Agenda
Greene County, TN Regional Planning Commission
Greene County Government Building
401 Takoma Avenue, Greeneville, TN 37743
September 8, 2026 at 1:00 P.M.

1. Call to order.
2. Welcome of visitors.
3. Addition/removal of agenda items.
4. Adoption of the agenda.
5. Approval of August 11, 2026 minutes.
6. Review and consider granting approval of the Richard Bowers Subdivision – Revision of College Farm Acres, for 3 lots, a total of 12.693, located adjacent to Old Asheville Hwy. in the 24th District.
7. Review and consider granting approval of the Redivision of Lots 6 and 7R of the Guy and Audra Jones Estate, for 3 lots, a total of 6.45 acres, located adjacent Lonesome Pine Trail in the 11th Civil District.
8. Review and consider granting approval of the N.B. & Allie Waddle Estate, for 14 lots, a total of 30.02 acres, located adjacent to Broyles Road in the 1st Civil District.
9. Review and consider granting approval of the Buford and Mary Davis Property, for 3 lots, a total of 6.65 acres, located adjacent to Olivet Mtn. Road in the 1st Civil District.
10. Review and consider granting approval of the Matthew C. Yokley Subdivision of Property, for 3 lots, a total of 6.747 acres, located adjacent to Old Baxter Road in the 17th Civil District.
11. Review and consider granting approval of the Replat of Lots 5-8 of Twin Creek, for 3 lots, a total of 1.96 acres, located adjacent to Falcons Nest in the 14th Civil District.
12. Review and consider granting approval of the Subdivision of the Property of Eric T. Morris and Tammy M. Morris, for 3 lots, a total of 13.248 acres, located adjacent to Old Snapps Ferry Rd. in the 17th Civil District.

13. Recognize administrative approval for the following administrative minor subdivisions:
    - Part of the Replat of Lot #4 of the Nat Smith Farm for Christopher Schwichtenberg, Emily Y. Morin & Cindy L. Adams, Lots 4R-A and Lot 4R-B, for 2 lots, a total of 7.55 acres, located adjacent to 107 Cutoff in the 22nd Civil District.
    - Part of the Rosie Thompson Property, for 1 lot, a total of 3.55 acres, located adjacent to Afton Road in the 14th Civil District.
    - Part of the Bobby & Janet Cutshall Property, 1 lot, a total of 1.00 acre, located adjacent to Cedar Cave Road in the 18th Civil District.
    - Combination of Lots 121 & 122 of Section "B", Sequoia Hills Estates, for 1 lot, a total of 0.95 acre, located adjacent to Sioux Trail in the 9th Civil District.

- Part of the Division of the Samuel Guelli Property, for 2 lots, a total 2.92 acres, located adjacent to Kingsport Hwy. in the 17th Civil District.
- The Replat of Lots 2 & 3, Section B of the Bill Davis Property, for 1 lot, a total of 1.88 acres, located adjacent to Possum Creek Access in the 24th Civil District.
- The Replat of Lots 8 & 11 of Walnut Grove, for 2 lots, a total of 2.42 acres, located adjacent to Walnut Grove Road in the 9th Civil District.

14. Review monthly report of all activities recorded for Building/Zoning/Planning Office.
15. Other Business.
16. Adjournment.

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, August 11, 2026, at 1:00 p.m.

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

Staff Representatives Present/~~Absent~~
Kevin Morrison, County Mayor
Roger Woolsey, County Attorney
Tim Tweed, Building Official
Deborah Collins, Office Manager
~~Kevin Swatsell, Road Superintendent~~

Also participating: Interested citizens

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

The Mayor ask to speak to the Planning Commission regarding the re-structuring of the building and planning department. He explained that a grant had been received from the Forest Service that would provide a civil engineer through a pilot program for a period of five years at a salary of $80,000 - $120,000. The engineer will be the department head and staff will report to him. The department name will be changing to the Greene County Department of Engineering and Building Services.

Adoption of agenda. There was a change to the agenda. The Richard Bowers Subdivision – Revision of College Farm Acres was removed from the agenda. A motion was made by Edwin Remine, seconded by Gary Rector, to adopt the agenda. The motion carried unanimously.

Approval of Minutes. The Chairman asked if members had received the draft minutes of the July 14, 2026 meeting. A motion was made by Gary Rector, seconded by Edwin Remine, to approve the minutes as submitted. The motion carried unanimously.

Holly Creek Estates, Section 1. The Planning Commission reviewed and considered approving the plat for Holly Creek Estates Section 1 for three lots, a total of 2.55 acres, located adjacent to Pinto Road in the 13th Civil District. After discussion, a motion to approve was made by Phillip Ottinger and seconded Becky Rideout to approve subject to signatures. The motion carried unanimously.

Holly Creek Estates, Section 2. The Planning Commission reviewed and considered concept approval of the plat for Holly Creek Estates, Section 2, located adjacent to Pinto Road. After discussion, a motion to approve was made by Nick Gunter and seconded by Phillip Ottinger. The motion carried unanimously.

Review and consider Pre-Submission of Stillhouse Ridge. A presentation by Brian Ede regarding a luxury landscape resort and eco-tourism destination on Caney Creek Ln. It would consist of a non-profit dog rescue with 30 luxury cabins with no kitchens on approximately 500 acres with only 5% of the property to be developed. It will also have a club house, pool and welcome center. There will be a centralized parking lot and a shuttle will take visitors to their cabins. There will be no RV's or campers allowed. TDEC approval is required and will be supplied by wells since public water is about a mile away. Full food service will be provided and improvements to the road will be needed including a turn-around and pull off areas. Becky Ridout inquired who would review the units and Tim responded that it would be the county. Staff concerns were that it must meet campground requirements and the road issues must be addressed. A motion to approve was made by Gary Rector and second by Phillip Ottinger. The motion carried unanimously.

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

- Part of the Matthew Dickerson Property for one lot totaling 1.12 acres, located adjacent to Old Ducktown Road in the 15th District.
- Part of the Monte, Andrea, & Nancy Wright Property (the Redivision of Tracts 1 – 4 of the Claude Waddell Farm Subdivision) for one lot totaling 2.80 acres, located adjacent to Old Asheville Highway in the 10th District.
- Portion of the Brooks Family Trust Property for one lot totaling 0.69 acre, located adjacent to Houston Valley Road in the 18th District.
- Part of the Stacey M. Youngblood and Michael T. Jacobi Property for one lot totaling 1.419 acres, located adjacent to Deerchase Lane in the 14th District.
- Part of the William A. Brown Jr. and Sarah R. Brown Property for one lot totaling 1.10 acre, located adjacent to Jeffers Lane in the 15th District.
- Part of the Marshall & Janice Weems Property for one lot totaling 1.27 acres, located adjacent to South Pruitt Road in the 8th District.
- Portion of the William Kent Myers Property for one lot totaling 2.39 acres, located adjacent to Shelton Mission Rd in the 22nd District.
- Part of the Shepherd Enterprises, LLC & Charles Ellenburg for two lots totaling 9.14 acres, located adjacent to West Andrew Johnson Highway in the 23rd District.
- Part of the John & Tracie Hance Property for one lot totaling 1.50 acres, located adjacent to Marvin Road in the 7th District.

- Portion of the Wendell Rambo Property for one lot totaling 1.17 acres, located adjacent to Camp Creek Rd in the 22nd District.
- Portion of the Brian Miller Property for two lots totaling 0.34 acre, located adjacent to Henry Lane in the 7th District.

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

Monthly activity report for Building/Zoning/Planning Office. Tim Tweed presented information on the monthly activity report. A motion was made by Edwin Remine, seconded by Lyle Parton, to accept the report. The motion carried unanimously.

There being no further business, a motion was made to adjourn. The motion carried unanimously.

Approved as written: _____

Secretary: _____

Chairman/Vice Chairman: _____

CERTIFICATE OF ACCURACY:

STATE OF TENNESSEE
GREENE COUNTY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AN 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 12T DAY OF JULY 2028

Brian T. Bartlett, RLS
TENNESSEE REGISTERED LAND SURVEYOR #1884

BRIAN T. BARTLETT — REGISTERED LAND SURVEYOR — TENNESSEE NO. 1884

CERTIFICATE OF APPROVAL FOR SUBDIVISION:

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 and waivers, 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 security in the form of _____ and in the amount of $_____ has been posted with the Greene County Regional Planning Commission to assure completion of all required improvements in case of default.

_____, 2028
Date

Secretary of the Greene County Regional Planning Commission

GPS CERTIFICATION:

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

(a) Type of Survey: Real Time Kinematic
(b) Positional Accuracy: 0.05 feet
(c) Date of survey: JULY 1, 2028
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed Control used: (GT) CORS Network
(f) Geoid model: GeoID18
(g) Combined Grid factor: 0.99968496

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 ELECTRIC SERVICE:

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

GREENEVILLE ENERGY AUTHORITY — (DATE)

NOTES:

1. SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
2. AREA CALCULATED BY COORDINATE COMPUTATION
3. SUBJECT PROPERTY P.I.N. : MAP 122, PARCELS 127.02 , 127.21, 127.37 AND 127.41
4. BEING ALL OF THE PROPERTY AS DESCRIBED IN DEED BOOK 620A, PAGE 219 (PARCELS 1, 2 AND 3) AND DEED BOOK 770A, PAGE 829 (ALSO SHOWN IN PLAT CABINET J, SLIDE 25).
5. THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY PANEL NUMBER 47059C0041D0 FOR GREENE COUNTY, EFFECTIVE DATE JULY 3, 2008.
6. A DRIVEWAY PERMIT IS REQUIRED TO BE OBTAINED FROM THE GREENE COUNTY HIGHWAY DEPARTMENT PRIOR TO CONSTRUCTION OR MODIFICATION OF A DRIVEWAY OR ENTRANCE TO A COUNTY MAINTAINED ROAD.

CERTIFICATE OF APPROVAL OF STREETS:

I hereby certify (below) _____ adequate right-of-way dedication upon an existing maintained road and the Greene County Road List, shall service these lots as proposed.

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

_____ Streets have not been constructed but a bond approved by Greene County, pursuant this plat review, and plat approval does not constitute approval of the state route. (see signature required)

GREENE COUNTY HIGHWAY COMMISSIONER

DATE

SETBACK REQUIREMENTS:

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

CERTIFICATE OF 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.

_____, 2028.
Date

(City) Water Director or Authorized Representative

STORM WATER/UTILITY EASEMENT STATEMENT:

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

CERTIFICATE OF OWNERSHIP/DEDICATION:

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

RESIDENTIAL
NOTED USE

OWNER(S) — (DATE)

OWNER(S) — (DATE)

OWNER(S) — (DATE)

OWNER(S) — (DATE)

Septic Feasibility Statement (Individual Septic Disposal System):

This plat review, for subsurface sewage disposal system, and plat approval does not constitute approval of the subdivision plat. Lots shall be large enough to construct the original subsurface sewage disposal system and to provide an area for duplication of that system. The area for both original and duplicate systems shall meet the Rules & Regulations of the State of Tennessee Department of Environment and Conservation, Division of Water Resources Division. 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 guarantee as to the viability of the existing septic system, or the location of the field lines.

Certificate of Individual Septic System Performance Review:

I (we), owners of the property, hereby verify that Article #2 contained on existing 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 Division of the Tennessee Department of Environment and Conservation. I (we) encourage any purchaser at this lot to verify continued viability of the existing septic system for the property prior to purchase.

Owner — Date

Owner — Date

Owner — Date

Owner — Date

LEGEND

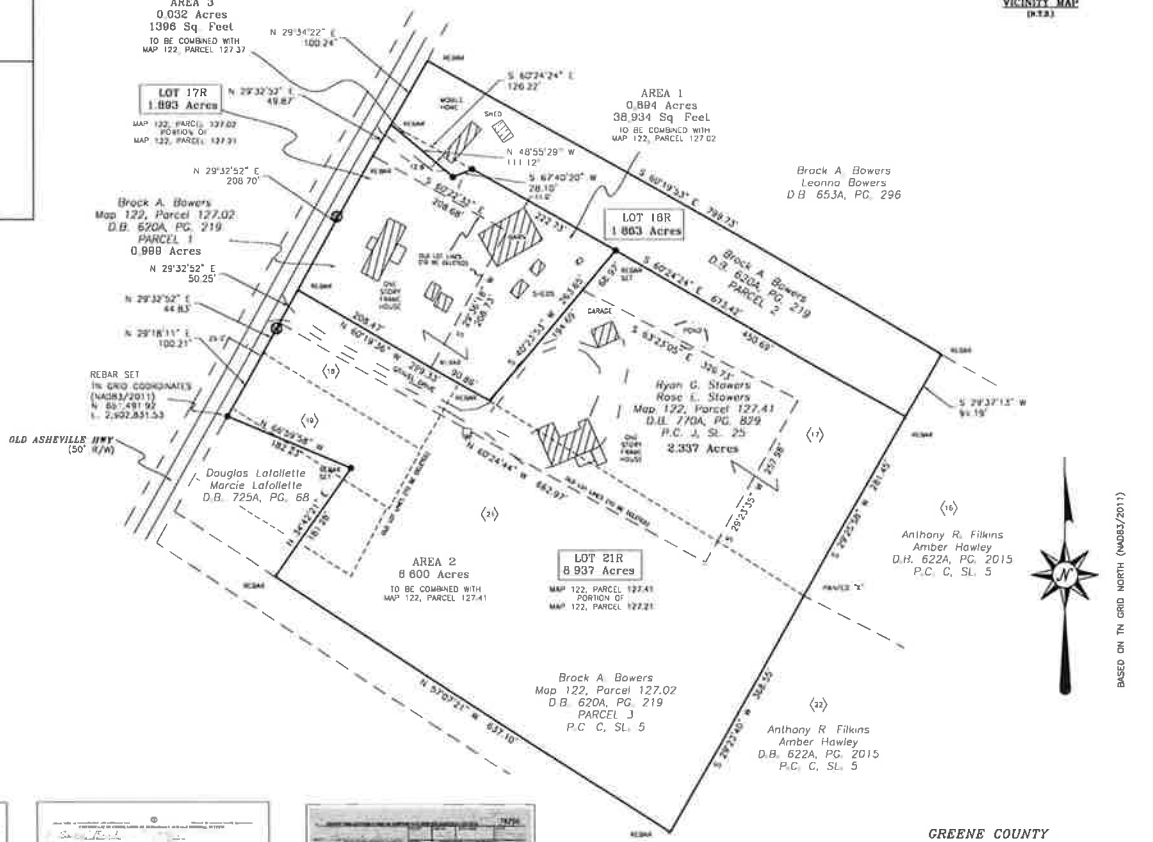
- CONCRETE MONUMENT SET
- UNMARKED POINT
- PK NAIL SET
- IRON PIN SET
- IR IRON PIPE FOUND
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- CABLE TV BOX
- TRANSFORMER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- MANHOLE
- SEWER CLEANOUT
- LIGHT POLE
- POWER POLE
- WATER METER
- WATER VALVE
- WELL
- CROP MULTI-YEAR (MLY)
- —T—T— OVERHEAD TELEPHONE
- —E—E— OVERHEAD ELECTRIC
- —x—x— FENCE

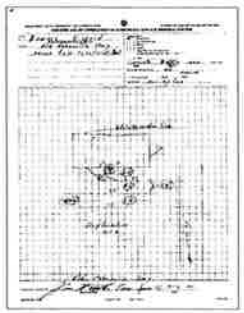
REGISTER OF DEEDS:

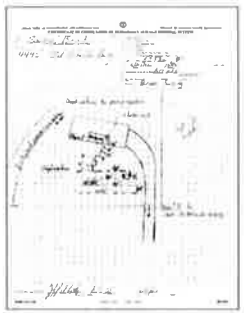
TOTAL AREA OF SURVEY
12.693 Acres

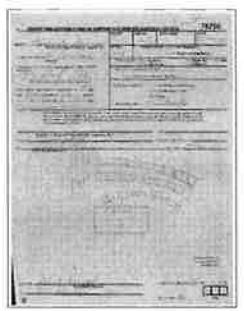
ZONED: A-1
TOTAL LOTS = 3

VICINITY MAP
(N.T.S.)









GREENE COUNTY
REGIONAL PLANNING
COMMISSION
RE-PLAT OF LOTS 17-21

COLLEGE FARM ACRES

AND PARCELS 1 AND 3 DEED
BOOK 620A, PAGE 3101

BROCK A. BOWERS PROPERTY

AND THE 2.34 ACRE PARCEL
SHOWN IN PLAT CABINET J,
SLIDE 25 TITLED:

RICHARD BOWERS SUBDIVISION-REDIVISION

PROPERTY ADDRESS
4415 AND 4443 OLD ASHEVILLE HWY
GREENEVILLE, TN 37743

24TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE
DATE: JULY 1, 2028

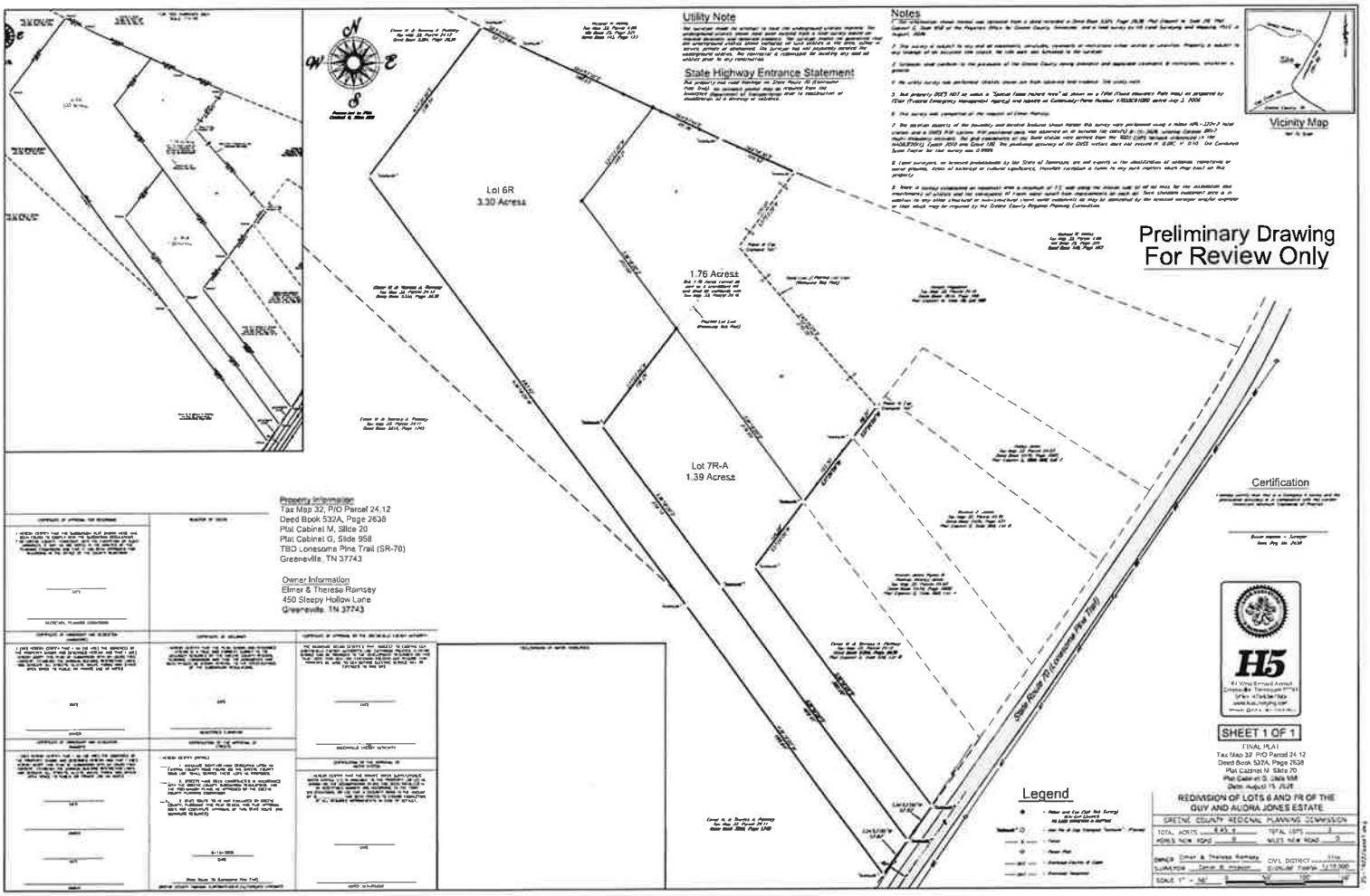
DRAWING NO. 28-1788
SCALE: 1"=80'

0 80 160 240

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

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

NCBELS License No.: C-2898


Utility Note
Notes
State Highway Entrance Statement
Lot 6R
3.30 Acres±
1.76 Acres±
Lot 7R-A
1.39 Acres±
Preliminary Drawing
For Review Only
Vicinity Map
Site
Property Information
Tax Map 32, P/O Parcel 24.12
Deed Book 532A, Page 2638
Plat Cabinet M, Slide 20
Plat Cabinet G, Slide 958
TBD Lonesome Pine Trail (SR-70)
Greeneville, TN 37743
Owner Information
Elmer & Theresa Ramsey
450 Sleepy Hollow Lane
Greeneville, TN 37743
Certification
Lonesome Pine Trail
Legend
SHEET 1 OF 1
FINAL PLAT
Tax Map 32 P/O Parcel 24.12
Deed Book 532A, Page 2638
Plat Cabinet M Slide 20
Plat Cabinet G Slide 958
Date: August 15, 2025
REDIVISION OF LOTS 6 AND 7R OF THE
GUY AND AUDRA JONES ESTATE
GREENE COUNTY REGIONAL PLANNING COMMISSION
TOTAL ACRES 5.45 ±
TOTAL LOTS 2
PUBLIC NEW ROAD 0
PRIVATE NEW ROAD 0
OWNER Elmer & Theresa Ramsey
SURVEYOR Trevor R. Hodson
CIVIL DISTRICT 11th
EURONAV Parcel 124.00
SCALE 1" = 50'

CERTIFICATION OF OWNERSHIP AND DEDICATION

[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 ______

OWNER ______ DATE ______

CERTIFICATION OF THE APPROVAL OF THE WATER SYSTEM

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

LOCAL UTILITY DISTRICT REPRESENTATIVE ______

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 ______

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 ______

DATE ______

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS:

I HEREBY CERTIFY (INITIAL)

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

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

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

GREENE COUNTY HIGHWAY SUPERINTENDENT/AUTHORIZED APPOINTEE ______

DATE ______

COUNTY ROAD DRIVEWAY PERMIT STATEMENT

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

NOTES:

1) IRON PINS (1/2" REBAR) HAS BEEN SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN

2) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND/OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.

3) PROPERTY SHALL ADHERE TO ZONING REGULATIONS

4) REFERENCE TAX MAP 114 PARCEL 100.00
REFERENCE DEED DEED BOOK 217 PAGE 460

5) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47059C0270D, EFF DATE 07-03-2006)

6) TOTAL ACREAGE: 30.02 Ac +/-

7) MINIMUM LOT SIZE 1.29 Ac +/-

8) NUMBER OF LOTS: 14

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 08/13/2026 THROUGH 08/20/2026, USING A COMBINATION OF GNSS AND OPTICAL EQUIPMENT. THE GNSS SYSTEM USED IS A SOKKIA GRX-1 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 GEOID12B WERE USED TO CONDUCT THIS SURVEY. ALL DISTANCES PERFORMED IN THIS SURVEY ARE REFERENCED TO GROUND USING A COMBINED GRID FACTOR OF 1.00010168323

GRAPHIC SCALE:

0 100 200 300

1" = 100'

NORTH RECONCILED TO TENNESSEE STATE PLANE COORDINATE SYSTEM SPC83 (TN4100)



OWNER(S)
WADDLE HEIRS
501 CRANBERRY CT
GREENEVILLE, TN 37745

PROPERTY ADDRESS
1138 BROYLES RD
CHUCKEY, TN 37641



LOCATION MAP
NTS

LEGEND

SYMBOL	DESCRIPTION
●	1/2" IRON PIN SET W/PSI CAP
◐	1/2" IRON PIN FOUND
○	POINT IN R.O.W.
◎	IRON PIPE FOUND
⊖	WATER METER
℄	CENTERLINE ROADWAY
——	PROPERTY LINE
- - -	CENTERLINE
·····	EDGE OF ASPHALT
— - —	ADJACENT PROPERTY LINE
▒	SEPTIC FIELD

REGISTER OF DEEDS

TDEC: INSPECTION LETTER

[illegible]

TDEC

TDEC: CONTINUATION

LINE TABLE

LINE	BEARING	DISTANCE
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
L10	[illegible]	[illegible]
L11	[illegible]	[illegible]
L12	[illegible]	[illegible]
L13	[illegible]	[illegible]

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]

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 RLS# 2955 ______ DATE ______

GREENE COUNTY REGIONAL PLANNING COMMISSION

SUBDIVISION PLAT
OF THE
N.B. & ALLIE WADDLE ESTATE
FOR THE
N.B. & ALLIE WADDLE HEIRS
1ST CIVIL DISTRICT
GREENE COUNTY, TENNESSEE

PROFESSIONAL SURVEYING, INC.

BUFORD AND MARY DAVIS PROPERTY

3RD CIVIL DISTRICT OF GREENE COUNTY, TENNESSEE | CLIENT: BUFORD DAVIS | SURVEY COMPLETED: 07-02-2026

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

_____ DATE

OWNER(S) DATE

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON IS AN ACCURATE AND PRECISE SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

JOSHUA K BECKETT, PLS TN RLS# 3227 DATE

CERTIFICATION OF GREENEVILLE ENERGY AUTHORITY

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

AUTHORIZED REPRESENTATIVE GREENEVILLE ENERGY AUTHORITY DATE

CERTIFICATION OF APPROVAL FOR RECORDING

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

SECRETARY OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION DATE

CERTIFICATION OF APPROVAL OF STREETS

I HEREBY CERTIFY:

(1) THAT THE STREETS HAVE BEEN INSTALLED IN ANY ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR,
(2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PURPOSED.
(3) STATE ROUTE _____ IS NOT EVALUATED BY GREENE COUNTY, PURSUANT THIS PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE (NO SIGNATURE REQUIRED)
(4) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

COUNTY ROAD SUPERINTENDENT/ AUTHORIZED APPOINTEE DATE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

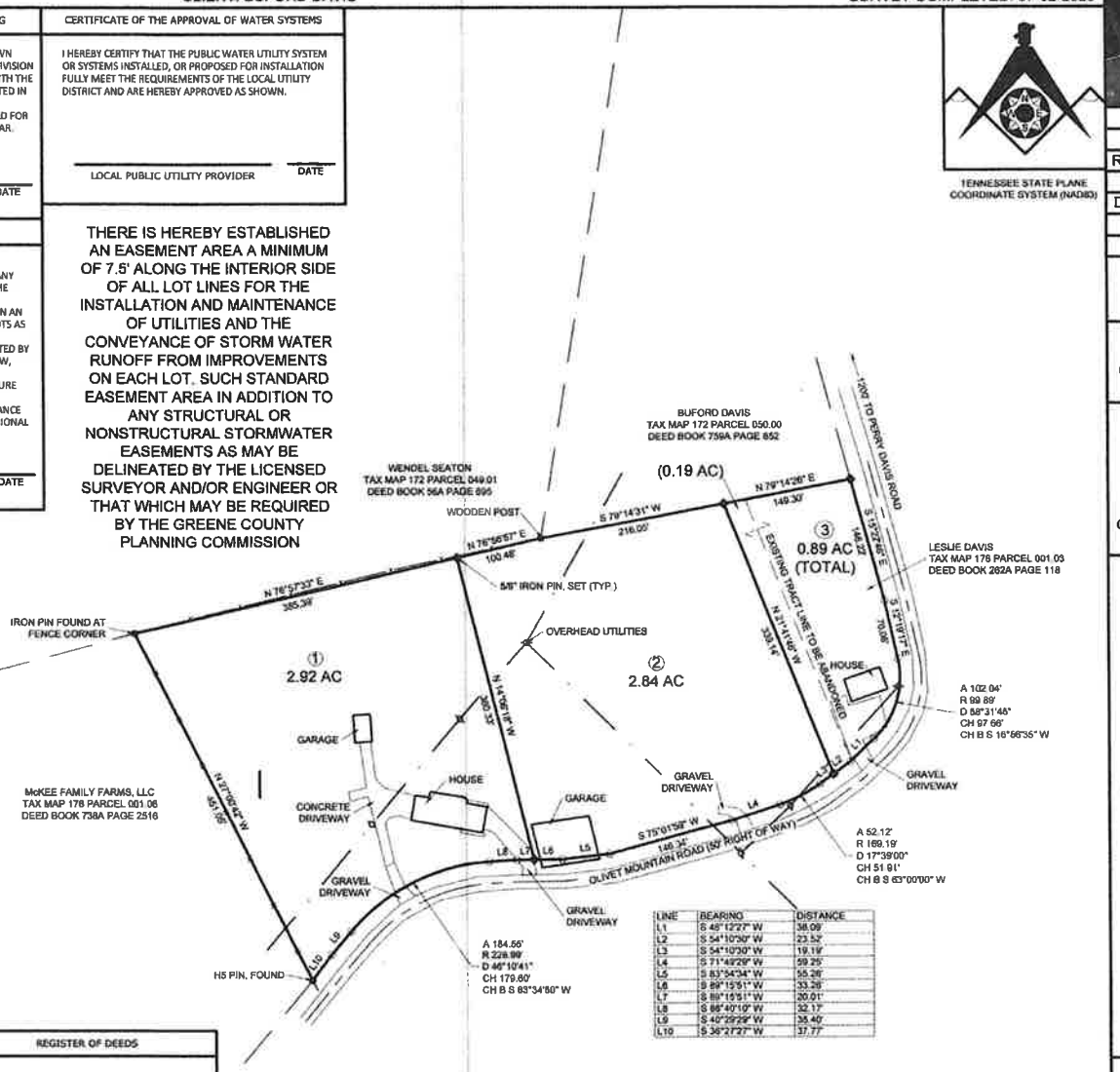
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT AND ARE HEREBY APPROVED AS SHOWN.

LOCAL PUBLIC UTILITY PROVIDER DATE

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

REGISTER OF DEEDS

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



LINE	BEARING	DISTANCE
L1	S 46°12'27" W	38.09'
L2	S 54°10'30" W	23.52'
L3	S 54°10'30" W	19.19'
L4	S 71°49'29" W	59.25'
L5	S 83°54'34" W	55.28'
L6	S 89°15'51" W	33.28'
L7	S 89°15'51" W	20.01'
L8	S 86°40'10" W	32.17'
L9	S 40°29'29" W	35.40'
L10	S 36°21'27" W	37.77'

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

THIS PROPERTY WAS DETERMINED TO BE IN FEMA FLOOD ZONE "X" BY MAP SCALING ONLY USING FEMA FIRM MAP 47059C0375D & 47059C0475D EFFECTIVE DATE 07/03/2006. NO TOPOGRAPHIC SURVEY WAS PERFORMED.

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

0 100 200 300

TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83)



GNSS SURVEY STYLE: **RTK**
GNSS ROVER: **CARLSON BRx7**
RTK CORRECTIONS: ON-SITE BASE
GNSS BASE: CARLSON BRx7
DATUM: **TENNESSEE SPC (NAD 83)**
GEOID MODEL: 18
CONVERGENCE: 1° 48' 16"
DATUM ADJUSTMENT FACTOR: **0.99988888**
GRID DISTANCES SHOWN

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

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

PRELIMINARY

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

TAX MAP 178 PARCEL 001.02
DEED BOOK: 330 PAGE: 625
PLAT CABINET: N/A SLIDE: N/A
SCALE: 1"=100'
ZONING DISTRICT: A-1
COPYRIGHT

HIGH INTENSITY SOILS MAP FOR CONVENTIONAL DRAINFIELD SYSTEMS

Tract 1-4

For: Matt Yokley

SOILS LEGEND

SOIL NAME SLOPE CLASS	DEPTH	ESTIMATED ABSORPTION RATE (MPI)	DEPTH TO RESTRICTING LAYERS (INCHES)	SOIL IMPROVEMENT PRACTICES NOTES/ PERC STATUS	COLOR CODE
Dunsore, 15-30%	0-20" 20-48"	15 MPI >75 MPI	POORLY STRUCTURED, PLASTIC CLAYS BELOW 20"	Deeply weathered residuum from limestone. Clayey subsoils plastic, dull red structured to depths of about 20 inches. Clays below this depth are poorly structured with blighty contrasting mottles. Any drainfield installation cuts below a depth of 20 inches will require favorable results of percolation tests. Predrilled installations made between 6 and 20 inches must be made during dry conditions to prevent bench wall glazing. The unit is karst, peccable	Red/ Yellow
Fullerton, 15-30%	0-48"	60 MPI	>48"	Soils of the Fullerton soil series were formed in deeply weathered residuum from chert limestone. Subsoils are clayey, but well structured with numerous angular chert fragments. Depth to impervious bedrock is greater than 60 inches here, although permeable rock is not uncommon at many shallow depths. The unit is karst, peccable with no restrictions. It is recommended that backhoe investigations be made when conditions are as dry as possible to prevent glazing/ bench walls.	Green

LICENSED PROFESSIONAL SOIL SCIENTIST — TENNESSEE LIC. NO. 0015

HIGH INTENSITY SOILS MAP BY:
Kenton Brotherton
Tennessee Licensed Professional Soil Scientist
No. 0015
NRS, Inc.
7740 Lonesome Pine Trail
Greeneville, TN 37743
(423)620-0039

IF THESE SOILS ARE DISTURBED (CUT, FILLED OR COMPACTED) AFTER THE DATE SHOWN BELOW, THIS SOILS MAP WILL BE VOID!

I, Kenton Brotherton, attest that this soil map meets the standard's established by the Regulations of Water Protection, Division Soil Science. The soils mapped on this map are the soils as described.

Kenton Brotherton — 3/4/2016

Signature of Soils Consultant does not constitute approval of lot by the Division of Groundwater Protection

BASED ON TN GRID NORTH: (NAD83/2011)

TOTAL AREA OF SURVEY
8.747 Acres
20AM/A 1

VICINITY MAP
(N.T.S.)

LOT 1
7.193 Acres

LOT 2
2.085 Acres

LOT 3
1.941 Acres

LOT 4
0.4825 Acres

Adam M. Jones
Jayne E. Jones
D.B. 599A, PG. 1741
D.B. 656A, PG. 704

Stephen M. Hale
Wanda Hale
D.B. 615A, PG. 230
D.B. 396A, PG. 394

Kevin Tinney
Brooke Tinney
D.B. 904, PG. 612

ONE STORY FRAME HOUSE

POOL

CENTERLINE OF PROPOSED 20' COMMON DRIVE EASEMENT

OLD BAXTER ROAD
(50' R/W)

S 52°28'58" E 140.00'

S 60°53'14" W 57.85'

S 70°57'45" W 36.49

S 52°36'27" W 44.84'

S 82°09'14" W 42.05'

S 82°09'14" W 43.46'

S 52°36'27" W 43.46'

TOEC DETAIL
1"=100'

CERTIFICATE OF ELECTRIC SERVICE:

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

GREENEVILLE ENERGY AUTHORITY — (DATE)

LEGEND

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

DIVISION OF GROUNDWATER PROTECTION CERTIFICATION:

REGISTER OF DEEDS:

GREENE COUNTY REGIONAL PLANNING COMMISSION

SUBDIVISION OF THE PROPERTY OF

MATTHEW C. YOKLEY

PROPERTY ADDRESS
625 OLD BAXTER RD.
FALL BRANCH, TN 37656

12TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE
DATE: MARCH 18, 2016

DRAWING NO. 26 1762
SCALE: 1"=60'

0 60 120 180

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

4522 Asheville Hwy
Greeneville, TN 37743
Phone (888) 243-7280
www.appalachiansurvey.com
bbartlett@appalachiansurvey.com

TNBELS License No: C-2908

NOTICE TO BUYER REGARDING SUBSURFACE SEWAGE DISPOSAL SYSTEM (BUYER BEWARE)

THE DIVISION OF GROUNDWATER PROTECTION HAS NOT EVALUATED LOT #6R, PURSUANT THIS PLAT REVIEW, FOR SUBSURFACE SEWAGE DISPOSAL SYSTEM, AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE COMBINATION PLAT. LOTS SHALL BE LARGE ENOUGH TO CONSTRUCT THE ORIGINAL SUBSURFACE SEWAGE DISPOSAL SYSTEM AND TO PROVIDE AN AREA FOR DUPLICATION OF THAT SYSTEM. THE AREA FOR BOTH ORIGINAL AND DUPLICATE SYSTEMS SHALL MEET THE RULES & REGULATIONS OF THE STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF GROUNDWATER PROTECTIONS. 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.

NORTH RECONCILED TO TN GRID

JENNIFER HEAD
TAX MAP-077J "B"
PARCEL-018.00
D.B.-590A/PAGE-1940



AMANDA LAMBERT
TAX MAP-077J "B"
PARCEL-021.00
D.B.-655A/PAGE-1499

JENNIFER HEAD
TAX MAP-077J "B"
PARCEL-018.00
D.B.-590A/PAGE-1940

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	47.50'	47.39'	N 89°45'31" W	13°36'33"

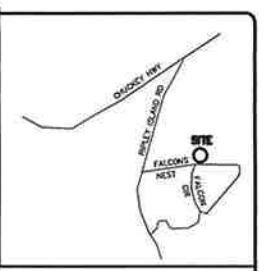
LINE	BEARING	DISTANCE
L1	N 82°58'15" W	100.00'
L2	N 82°58'15" W	56.00'
L3	S 07°01'45" W	200.00'
L4	S 82°58'15" E	100.00'
L5	S 82°58'15" E	100.00'

BEFORE REPLAT

REGISTER OF DEEDS

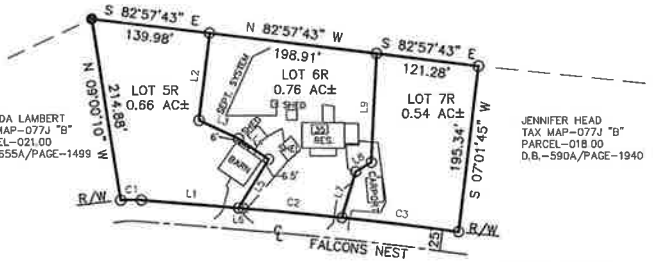
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	135.72'	74.37'	74.34'	S 89°40'45" W	31°23'41"
C2	4543.09'	117.60'	117.60'	S 84°32'47" E	1°28'59"
C3	4602.28'	138.48'	138.48'	N 82°58'08" W	1°43'28"

LINE	BEARING	DISTANCE
L1	N 85°17'25" W	115.17'
L2	S 07°01'45" W	102.35'
L3	S 65°04'15" E	151.23'
L4	S 58°06'35" E	143.04'
L5	S 32°03'43" W	87.53'
L6	S 85°17'25" E	5.58'
L7	N 16°43'29" E	56.34'
L8	N 59°32'40" E	21.34'
L9	N 02°51'55" E	127.65'



LOCATION MAP
NOT TO SCALE

JENNIFER HEAD
TAX MAP-077J "B"
PARCEL-018.00
D.B.-590A/PAGE-1940



AMANDA LAMBERT
TAX MAP-077J "B"
PARCEL-021.00
D.B.-655A/PAGE-1499

JENNIFER HEAD
TAX MAP-077J "B"
PARCEL-018.00
D.B.-590A/PAGE-1940

AFTER REPLAT

LEGEND

- ○ 1/2" IRON PIN SET (TPSI CAP)
- ● 1/2" IRON PIN FOUND
- × POINT ON RIGHT-OF-WAY

CURRENT ZONE A-1

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 47059C0255D, which bears an effective date of 07/03/2006 and is not in a Special Flood Hazard Area.

MISCELLANEOUS NOTES:

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

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

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

DIVISION OF GROUNDWATER PROTECTION

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 5R-7R defined as Replat of lots 5-8 of Twin Creek Estates - located in Greene County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at site 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 are is maintained.

LOT RESTRICTIONS:

Lot 5R:
Lot 5R is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Lot 6R:
Lot 6R has an existing septic system. Adequate suitable soil is available to duplicate a 3-bedroom conventional subsurface disposal system. Pump to fieldlines and a dosing tank may be required. Plat approval does not constitute approval of the existing system. See existing system reinspection letter in conjunction with this lot(s) evaluation.

Lot 7R:
Lot 7R is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Environmental Scientist
TN Division of Water Resources

Date

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

INSPECTION LETTER

Date May 7, 2026 ... as an employee of the above-named, which does not include plumbing and other licenses pertinent to the repair work you performed at 35 Falcons Nest ...
County Greene Map # 077J Parcel # 018.00
Subdivision Twin Creek Estates Lot # 7
Owned by Joseph Adorante Phone # ...

In the best of the undersigned's knowledge, above-named system is now [circled] as:
1) There was no evidence of sewage or effluent discharging, at the ground surface.
2) Sewage or effluent was/is discharging to the ground surface.
3) The liquid appeared normal. Anywhere was the performance of the septic tank/s when repeatedly loaded, system has adequately evaluated.

A thorough search of your files indicated the following:
1) The septic system was inspected and approved by a representative of this Department. The system was approved for 3 bedrooms or 600 gallons per day, using an estimated absorption rate of ... minutes per inch in a percolation test of ... minutes per inch.
2) The septic system was inspected and disapproved by a representative of this Department.
3) No record of any site evaluation could be found.
4) No record of the septic system construction or repair could be found.
5) The tank was evaluated as ... and pumped on ... by ...
6) A repair was attempted at the septic system on ... (Date)
Upon notification on ... (Date) I [ ] did [ ] did not witness the satisfactory completion of this Department.

Remarks:
Septic system located under Permit # on Twin Creek Estates and appears consistent geometrically of field lines when viewed in the area observed.
If the lot is not developed, or construction, remodeling the footprint of the home, please feel free to contact me at (423) 798-7756.

Hadley Wynn — Counselor — July 2, 2026
Environmental Scientist — County — Date

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

CERTIFICATE OF EXISTING SEPTIC SYSTEM BY OWNER(S) - BUYER BEWARE

I (WE), OWNERS OF THE PROPERTY, HEREBY CERTIFY THE LOT _ CONTAIN(S) AN EXISTING WORKING SEPTIC SYSTEM, VERIFY AND ACKNOWLEDGE THAT THE SEPTIC SYSTEM IS IN GOOD WORKING, ORDER AND ALL FIELD LINES AND DUPLICATE AREA(S) ASSOCIATED WITH EACH SYSTEM ARE CONTAINED ENTIRELY WITHIN EACH LOT(S) AS DESCRIBED AS PART OF THE PLAN OF SUBDIVISION. I (WE) HEREBY STATE THAT NO EVALUATION, TESTING, OR VERIFICATION OF THE FUNCTIONALITY OF THE SEPTIC SYSTEM OR ADEQUATE AREA FOR DUPLICATION HAS BEEN COMPLETED BY THE DIVISION OF GROUNDWATER PROTECTION OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION. I (WE) ENCOURAGE ANY PURCHASER OF THIS LOT VERIFY CONTINUED VIABILITY OF THE EXISTING SEPTIC SYSTEM FOR THE PROPERTY PRIOR TO PURCHASE.

_____ ,20 ___
Date

OWNER(S)

CERTIFICATE OF GREENEVILLE ENERGY AUTHORITY

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

_____ ,20 ___
Date

GREENEVILLE ENERGY AUTHORITY



SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 26118
DATE: 07/21/2026

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

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

LUCINDA & JOSEPH ADORANTE
FALCONS NEST
AFTON, TN 37616
T.M. 077J "B"
PARCEL 020.00
D.B. 512A PAGE 2753
TWIN CREEK LOT 5-6
P.B. 8 PAGE 106

LUCINDA & JOSEPH ADORANTE
35 FALCONS NEST
AFTON, TN 37616
T.M. 077J "B"
PARCEL 019.00
D.B. 512A PAGE 2753
TWIN CREEK LOT 7-8
P.B. 8 PAGE 106

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

_____ ,20 ___
Date

Owner(s)

CERTIFICATE OF ACCURACY

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

_____ ,20 ___
Date

Tennessee Registered Land Surveyor

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

_____ ,20 ___
Date

Greene County Highway Superintendent/Authorized Appointee

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

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

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

_____ ,20 ___
Date

Local Utility District Provider or His Authorized Representative

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____ ,20 ___
Date

Secretary of the Greene County Regional Planning Commission

GREENE COUNTY REGIONAL PLANNING COMMISSION

REPLAT OF LOTS 5-8 OF TWIN CREEK P.B. 8 PAGE 106

TOTAL ACRES 1.96	TOTAL LOTS 3
ACRES NEW ROAD 0	MILES NEW ROAD 0
COUNTY GREENE	CIVIL DISTRICT 14TH
SURVEYOR CHARLES T. JOHNSON JR.	CLOSURE ERROR 1-10000
SCALE 1" = 100'	

CERTIFICATE OF ACCURACY:

STATE OF TENNESSEE
GREENE COUNTY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AN 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 ____ DAY OF JULY 2026

Brian T. Bartlett, PLS
TENNESSEE REGISTERED LAND SURVEYOR #1854

BRIAN T. BARTLETT — REGISTERED LAND SURVEYOR — TENNESSEE NO. 1854

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 and waivers, if any, as are noted in the minutes of the Greene County Regional Planning Commission and that it has been registered for recording in the Office of the County Register, if required a security in the form of _____ and in the amount of $_____ has been posted with the Greene County Regional Planning Commission to assure completion of all required improvements in case of default

_____ 2026
Date

_____
Secretary of the Greene County Regional Planning Commission

GPS CERTIFICATION:

I, Brian T. Bartlett, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
(a) type of Survey Real Time Kinematic
(b) Positional Accuracy 0.06 feet
(c) Date of survey JULY 30, 2026
(d) Datum/Epoch NAD83(2011) Epoch 2010.00
(e) Published/Fixed Control used TDOT CORS Network
(f) Geoid model(s) Geoid12B
(g) Combined Grid factor 0.99989498

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: 10,000.

CERTIFICATE OF OWNERSHIP/DEDICATION:

I/WE HEREBY CERTIFY THAT I AM/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

RESIDENTIAL
WATER USE

OWNER(S) _____ (DATE) _____

OWNER(S) _____ (DATE) _____

NOTES:

1. SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD
2. AREA CALCULATED BY COORDINATE COMPUTATION
3. SUBJECT PROPERTY P/N MAP 072 PARCEL 038.03
4. BEING ALL OF THE PROPERTY AS DESCRIBED IN DEED BOOK 775A, PAGE 871.
5. THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY PANEL NUMBER 47059C0150D FOR GREENE COUNTY, EFFECTIVE DATE JULY 3, 2006
6. A DRIVEWAY PERMIT IS REQUIRED TO BE OBTAINED FROM THE GREENE COUNTY HIGHWAY DEPARTMENT PRIOR TO CONSTRUCTION OR MODIFICATION OF A DRIVEWAY OR ENTRANCE TO A COUNTY MAINTAINED ROAD

CERTIFICATE OF APPROVAL OF STREETS:

I hereby certify (select):
_____ 1. Adequate right-of-way dedication upon an existing county road found on the Greene County road list, and access 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. The Roads _____ have not been accepted by Greene County pursuant to the said roads, and said dedicated roads not constitute approval of the state route (No signature required)

GREENE COUNTY HIGHWAY COMMISSIONER

DATE

SETBACK REQUIREMENTS:

ALL BUILDING SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE

CERTIFICATE OF 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

_____ 2026.
Date

_____
(City) Water Director or Authorized Representative

STORM WATER/UTILITY EASEMENT STATEMENT:

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

TDEC/DIVISION OF WATER RESOURCES CERTIFICATION:

CERTIFICATE OF ELECTRIC SERVICE:

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

GREENEVILLE ENERGY AUTHORITY (DATE)

REGISTER OF DEEDS:

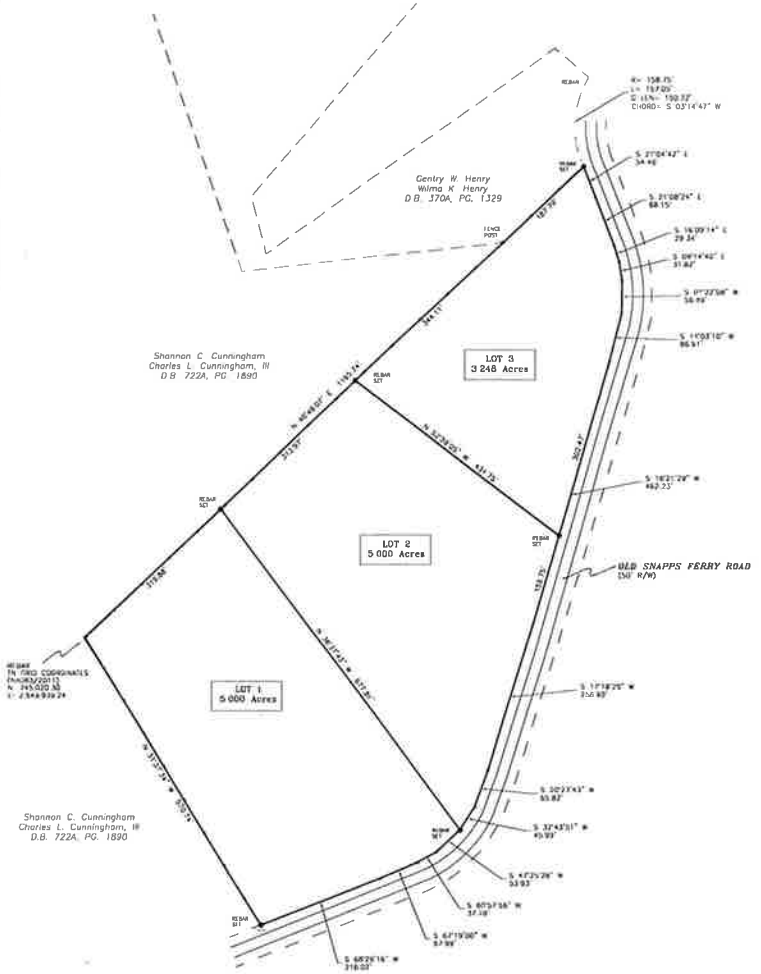
LEGEND

- ■ CONCRETE MONUMENT SET
- • UNMARKED POINT
- • PK NAIL SET
- ⊕ IRON PIN SET
- ⊠ RR SPIKE FOUND
- ○ IRON PIN FOUND
- □ CONCRETE MONUMENT FOUND
- ⊠ CABLE TV BOX
- ⬡ TRANSFORMER
- ⊓ FIRE HYDRANT
- ⊗ TELEPHONE PEDESTAL
- Ⓜ MANHOLE
- ⊕ SEWER CLEANOUT
- ☆ LIGHT POLE
- ✳ POWER POLE
- Ⓦ WATER METER
- ⋈ WATER VALVE
- ◉ WELL
- DI DROP INLET/CURB INLET
- —T—T— UNDERGROUND TELEPHONE
- —E—E— UNDERGROUND ELECTRIC
- —x—x— FENCE

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

4522 Asheville Hwy
Greeneville, TN 37743
Phone (828) 243-7280
www.appalachiansurvey.com
bbartlett@appalachiansurvey.com
NCBELS License No.: C-2818

TOTAL AREA OF SURVEY
13.248 Acres
ZONED: A-1
TOTAL LOTS = 3





VICINITY MAP
(N.T.S.)

BASED ON TN GRID NORTH (NAD83/2011)

GREENE COUNTY REGIONAL PLANNING COMMISSION
SUBDIVISION OF THE PROPERTY OF

ERIC T. MORRIS
&
TAMMY M. MORRIS

PROPERTY ADDRESS
(TBD) OLD SNAPPS FERRY RD
LAWSTONE, TN 37681

17TH CIVIL DISTRICT
GREENE COUNTY TENNESSEE
DATE: JULY 30 2026

DRAWING NO. 26-1600
SCALE 1"=100'

0 100 200 300

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

OWNER DATE

OWNER DATE

CERTIFICATION OF THE APPROVAL OF THE WATER SYSTEM

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

LOCAL UTILITY DISTRICT REPRESENTATIVE

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

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

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.

_X__ 3) STATE ROUTE ____351_____ IS NOT EVALUATED BY GREENE COUNTY, PURSUANT THIS PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE. (NO SIGNATURE REQUIRED)

GREENE COUNTY HIGHWAY SUPERINTENDENT/AUTHORIZED APPOINTEE

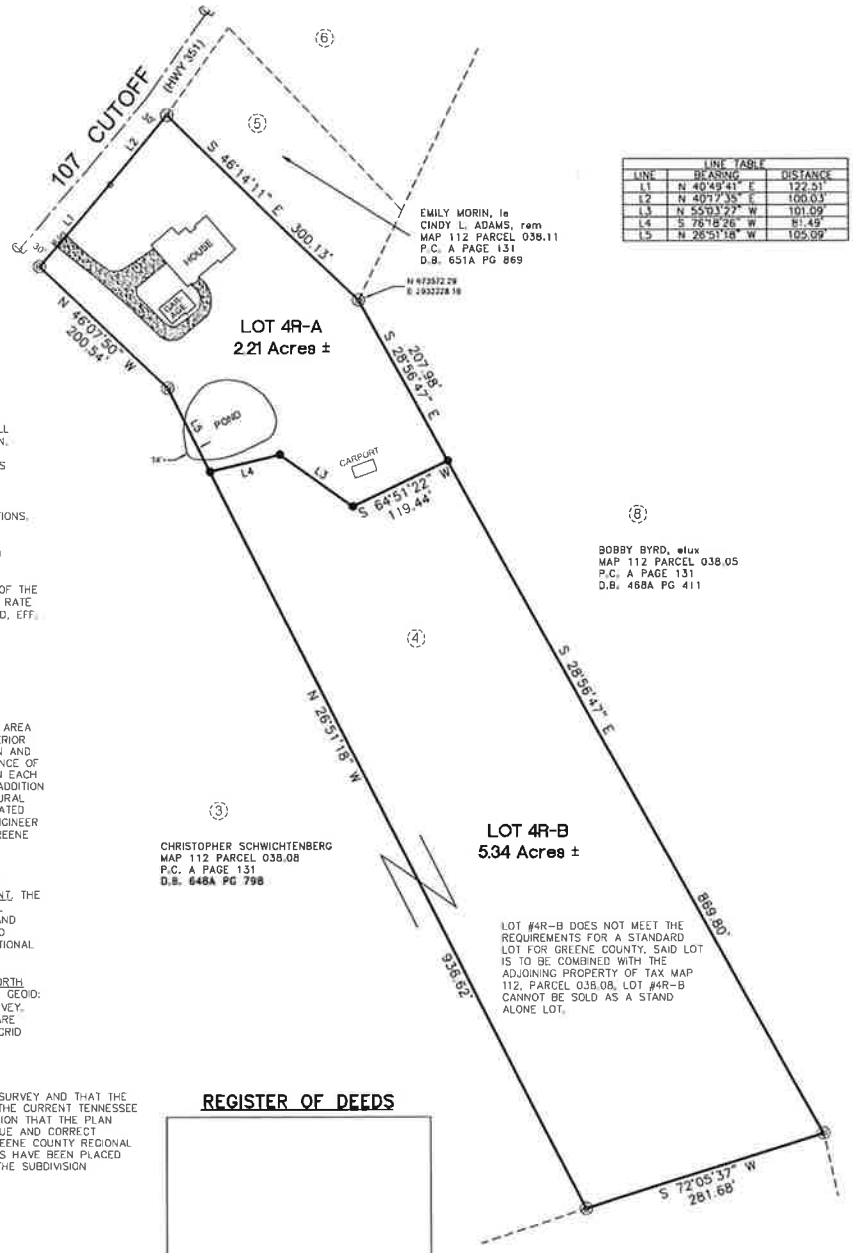
DATE

GRAPHIC SCALE:

0 100 200 300

1" = 100'

NORTH RECONCILED TO TENNESSEE STATE PLANE COORDINATE SYSTEM SPCS3 (TN4100)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 40°49'41" E	122.51'
L2	N 40°17'35" E	100.03'
L3	N 55°03'22" W	101.09'
L4	S 76°18'26" W	81.49'
L5	N 26°51'18" W	105.09'

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: 112 PARCEL 038.10
   REFERENCE DEED: DEED BOOK 651A PAGE 869
   REFERENCE PLAT: PLAT CABINET A SLIDE 131
5) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47059C0265D, EFF. DATE: 07-03-2006)
6) TOTAL ACREAGE: 7.55 Ac +/-
7) MINIMUM LOT SIZE: 2.21 Ac +/-
8) NUMBER OF LOTS: 2
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 08-11-2026 THROUGH 08-12-2026, USING A COMBINATION OF GNSS AND OPTICAL EQUIPMENT. THE GNSS SYSTEM USED IS A SOKKIA GRX-3 DUAL FREQUENCY RECIEVER, REAL TIME KINEMATIC AND STATIC SURVEY METHODS WERE CONDUCTED TO OBTAIN THE POSITIONAL ACCURACY. THE POSITIONAL ACCURACY TOLERANCES ARE WITHIN 0.05 HUNDREDTHS OF A FOOT FOR HORIZONTAL MEASUREMENTS. THE CONTROLLING DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83 2011) AND GEOID: GEOID18U7 WERE USED TO CONDUCT THIS SURVEY. ALL DISTANCES PERFORMED IN THIS SURVEY ARE REFERENCED TO GROUND USING A COMBINED GRID FACTOR OF 1.000095506870

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# 1955 DATE

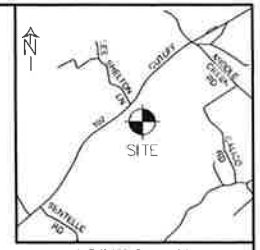
REGISTER OF DEEDS

OWNER(S)

EMILY Y. MORIN L/E
CINDY L. ADAMS REM
1335 107 CUTOFF
AFTON, TN 37616

PROPERTY ADDRESS

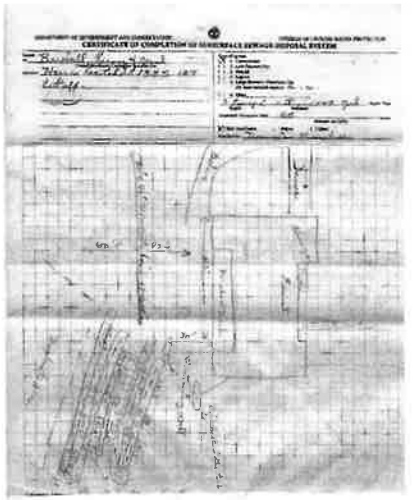
1335 107 CUTOFF
AFTON, TN 37616



LOCATION MAP
NTS

LEGEND

SYMBOL	DESCRIPTION
●	1/2" IRON PIN SET W/PSI CAP
○	POINT IN R.O.W
⊙	IRON PIPE FOUND
℄	CENTERLINE ROADWAY
⊗	EXISTING LOT NUMBER
———	PROPERTY LINE
—·—·—	CENTERLINE
– – – –	ADJOINER PROPERTY LINE
	ASPHALT DRIVEWAY



GREENE COUNTY REGIONAL PLANNING COMMISSION

REPLAT OF LOT #4
OF THE
NAT SMITH FARM
FOR
CHRISTOPHER SCHWICHTENBERG, EMILY Y. MORIN, & CINDY L. ADAMS
22ND CIVIL DISTRICT
GREENE COUNTY, TENNESSEE

PROFESSIONAL SURVEYING, INC.
425 ENGINEER RD
CHUCKEY, TN 37641
PHONE (423) 257-3911
LAND SURVEYING * MAPPING * PLANNING

DATE: 08 - 12 - 2026
JOB NO: 2026057
DRAWN BY: JWO
REVISION 1 OF 1
SHEET 1 OF 1

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

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 REQURED IMPROVEMENTS IN CASE OF DEFAULT.

LOCAL UTILITY DISTRICT REPRESENTATIVE

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

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

DATE

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS:

I HEREBY CERTIFY (INITIAL):

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

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

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

GREENE COUNTY HIGHWAY SUPERINTENDENT/AUTHORIZED APPONTEE

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 80 160 240

1" = 80'

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: 065 PARCEL 047.01
   REFERENCE DEED: DEED BOOK 334 PAGE 866
   REFERENCE DEED: DEED BOOK 334 PAGE 864
5) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47059C0255D, EFF. DATE: 07-03-2006)
6) TOTAL ACREAGE: 3.55 Ac +/-
7) MINIMUM LOT SIZE: 3.55 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 08-18-2026 THROUGH 08-19-2026, USING A COMBINATION OF GNSS AND OPTICAL EQUIPMENT. THE GNSS SYSTEM USED IS A SOKKIA GRX-3 DUAL FREQUENCY RECIEVER, REAL TIME KINEMATIC AND STATIC SURVEY METHODS WERE CONDUCTED TO OBTAIN THE POSITIONAL ACCURACY. THE POSITIONAL ACCURACY TOLERANCES ARE WITHIN 0.05 HUNDREDTHS OF A FOOT FOR HORIZONTAL MEASUREMENTS. THE CONTROLLING DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83 2011) AND GEOID: GEOID18U7 WERE USED TO CONDUCT THIS SURVEY. ALL DISTANCES PERFORMED IN THIS SURVEY ARE REFERENCED TO GROUND USING A COMBINED GRID FACTOR OF 1.000096116782

NORTH RECONCILED TO TENNESSEE STATE PLANE COORDINATE SYSTEM SPOB3 (TN4100)

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 # 1955 DATE

BRYAN TODD SHELTON REGISTERED LAND SURVEYOR TENNESSEE NO. 1955

OWNER(S)

ROSIE THOMPSON
2630 AFTON RD
AFTON, TN 37616

PROPERTY ADDRESS

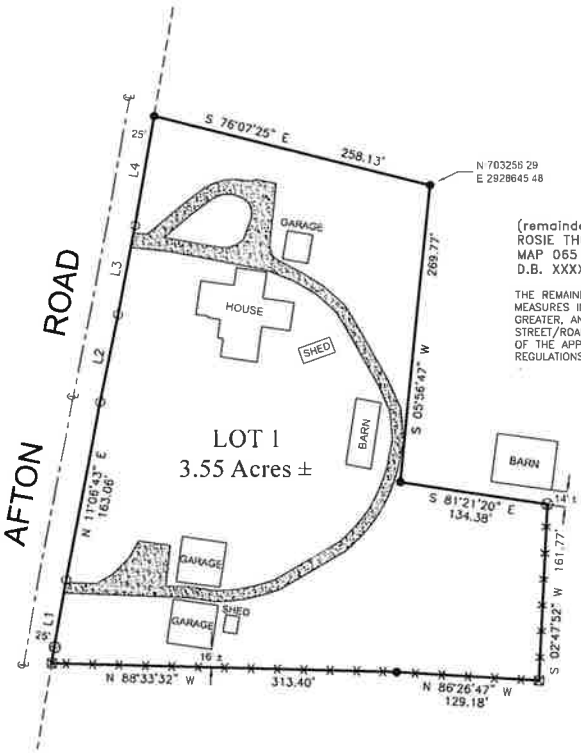
2630 AFTON RD
AFTON, TN 37616

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
●	1/2" IRON PIN SET W/PSI CAP	———	PROPERTY LINE
○	POINT IN R.O.W	—·—·—	CENTERLINE
⊠	FENCE POST FOUND	-x-x-x-	FENCE LINE
⊗	SET STONE FOUND	— — — —	ADJOINER PROPERTY LINE
WM	WATER METER		GRAVEL DRIVEWAY
℄	CENTERLINE ROADWAY		



LOCATION MAP
NTS

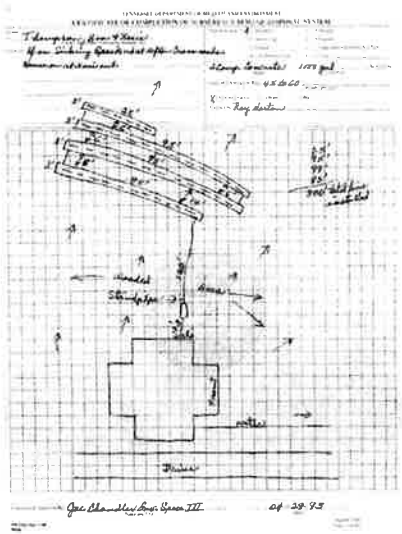


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 09°50'19" E	77.86'
L2	N 11°48'42" E	80.28'
L3	N 10°54'06" E	83.22'
L4	N 10°08'29" E	100.66'

(remainder)
ROSIE THOMPSON
MAP 065 PARCEL 047.01
D.B. XXXX PG XXX

THE REMAINDER OF THE PROPERTY MEASURES IN FIVE (5) ACRES OR GREATER, AND MEETS THE PUBLIC STREET/ROAD FRONTAGE REQUIREMENTS OF THE APPLICABLE ZONING REGULATIONS.

GLENNA PETERS
BRENDA JONES
MAP 065 PARCEL 068.00
D.B. 205 PG 433



REGISTER OF DEEDS

GREENE COUNTY REGIONAL PLANNING COMMISSION

SUBDIVISION PLAT
OF THE
ROSIE THOMPSON PROPERTY
FOR
ROSIE THOMPSON
14TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE

PROFESSIONAL SURVEYING, INC.
LAT 36°11'30" N
LONG 82°46'0" W
125 EBENEZER RD
CHUCKEY, TN 37641
PHONE: (423)257-3911
LAND SURVEYING * MAPPING * PLANNING

DATE	08 - 19 - 2026
JOB NO	2026058
DRAWN BY	JWO
REVISION	1 OF 1
SHEET	1 OF 1

PART OF THE BOBBY AND JANET CUTSHALL PROPERTY

18TH CIVIL DISTRICT OF GREENE COUNTY, TENNESSEE | CLIENT: RICHARD CUTSHALL | SURVEY COMPLETED: 06-29-2026

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

_____ DATE

OWNER(S) DATE

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON IS AN ACCURATE AND PRECISE SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

JOSHUA K BECKETT, PLS TN RLS# 3227 DATE

CERTIFICATION OF GREENEVILLE ENERGY AUTHORITY

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

AUTHORIZED REPRESENTATIVE DATE
GREENEVILLE ENERGY AUTHORITY

CERTIFICATION OF APPROVAL FOR RECORDING

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

SECRETARY OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION DATE

CERTIFICATION OF APPROVAL OF STREETS

I HEREBY CERTIFY:

(1) THAT THE STREETS HAVE BEEN INSTALLED IN ANY ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR,

(2) ADEQUATE RIGHTS OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PURPOSED.

ENGINEER OR COUNTY ROAD COMMISSIONER DATE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

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

LOCAL PUBLIC UTILITY PROVIDER DATE

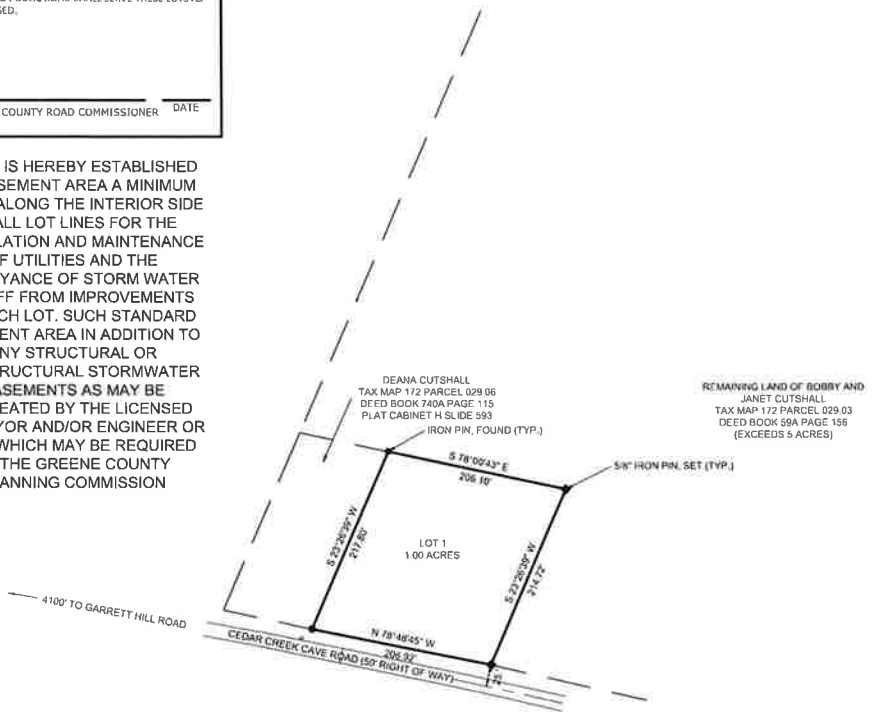
THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORM WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IN ADDITION TO ANY STRUCTURAL OR NONSTRUCTURAL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

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

THIS PROPERTY WAS DETERMINED TO BE IN FEMA FLOOD ZONE "X" BY MAP SCALING ONLY USING FEMA FIRM MAP 47059C0375D EFFECTIVE DATE 07/03/2006. NO TOPOGRAPHIC SURVEY WAS PERFORMED.

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

TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83)



REGISTER OF DEEDS

VICINITY MAP



GNSS SURVEY STYLE: **RTK**
GNSS ROVER: **CARLSON BRx7**
RTK CORRECTIONS: ON-SITE BASE
GNSS BASE: CARLSON BRx7
DATUM: **TENNESSEE SPC (NAD 83)**
GEOID MODEL: 18
CONVERGENCE: 01° 49' 14"
DATUM ADJUSTMENT FACTOR: **0.99988078**
GRID DISTANCES REPORTED
OBSERVATION LENGTHS:
SIDE SHOTS: 3 SECONDS
CONTROL POINTS: **3X 5 MINUTES, AVERAGED**

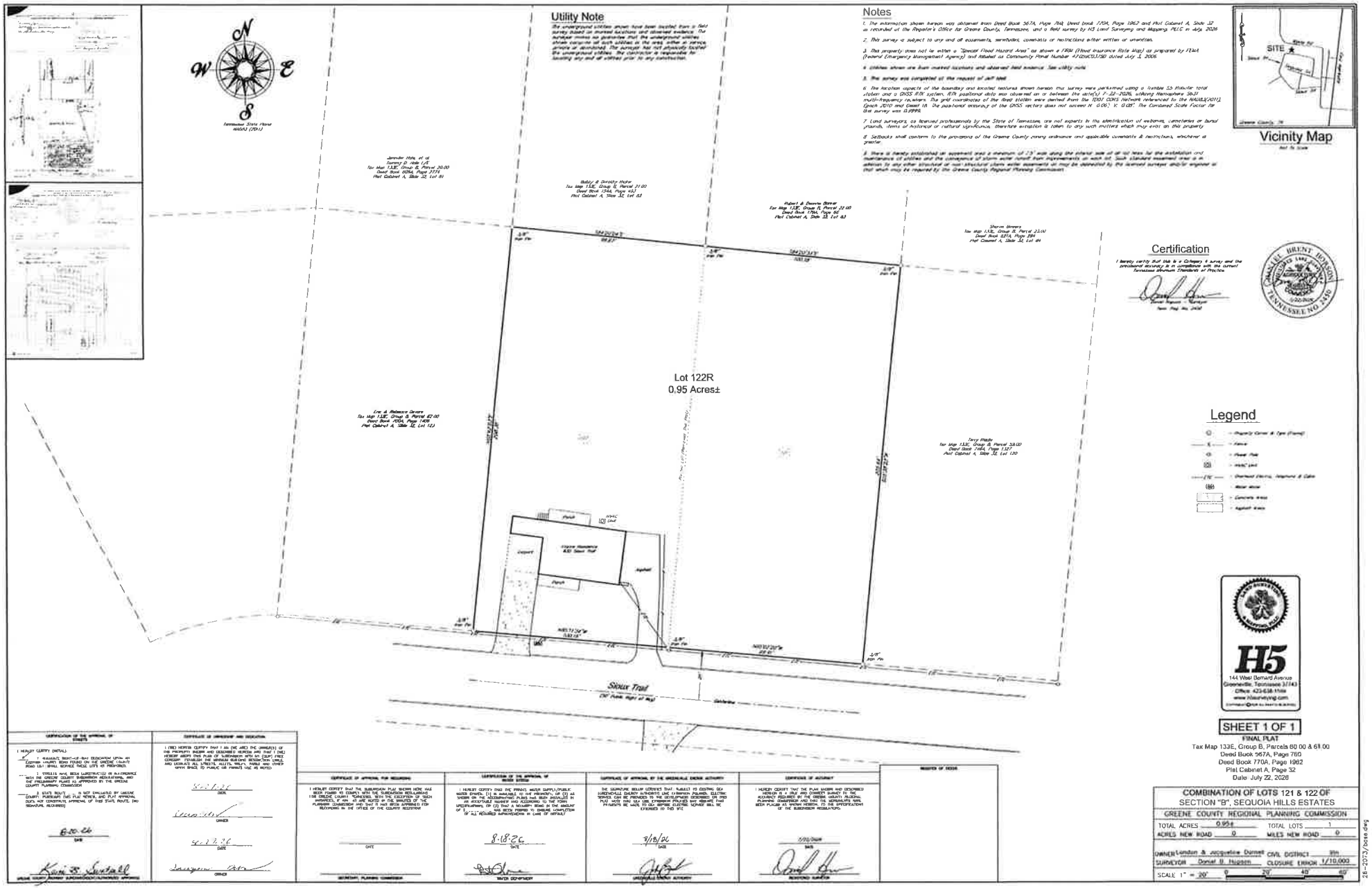
I CERTIFY THIS SURVEY AS A **CATEGORY IV** SURVEY, BEING DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THE POSITIONAL ACCURACY OF THE GNSS VECTORS OBSERVED DOES NOT EXCEED **0.08'**

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

TAX MAP 172 PARCEL 029.03
DEED BOOK: 59A PAGE: 156
PLAT CABINET:N/A SLIDE: N/A
SCALE: 1"=100'
ZONING CLASS: A-1

COPYRIGHT

0 100 200 300



CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY (INITIAL)

_____ THAT ALL RIGHT-OF-WAY DEDICATION UPON AN EXISTING (PUBLIC) ROAD FOUND ON THE GREENE COUNTY ROAD LIST SHALL SERVICE THOSE LOTS AS PRESCRIBED;

_____ THAT ALL STREETS HAVE BEEN SURVEYED/LAID OUT IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND THE PRELIMINARY PLANS AS APPROVED BY THE GREENE COUNTY PLANNING COMMISSION

_____ A STATE ROUTE _____ IS NOT EXCLUDED BY GREENE COUNTY, PURSUANT THIS PLAT REVIEW, AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THAT STATE ROUTE. (NO SIGNATURE REQUIRED)

6.30.26
DATE

Kevin B. Sartain
GREENE COUNTY HIGHWAY SUPERINTENDENT (AUTHORIZED APPROVAL)

CERTIFICATE OF DEDICATION 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

6.27.26
OWNER
DATE
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, WITH THE EXCEPTION OF SUCH WAIVERS AS NOTED IN THE MINUTES OF THE GREENE COUNTY 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 UTILITIES

I HEREBY CERTIFY THAT THE (WATER), (WATER SUPPLY) PUBLIC WATER 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 THE FORM SPECIFICATIONS, OR (3) THAT A SURETY BOND IN THE AMOUNT OF $_____ AND BEING PREPARED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

8.18.26
DATE
WATER DEPARTMENT

CERTIFICATE OF APPROVAL BY THE VARIOUS UTILITY AUTHORITY

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

7/28/26
DATE
UTILITY 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 REQUIRED BY THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

7/28/2026
DATE
REGISTERED SURVEYOR

REGISTER OF DEEDS

H5
144 West Bernard Avenue
Greeneville, Tennessee 37743
Office: 423-638-1166
www.h5surveying.com

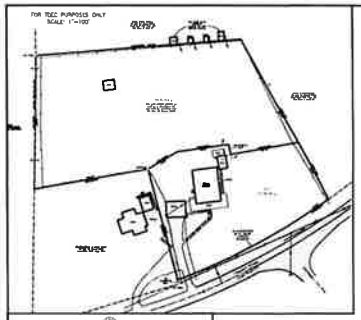
SHEET 1 OF 1

FINAL PLAT
Tax Map 133E, Group B, Parcels 60.00 & 61.00
Deed Book 567A, Page 760
Deed Book 770A, Page 1962
Plat Cabinet A, Page 32
Date: July 22, 2026

COMBINATION OF LOTS 121 & 122 OF
SECTION "B", SEQUOIA HILLS ESTATES
GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.95± TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER Landon & Jacqueline Dorner CIVIL DISTRICT 9th
SURVEYOR Daniel B. Hudson CLOSURE ERROR 1/10,000
SCALE 1" = 20' 0 20' 40' 60'

25-2073/base.dwg



State Highway Entrance Statement

This property has road frontage on State Route 93 (Kingsport Highway). An entrance permit may be required from the Tennessee Department of Transportation prior to construction or modification of a driveway or entrance.

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, private or abandoned. The surveyor has not physically located the underground utilities. The contractor is responsible for locating any and all utilities prior to any construction.

Notes

1. The information shown hereon was obtained from Deed Book 754A, Page 39 as recorded at the Register's Office for Greene County, Tennessee, and a field survey by H5 Land Surveying and Mapping, PLLC in August, 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 in FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community Panel Number 47059C0115D 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 Sam Guelli.

6. The location aspects of the boundary and located features shown hereon this survey were performed using a Trimble S5 Robotic total station and a GNSS R8i system. R8i positional data was observed on or between the date(s) 08-08-26, utilizing Hemisphere S631 multi-frequency receivers. The grid coordinates of the fixed station were derived from the TDOT CORS Network referenced to the NAD83(2011) Epoch 2010 and Geoid 18. The positional accuracy of the GNSS vectors does not exceed H: 0.06', V: 0.08'. The Combined Scale Factor for this survey was 0.9999.

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 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. The address for the residence on Lot 1 is 18905 Kingsport Highway, Fall Branch, TN 37656.

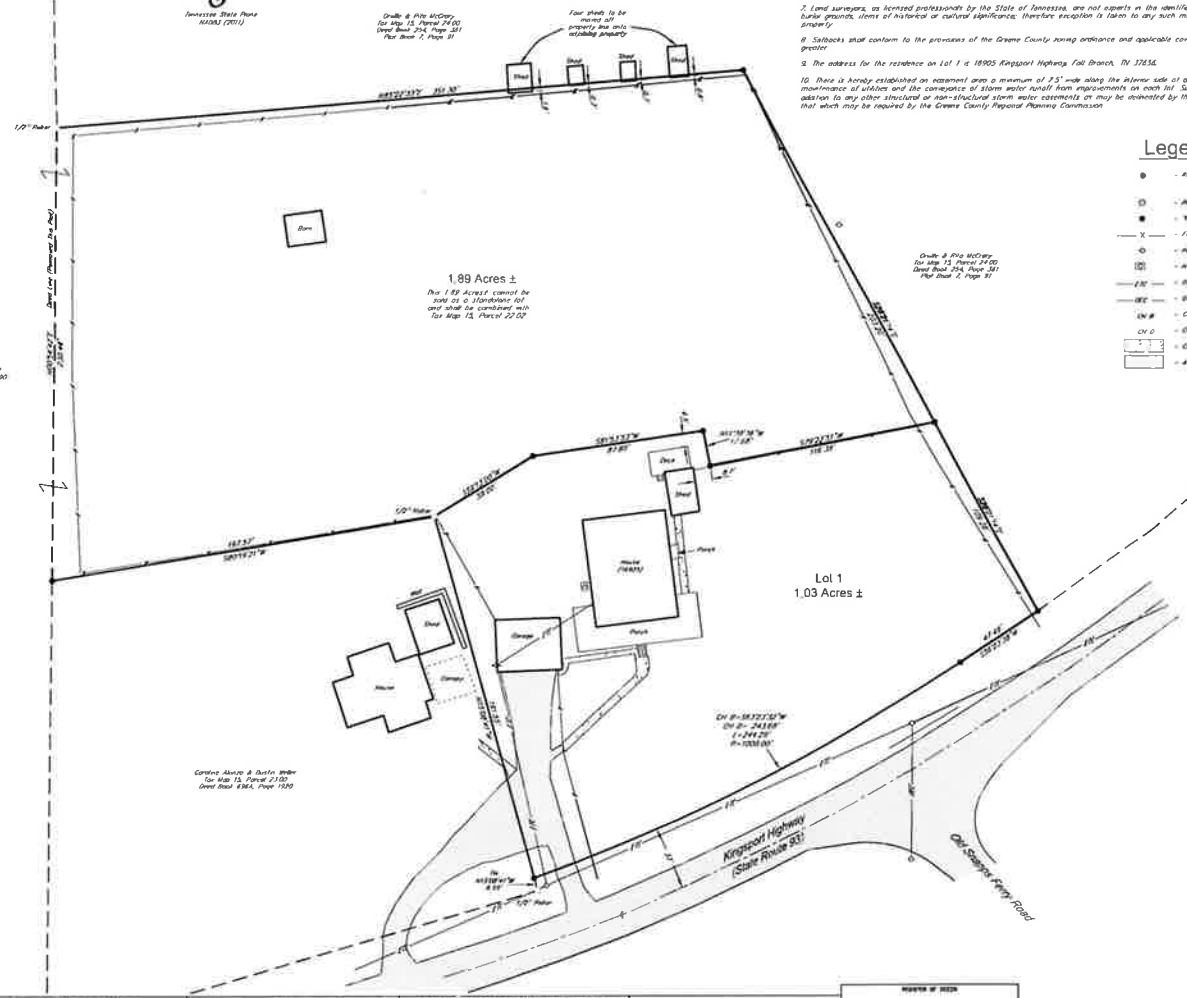
10. There is hereby established an easement area a minimum of 7.5' wide along the exterior side of all lot lines for the installation and maintenance of utilities and the conveyance of storm water runoff from improvements on each lot. Such standard easement area is in addition to any other structural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



Vicinity Map
Not To Scale

Legend

- Rebar and Cap (Set This Survey) with cap stamped "H5 LAND SURVEYING & MAPPING"
- Property Corner & Type (Found)
- "Point" (Not Set This Survey)
- Fence
- Power Pole
- Guide Wire
- Overhead Electric, Telephone & Cable
- Overhead Electric & Cable
- Chord Bearing
- Chord Distance
- Concrete Areas
- Asphalt Areas



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 Hopson – Surveyor
Tenn. Reg. No. 2450

Preliminary Drawing For Review Only

H5
188 West Bernard Avenue
Greeneville, Tennessee 37743
Office: 423-638-1583
www.h5surveying.com

SHEET 1 OF 1

FINAL PLAT
Tax Map 15, Parcel 23.01
Deed Book 754A, Page 39
Date: August 8, 2026

DIVISION OF
THE SAMUEL GUELLI PROPERTY
GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES 2.92±	TOTAL LOTS 2
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER Samuel Guelli	CIVIL DISTRICT 17th
SURVEYOR Daniel B. Hopson	CLOSURE ERROR 1/10,000

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

CERTIFICATION OF THE APPROVAL OF STREETS

I, HEREBY CERTIFY (INITIAL)

1. ADEQUATE RIGHT-OF-WAY DEDICATION ON EXISTING COUNTY ROAD (LOAD ON THE GREENE COUNTY ROAD (S), SHALL SERVICE THESE LOTS AS PRESENTED

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 93 IS NOT EXPLICITLY BY GREENE COUNTY PLANNING COMMISSION FOR REVIEW AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE (NO SIGNATURE REQUIRED)

8-6-26
DATE

Kingsport Highway (State Route 93)
GREENE COUNTY HIGHWAY SUPERINTENDENT/AUTHORIZED APPOINTEE

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

DATE

SECRETARY, PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF WATER SYSTEM

I 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 AN ACCEPTABLE MANNER AND ACCORDING TO THE GIVEN SPECIFICATIONS, OR (3) 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 SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) UNIT EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DEPICTED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICY REQUIRES THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO ANY SITE.

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 ORDER ADOPTED BY THE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE

REGISTERED SURVEYOR

REGISTER OF DEEDS

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

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

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

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

DATE

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS:

I HEREBY CERTIFY (INITIAL)

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

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

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

GREENE COUNTY HIGHWAY SUPERINTENDENT/AUTHORIZED APPOINTEE

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 60 120 180

1" = 60'

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: 123 PARCEL 040.08
REFERENCE DEED: DEED BOOK 678A PAGE 2691
REFERENCE PLAT: PLAT CABINET H SLIDE 891

5) THE PROPERTY SHOWN HEREON LIES OUTSIDE OF THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 47059C0230, EFF. DATE: 07-03-2006)

6) TOTAL ACREAGE: 1.88 Ac +/-

7) MINIMUM LOT SIZE: 1.38 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 07-29-2026 THROUGH 08-04-2026, 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: GEOID18(1) WERE USED TO CONDUCT THIS SURVEY. ALL DISTANCES PERFORMED IN THIS SURVEY ARE REFERENCED TO GROUND USING A COMBINED GRID FACTOR OF 1.000059.

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, PLS REG# 2055 DATE

TENNESSEE NO. 2055

OWNER(S)
LEAH KENNEDY
254 ROPER HOMESTEAD RD
FRANKLIN, NC 28734

PROPERTY ADDRESS
POSSUM CREEK ACCESS
GREENEVILLE, TN 37745

(remainder)
LEAH KENNEDY
MAP 123 PARCEL 040.08
P.C. H PAGE 891
D.B. 678A PG 2691

* THE REMAINDER OF THE PROPERTY MEASURES IN FIVE (5) ACRES OR GREATER, AND MEETS THE PUBLIC STREET/ROAD FRONTAGE REQUIREMENTS OF THE APPLICABLE ZONING REGULATIONS.

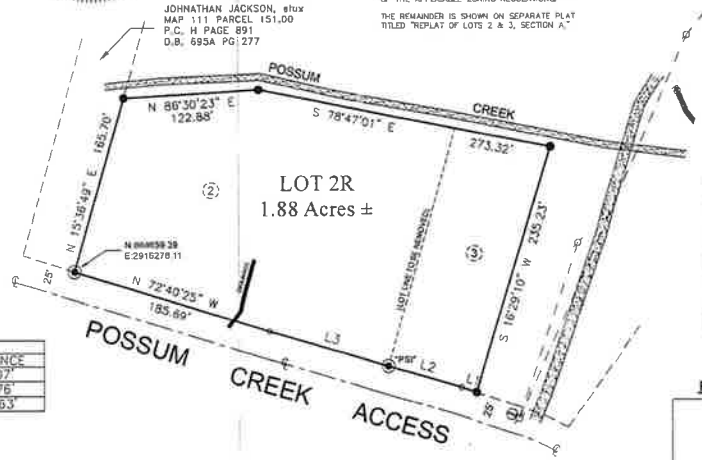
THE REMAINDER IS SHOWN ON SEPARATE PLAT TITLED "REPLAT OF LOTS 2 & 3, SECTION A."

NORTH RECONGRED TO TENNESSEE STATE PLANE COORDINATE SYSTEM 2011 (NAD83)



LOCATION MAP
NTS

JOHNATHAN JACKSON, etux
MAP 111 PARCEL 151.00
P.C. H PAGE 891
D.B. 695A PG 277



LEGEND

SYMBOL	DESCRIPTION
●	1/2" IRON PIN SET W/PSI CAP
◉	1/2" IRON PIN FOUND
○	POINT IN R.O.W
	UTILITY POLE
WM	WATER METER
℄	CENTERLINE ROADWAY
SH	SPRING HOUSE
②	EXISTING LOT NUMBER
	PROPERTY LINE
	CENTERLINE
	UTILITY LINE
	LOT LINE REMOVAL
	ADJOINER PROPERTY LINE
	GRAVEL DRIVEWAY
	POSSUM CREEK
	SPRING

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 70°57'39" W	14.07'
L2	N 73°47'22" W	69.76'
L3	N 73°47'22" W	115.63'

REGISTER OF DEEDS

TDEC USE ONLY: SCALE 1"=100'



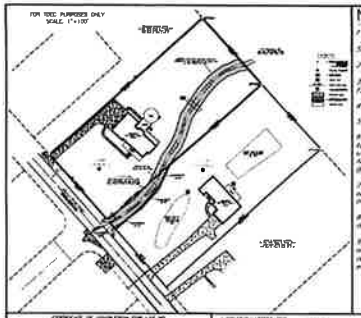
TDEC

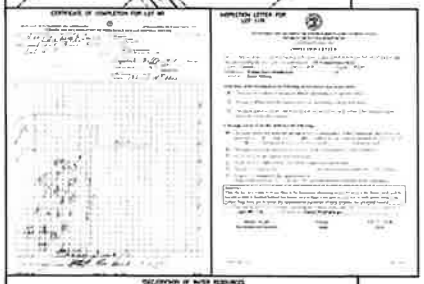
GREENE COUNTY REGIONAL PLANNING COMMISSION

REPLAT OF LOTS 2 & 3, SECTION B
OF THE
BILL DAVIS PROPERTY
FOR
LEAH KENNEDY
24TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE

LAST REVIEW BY LONGITUDINAL SURVEYING
PROFESSIONAL SURVEYING INC
425 BARNES/ER RD
CHUCKEY, TN 37641
PHONE (423) 257-5911
LAND SURVEYING * MAPPING * PLANNING

DATE: 08-04-2026
JOB NO.: 20260818
DRAWN BY: BWS
REVISION: 1 OF 1
SHEET 1 OF 1





Notes

1. The information shown hereon was obtained from Deed Book 556A, Page 1956, Deed Book 547A, Page 1586 and Plat Cabinet E, Slide 1 as recorded at the Register's Office for Greene County, Tennessee, and a field survey by H5 Land Surveying and Mapping, PLLC in August, 2026.

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

3. This property (PIN) MAY be within a "Special Flood Hazard Area" as shown in FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community Panel Number 47059C0213D 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 Jerry Thomas

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 observed on or between the points 09-01-2026 through 09-20-26, utilizing Atmosphere SBAS multi-frequency receivers. The grid coordinates of the fixed station were derived from the CORS CORS reference to the NAD83(2011), Epoch 2010 and Geoid 18. The positional accuracy of the GNSS vectors does not exceed a 0.06', V 0.08'. The Combined Scale Factor for this survey was 0.9999

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 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.

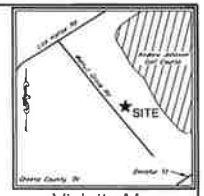
9. There is hereby established an easement over a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of storm water runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non structural storm water easements as may be determined 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, private or abandoned. The surveyor has not physically located the underground utilities. The contractor is responsible for locating any and all utilities prior to any construction

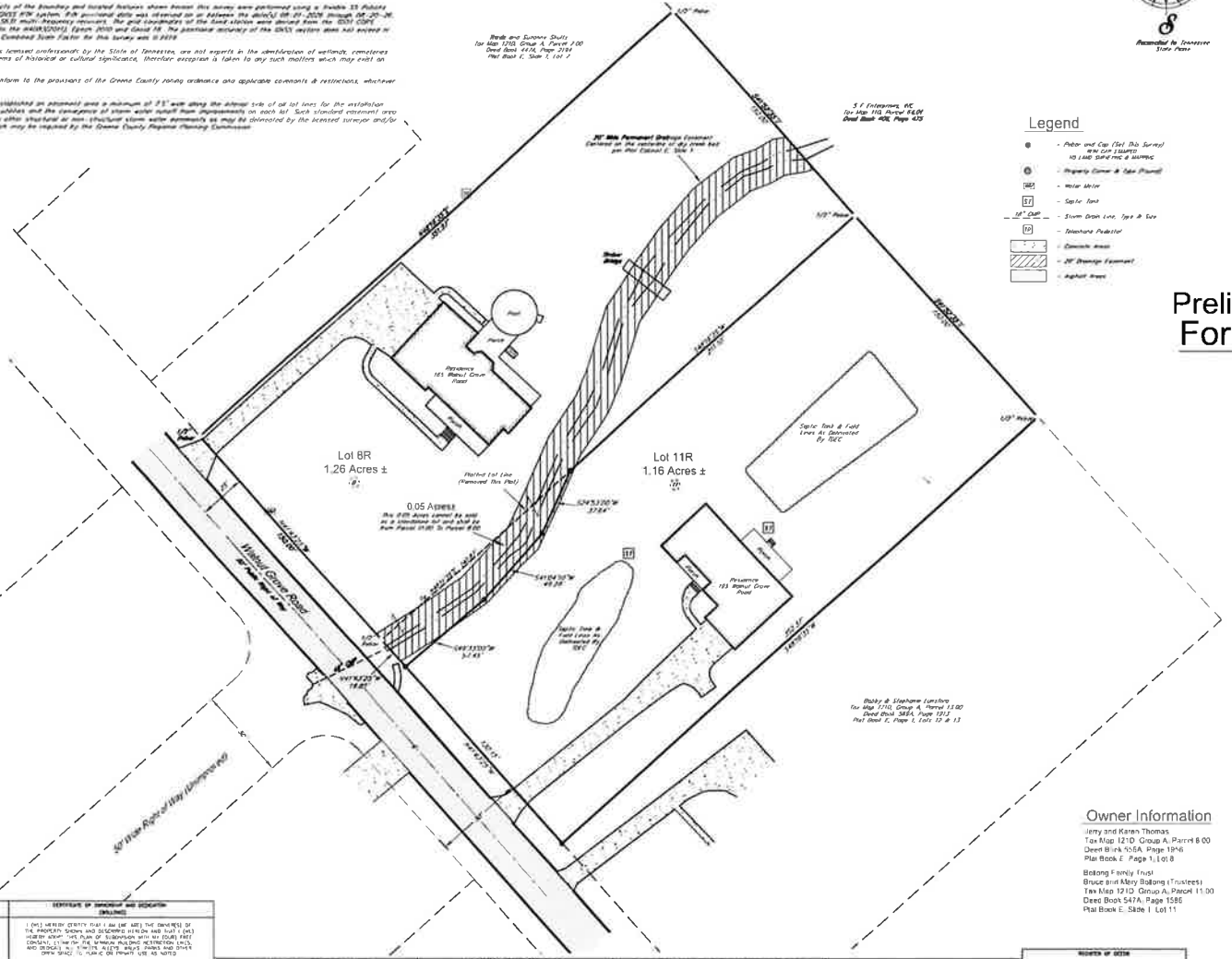


Reconciled to Tennessee State Plane



Vicinity Map

Not to Scale



Legend

- Rebar and Cap (Set This Survey) with CAP STAMPED H5 LAND SURVEYING & MAPPING
- Property Corner & Size (Found)
- WM – Water Meter
- ST – Septic Tank
- 18" CMP – Storm Drain Line, Type & Size
- TP – Telephone Pedestal
- Concrete Areas
- 30' Drainage Easement
- Asphalt Areas

Preliminary Drawing For Review Only

Certification

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

Daniel Hopson - Surveyor
Date: Aug 26, 2026

Owner Information

Jerry and Karen Thomas
Tax Map 121D Group A, Parcel 8.00
Deed Book 556A, Page 1956
Plat Book E, Page 1, Lot 8

Bollong Family Trust
Bruce and Mary Bollong (Trustees)
Tax Map 121D Group A, Parcel 11.00
Deed Book 547A, Page 1586
Plat Book E, Slide 1, Lot 11

H5
144 West Bernard Avenue
Greeneville, Tennessee 37743
Office: 423.636.1581
www.h5surveying.com

SHEET 1 OF 1

FINAL PLAT
Tax Map 121D, Group A, Parcel 8.00
Tax Map 121D, Group A, Parcel 11.00
Deed Book 556A, Page 1956
Deed Book 547A, Page 1586
Plat Cabinet E, Slide 1
Date: August 20, 2026

CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATE OF OWNERSHIP AND DEDICATION (THOMAS)	CERTIFICATE OF OWNERSHIP AND DEDICATION (BOLLONG)
I HEREBY CERTIFY THAT: ADEQUATE RIGHT OF WAY DEDICATION UPON AN EXISTING PUBLIC ROAD FOUND ON THE GREENE COUNTY ROAD LIST, EXISTS WHERE THESE LOTS AS PROPOSED. STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND THE PRELIMINARY PLANS WERE APPROVED BY THE GREENE COUNTY PLANNING COMMISSION. STREETS HAVE NOT BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND THE PRELIMINARY PLANS WERE APPROVED BY THE GREENE COUNTY PLANNING COMMISSION. A STATE ROUTE (SR) IS NOT CONTAINED IN GREENE COUNTY. PURSUANT THIS PLAT REVIEW AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE. (NO SIGNATURE REQUIRED)	I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE TO USE AS PUBLIC STREETS, ALLEYS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED	I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE TO USE AS PUBLIC STREETS, ALLEYS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED
DATE	DATE	DATE
OWNER	OWNER	OWNER
DATE	DATE	DATE
GREENE COUNTY HIGHWAY SUPERVISOR/AUTHORIZED APPOINTEE	OWNER	OWNER

CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY	CERTIFICATE OF ACCURACY	REGISTER OF DEEDS
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT I HAVE BEEN AUTHORIZED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR	I HEREBY CERTIFY THAT THE PRIVATE WATER SUPPLY/PUBLIC WATER SYSTEM (IT IS AVAILABLE TO THE PROPERTY ON (1) AS SHOWN ON THIS PLAT, (2) HAS BEEN INSTALLED TO SERVICE ALL LOTS SHOWN ON THIS PLAT IN ACCORDANCE WITH SPECIFICATIONS, OR (3) THAT A SURETY BOND IN THE AMOUNT OF $ _____ HAS BEEN POSTED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT	THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING CEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE IS AVAILABLE TO THE LOTS SHOWN ON THIS PLAT. NOTE: THE CEA LINE EXTENSION POLICIES SPECIFY THAT PAYMENTS ARE MADE TO CEA BY THE ELECTRIC SERVICE WILL BY APPLIED TO THIS SITE.	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, (3) THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS	
SECRETARY, PLANNING COMMISSION	WATER SUPERINTENDENT	GREENEVILLE ENERGY AUTHORITY	REGISTERED SURVEYOR	

REPLAT OF LOTS 8 & 11 OF WALNUT GROVE

GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	2.42±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	Jerry & Karen Thomas Bollong Family Trust	CIVIL DISTRICT	9th
SURVEYOR	Daniel B. Hopson	CLOSURE ERROR	1/10,000

SCALE 1" = 30' 0 30' 60' 90'

Planning Commission Monthly Report

AUGUST 2026

Building, Zoning & Planning
Permit Comparatives
Deposit Comparatives

GREENE COUNTY

BUILDING & ZONING OFFICE

DEPOSIT COMPARATIVES FOR July 2026 - June 2027

Account # 41520

Month	Deposit Totals 25-26	Deposit Totals 26-27	Difference	%
July	$ 36,245.00	$ 38,676.00	$ 2,431.00	6.71%
August	$ 33,949.00	$ 38,358.00	$ 4,409.00	12.99%
September	$ 29,685.00			
October	$ 52,000.00			
November	$ 24,945.00			
December	$ 31,992.00			
January	$ 27,939.00			
February	$ 18,985.00			
March	$ 26,394.00			
April	$ 38,675.00			
May	$ 39,460.00			
June	$ 48,590.00			

YTD Comparatives

Totals	YTD 25-26	YTD 26-27	Difference	Percentage
	$408,859.00	$77,034.00		

GREENE COUNTY

BUILDING & ZONING OFFICE

PERMIT COMPARATIVES FOR July 2026 - June 2027

Account # 41520

Month	*Permit Totals 25-26*	*Permit Totals 26-27*	*Difference*	*%*
July	79	101	22	27.85%
August	79	92	13	16.46%
September	83			
October	91			
November	59			
December	66			
January	75			
February	45			
March	83			
April	86			
May	72			
June	79			

YTD Comparatives				
Totals	YTD 25-26	YTD 26-27	Difference	Percentage
	897	**193**		

PERMIT BREAKDOWN AUGUST 2026

Code	Description	July	August
210	Single Family Residence*	18	18
213	Residential Add-0n	1	2
212	Off/On Frame Modular*	1	0
231	Double Wide Manufactured	28	17
220	Single Wide Manufactured	2	11
240	Attached Residential Garage	0	1
243	Detached Residential Garage	17	16
243	Detached Accessory Building	12	5
241	Porch	3	3
242	Deck	1	1
241	Carport	2	4
260	Rezoning	0	0
265	Variance	0	0
200	Other**	12	14
244	Apartment	0	0
245	Commercial	4	0
300	Gas	0	0
301	Mechanical	0	0
302	Plumbing	0	0
303	Sign	0	0
	TOTAL	101	92

*also includes any garages, porches and decks

** roofs and remodels

GREENE COUNTY

PLANNING DEPARTMENT

DEPOSIT COMPARATIVES FOR July 2026 - June 2027

Account # 43320

Month	Deposit Totals 25-26	Deposit Totals 26-27	Difference	%
July	$ 4,650.00	$ 1,390.00	$ *(3,260.00)*	-70.11% *
August	$ 1,560.00	$ 1,210.00	$ *(350.00)*	-22.44% *
September	$ 820.00			
October	$ 1,250.00			
November	$ 1,600.00			
December	$ 1,110.00			
January	$ 1,280.00			
February	$ 830.00			
March	$ 910.00			
April	$ 1,330.00			
May	$ 720.00			
June	$ 1,140.00			

YTD Comparatives

Totals	YTD 25-26	YTD 26-27	Difference	Percentage
	$17,200.00	$2,600.00		*

***REFLECTS PAYMENT OF OVERDUE INVOICES FROM PREVIOUS YEARS AND CURRENT INVOICES**

PLANNING DEPARTMENT

PLAT APPROVAL COMPARATIVES FOR July 2026 - June 2027

Account # 43320

Month	Plat Approvals 25-26	Plat Approvals 26-27	Difference	%
July	65	20	*(45)*	-69.23% *
August	18	14	*(4)*	-22.22% *
September	11			
October	19			
November	16			
December	14			
January	17			
February	10			
March	13			
April	18			
May	11			
June	15			

YTD Comparatives				
Totals	**YTD 25-26**	**YTD 26-27**	**Difference**	**Percentage**
	227	**34**		*

REFLECTS PAYMENT OF OVERDUE INVOICES FROM PREVIOUS YEARS AND CURRENT INVOICES