28:27 AM

1:4,800

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Parcel ID _Query result

TN911 - Centerlines

Wireless Sites
- Leased
- Statewide Parcels

Contours
- Contours
- Wetlands

Acreage
- Statewide_Cities

Statewide_MiscLines
- Easement
- Lot_Tract

Group_Corner

Land_Hook

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

MAP 083, PARCEL 013.00



7/8/2026, 4:29:48 PM

TN911 - Centerlines
Statewide Parcels
Statewide_Cities
Lot_Tract
Wireless Sites
Wetlands
Statewide_MiscLines
Group_Corner
Leased
Acreage
Easement
Land_Hook

1:4,800

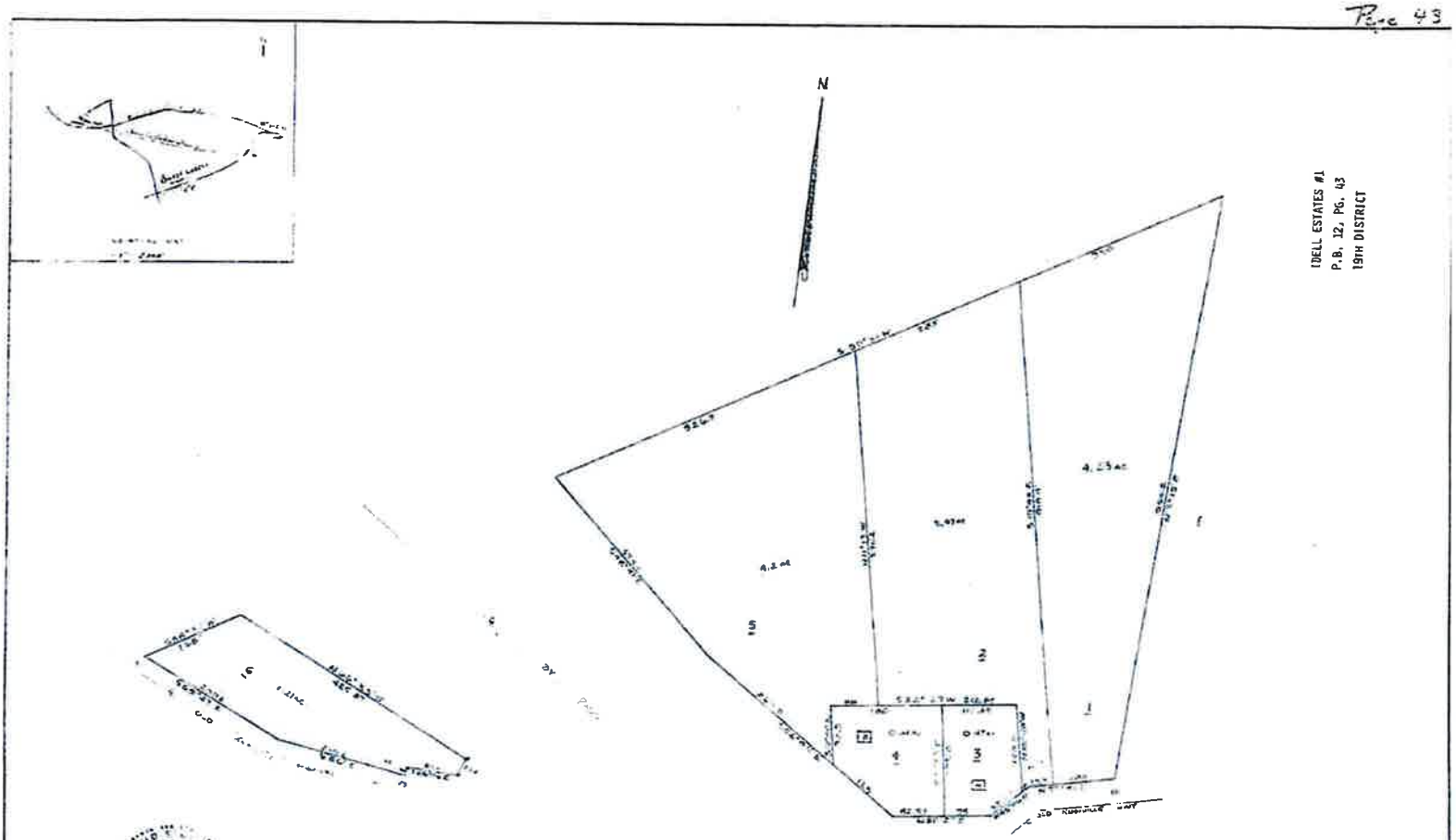
0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

© OpenStreetMap (and) contributors, CC-BY-SA, NC Collaboratory at UNCCH, Vantor

This map is for property tax assessment purposes only, it was constructed from property information recorded in the office of the register of deeds, and is not conclusive as to location of the property or legal ownership.

Page 43



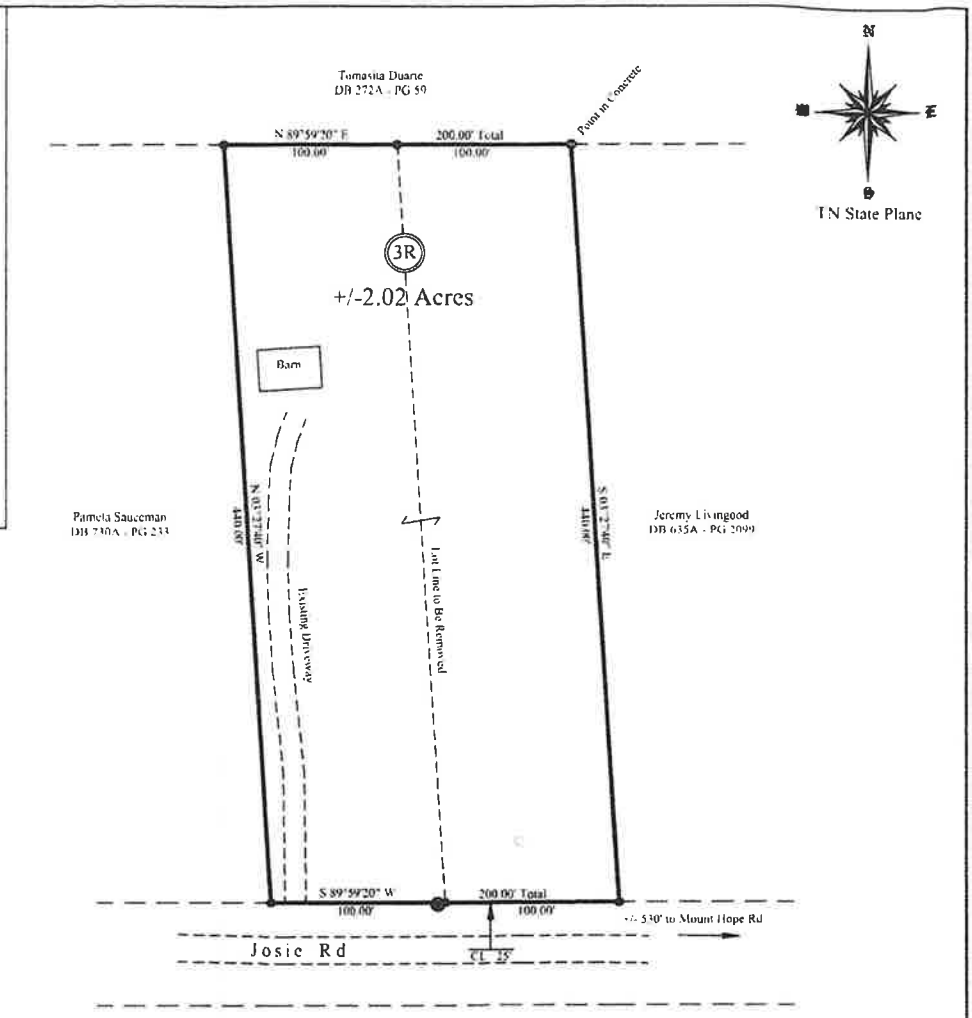
IDELL ESTATES No. 1	
GREENE COUNTY REGIONAL PLANNING COMMISSION	
TOTAL ACRES 14.2	TOTAL LOTS 6
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER IDELL	CIVIL DISTRICT 22nd
SURVEYOR ALBERT	CLOSURE ERROR
SCALE 1" = 100	

Notice to Buyer regarding Subsurface Sewage Disposal System (Buyer Beware):
The Tennessee Department of Environment and Conservation, Division of Water Resources has not evaluated Lot 3R, pursuant this plat review, for subsurface sewage disposal system, and plat approval does not constitute approval of this lot. 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 Tennessee Department of Environment and Conservation, Division of Water Resources. 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.

Certificate of Existing Septic System by Owner(s) – Buyer Beware: I (we), owners of the property, hereby certify that Lot 3R 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 Water Resources 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 _____

Owner(s) _____ Date _____



FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FIRM MAP #: 47059C0180D
GREENE COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 07-03-2006

LARRY W. CULBERTSON
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
No. 2135

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 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 to assure completion of all required improvements in case of default.

_____ 20__
DATE

SECRETARY OF THE GREENE COUNTY
REGIONAL PLANNING COMMISSION

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.

July 6TH 20 26
DATE

OWNER

CERTIFICATE OF THE APPROVAL OF STREETS

I hereby certify (Initial One)

_____ (1) Adequate right-of-way dedication upon an existing county road found on the Green 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)

6-30 20 26
DATE

Kerri B. Sartwell
Greene County Highway Superintendent/ Authorized Appointee

CERTIFICATE OF GREENEVILLE LIGHT & POWER

The signature below certifies that, subject to existing GL&PS line extension policies, electric 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 the site.

6/30 20 26
DATE

GREENEVILLE LIGHT & POWER

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.

6-30 26
DATE

LOCAL UTILITY DISTRICT PROVIDER OR
HIS AUTHORIZED REPRESENTATIVE

REGISTER OF DEEDS

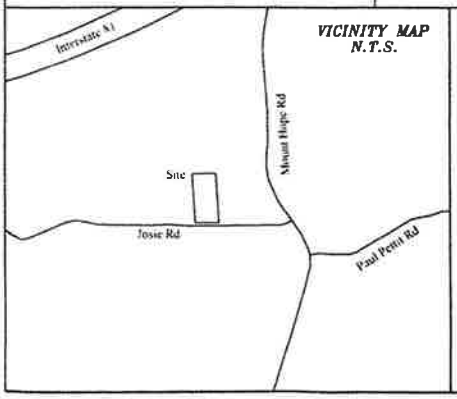
There is hereby established an easement area a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or nonstructural 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.

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.

06-22 20 26
DATE

REGISTERED LAND SURVEYOR



Legend
- ● ***denotes Rebar Found***
- ○ ***denotes Rebar Set***
- ◎ ***denotes Calculated Point Unless otherwise Noted***
- ■ ***denotes Highway Marker***
- △ ***denotes Railroad Spike***
- Ⓦ ***denotes Water Meter***

Notes
1. ***Deed Reference: DB 761A - PG 385***
2. ***TAX MAP: 081 017.16***
3. ***Total Number of Lots 1***
4. ***Total Acreage +/- 2.02***
5. ***Setbacks Shall Conform To the Provisions of the Green County Zoning Ordinance and Applicable Covenants and Restrictions, Whichever is Greater***
6. ***GNSS NOTE:***
   a. ***GNSS Survey: RTK***
   b. ***GNSS Base/Rover: Carlson BRX7***
   c. ***RTK Correction Used: Carlson GNSS***
   d. ***Date of Survey: 05-14-2026***
   e. ***Datum: NAD83(2011), Epoch 2010, NAVD 88***
   f. ***Geoid Model: Continental US NGS 2018***
   g. ***Fixed Control Stations: Carlson Skynet 2037***
   h. ***Combined Grid Factor: 1.000000 TN State Plane***

0 50 100 150

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR: Lloyd Wooten Farm Replat Lots 3-4		
Date 05-29-2026	File:rider-m.DWG Drawn By: SWS	Scale: 1" = 50'
Fifth (5th) Civil District		Greene County, Tn
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 9170

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

DIVISION OF GROUND WATER PROTECTION

CERTIFICATE OF COMPLETION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM

Issued to: Branch, Floyd
Owner, Developer, Contractor, Installer, Etc.

Location Lloyd Wooten Farm
Lot # 5 Josie Rd

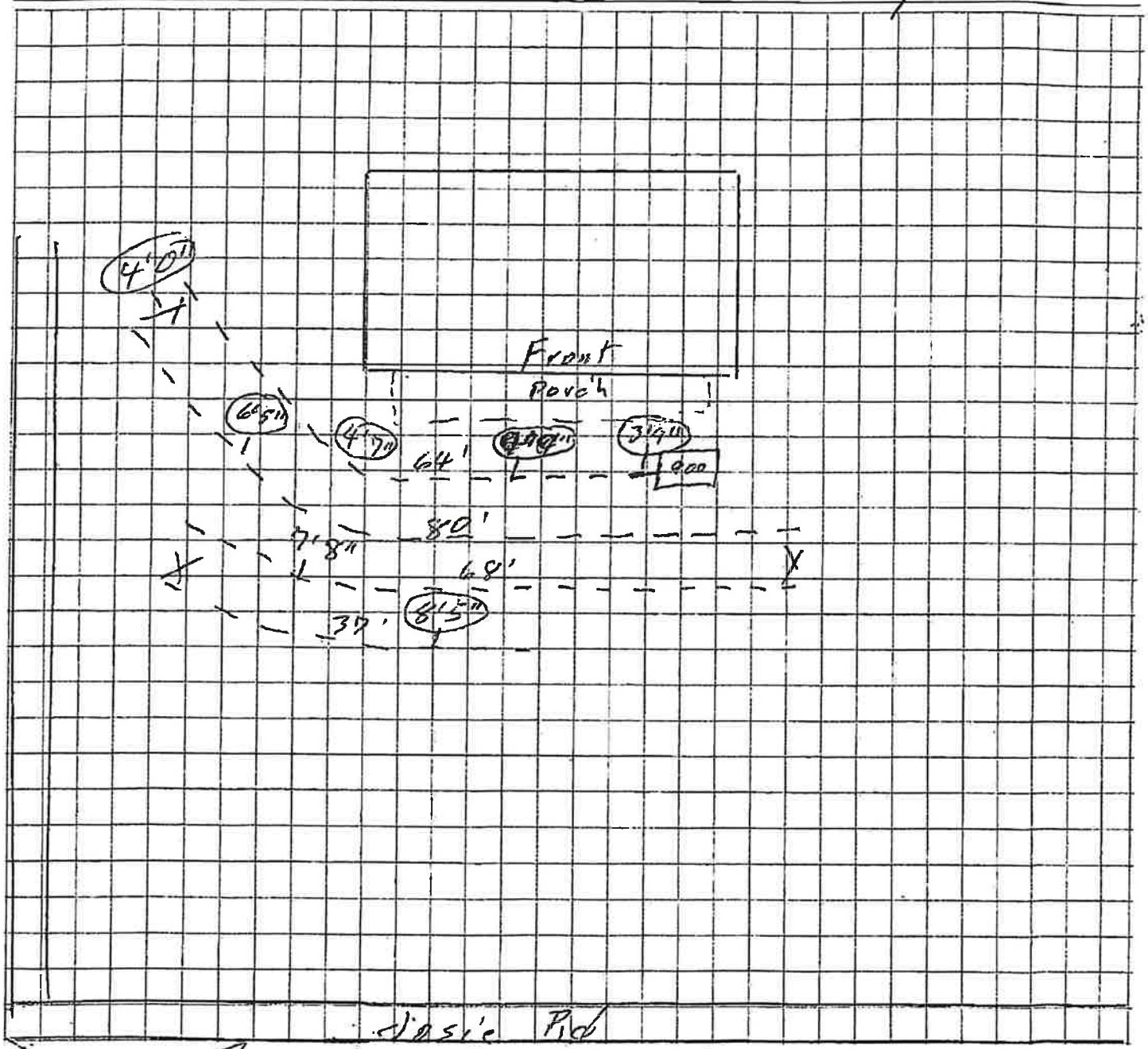
Type of system
(✓) 1. Conventional
( ) 2. Low Pressure Pipe
( ) 3. Mound
( ) 4. Lagoon
( ) 5. Large Diameter Gravelless Pipe
(a) Sand backfill required Yes ( ) No ( )
( ) 6. Other

Concrete (type) Baffle (volume) 900 Noboy Septic Tank

Estimated Absorption Rate 15 (minutes per inch)

(✓) New Installation ( ) Repair ( ) Other

Installed by: Robert Hayes



Construction Approved By: Jim White Env Spec III 3-12-04
(Name and Title) (date)

CN-0872 (Rev. 4-93) Original—File Copy—Owner RDA 2403

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF GROUND WATER PROTECTION

PERMIT FOR CONSTRUCTION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM

Issued to: Branch, Floyd
Owner, Developer, Contractor, Installer, Etc.

Location: Josie Rd off Mt Hope Rd
Lloyd Wooten Farm Lot #3

Installation:
(X) 1. New Installation
( ) 2. Repair to Existing System

Establishment:
(X) 1. Residential: # Bedrooms 2
( ) 2. Other: _____
(specify)
Gal/Day _____

Evaluation Based Upon:
( ) 1. Soil typing by Soil Scientist
( ) a. General
(X) b. High Intensity
( ) c. Extra High Intensity
( ) 2. Soil Percolation Test
( ) 3. Environmental Specialist
Estimated Absorption Rate: 2 .75 MPI

Type of System:
(X) 1. Conventional
( ) 2. Low Pressure Pipe
( ) 3. Mound
( ) 4. Lagoon
( ) 5. Large Diameter Graveless Pipe
( ) a. Sand backfill required
( ) 6. Other

Approval based upon:
Statute No. T.C.A. 68-221-403
( ) (c) Percolation test
( ) (d) Grandfather clause. Current standards except those specified
( ) (f) 12" (karst) and 6" (non-karst) buffer required
( ) (i) 9" buffer required (24"-36" total soil depth)
( ) (k) Grandfather clause — meets June 30, 1990 standards (repair only)
(X) Other meets specs

This system shall consist of a two compartment septic tank holding 800 gallons, with 244 linear feet in 2-4 trenches, 36 inches wide and 24-30 inches deep. (Depth of gravel: 12 inches)

Also required:
( ) 1. Soil Improvement Practice (SIP)
( ) 2. Flow Diversion Valve
( ) 3. Sewage Pump
( ) 4. Other: _____

All installers of subsurface sewage disposal systems must hold a valid annual license from the Tennessee Department of Environment and Conservation.

The recipient of this permit agrees to construct or have constructed the above described system in accordance with T.C.A. 68-221-401 et. seq. and The Regulations To Govern Subsurface Sewage Disposal Systems. If any part of the system is covered before being inspected and approved, it shall be uncovered by the recipient of the permit at the direction of personnel of the Department of Environment and Conservation. Any cutting, filling or alterations of the soil conditions on the aforementioned property after this day may render this approval null and void.

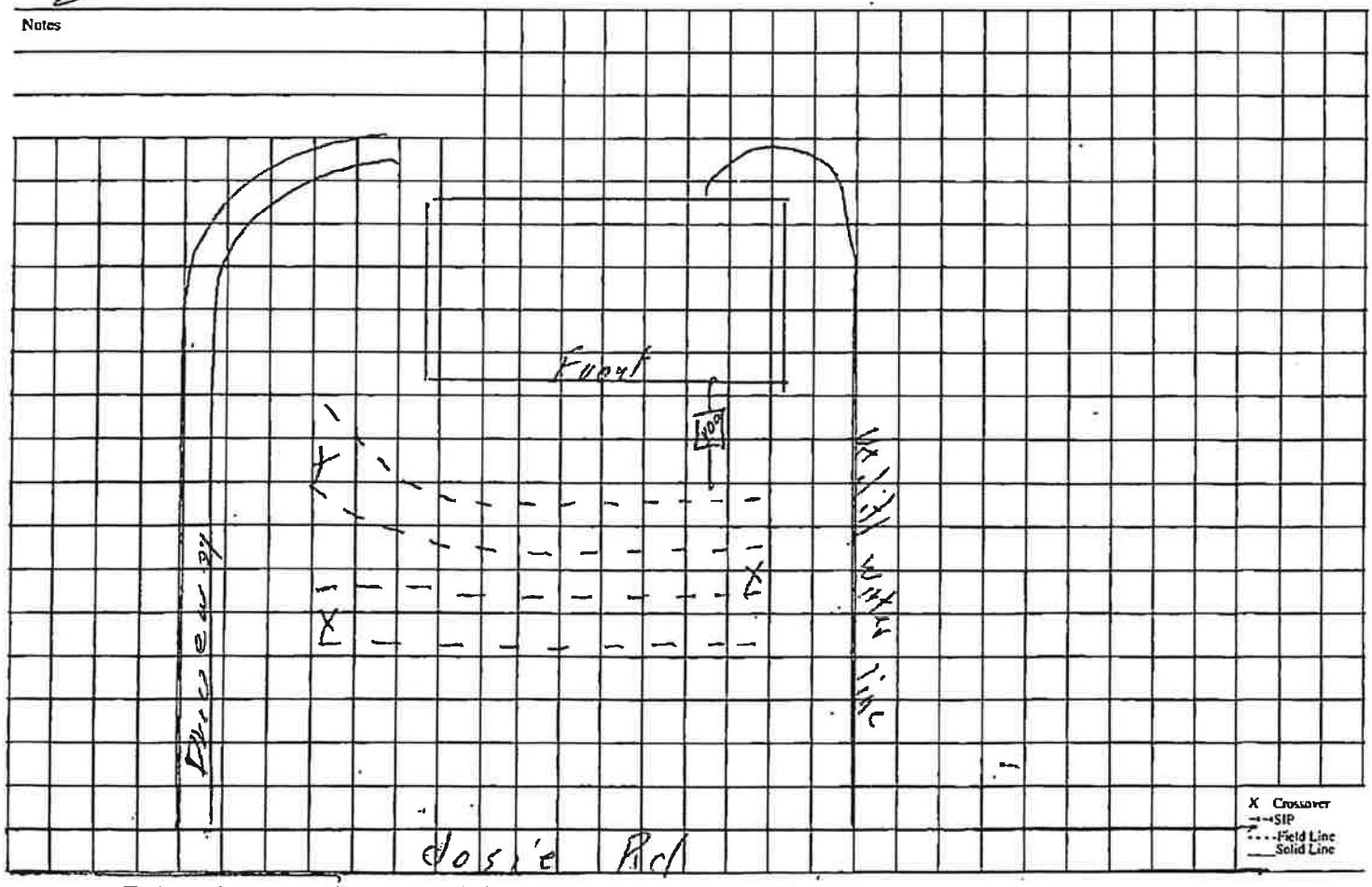
Robert D. Hooper (Signature of Recipient) Date 12-29-03

Issued at Greeneville Tennessee, in Greene County

By Sam White Env. Spec III (Name and Title) Date 12-29-03 (Date of Issue)

This permit is valid for 3 years from date of issue.

Notes



This is a permit to construct and is not intended to imply approval of any work proposed or completed on this lot.

CN-0782 (Rev. 12/93) Original—File Copy—Owner RDA 2403

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
APPLICATION FOR GROUND WATER PROTECTION SERVICES

1. SERVICE REQUESTED: (check service)	APPLICANT COMPLETE QUESTIONS:	FEES DUE	PTBMIS CODES V689 Code	Supp/Code
✓ Septic System Construction Permit				
____ Dwelling	2, 3, 4, 7, 8, 9	$ 200.00	78064	Yes
____ Commercial: gpd____	2, 3, 4, 7, 8, 9	$	78064	Yes
____ System Modification	2, 3, 4, 7, 8, 9	$	78064	Yes
____ Repair	2, 3, 4, 7, 8, 9	$	78032	
____ Inspection Letter	2, 3, 5, 7, 8, 9	$	78030	
____ Water Sample				
____ Total Coliform	2, 3, 6, 7, 8, 9	$	78036	Yes
____ Fecal Coliform	2, 3, 6, 7, 8, 9	$	78038	Yes
____ Alternative System Permit*		$	78068	
____ Large Conventional System Plan Review*		$	78090	
____ Large Alternative System Plan Review*		$	78090	
____ Experimental System Plan Review*		$	78072	
____ Subdivision Evaluation: Lots:____*		$	78084	
____ Soil Mapping: Type____ Acres____*		$		Yes
____ Installer Permit: Type(s)____*		$	78026	Yes
____ Pumper Permit*		$	78028	
____ Plat Approval — Individual Lot		$	78029	
____ Domestic Septage Disposal Site Permit		$	78031	

*Applicant may review these service requests with Environmental Specialist prior to processing application.

2. **LANDOWNER:**
Names: Floyd Branch
Address: 4738 Fowler Rd.
Morristown 37814
Day Phone: 581-6820

APPLICANT
Name: Same
Address:
Day Phone:

ORIGINAL OWNER
Name:
10-14-24
Birthday

3. **LOCATION OF LOT OR SITE:** a) In a subdivision? YES b) Name: Lloyd Wooten Farm Lot # 3
b) Non-Subdivision____ Give specific directions and address to the lot or site:

4. **FOR SSDS PERMIT ONLY:** a) Size of lot____ b) Number of Bedrooms 2
c) How many occupants? 3 d) Excavated Basement? Yes____ No____
e) Basement Plumbing Fixtures? Yes____ No____
f) Amount of water used monthly (gallons) ____
g) Water Supply: Public ✓ Well____ Spring____
h) Is the lot staked?____ If not, date it will be staked:____
Is the house staked?____ If not, date it will be staked:____
i) Installer, if known:____

5. **FOR INSPECTION LETTER ONLY:** Will pick up____ Please mail____
a) Age of house____ b) Is house vacant?____ How long?____
c) Original sewage system inspected ____
d) Date of previous repairs____ Inspected____
e) Is waste water "backing up" into plumbing fixtures?____ Surfacing on the ground?____
f) All waste water including washing machines routed into septic tank____

6. **FOR WATER SAMPLE ONLY:** a) Source of Supply: Spring____ Well____
b) Is there an outside faucet? ____ c) Is the source chlorinated?____
d) For Wells: Is the casing 6" above the ground? ____ Is a sanitary seal on the casing?____

7. MAKE A ROUGH SKETCH ON BACK OF THIS WHITE PAGE SHOWING DIRECTIONS TO PROPERTY, PROPERTY LINES, HOUSE SITE, WELL LOCATION, SPRING LOCATION, PLANNED DRIVEWAY AND UTILITIES.

8. ALL FEES DUE IN ADVANCE AND ARE NON-REFUNDABLE (except upon appeal). See Fee Schedule on reverse. Make check payable to: **TREASURER, STATE OF TENNESSEE**

9. I certify that the above information is true and correct to the best of my knowledge, and that I have been authorized by the above named landowner to submit this Application for Environmental Services to the Division of Ground Water Protection.

DATE: 12/18/23 SIGNATURE: F Floyd Branch AMOUNT PAID: $ 200.00 RECEIPT NUMBER 86625

White: File Canary: Owner

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 restrictions shown, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted

6-15 , 20 26

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 Regional Planning Commission, and that the monuments have been placed as shown hereon, to the specifications of the subdivision regulations.

6-15 , 20 26

Date

Surveyor, Registered and Licensed

CERTIFICATE OF APPROVAL OF STREETS

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Greene County, Tennessee, with the exceptions 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 ensure completion of all required improvements in case of default.

_____, 20____

Date

Secretary of the Greene County Regional Planning Commission

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

6-19-26

Date

CERTIFICATE OF THE APPROVAL OF STREET(S)

I hereby certify (initial)

___(1) Adequate right-of-way dedication upon an existing county road (road on the Greene County Road List) is all serve 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 plan review and plat approval does not constitute approval of the state route (No signature required)

___(4) Plat has been approved with a performance guarantee set by the Green County Regional Planning Commission

6.22.26

Date

CERTIFICATE OF ON-SITE SEWAGE DISPOSAL SYSTEM(S)

The signature below certifies that, subject to existing Soil & Site conditions at the time of this review, lots may be approved and developed for on-site Wastewater Disposal systems. Applications for permits for the construction of sewage disposal systems will be required and will be subject to the site conditions existing at the time such applications are made.

Greeneville Energy Authority

Date

CERTIFICATE OF APPROVAL OF PUBLIC SANITARY SEWERAGE SYSTEM

I hereby certify that the sanitary sewage disposal 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.

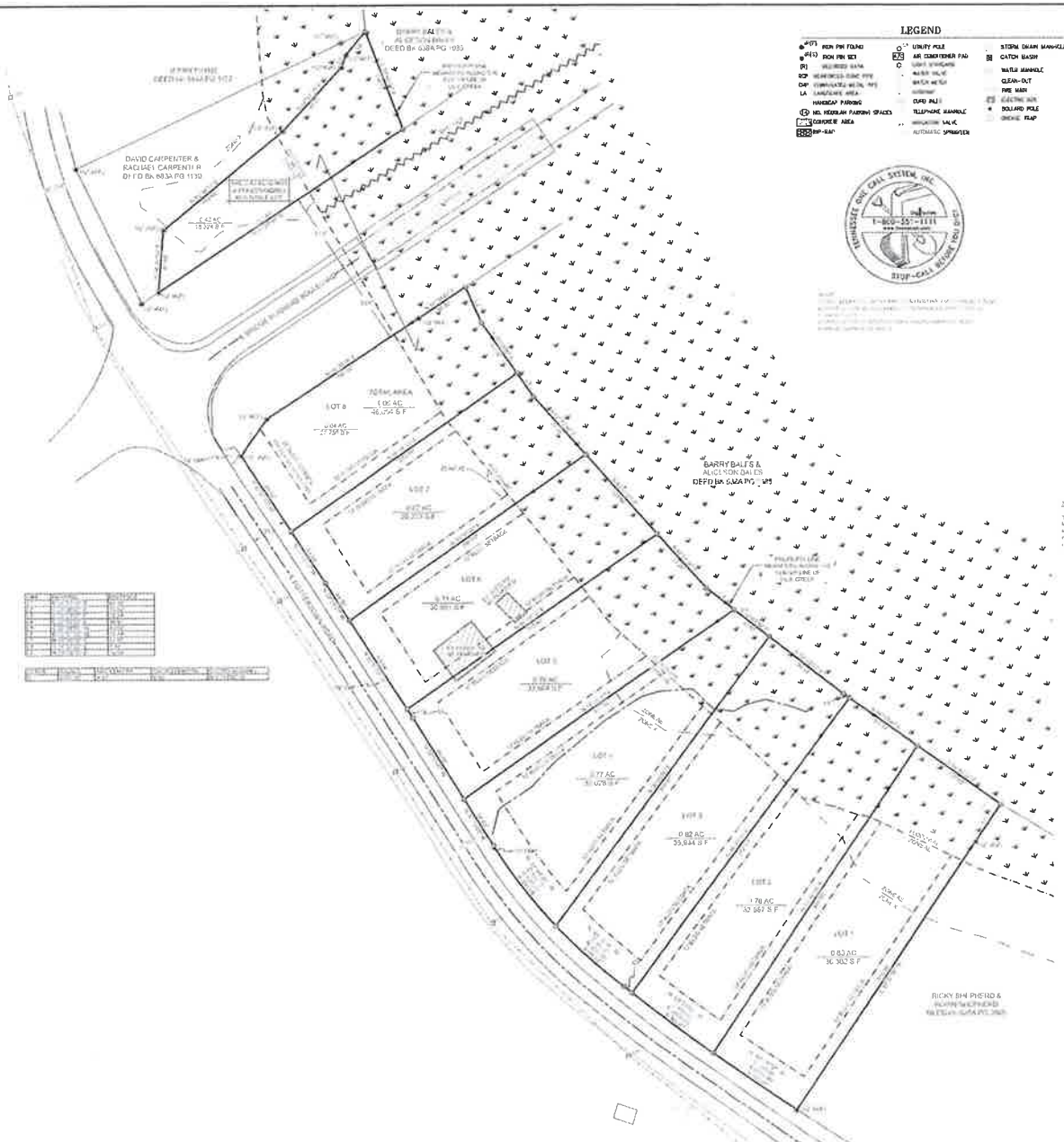
Date

City Sewer Director

REGISTER OF DEEDS



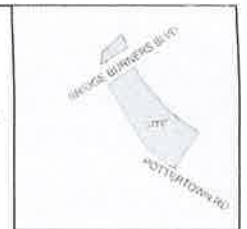
ROBERT G CAMPBELL & ASSOCIATES L P
CONSULTING ENGINEERS
621 Wall Street
Sevierville Tennessee 37862
Phone (865) 429-4683 FAX (865) 429-4684



LEGEND

IRON PIN FOUND	UTILITY POLE
IRON PIN SET	AIR CONDITIONER PAD
MEASURED DATA	LIGHT STANDARD
REINFORCED CONC PIPE	WATER VALVE
CORRUGATED METAL PIPE	WATER METER
LANDSCAPE AREA	GUYWIRE
HANDICAP PARKING	CURB INLET
NO. REQUIRED PARKING SPACES	TELEPHONE MANHOLE
CONCRETE AREA	IRRIGATION VALVE
BUILDING	AUTOMATIC SPRINKLER
STORM DRAIN MANHOLE	
CATCH BASIN	
WATER MANHOLE	
CLEAN-OUT	
FIRE MAIN	
ELECTRIC BOX	
BOLLARD POLE	
SMOKE TRAP	

GRID



LOCATION MAP NTS

OWNER
RICKY SHEPHERD &
REGINA SHEPHERD
COUNTY PLEASANT RD
GREENEVILLE, TN 37743

SURVEYOR NOTES

STORMWATER QUALITY/QUANTITY NOTE

6-15-2026

RICKY SHEPHERD

PROPERTY LOCATED IN
11th CIVIL DISTRICT GREENE COUNTY TENNESSEE
TAX MAP 070 PARCEL 033.00
ADDRESS: HOTTERTOWN RD
DEED REFERENCE: DB 770 PG 2539 & PG 2540
PLAT REFERENCE: PLAT CAB B, SLIDE 203

APPROVED AS NOTED
DIRECTOR OF PLANS

PRELIMINARY PLAT
FINAL PLAT

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 1-4 defined as Division of the Ball & Lane 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 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.

Lot 2:
Lot 2 is limited to a maximum of 3 bedrooms. Conventional septic system is required.

Lot 3:
Lot 3 is limited to a maximum of 3 bedroom. Conventional septic system is required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.

Lot 4:
Lot 4 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.

Environmental Scientist
TN Division of Water Resources

06-23-26
Date

RESERVED FOR TDEC / DIVISION OF WATER RESOURCES

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

INSPECTION LETTER

On May 8, 2026, an investigation of the septic system, which does not include plumbing and other fixtures preceding the septic tank was performed at 418 Cartwheel Road
County: Greene Map #: 157 Parcel #: 99.01
Subdivision: Lot #:
Owned by: Ricky Ball

At the time of the investigation the following observations were present/made:

- ☑ There was no evidence of sewage or effluent surfacing on the ground surface.
- ☐ Sewage or effluent from the septic system was surfacing on the ground surface.
- ☐ The home 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 approved and approved by a representative of this Department. The system was approved for 3 bedrooms or 450 gallons per day, using an estimated absorption area of 60 square feet per each of 2 perforation rows of 30 lineal feet each.
- ☐ 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:
No errors in areas located by the information provided. I was able to locate the septic tank and drain lines for the new system.
If you have any questions or comments concerning the contents of this letter, please feel free to contact me at (423) 360-7708 or by email at Hunter.Wyatt@tn.gov

Hunter Wyatt
Environmental Scientist

Greene
County

May 8, 2026
Date

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

INSPECTION LETTER

On May 8, 2026, an investigation of the septic system, which does not include plumbing and other fixtures preceding the septic tank was performed at 330 Cartwheel Road
County: Greene Map #: 157 Parcel #: 99.11
Subdivision: Lot #:
Owned by: Johnny Lane

At the time of the investigation the following observations were present/made:

- ☑ There was no evidence of sewage or effluent surfacing on the ground surface.
- ☐ Sewage or effluent from the septic system was surfacing on the ground surface.
- ☐ The home 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 approved 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 60 square feet per each of 2 perforation rows of 30 lineal feet each.
- ☐ 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:
Following septic records located under Vickie Lane. Site field from east septic tanks were located and flagged for new survey.
If you have any questions or comments concerning the contents of this letter, please feel free to contact me at (423) 360-7708 or by email at Hunter.Wyatt@tn.gov

Hunter Wyatt
Environmental Scientist

Greene
County

May 8, 2026
Date

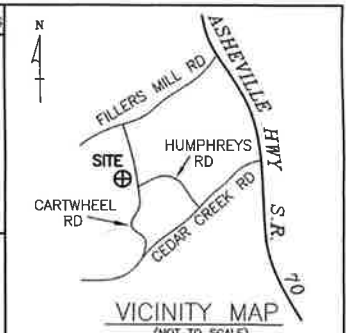
CERTIFICATE OF APPROVAL FOR RECORDING

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 0.999894. 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 0400 D)
EFFECTIVE DATE: JULY 03, 2006

ADDRESS OF SUBJECT PROPERTY
330 & 420 CARTWHEEL ROAD
GREENEVILLE, TN 37743

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.

N

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

Stormwater/Utility Easement Statement

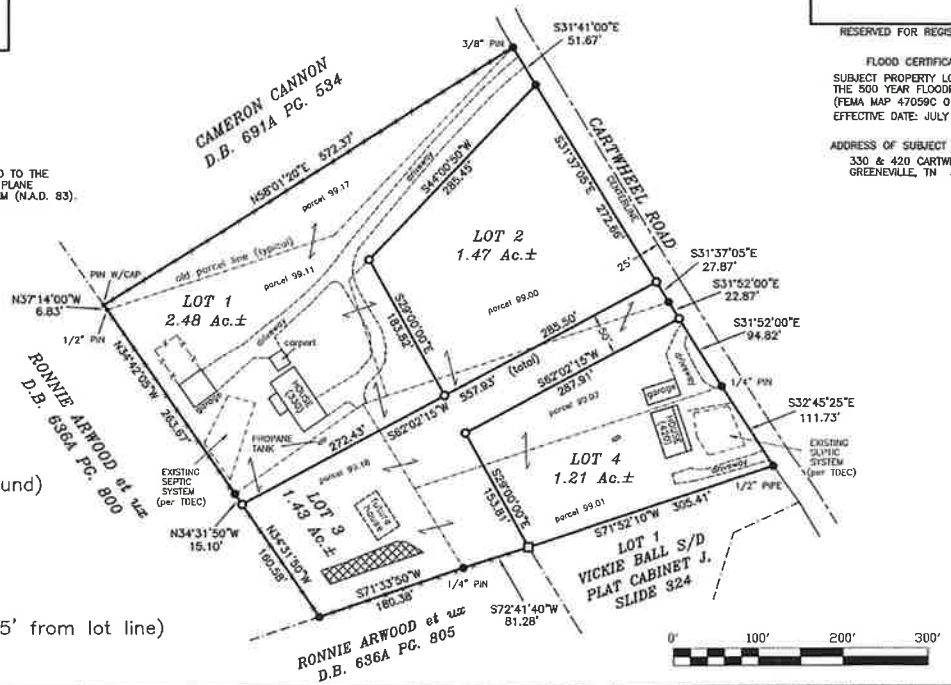
There is hereby established an easement area a minimum of 7½' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural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

LEGEND

- • 1/2" IRON PIN, unless otherwise noted (found)
- o 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- —x—x— FENCE
- ▫ WOODEN FENCE POST
- ▨ RESERVED FOR SSD SYSTEM (minimum 32.5' from lot line)



TAX REF.: TAX MAP 157
PARCELS 99, 99.01, 99.07, 99.11, 99.17 & 99.18
DEED REF.: D.B. 332A PG. 864 (Parcel 99.11)
D.B. 182A PG. 314 (Other Parcels)

DIVISION OF THE BALL & LANE 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: 06/02/2026
JOB NO. 26SU054	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. 26SU054

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.

Jeffrey Lane — 6-27-26 DATE
OWNER
Vickie H. Lane — 6-27-26 DATE
OWNER
Kevin Ball — 6-25-26 DATE
OWNER
Bill Ball — 6-25-26 DATE
OWNER
Debra Ball — 6-27-26 DATE
OWNER
Amy Ball — 6-28-26 DATE
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.

JUNE 22, 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)

6/25/26
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.

6-25-26
DATE

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

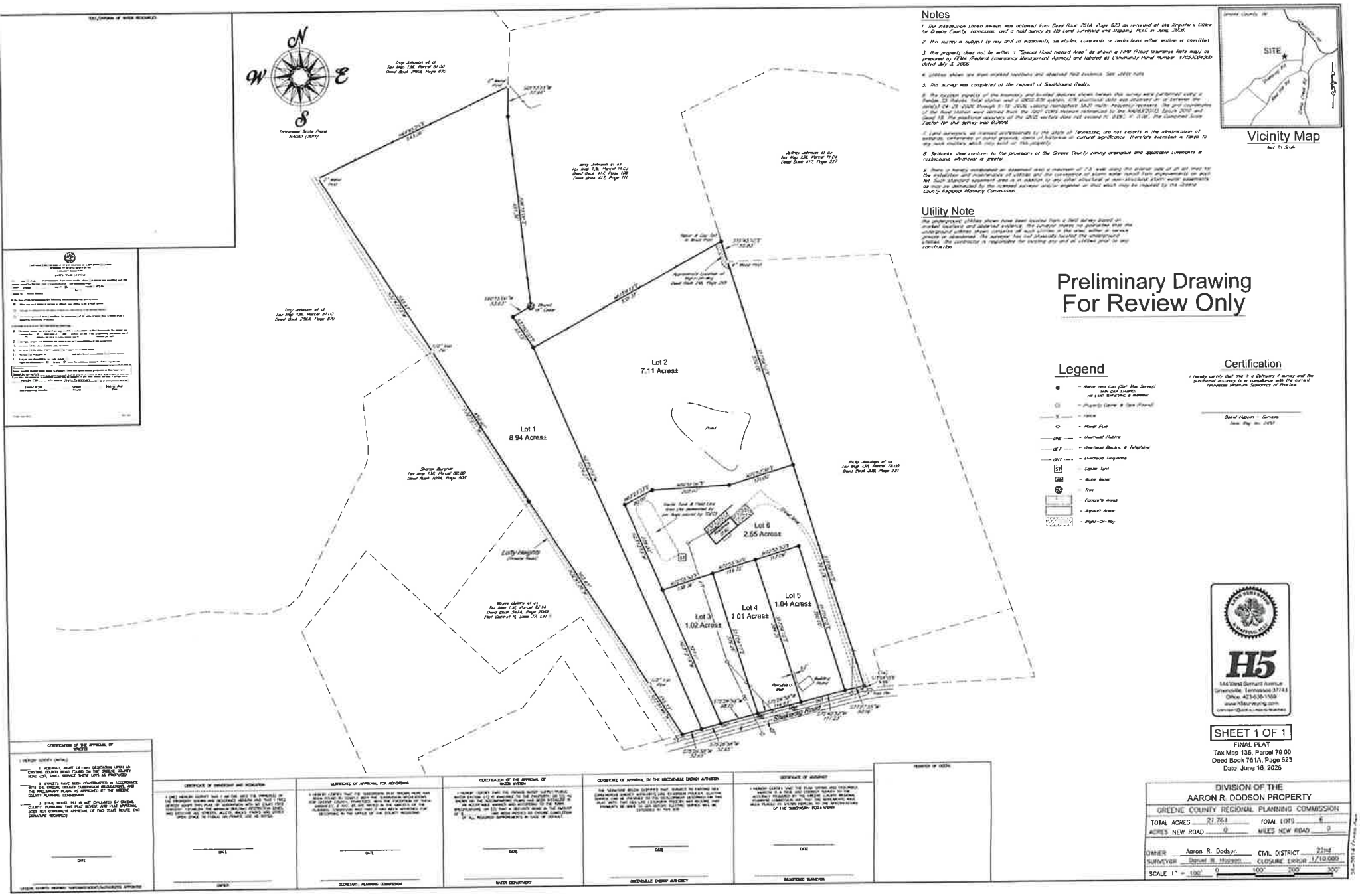
THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE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

6-25-26
DATE

GREENEVILLE ENERGY AUTHORITY

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 6.59 ±	TOTAL LOTS 4
ACRES NEW ROAD 0.00	MILES NEW ROAD 0.00
DEVELOPER BALL & LANE	CIVIL DISTRICT 18TH
SURVEYOR AZIMUTH ENGINEERING	CLOSURE ERROR 1/10,000



Notes

1. The information shown hereon was obtained from Deed Book 761A, Page 523 as recorded at the Register's Office for Greene County, Tennessee, and a field survey by HS Land Surveying and Mapping, PLLC in June, 2026.

2. This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten.

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 47163C0040D dated July 3, 2006.

4. Utilities shown are from marked locations and observed field evidence. See utility note.

5. This survey was completed at the request of Southbound Realty.

6. The horizontal aspects of the boundary and located features shown hereon this survey were performed using a Trimble R8 Robotic Total station and a GNSS RTK system. RTK positional data was obtained on or between the period 04-28-2026 through 5-13-2026, using Hemisphere SBAS multi-frequency receivers. The grid coordinates of the fixed station were derived from the CORS network referenced to the NAD83(2011) Epoch 2010 and Geoid 18. The positional accuracy of the GNSS vectors does not exceed 0.05'. The combined Scale Factor for this survey was 0.99991.

7. Land surveyors, as trained professionals by the state of Tennessee, are not experts in the identification of wetlands, cemeteries or burial grounds, signs of historical or cultural significance. Therefore exception is taken to any such matters which may exist on this property.

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

9. There is hereby established an easement and a maximum of 7.5' was using the exterior 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 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 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.

Vicinity Map
Not To Scale

Preliminary Drawing For Review Only

Legend

- Found and Cap (Set this Survey) with Cap Stamped as Noted
- Property Corner & Bore Found
- Fence
- Power Pole
- Overhead Electric
- Overhead Electric & Telephone
- Overhead Telephone
- Septic Tank
- Water Meter
- Tree
- Concrete Areas
- Asphalt Areas
- Right-Of-Way

Certification

I hereby certify that this is a Category 1 survey and the positional accuracy is in compliance with the current Tennessee Minimum Standards of Practice.

Daniel Hobson - Surveyor
Tenn. Reg. No. 2497

H5
144 West Dumont Avenue
Greeneville, Tennessee 37743
Office: 423-638-1559
www.hsurveying.com

SHEET 1 OF 1

FINAL PLAT
Tax Map 136, Parcel 79.00
Deed Book 761A, Page 523
Date: June 18, 2026

DIVISION OF THE
AARON R. DODSON PROPERTY
GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	21.76±	TOTAL LOTS	6
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	Aaron R. Dodson	CIVIL DISTRICT	2nd
SURVEYOR	Daniel B. Hobson	CLOSURE ERROR	1/10,000

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

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY THAT I AM THE DULY ELECTED, APPOINTED OR EMPLOYED OFFICIAL OF THE GREENE COUNTY ROAD DEPARTMENT AND THAT I HAVE CHECKED THIS PLAT OF SUBDIVISION WITH MY COUNTY ROAD SUPERVISOR AND THAT I HAVE BEEN ADVISED BY HIM THAT ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE IS PUBLIC OR PRIVATE AND NOT OFFERED.

DATE

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 SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE

OWNER

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 THOSE 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 REGISTER.

DATE

SECRETARY, PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER SUPPLY/PUBLIC WATER SYSTEM (1) IS AVAILABLE TO THE SUBDIVISION AND (2) HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS FOR PUBLIC WATER SUPPLY/PUBLIC WATER SYSTEMS AS ACCEPTABLE MINIMUM AND ACCORDING TO THE TOWN SPECIFICATIONS, OR (2) THAT A SURETY BOND IN THE AMOUNT OF $ _____ HAS BEEN POSTED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE

WATER DEPARTMENT

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SUBDIVISION SHOWN HEREON HAS BEEN FOUND TO CONFORM TO THE CONVENTIONAL STANDARDS OF THE GREENEVILLE ENERGY AUTHORITY WITH RESPECT TO THE DEVELOPMENT REQUIREMENTS OF THE PLAT AND THE ELECTRICAL SYSTEM DESIGN, BUT NOT WITH RESPECT TO ANY OTHER REQUIREMENTS. ELECTRICAL SERVICE WILL BE EXTENDED TO THE SUBDIVISION ACCORDING TO THE TERMS AND PROVISIONS OF THE SUBDIVISION RULES AND REGULATIONS OF THE GREENEVILLE ENERGY AUTHORITY.

DATE

GREENEVILLE ENERGY AUTHORITY

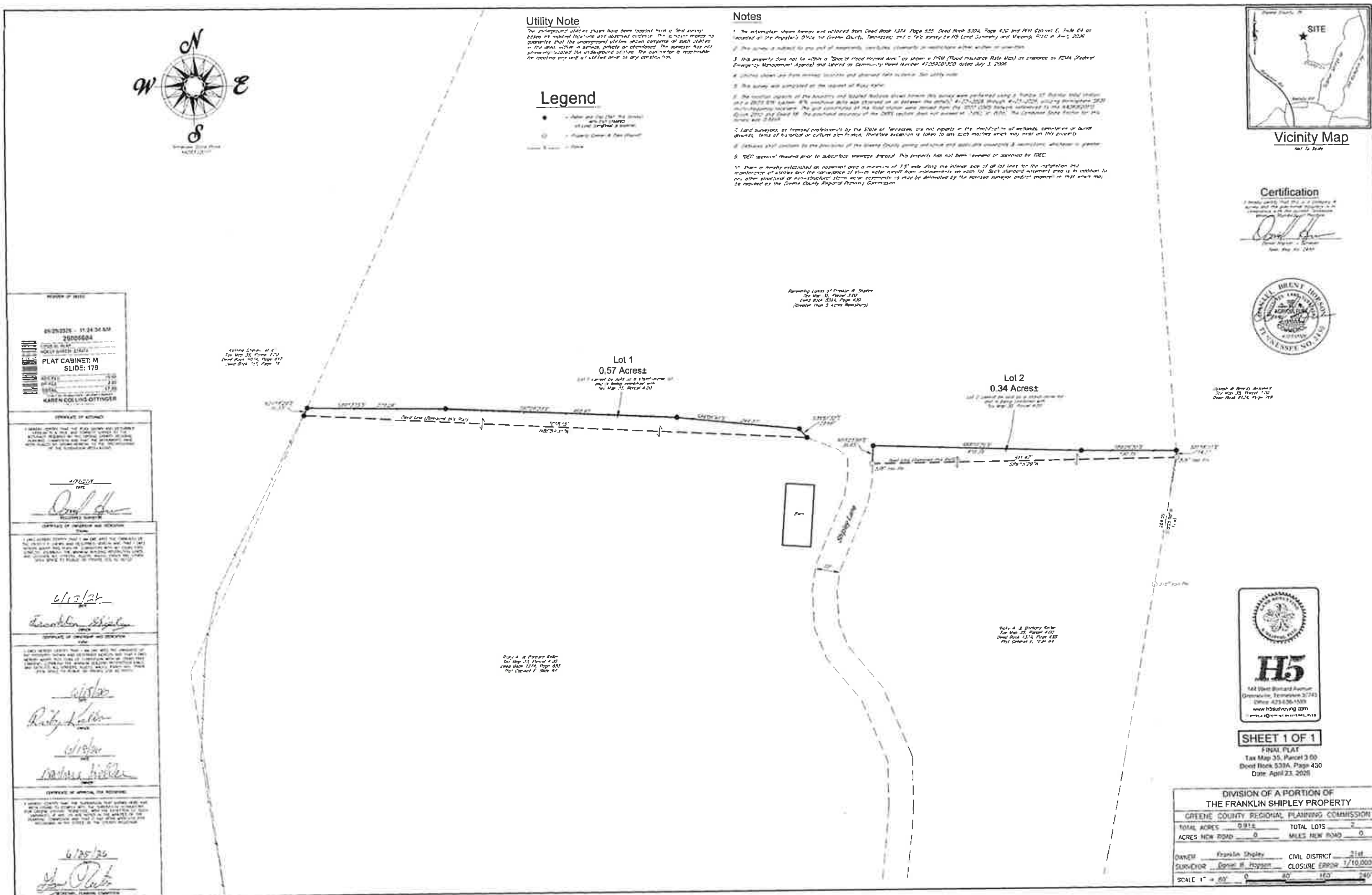
CERTIFICATE OF ACCURACY

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 RULES & REGS.

DATE

REGISTERED LAND SURVEYOR

REGISTER OF DEEDS


Utility Note
Legend
Notes
Vicinity Map
SITE
Certification
Lot 1
0.57 Acres±
Lot 2
0.34 Acres±
PLAT CABINET: M
SLIDE: 179
KAREN COLLINS OTTINGER
H5
www.h5surveying.com
SHEET 1 OF 1
FINAL PLAT
Tax Map 35, Parcel 3.00
Deed Book 539A, Page 430
Date: April 23, 2026
DIVISION OF A PORTION OF
THE FRANKLIN SHIPLEY PROPERTY
GREENE COUNTY REGIONAL PLANNING COMMISSION
TOTAL ACRES 0.91±
TOTAL LOTS 2
ACRES NEW ROAD 0
MILES NEW ROAD 0
OWNER Franklin Shipley
CIVIL DISTRICT 21st
SURVEYOR Daniel B. Hopson
CLOSURE ERROR 1/10,000
SCALE 1" = 80'
0
80'
160'
240'

Certification

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

Daniel Brent Hobson
Tennessee Land Surveyor
No. 2460

Utility Note

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

Legend

- ● – Rebar and Cap Set (Not This Survey) with Set Stamp at Least 18" in Length
- Yalley Tie – Rebar and Cap Stamped "Yalley" (Found)
- —— X —— – Fence
- [ ] – Concrete Area

Notes

1. The information shown hereon was obtained from Deed Book 5384, Page 1461 and Plat Cabinet J, Slide 372 as recorded at the Register's Office for Greene County, Tennessee, and a field survey by TG Land Surveying and Mapping, PLLC in April 2026.

2. This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten.

3. 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 located on Community Panel Number 47059C0370D Dated July 5, 2018

4. Utilities shown are from marked locations and observed field evidence. See utility note.

5. This survey was completed at the request of Robert Bradley.

6. The location accents of the boundary and locating markers shown hereon this survey were performed using a Trimble R8 Model 5800 GPS System and a CHCS R7X system. RTK positions were observed on or between the dates of 4-07-2026, utilizing NAD 83(2011) multi-frequency receivers. The grid coordinates of the fixed stakes were derived from the CORS CORS Network referenced to the NAD83(2011) Epoch 2010 and Geoid 18. The positional accuracy of the GNSS vectors does not exceed 0.08', ie. 0.02' The Combined Scale Factor for this survey was 0.99961

7. Land surveyors, at various stakeholders to the State of Tennessee, are not experts in the identification of wetlands, cemeteries or burial grounds, home or historical or cultural significance, prehistoric inscriptions or lore. In any such matters which may exist on the property.

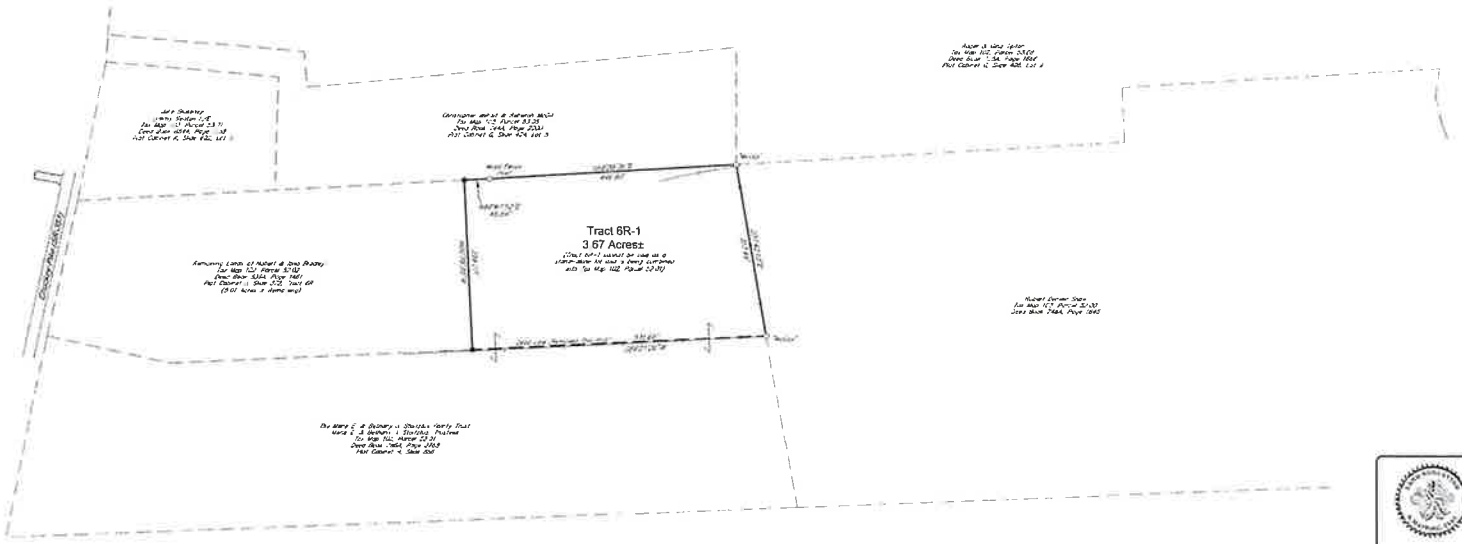
8. Setbacks were written to the provisions of the Greene County zoning resolution and applicable covenants & restrictions whichever is greater.

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 flow. Improvements or restrictions on said 7.5' storage easement area is in addition to any other statutory or non-statutory 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

10. TDEC approval is required prior to subsequent sewerage disposal. This property has not been reviewed or approved by TDEC

Vicinity Map







CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE TENNESSEE MINIMUM STANDARDS; THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON; AND THAT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

5/14/26
Date

Daniel Brent Hobson
Registered Surveyor

CERTIFICATE OF OWNERSHIP AND DEDICATION (Individual)

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.

5/14/26
Date

Robert Bradley
Owner

5/14/26
Date

Ima Bradley
Owner

CERTIFICATE OF OWNERSHIP AND DEDICATION (Individual)

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.

5-7-26
Date

Owner

Owner

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, AND IS APPROVED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER

6/23/26
Date

Secretary, Planning Commission

H5
144 Vann Barnard Avenue
Greeneville, Tennessee 37743
Office: 423-639-1583
www.h5surveying.com

SHEET 1 OF 1

FINAL PLAT
Tax Map 102, P/O Parcel 52.02
Deed Book 5384, Page 1461
Plat Cabinet J, Slide 372
Date: April 7, 2026

DIVISION OF A PORTION OF TRACT 6R OF
THE LUCILLE WILHOIT SUBDIVISION

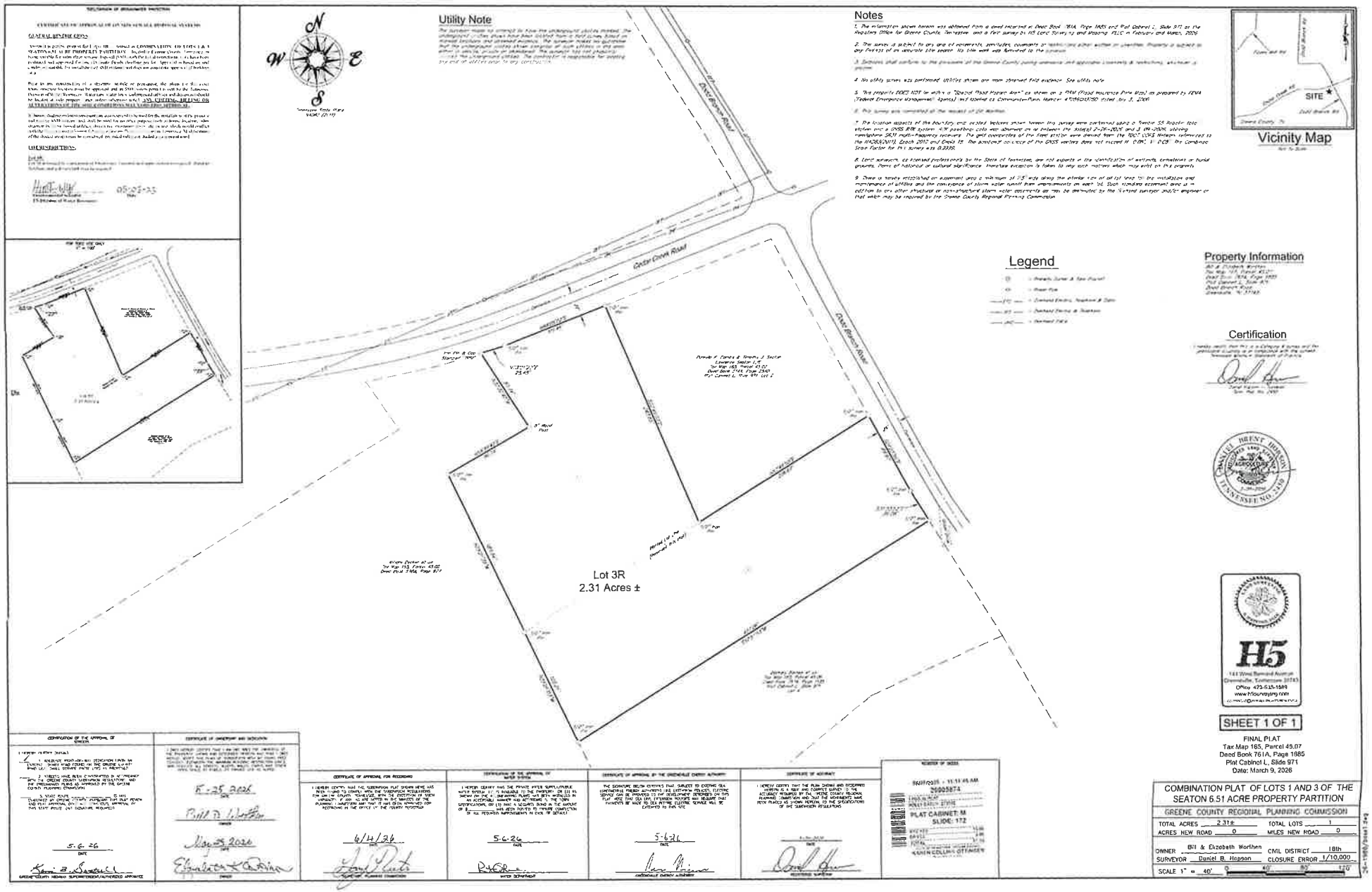
GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES 3.67± TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER Robert & Ima Bradley CIVIL DISTRICT 1st
SURVEYOR Daniel B. Hobson CLOSURE ERROR 1/10,000

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

25-2015/final.dwg


Utility Note
Notes
Legend
Property Information
Certification
Vicinity Map
SITE
Lot 3R
2.31 Acres ±
Grier Creek Road
Grier Church Road
Property Information
Bill & Elizabeth Worthen
Tax Map 165, Parcel 45.07
Deed Book 7616, Page 1685
Plat Cabinet L, Slide 971
Deed Book 7616, Page 1685
Plat Cabinet L, Slide 971
Greeneville, TN 37743
Certification
Daniel Brent Hopson
Tennessee License No. 2459
H5
144 West Bernard Avenue
Greeneville, Tennessee 37743
Office: 423-639-1889
www.h5surveying.com
SHEET 1 OF 1
FINAL PLAT
Tax Map 165, Parcel 45.07
Deed Book 7616, Page 1685
Plat Cabinet L, Slide 971
Date: March 9, 2026
COMBINATION PLAT OF LOTS 1 AND 3 OF THE SEATON 6.51 ACRE PROPERTY PARTITION
GREENE COUNTY REGIONAL PLANNING COMMISSION
TOTAL ACRES 2.31±
TOTAL LOTS 1
ACRES NEW ROAD 0
MILES NEW ROAD 0
OWNER Bill & Elizabeth Worthen
CIVIL DISTRICT 18th
SURVEYOR Daniel B. Hopson
CLOSURE ERROR 1/10,000
SCALE 1" = 40'
PLAT CABINET: M
SLIDE: 172
KAREN COLLINS-OTTINGER
5-6-26
6/4/26
5.6.26
5-6-26
May 29 2026
5-6-26

CERTIFICATE OF ACCURACY:

STATE OF TENNESSEE
GREENE COUNTY

I HEREBY STATE 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 12TH DAY OF APRIL, 2026.

Brian T. Bartlett, R.L.S.
TENNESSEE REGISTERED LAND SURVEYOR #2684

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, AND THE CONDITIONS OF THEIR APPROVAL, AND IT, IF NOT, IS NOT SHOWN ON THE MINUTES OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN AUTHORIZED TO RECORDING IN THE OFFICE OF THE COUNTY REGISTER. IF REQUIRED, A SECURITY IN THE SUM OF $ _____ HAS BEEN POSTED WITH THE GREENE COUNTY REGIONAL PLANNING COMMISSION TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____, 2026

_____
SECRETARY, Greene County Regional Planning Commission

GPS CERTIFICATION:

I, BRIAN T. BARTLETT, HEREBY STATE THAT THIS PLAT WAS SURVEYED BY ME OR UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 15 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS PLAT HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TENNESSEE AND THE ORDINANCES OF GREENE COUNTY, TENNESSEE.

(a) TYPE OF SURVEY: FIELD SURVEY
(b) POSITIONAL ACCURACY: 0.02 FEET
(c) TYPE OF INSTRUMENT USED: TRIMBLE R12i
(d) METHOD OF GPS OBSERVATIONS: REAL-TIME KINEMATIC (RTK)
(e) GEOID MODEL USED: GEOID18
(f) COMBINED GRID FACTOR: 0.99987004

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 1:15,000

CERTIFICATE OF OWNERSHIP/DEDICATION:

I (WE) HEREBY CERTIFY THAT I (WE) ARE THE OWNER(S) 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.

OWNER(S)

_____ 6/1/2026
(DATE)

_____ 6/1/2026
(DATE)

NOTES:

1. SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
2. ALL BEARINGS ARE TO MAGNETIC NORTH.
3. DIRECT PROPERTY PINS ARE NOT TO BE DISTURBED.
4. ROYAL ALL OF THE PROPERTY IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NO. 47059C0137E, DATED APRIL 16, 2009, AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
5. THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NO. 47059C0137E, DATED APRIL 16, 2009.
6. A DRIVEWAY PERMIT SHALL BE OBTAINED FROM THE GREENE COUNTY HIGHWAY DEPARTMENT PRIOR TO CONSTRUCTION OF ENTRANCE OR DRIVEWAY TO A COUNTY MAINTAINED ROAD.

CERTIFICATE OF APPROVAL OF STREETS:

I HEREBY CERTIFY THAT:
1. THE STREETS SHOWN HEREON HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND THE PERFORMANCE BOND AS REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION, IS STILL IN FORCE.
2. THE STREETS SHOWN HEREON HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE GREENE COUNTY HIGHWAY DEPARTMENT, BUT NOT UNTIL SUCH TIME AS THE SAID STREETS HAVE BEEN CONSTRUCTED TO THE STANDARDS OF THE GREENE COUNTY HIGHWAY DEPARTMENT AND HAVE BEEN ACCEPTED BY THE COUNTY HIGHWAY COMMISSION.

_____
GREENE COUNTY HIGHWAY COMMISSIONER

6.8.26
DATE

SETBACK REQUIREMENTS:

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

CERTIFICATE OF APPROVAL OF WATER SYSTEMS:

I HEREBY STATE THAT THE PUBLIC WATER UTILITY SYSTEM OF SUTTERS, WHERE, OR ADDRESS - NOT APPLICABLE, HAS BEEN INSTALLED, OR HAS BEEN SATISFACTORILY BONDED, IN ACCORDANCE WITH THE REGULATIONS OF THE ABOVE WATER UTILITY, AND ARE HEREBY APPROVED AS SHOWN.

DATE 6.8.26

_____
(City, Water Director or Authorized Representative)

STORM WATER/UTILITY EASEMENT STATEMENT:

THERE IS HEREBY ESTABLISHED AN EASEMENT OVER A MINIMUM OF 7.5 FEET ALONG THE SIDE BOUNDARY LINES OF ALL LOTS AND TRACTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND/OR DRAINAGE. NO OBSTRUCTIONS OR CHANGE OF GRADE SHALL BE MADE FROM APPROVED GRADES ON EACH LOT WHICH WOULD ADVERSELY AFFECT THE DRAINAGE OF ANY OTHER CONTIGUOUS LOT OR SUBDIVISION. STORM WATER EASEMENTS AS MAY BE ESTABLISHED BY THE GREENE TENNESSEE AND/OR ENGINEER OF THAT AREA MAY BE RECORDED IN THE GREENE COUNTY REGISTER'S OFFICE.

TDEC/DIVISION OF WATER RESOURCES CERTIFICATION:

GENERAL INFORMATION

[illegible]

EXCEPTIONS

[illegible]

_____ 05-29-26
Authorized Agent for TN Department of Environment & Conservation — Date

CERTIFICATE OF ELECTRIC SERVICE:

THE UNDERSIGNED HEREBY CERTIFIES THAT, SUBJECT TO EXISTING USE AGREEMENTS, GREENE COUNTY UTILITY DISTRICT (GCUD) HAS EXPRESSED INTEREST IN PROVIDING ELECTRIC SERVICE (AS AN INDIVIDUAL TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. THAT SAID GCUD HAS AUTHORIZED ITS AGENTS AND EMPLOYEES TO MAKE SUCH SURVEYS AND PLACE SUCH MARKINGS ON THE PROPERTY AS MAY BE NECESSARY FOR THIS SERVICE. ALL SUCH SERVICE SHALL BE GOVERNED BY THE RULES AND REGULATIONS OF GCUD.

_____ 6-2-26
GREENE COUNTY UTILITY DISTRICT — DATE

REGISTER OF DEEDS:

06/05/2026 - 01:56:56 PM
26005705
PLAT
KAREN COLLINS-ETTINGER
PLAT CABINET: M
SLIDE: 170
RECEIPT 15.00
STATE 0.00
TOTAL 15.00

[illegible]

LEGEND

- CONCRETE MONUMENT SET
- IRON PIN SET
- RAIL SPIKE SET
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- CABLE TV BOX
- TRANSFORMER
- A.C. HOUSING
- TELEPHONE PEDESTAL
- MANHOLE
- CLEAN OUT
- LIGHT POLE
- POWER POLE
- WATER METER
- WATER VALVE
- WELL
- SPOT ELEV/CURB INLET
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC
- FENCE

TOTAL AREA OF SURVEY
20.012 Acres

VICINITY MAP
(NTS)

BASED ON TN GRID NORTH (NAD83/2011)

GREENE COUNTY
REGIONAL PLANNING
COMMISSION

RE-PLAT OF

NORMA WILHOIT BROWN
PROPERTY

[illegible]

PROPERTY ADDRESS
1534 PLEASANT HILL RD
GREENEVILLE, TN 37743

1ST CIVIL DISTRICT
GREENE COUNTY, TENNESSEE
DATE: APRIL 15, 2026

LANDAU NO. 26-1774
SCALE: 1"=100'

Appalachian Surveying Consultants, P.A.
Surveying/Land Planning
Brian T. Bartlett, PLS, CPS

1522 Asheville Hwy
Greeneville, TN 37743
Phone (828) 243-7280
web: appalachian-survey.com
bbartlett@appalachian-survey.com

NCBELS License No: C-2898

Sheet 1 of Page 170

N

NORTH RECONCILED TO DEED OF MARTIN GOLECKI et al AS RECORDED IN DEED BOOK 443 PAGE 98 IN THE REGISTER'S OFFICE FOR GREENE COUNTY, TENNESSEE.

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

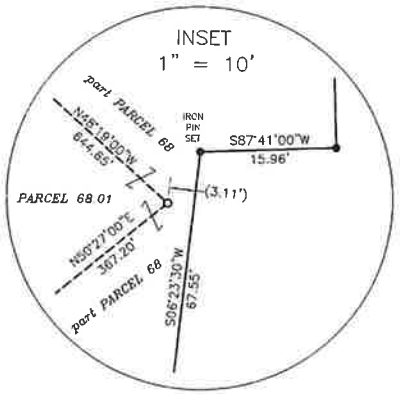
Stormwater/Utility Easement Statement

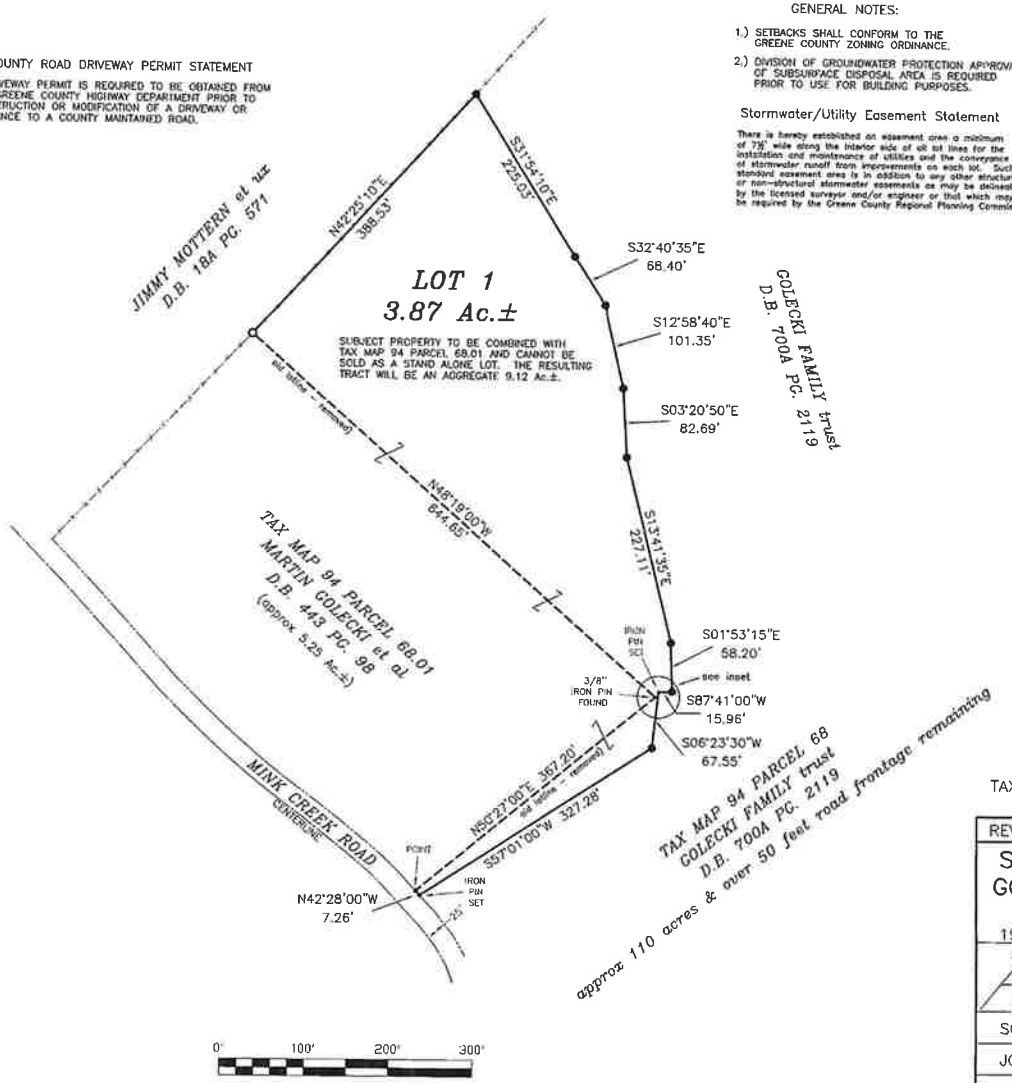
There is hereby established an easement area a minimum of 7½' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural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

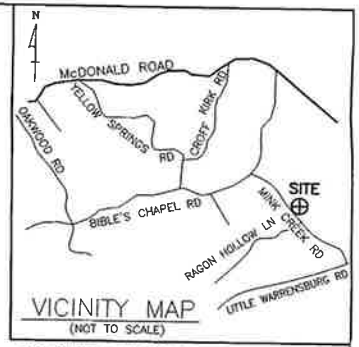
FLOOD CERTIFICATION

SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.
(FEMA MAP 47059C 0195 D)
EFFECTIVE DATE: JULY 03, 2006

ADDRESS OF SUBJECT PROPERTY
MINK CREEK ROAD
MIDWAY, TN 37809







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

I CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAT WAS OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED TO CATEGORY I STANDARDS UNDER MY SUPERVISION AND DIRECTION AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000.



LEGEND

- ○ 3/8" IRON PIN (found April, 2017)
- ● 1/2" IRON PIN W/AZIMUTH CAP (set April, 2017)
- • POINT
- —x—x— FENCE

0' 100' 200' 300'

RESERVED FOR REGISTER OF DEEDS

TAX REF.: TAX MAP 94 PORTION OF PARCEL 68
DEED REF.: D.B. 700A PG. 2119

REV: 6/12/2026 REVISED PLANNING BLOCKS

SURVEY OF A PORTION OF THE GOLECKI FAMILY trust PROPERTY

19TH 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: 04/28/2017
JOB NO. 17SU041	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. 17SU041R

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.

6/11/26
DATE

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

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.

6/24/26
OWNER DATE

AS TRUSTEES GOLECKI
OWNER DATE

FAMILY TRUST
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.

JUNE 12, 2026
DATE

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)

6/26/26
DATE

GREENE COUNTY HWY SUPERINTENDENT /AUTHORIZED APPOINTEE

07/06/2026 - 10:21:43 AM
26006864
1 PGS AL-PLAT
SYDNEY BATCH: 274824

PLAT CABINET: M
SLIDE: 188

RFC FEE	13.00
DP FEE	2.00
TOTAL	17.00

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

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES	3.87 ±	TOTAL LOTS	1
ACRES NEW ROAD	0.00	MILES NEW ROAD	0.00
DEVELOPER	GOLECKI FAMILY trust	CIVIL DISTRICT	19TH
SURVEYOR	AZIMUTH ENGINEERING	CLOSURE ERROR	1/10,000

Book M Page 188

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 3R - defined as Combination plat of Lots 2 & 3 of the Earnest Seaton 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 ALTERATION 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 3R:
Lot 3R is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank are required.

Frank Lisk — 06-23-26
Environmental Scientist, TN Division of Water Resources — Date

RESERVED FOR TDEC / DIVISION OF WATER RESOURCES

N

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

FLOOD CERTIFICATION

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

ADDRESS OF SUBJECT PROPERTY
SUNNYSIDE ROAD
GREENEVILLE, TN 37743

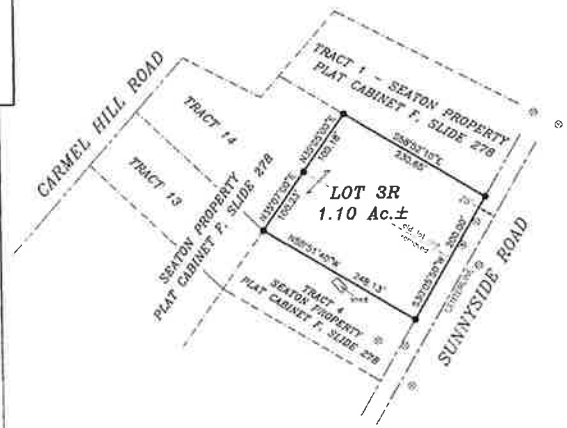
GENERAL NOTES:

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 maximum 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 stormwater easement area is on condition to any other structural or non-structural stormwater measures as may be delineated by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission.



LEGEND

- ● 1/2" IRON PIN (found)
- FENCE
- ⊙ UTILITY POLE
- ⊛ WATER METER

0' 100' 200' 300'

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

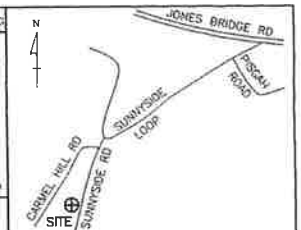
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE CO., TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF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

7/1/26
DATE

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

07/06/2026 - 08:54:23 AM
26006847
1 PGS 4L-PLAT
SYDNEY BARTON 374420
PLAT CABINET: M
SLIDE: 187
REC FEE 15.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER
REGISTER OF DEEDS

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 0.999896. 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. COFFEY — REGISTERED LAND SURVEYOR — TENNESSEE NO. 1578

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

INSPECTION LETTER

Date: May 11th, 2026 Permit #: 26-139
Owner: Earnest Seaton Farm Lot #: 2 & 3
Contact Person: JOSE SOCORRO MARTINEZ RANGEL

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

- ☑ There is/are sufficient space available for the system(s) to be placed in Lot 3R.
- ☐ Soil type(s) different from those specified was (were) encountered in the excavation(s).
- ☑ Bedrock was encountered at the depth(s) specified in the excavation(s).
- ☐ Ground water was encountered at the depth(s) specified in the excavation(s).

Although or each of your lots indicated the following:

- ☐ Lot(s) _____ is/are unsuitable for the reasons noted.
- ☐ Setback(s) from _____ to _____ is/are insufficient.
- ☑ Setback(s) from Sunnyside Rd to _____ is/are sufficient.
- ☐ Lot(s) _____ is/are unsuitable because _____ and therefore is not acceptable for construction.
- ☐ Additional information is required for the following: _____
  Has this been received? ☐ Yes ☐ No If "No" date of notification: _____

Remarks:
Made site visit on 5-11-2026. I was unable to locate a septic tank or field lines on the property. I have contacted the township seller, but none could be found.

John T Hughes
Sanitarian — Greene County — May 11, 2026 Date

TAX REF.: TAX MAP 123-H, GROUP A PARCELS 2 & 3
DEED REF.: D.B. 729A PGS. 1384 & 1382
PLAT REF.: PLAT CABINET F, SLIDE 278

COMBINATION PLAT OF LOTS 2 & 3 OF THE EARNEST & VINA SEATON FARM SUBDIVISION

(SURVEY FOR JOSE SOCORRO MARTINEZ RANGEL)

24TH 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: 05/22/2026
JOB NO. 26SU051	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME 26SU051

CERTIFICATE 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) 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.

Jose Socorro Martinez Rangel — 6-26-26
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.

JUNE 10, 20 26
DATE

Daniel R. Coffey
TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY(INITIAL)

_____ 1. ADEQUATE RIGHT-OF-WAY DEDICATION UPON SAY 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)

6-25-26
DATE

Kevin B. Seyfried
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 THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

6-25-26
DATE

LOCAL UTILITY DISTRICT PROVIDER OR AND 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.

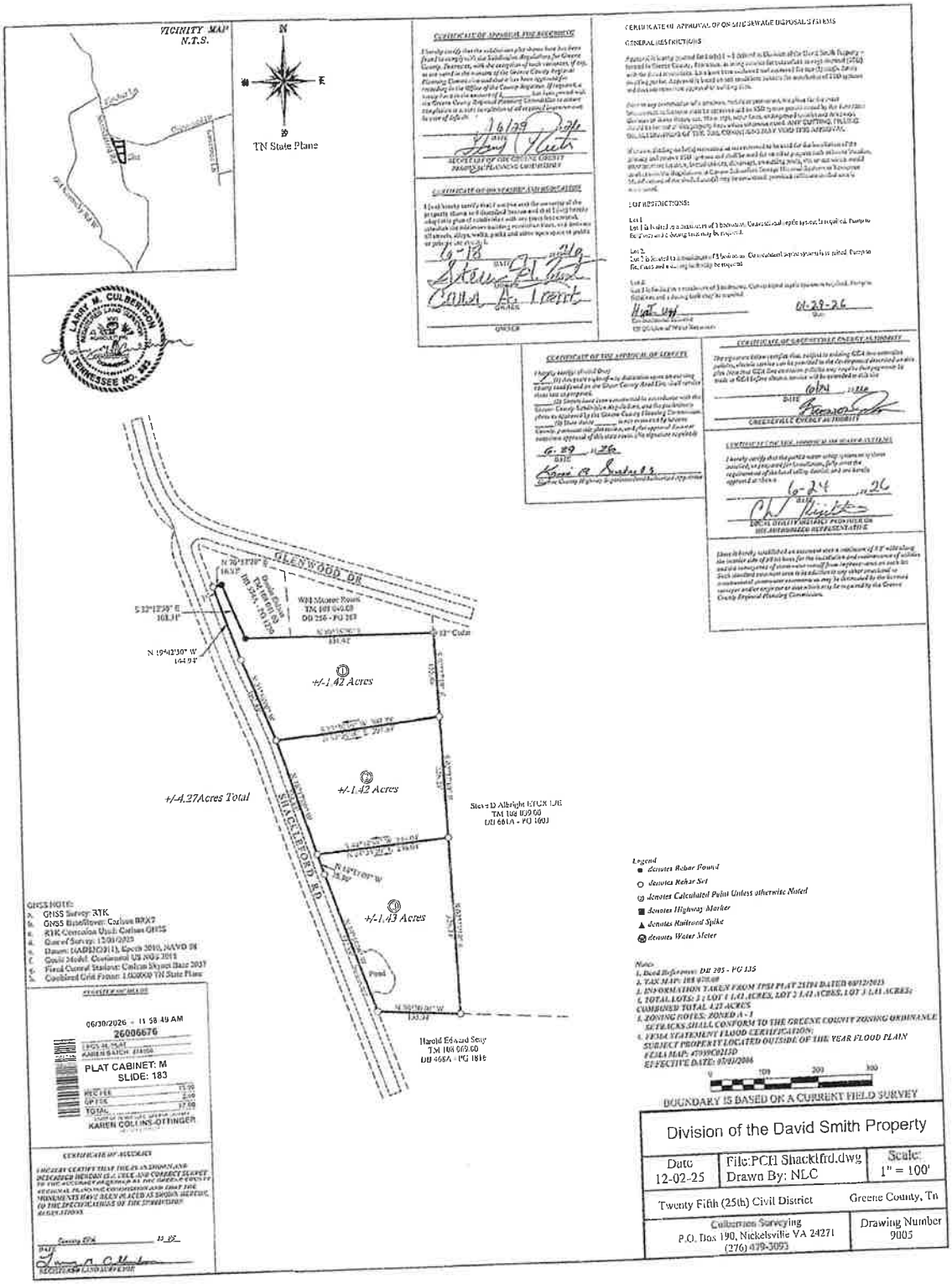
6/25/26
DATE

GREENEVILLE ENERGY AUTHORITY

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 1.10 ±	TOTAL LOTS 1
ACRES NEW ROAD 0.00	MILES NEW ROAD 0.00
DEVELOPER JOSE SOCORRO MARTINEZ RANGEL	CIVIL DISTRICT 24TH
SURVEYOR AZIMUTH ENGINEERING	CLOSURE ERROR 1/10,000

Book M Page 187


VICINITY MAP
N.T.S.
N
TN State Plane
CERTIFICATE OF APPROVAL FOR RECORDING
CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS
GENERAL RESTRICTIONS
LOT RESTRICTIONS:
Lot 1
Lot 2
Lot 3
CERTIFICATE OF THE APPROVAL OF STREETS
CERTIFICATE OF GREENEVILLE ENERGY AUTHORITY
CERTIFICATE OF THE VOLUNTEER UTILITIES
LARRY M. CULBERTSON
TENNESSEE NO. 2127
GLENWOOD DR
S 32°12'30" E
103.33'
N 19°42'30" W
164.94'
+/-1.42 Acres
+/-1.42 Acres
+/-1.43 Acres
+/-4.27Acres Total
SHACKLEFORD RD
Steve D Albright ETUX LOE
TM 108 069.00
DB 661A - PG 1601
Harold Edward Seay
TM 108 069.00
DB 468A - PG 1816
WM Mooney Powell
TM 108 069.00
DB 256 - PG 203
Legend
denotes Rebar Found
denotes Rebar Set
denotes Calculated Point Unless otherwise Noted
denotes Highway Marker
denotes Railroad Spike
denotes Water Meter
Notes
1. Deed Reference: DB 205 - PG 135
2. TAX MAP: 108 069.00
3. INFORMATION TAKEN FROM TPM PLAT 231N DATED 09/12/2025
4. TOTAL LOTS: 3 | LOT 1 1.42 ACRES, LOT 2 1.42 ACRES, LOT 3 1.43 ACRES;
COMBINED TOTAL 4.27 ACRES
5. ZONING NOTES: ZONED A - 1
SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE
6. FEMA STATEMENT FLOOD CERTIFICATION:
SUBJECT PROPERTY LOCATED OUTSIDE OF THE YEAR FLOOD PLAIN
FEMA MAP: 47059C0215D
EFFECTIVE DATE: 9/29/2006
0 100 200 400
BOUNDARY IS BASED ON A CURRENT FIELD SURVEY
GNSS NOTE:
A. GNSS Survey: STK
B. GNSS Base/Rover: Carlson BRX7
C. RTK Correction Used: Carlson GNSS
D. Date of Survey: 12/01/2025
E. Datum: NAD83(2011), Epoch 2010, NAVD 88
F. Geoid Model: Geoid12B (US 2003 2012)
G. Fixed Control Stations: Carlson Skynet Base 2037
H. Combined Grid Factor: 1.000000 TN State Plane
06/30/2026 - 11 58 49 AM
26006676
KAREN B ALICH, 27.00
PLAT CABINET: M
SLIDE: 183
RECORD 15.00
UPTOS 2.00
TOTAL 17.00
KAREN COLLINS-OTTINGER
CERTIFICATE OF ACCURACY
Division of the David Smith Property
Date 12-02-25
File:PCH Shacklfrd.dwg
Drawn By: NLC
Scale: 1" = 100'
Twenty Fifth (25th) Civil District
Greene County, Tn
Culbertson Surveying
P.O. Box 190, Nickelsville VA 24271
(276) 479-3093
Drawing Number 9005

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.

OWNER — DATE 6-1-26

OWNER — DATE 6-1-26

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

6-30-26
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

6-30-26
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

7/1/26
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/ANTHONY'S APPOINTEE

6-29-26
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.

GRAPHIC SCALE:

0 100 200 300

1" = 100'

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: 105 PARCEL 025.00
REFERENCE DEED: DEED BOOK 756A PAGE 1250

5) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47059C0190D, EFF. DATE: 07-03-2006)

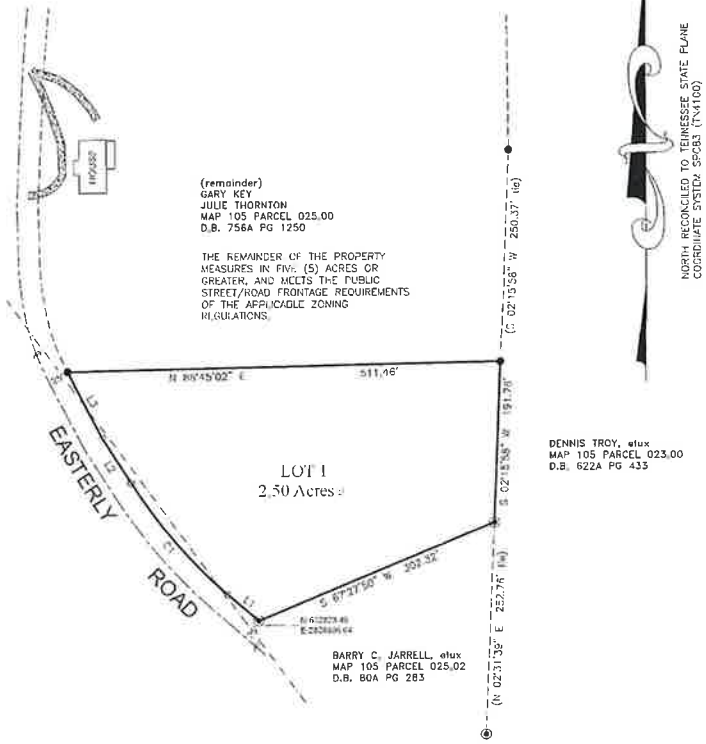
6) TOTAL ACREAGE: 2.50 Ac +/-

7) MINIMUM LOT SIZE: 2.50 Ac +/-

8) NUMBER OF LOTS: 1

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 05-12-2026 THROUGH 05-13-2026, USING A COMBINATION OF GNSS AND OPTICAL EQUIPMENT. THE GNSS SYSTEM USED IS A SOKKIA GRX-3 DUAL FREQUENCY RECEIVER. 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: GEOID18U17 WERE USED TO CONDUCT THIS SURVEY. ALL DISTANCES PERFORMED IN THIS SURVEY ARE REFERENCED TO GROUND USING A COMBINED GRID FACTOR OF 1.000086343889



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 49°21'21" W	47.51'
L2	N 40°38'39" W	61.06'
L3	N 27°08'30" W	86.29'

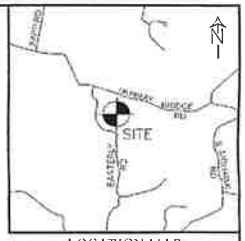
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	620.00'	176.07'	175.50'	N 40°36'22" W

OWNER(S)

GARY KEY
JULIE THORNTON
1335 MIDWAY RD
MIDWAY, TN 37809

PROPERTY ADDRESS

1530 EASTERLY RD
MOHAWK, TN 37810



LOCATION MAP
NTS

LEGEND

SYMBOL	DESCRIPTION
●	1/2" IRON PIN SET W/PSI CAP
⊙	1/2" IRON PIN FOUND
○	POINT IN R.O.W.
℄	CENTERLINE ROADWAY
———	PROPERTY LINE
— · — · —	CENTERLINE
— — —	UTILITY LINE
— — — —	ADJOINER PROPERTY LINE
	GRAVEL DRIVEWAY

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# 2955 — 5/14/2026 DATE

TDEC

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 1 – defined as **Gary Key and Julie Thornton 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 3 bedrooms. Conventional septic system is required.

Environmental Scientist — 05-28-26 Date
TN Division of Water Resources

REGISTER OF DEEDS

07/02/2026 - 10:40:54 AM
26006805
1 PGS:AL-PLAT
SYDNEY BATCH: 274726
PLAT CABINET: M
SLIDE: 185

REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER

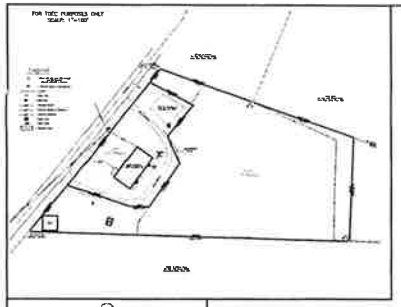
GREENE COUNTY REGIONAL PLANNING COMMISSION

SUBDIVISION PLAT
OF THE
GARY KEY & JULIE THORNTON PROPERTY
FOR
GARY KEY & JULIE THORNTON
4TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE

PROFESSIONAL SURVEYING, INC.
425 [illegible] RD
GREENEVILLE, TN 37643
PHONE (423) 257-3011
LAND SURVEYING • MAPPING • PLANNING

DATE	05-11-2026
JOB NO.	20250618
DRAWN BY	HWS
REVISION	1 OF 1
SHEET	1 OF 1

Book M Page 185



Utility Note

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 operation 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.

Notes

1. The information shown hereon was obtained from Deed Book 391A, Page 1606 as recorded at the Register's Office for Greene County, Tennessee and a field survey by H5 Land Surveying and Mapping, PLLC in April, 2026.

2. This survey is subject to any and all easements, conditions, covenants or restrictions either written or unwritten.

3. This property does not lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as produced by FEMA (Federal Emergency Management Agency) and located on Community Panel Number 47059C0042D dated July 3, 2006.

4. Utilities shown are from marked locations and observed field evidence. See utility note.

5. This survey was prepared at the request of Kevin Elder.

6. The location aspects of the boundary and located features shown hereon from which was performed using a Trimble S5 Robotic total station and a GNSS, RTK eastern TN treatment data was obtained on or between the date(s) 4-21-2026 through 4-22-2026, utilizing from grown SBAS (Real-Time Frequency technique). The grid coordinates of the field station were derived from the "NAD 83(2011) Network referenced to the NAD83(2011) Epoch 2010 and Geoid 18. The positional accuracy of the GNSS vectors does not exceed H: 0.05' V: 0.08'. The Combined Scale Factor for this survey was 0.99991.

7. 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, may exist on site that are not shown on this survey.

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

9. There is hereby established an easement over a minimum of 7.5' wide along the interior side of all Lot lines for the installation and maintenance of utilities and the convenience of storm water runoff. Any improvements on each Lot. Such storm water easement area is to be kept free of any other structural or non-structural items, water increments as may be prevented by the approved retention pond or any new or that which is to be required by the Greene County Regional Planning Commission.



Vicinity Map
not to Scale

Legend

- Rebar and Cap ("H5 RLS") with CAP & MARK as each occurrence is marked
- Property Corner & Type (if noted)
- Fence
- Power line
- Utility Line
- Overhead Electric
- Overhead Telephone
- Septic Tank
- Water Meter
- Concrete Areas

Lot 1
0.57 Acres ±

Lot 2
2.05 Acres ±

Gregsville Road

Daniel A. Bartlett
Tax Map 137, Parcel 82.01
Deed Book 834A, Page 107

Frank Lowe
Tax Map 137, Parcel 83.01
Deed Book 309A, Page 984

Frank Lowe
Tax Map 137, Parcel 83.01
Deed Book 309A, Page 984

Barry & Andrew Lyles
Tax Map 137, Parcel 87.11
Deed Book 309A, Page 930

Certification

I hereby certify that this is a Category 1 survey and the ratio/error of closure is in compliance with the current Tennessee Minimum Standards of Practice.

DANIEL BRENT HOOPER
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2405

H5
144 West Bernard Avenue
Greeneville, Tennessee 37743
Office: 423-638-1589
www.H5surveying.com

SHEET 1 OF 1
FINAL PLAT
Tax Map 137 Parcel 83.00
Deed Book 391A Page 1606
Date: April 22, 2026

DIVISION OF THE
KATHY DAUTERMAN PROPERTY
GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	2.62±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	Kathy Dauterman	CIVIL DISTRICT	22nd
SURVEYOR	Daniel B. Hooper	CLOSURE ERROR	1/10,000

SCALE 1" = 30' (0, 30', 60', 90')

25-2011/2026 Lane Division

FOR TDEC PURPOSES ONLY
SCALE: 1"=100'

DEPARTMENT OF WATER RESOURCES

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEM

GENERAL RESTRICTIONS

Approval is hereby granted for Lot(s) 1 - 2 defined as Division of the Kathy Dauterman Property, Greene County, Tennessee, to be supplied by individual sewage disposal system(s) which indicates a use for this subdivision of residential approval for one (1) single family dwelling per lot. Approval is for boundaries of subdivision only and does not constitute approval of building sites.

Prior to any construction of a building, mobile or permanent, the plans for the exact house/building location must be approved and an SFD system permit issued by the Tennessee Department of Water Resources. Water taps must be laid underground to the house and shall be located at the property line unless otherwise noted. ANY CHANGE FROM THE ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

It shall be the responsibility of the property owner to maintain the septic system in accordance with the specifications of the permit and regulations. Any failure of the system to function properly shall be corrected at the property owner's expense. Failure to comply with the Tennessee Water Quality Control Act of 1977, as amended, may result in civil penalties of not less than $50 nor more than $10,000 per day per violation.

SPECIFIC RESTRICTIONS

Lot 1:
Lot 1 has a restriction on the number of bedrooms allowed on the property. The maximum number of bedrooms allowed is three (3). Any increase in the number of bedrooms will require additional soil testing and approval. The existing system has a septic tank with a capacity of 1,000 gallons. Any change in the number of bedrooms will require the septic tank to be upgraded to a minimum capacity of 1,500 gallons.

Lot 2:
Lot 2 is limited to a maximum of 3 bedrooms. Construction of a septic system is required. Design and approval will be required.

Kevin B. Stockell
Environmental Scientist
TN Division of Water Resources

25-JUN-26
Date

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY (INITIAL):

_____ AN ADEQUATE RIGHT OF WAY DEDICATION FROM AN EXISTING PUBLIC ROAD HAS BEEN PROVIDED FOR EACH LOT SHOWN HEREON THAT ABUTS THESE LOTS AT THEIR POINT OF FRONTAGE.

_____ STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND THE IMPROVEMENT PLANS IS APPROVED BY THE GREENE COUNTY PLANNING COMMISSION.

_____ THAT STREETS _____ IS NOT EXCLUDED BY GREENE COUNTY, NOR DOES IT HAVE THE RIGHT POWER, NOR THAT APPROVAL SHALL NOT CONSTITUTE APPROVAL OF THAT STATE STREET. (BE SIGNATURE NOTARIZED)

6-30-26
DATE

Kevin B. Stockell
GREENE COUNTY ENGINEER/SUPERINTENDENT/PROPERTY APPRAISER

CERTIFICATE OF OWNERSHIP AND DEDICATION (Dauterman)

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 PRINTING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES SHOWN TO PUBLIC OR PRIVATE USE AS NOTED.

6/30/26
DATE

Kathy Dauterman
OWNER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE ON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE COUNTY, TENNESSEE, AND THAT IT HAS BEEN APPROVED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

7/1/26
DATE

GREENE COUNTY REGIONAL PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF WATER SYSTEM

I (WE) HEREBY CERTIFY THAT THE PRIVATE WATER SUPPLY/PUBLIC WATER SYSTEM (1) IS AVAILABLE TO THE PROPERTY OR (2) AS SHOWN ON THE ACCOMPANYING PLANS HAS BEEN INSTALLED IN ACCEPTABLE MANNER AND CONFORMS WITH LOCAL AND/OR STATE SPECIFICATIONS, OR (3) A BOND OR LETTER OF CREDIT IN THE AMOUNT OF $ _____ HAS BEEN POSTED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

6/29/26
DATE

WATER SUPERVISOR

CERTIFICATE OF APPROVAL BY THE SPECIFICALLY CHOSEN AUTHORITY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON HAS BEEN APPROVED BY THE SPECIFICALLY CHOSEN AUTHORITY. THIS SURVEY CAN BE APPROVED IN THE DEVELOPMENT DESCRIBED ON THIS PLAT WITH YOUR UTILITIES PROVIDED MAY REQUIRE THAT PAYMENTS BE MADE TO ALL BEFORE ELECTRIC SERVICE WILL BE (INDEX) TO THE LOT.

6-29-26
DATE

CHOSEN AUTHORITY

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS TRUE AND ACCURATE TO THE DEGREE OF PRECISION SHOWN AND 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.

REGISTERED SURVEYOR

REGISTER OF DEEDS

4/30/2026 - 02:26:43 PM
260006829
TYPE 41.76 RT
HOLLY BATCH: 224012
PLAT CABINET: M
SLIDE: 186
REC FEE 15.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, GREENE COUNTY
KAREN COLLINS-OTTINGER