Agenda
Greene County, TN Regional Planning Commission
Greene County Government Building
401 Takoma Avenue, Greeneville, TN 37743
November 10, 2026 at 1:00 P.M.

1. Call to order.
2. Welcome of visitors.
3. Addition/removal of agenda items.
4. Adoption of the agenda.
5. Approval of October 13, 2026 minutes.
6. Review and consider granting preliminary approval of the Holly Creek Estates Section 2 for 7 lots, a total of 6.58 acres, located adjacent to Pinto Road in the 13th civil district.
7. Review changes to the survey of the Buford and Mary Davis Property for 3 lots, a total of 6.65 acres, located adjacent to Olivet Mountain Road in the 3rd civil district.
8. Review and consider granting approval of the Division of Lot 1 of The Red Cedar Farm Subdivision for 2 lots, a total of 0.745 acres, located adjacent to Snapps Ferry Rd in the 14th civil district.
9. Consider a request to rezone property adjoining Camp Creek Rd. (tax parcel 148, Parcel 071.04) from A-1 General Agriculture District to B-1 Neighborhood Business District to permit the construction of a building to store excavating equipment.
10. Recognize administrative approval for the following administrative minor subdivisions:
    - Survey of a Portion of the James Brown Property, for 1 lot, a total of 1.87 acres, located adjacent to the Kingsport Hwy. in the 20th civil district.
    - Re-Plat of Lot 4 "Piney Hills", for 1 lot, a total of 2.306 acres, located adjacent to Piney Grove Road in the 2nd civil district.
    - Division of Tract 13 Reaves Acres, for 1 lot, a total of 1.26 acres, located adjacent to Jones Bridge Road in the 24th civil district.
    - Replat of Lot 2R of the Woodrow Jeffers Estate for John S. Waddle Jr., for 2 lots, a total of 2.84 acres, located adjacent to Marvin Road in the 7th civil district.
    - Simpson Division of Property, for 1 lot, a total of 2.67 acres, located adjacent to Kingsport Hwy. in the 17th civil district.
    - Survey of a Portion of Tract B of Bruce Lemons et ux Property, for 1 lot, a total of 1.86 acres, located adjacent to the Baileyton Road in the 12th civil district.
    - Division of a Portion of the Larry & Linda Huffstutler Property, for 1 lot, a total of 0.21 acre, located adjacent to Mt. Carmel Road in the 23rd civil district.
    - Division of a Portion of the Larry Gaby Property, for 1 lot, a total of 0.59 acre, located adjacent to Price Cemetery Lane in the 11th civil district.
    - Redivision of Lots 1, 5 & 6 of the Lucille Harrison Property, for 2 lots, a total of 1.71 acres, located adjacent to Sunnyside Loop in the 24th civil district.

- Subdivision Survey for Jerry L. Ricker, for 1 lot, a total of 1.00 acre, located adjacent to Bishop Loop in the 22nd civil district.
- The James and Elizabeth Pascucci Property (Lot 1 and Lot 2), for 2 lots, a total of 3.38 acres, located adjacent to Pumpkin Bloom Lane in the 9th civil district.
- The James and Elizabeth Pascucci Property (Lot 3 and Lot 4), for 2 lots, a total of 4.12 acres, located adjacent to Pumpkin Bloom Lane in the 9th civil district.
- Redivision of the Harold and Geraldine Brown Property Lot 3R, for 2 lots, a total of 7.26 acres, located adjacent to Flea Ridge Road in the 4th civil district.
- Survey for Tommy Thornburg (Lot 1), for 1 lot, a total of 0.50 acre, located adjacent to Thornburg Rd, located in the 17th civil district.
- Division of a Portion of the Karen Mathews Property, for 1 lot, a total of 2.72 acres, located adjacent to Dixie Road, located in the 2nd civil district.
- Subdivision Survey for David Miller, for 1 lot, a total of 0.859 acres, located adjacent to Old Midway Road in 5th civil district.
- Survey of a Portion of the Douglas Brumbaugh et ux Property, for 1 lot, a total of 0.095 acre, located adjacent to Splatter Creek Road in the 15th civil district.

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

Minutes of the Greene County Regional Planning Commission

A meeting of the Greene County, TN Regional Planning Commission was held on Tuesday, October 13, 2026, at 1:00 p.m.

Members Present/~~Absent~~
~~Nick Gunter, Chairman~~
Becky Rideout, Vice Chairman
~~Gary Rector, Secretary~~
Lyle Parton, Alternate Secretary
Phillip Ottinger
Jason Cobble
Becky Rideout
~~Larry Justis~~
Edwin Remine
Bryan Jones
Robert Keller
Bill Dabbs
Sheri Upp
John Loven

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

Also participating: Interested citizens

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

Introduction of Planning Commission members and staff members

Election of officers. Lyle Parton nominated Nick Gunter for Chairman and it was seconded by Edwin Remine. Remine nominated Becky Rideout for Vice Chairman and it was seconded by Phillip Ottinger. The secretary, Gary Rector, and the Alternate Secretary, Lyle Parton were nominated by Phillip Ottinger and seconded by John Loven. The motion carried by acclamation.

Public Comments: Kathy Crawford, commissioner from the 1st District, ask to speak for her constituents regarding the campground at Caney Creek. She stated she was against the project. She has been a resident of the community for 54 years. Caney Creek Road is a one lane road, and neighbors are scared because two cars cannot pass. 30 cabins mean more traffic and an ambulance could not get through. Her recommendation is not to do the campground as it is a danger to the community if someone has an accident. Her neighbors do not want it.

Adoption of agenda. There was a change to the agenda. The Holly Creek Estates Section 2 was removed from the agenda. A motion was made by Lyle Parton, seconded by Edwin Remine, to adopt the agenda. The motion carried unanimously.

Approval of Minutes. The Vice Chairman asked if members had received the draft minutes of the September 8, 2026 meeting. A motion was made by Bill Dabbs, seconded by Phillip Ottinger, to approve the minutes as submitted. The motion carried unanimously.

The Division of Lot 1 of The Red Cedar Farm Subdivision. The Planning Commission reviewed and discussed the Division of Lot 1 of the Red Cedar Farm Subdivision for the Cross Anchor Utility District pump station. It does not meet subdivision regulations. The Zoning Resolution and Subdivision Regulations will need to be changed. A motion was made by Bill Dabbs and seconded by John Loven to postpone until the regulations have been updated. The motion carried unanimously.

A Request to Rezone Property Adjoining Quillen Shell Rd. (tax parcel 075M, Group B, Parcel 006.00) from A-1 General Agriculture District to B-1 Neighborhood Business District to permit the establishment of an office. Jeff Idell stated it would be used for a field office and shop. Jason Cobble representing his father stated he was not in favor of the rezoning because of the long-term effect it could have on their adjoining agricultural property. Bryan Jones ask if it had to be rezoned to B-1 in order to operate a business there. A-1 would not allow the business. The rezoning was recommended by the commission with a 7 - 2 vote. John Loven made a motion and was seconded by Bill Dabbs. A roll call was deemed necessary. Jason Cobble and Edwin Remine voted no and Lyle Partin abstained from the voting.

Review the concept plan of Stillhouse Ridge– A luxury landscape resort and eco-tourism destination on Caney Creek Lane.

Bryan Ede and Luis Mora, surveyor, spoke about the concept plan approved at the September 8, 2026 meeting and wanted to update and address any rumors or questions anyone has regarding the campground. The property is approximately 430 acres with a welcome center and 52 parking spaces. A shuttle will transport campers to their cabins. They do plan to improve the road by adding pull-offs or mirrors and at the end a big cul-de-sac. There will be a clubhouse, a greenhouse and a pet rescue. There are 30 cabins, 20 glamping sites, restrooms and showers. There are four cabins for staff housing. It is an adult wellness resort. There were questions regarding how many residents along the road would be affected by the traffic and a definite number was not available. It will be served by two wells and septic systems. Public water is 1-1/2 miles away. The next step is to do soil evaluations for the locations of the cabins. No RV's are allowed. Mark Britton stated that there the road was paved 2 -3 years ago and that there are not many places for pull-offs. The surveyor indicated there were two or three places to pull off.

A major concern is the impact the traffic will have on the homeowners who live along the road. The creek crosses the road by tile in two or three spots and sometimes it floods. They hope to have the first 10 cabins in fall of next year and get the rescue started. The cabins will be 400 – 600 square feet. Mr. Ede indicated he could develop it into a subdivision because he has 2500 feet of road frontage. No action was taken by the board.

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

- Part of the Division of the Debra Ricker Property, for 2 lots, a total of 5.61 acres, located adjacent to the 107 Cutoff in the 2nd Civil District.
- Part of the Division of a Portion of the Troy Jennings Property, for 1 lot, a total of 1.50 acres, located adjacent to Camp Creek Road in the 22nd Civil District.
- Part of the Hampton & Beach Property Partition, for 2 lots, a total of 4.10 acres, located adjacent to Gap Creek Road in the 7th Civil District.
- Part of the Replat of Lots 12 & 37 of the Henry S. Dunham Estate for Pebble Mountain Campground LLC, for 1 lot, a total of 2.87 acres, located adjacent to Lawing Road in the 1st Civil District.

A motion was made by Phillip Ottinger, seconded by Lyle Parton, 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.

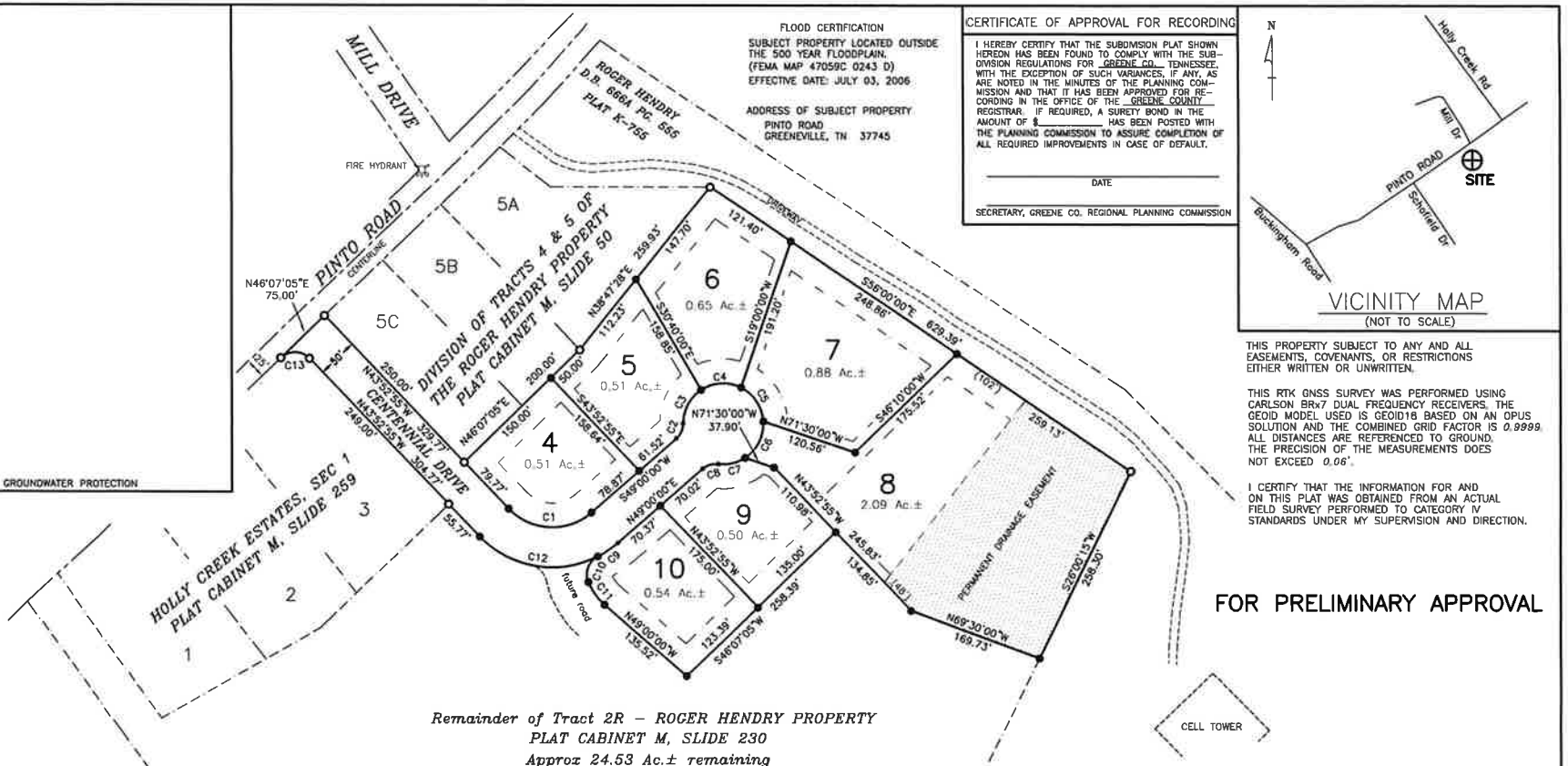
Other Business: Brad Peters stated that meetings will be scheduled to discuss changes to the Zoning Resolution and Subdivision Regulations regarding data centers, storm water and TDEC. Bryan Jones brought up the topic of halting subdivisions for a year as another jurisdiction had imposed a halt. Brad Peters said he would look into it.

There being no further business, a motion was made Edwin Remine and seconded by Sheri Upp to adjourn. The motion carried unanimously. The meeting was adjourned at 2:00 p.m.

Approved as written: _____

Secretary: _____

Chairman/Vice Chairman: _____



FLOOD CERTIFICATION

SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN. (FEMA MAP 47059C 0243 D) EFFECTIVE DATE: JULY 03, 2006

ADDRESS OF SUBJECT PROPERTY
PINTO ROAD
GREENEVILLE, TN 37745

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

VICINITY MAP
(NOT TO SCALE)

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

THIS RTK GNSS SURVEY WAS PERFORMED USING CARLSON BRx7 DUAL FREQUENCY RECEIVERS. THE GEOID MODEL USED IS GEOID18 BASED ON AN OPUS SOLUTION AND THE COMBINED GRID FACTOR IS *0.9999*. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED *0.06'*.

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

RESERVED FOR DIVISION OF GROUNDWATER PROTECTION

N

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

Remainder of Tract 2R – ROGER HENDRY PROPERTY
PLAT CABINET M, SLIDE 230
Approx 24.53 Ac.± remaining

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.00'	114.04'	103.37'	N87°28'27"W
C2	25.00'	21.03'	20.41'	S24°54'19"W
C3	50.00'	48.57'	46.68'	S28°38'22"W
C4	50.00'	52.36'	50.00'	S86°28'06"W
C5	50.00'	52.36'	50.00'	N33°31'54"W
C6	50.00'	52.98'	50.53'	N26°49'15"E
C7	50.00'	34.92'	34.22'	N77°10'54"E
C8	25.00'	21.03'	20.41'	N73°05'41"E
C9	125.00'	30.39'	30.31'	N55°57'53"E
C10	25.00'	37.34'	33.96'	N20°08'43"E
C11	75.00'	34.51'	34.20'	N35°49'10"W
C12	125.00'	159.67'	149.04'	N80°28'35"W
C13	25.00'	39.27'	35.36'	N88°52'55"W

0' 100' 200' 300'

COUNTY ROAD DRIVEWAY PERMIT STATEMENT

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

LEGEND

- IRON PIN (found)
- 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- POINT
- PERMANENT DRAINAGE EASEMENT

TAX REF.: TAX MAP 111 PORTION OF PARCEL 62
DEED REF.: D.B. 776A PG. 2699
PLAT REF.: PLAT CABINET L, SLIDE 329
PLAT CABINET M, SLIDE 50

RESERVED FOR REGISTER OF DEEDS

FOR PRELIMINARY APPROVAL

HOLLY CREEK ESTATES SECTION 2

13TH CIVIL DISTRICT GREENE CO., TN

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

SCALE: 1"=100'	DATE: 09/18/2026
JOB NO. 26SD02	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. SEC2PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER DATE

CERTIFICATE OF ACCURACY

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

SEPTEMBER 18, 20 26
DATE

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY(INITIAL):

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

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

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

DATE GREENE COUNTY HWY SUPERINTENDENT /AUTHORIZED APPOINTEE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

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

DATE

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

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

DATE

GREENEVILLE ENERGY AUTHORITY

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 6.58 ±	TOTAL LOTS 7
ACRES NEW ROAD 0.90 ±	MILES NEW ROAD 0.13 ±
DEVELOPER HOLLY CREEK DEV. LLC	CIVIL DISTRICT 13TH
SURVEYOR AZIMUTH ENGINEERING	CLOSURE ERROR 1/10,000

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 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.
(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

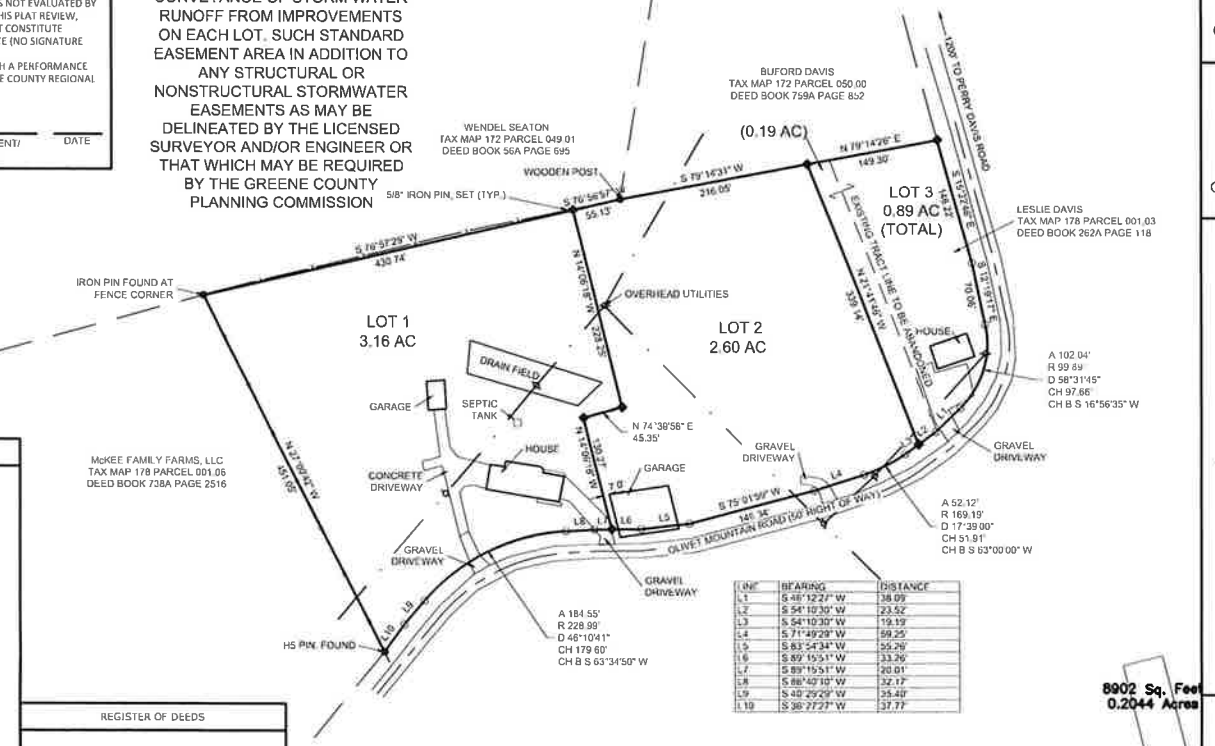
TDEC DIVISION OF WATER RESOURCES

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

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

TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83)



LINE	BEARING	DISTANCE
L1	S 48°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	55.26'
L6	S 89°15'51" W	33.26'
L7	S 89°15'51" W	20.01'
L8	S 88°40'10" W	32.17'
L9	S 40°29'29" W	35.40'
L10	S 36°27'27" W	37.77'

8902 Sq. Feet
0.2044 Acres

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.

LEGEND
- ◆ 5/8" IRON PIN SET
- ● MONUMENT FOUND (SEE CALL OUTS)
- O UNMONUMENTED POINT ALONG RIGHT OF WAY
- UTILITY POLE

0 100 200 300

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: 1° 48' 16"
DATUM ADJUSTMENT FACTOR: **0.99986888**
GRID DISTANCES SHOWN
OBSERVATION LENGTHS:
SIDE SHOTS: **3** SECONDS
CONTROL POINTS: **3X 5 MINUTES, AVERAGED**

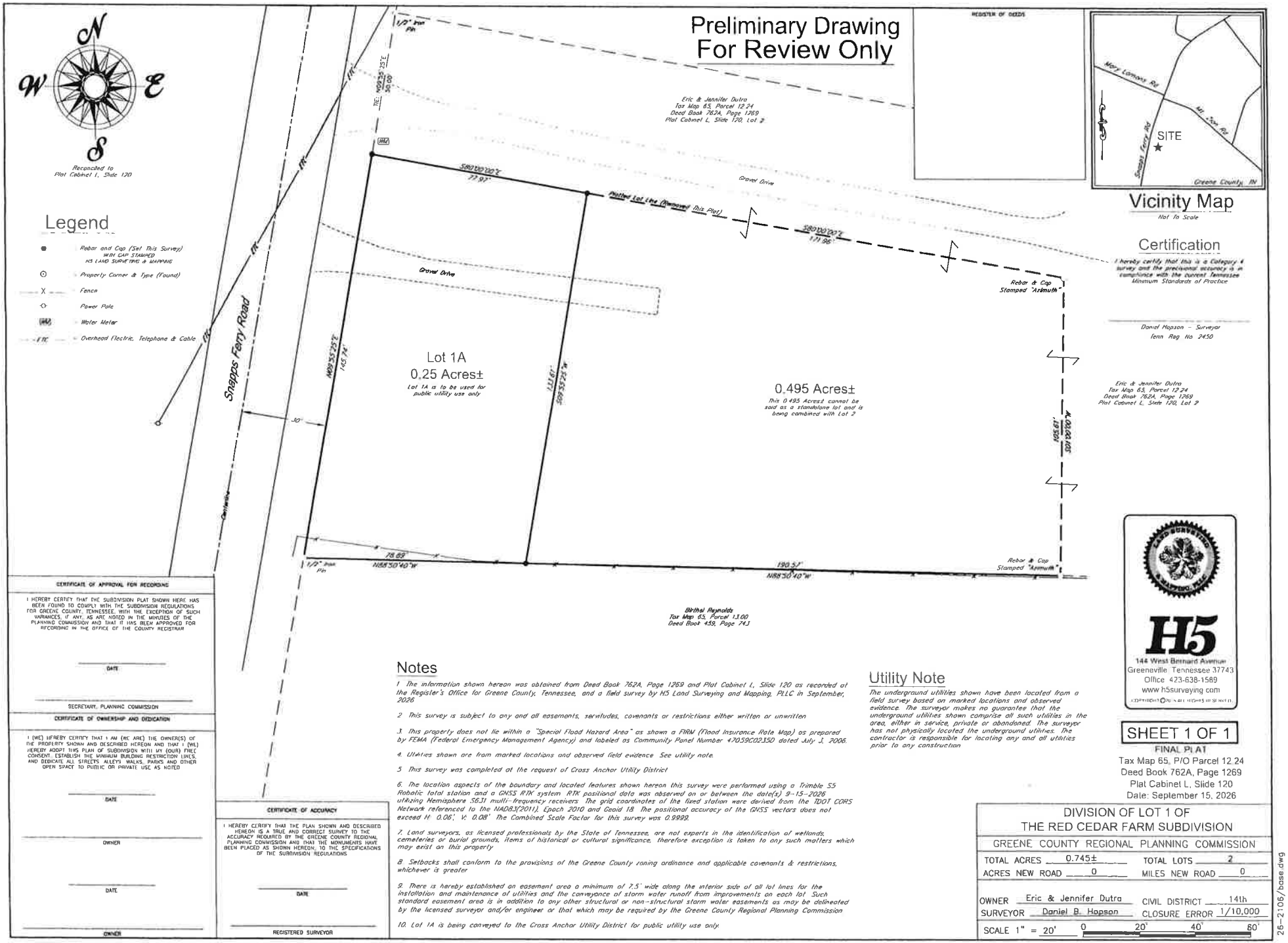
I CERTIFY THIS SURVEY AS A **CATEGORY IV** SURVEY, BEING DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THE POSITIONAL ACCURACY OF THE GNSS VECTORS OBSERVED DOES NOT EXCEED **0.08'**

PRELIMINARY

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

TOTAL LOTS: 3
TOTAL ACREAGE: 6.65
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

Preliminary Drawing
For Review Only



Vicinity Map

Not To Scale

Certification

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

Daniel Hopson – Surveyor
Tenn Reg No 2450

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

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

DATE

OWNER

CERTIFICATE OF ACCURACY

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

DATE

REGISTERED SURVEYOR

Notes

1. The information shown hereon was obtained from Deed Book 762A, Page 1269 and Plat Cabinet L, Slide 120 as recorded at the Register's Office for Greene County, Tennessee, and a field survey by H5 Land Surveying and Mapping, PLLC in September, 2026
2. This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten
3. This property does not lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community Panel Number 47059C0023D 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 Cross Anchor Utility District
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 RTK system RTK positional data was observed on or between the date(s) 9-15-2026 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. There is hereby established an easement area a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of storm water runoff from improvements on each lot Such standard easement area is in addition to any other structural or non-structural storm water easements as may be delineated by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission
10. Lot 1A is being conveyed to the Cross Anchor Utility District for public utility use only

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

H5
144 West Bernard Avenue
Greeneville Tennessee 37743
Office 423-638-1589
www.h5surveying.com

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SHEET 1 OF 1

FINAL PLAT
Tax Map 65, P/O Parcel 12.24
Deed Book 762A, Page 1269
Plat Cabinet L, Slide 120
Date: September 15, 2026

DIVISION OF LOT 1 OF
THE RED CEDAR FARM SUBDIVISION

GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.745±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	Eric & Jennifer Dutra	CIVIL DISTRICT	14th
SURVEYOR	Daniel B. Hopson	CLOSURE ERROR	1/10,000

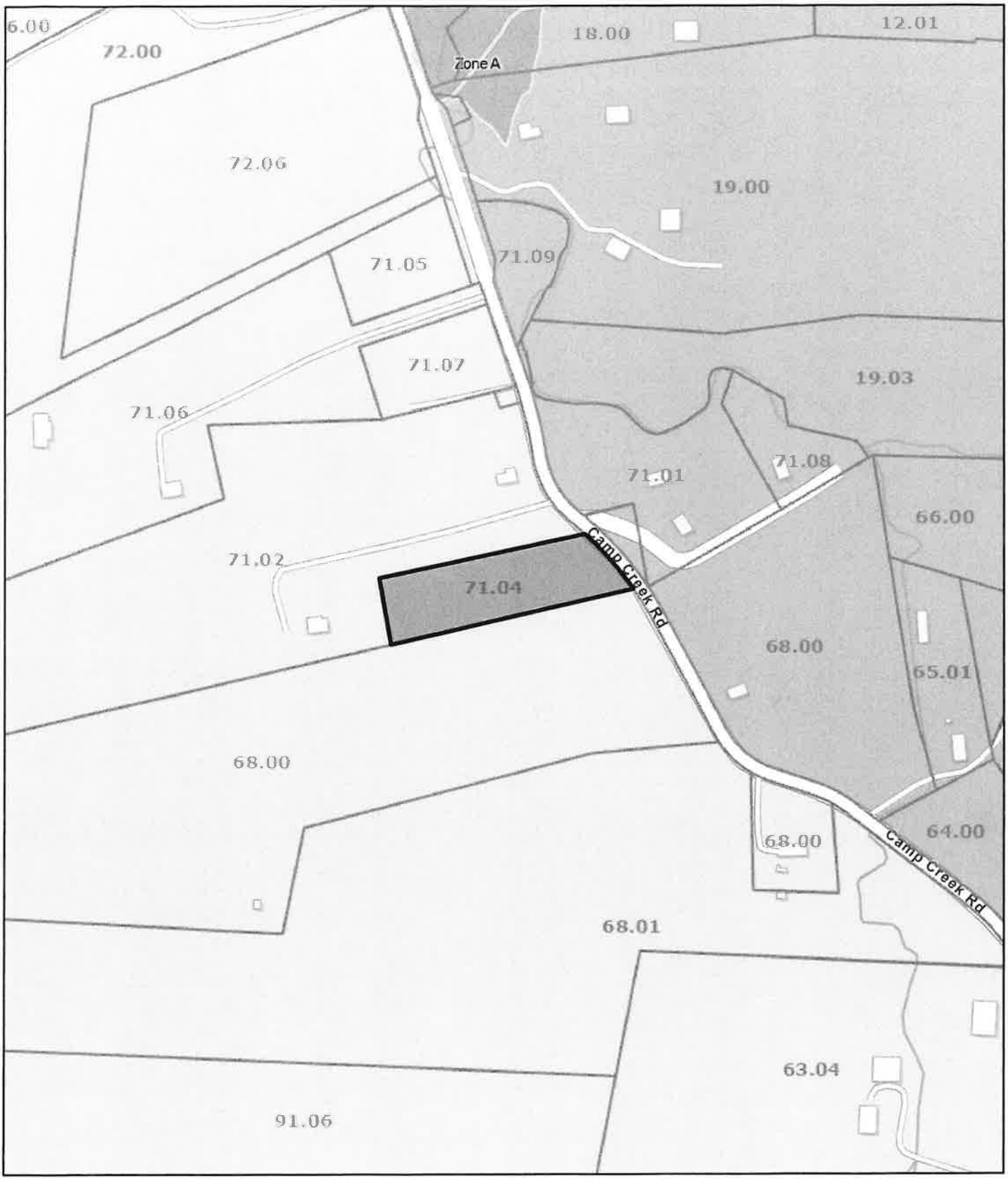
SCALE 1" = 20' 0 20' 40' 80'

26-2106/base.dwg

MEMORANDUM

To:	The Greene County Regional Planning Commission
From:	Tim Tweed, Building Official
Date:	November 10, 2026
Subject:	Request to rezone Camp Creek Road
Owner:	James Dustin Ricker
Zone	Existing: A-1 General Agriculture District Requested: B-1 Neighborhood Business District
Zoning:	The surrounding properties are zoned A-1.
Parcel:	Map 148, Parcel 071.04
Size:	Consists of two lots totaling 1.96 Acres
Use:	Existing: Agricultural/Residential Proposed: : Building for storage of equipment
Land use: Area	This area contains a mixture of residential and agricultural uses.
Zoning:	The property abuts the right of way of Camp Creek Road and is adjacent to properties that are zoned A-1. There is a property less than a mile away that is zoned B-2.
Notes:	If approved for rezoning, a commercial building would operate on the property for storage of equipment.
Options:	1. Recommend rezoning to B-1 as requested: 2. Recommend denial; or 3. Postpone action pending the receipt of additional information.
Proposal:	Staff recommends the property to be rezoned to B-1 based on the following rationale: 1. The location is on a collector route in Greene County. 2. Another property in the area is commercial.

Greene County - Parcel: 148 071.04



Date: November 2, 2026

County: GREENE
Owner: RICKER JAMES D
Address: CAMP CREEK RD
Parcel ID: 148 071.04
Deeded Acreage: 1.96
Calculated Acreage: 0

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

N

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

GENERAL NOTES:

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

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

Stormwater/Utility Easement Statement

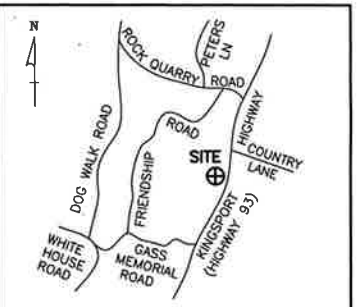
There is hereby established an easement area a minimum of 7½' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural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

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION



VICINITY MAP
(NOT TO SCALE)

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

THIS RTK GNSS SURVEY WAS PERFORMED USING CARLSON BRx7 DUAL FREQUENCY RECEIVERS AND CARLSON VIKING DUAL FREQUENCY RECEIVERS. THE GEOID MODEL USED IS GEOID18 BASED ON AN OPUS SOLUTION AND THE COMBINED GRID FACTOR IS *0.999998*. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED *0.06'*.

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

RESERVED FOR TDEC / DIVISION OF WATER RESOURCES

RESERVED FOR REGISTER OF DEEDS

FLOOD CERTIFICATION

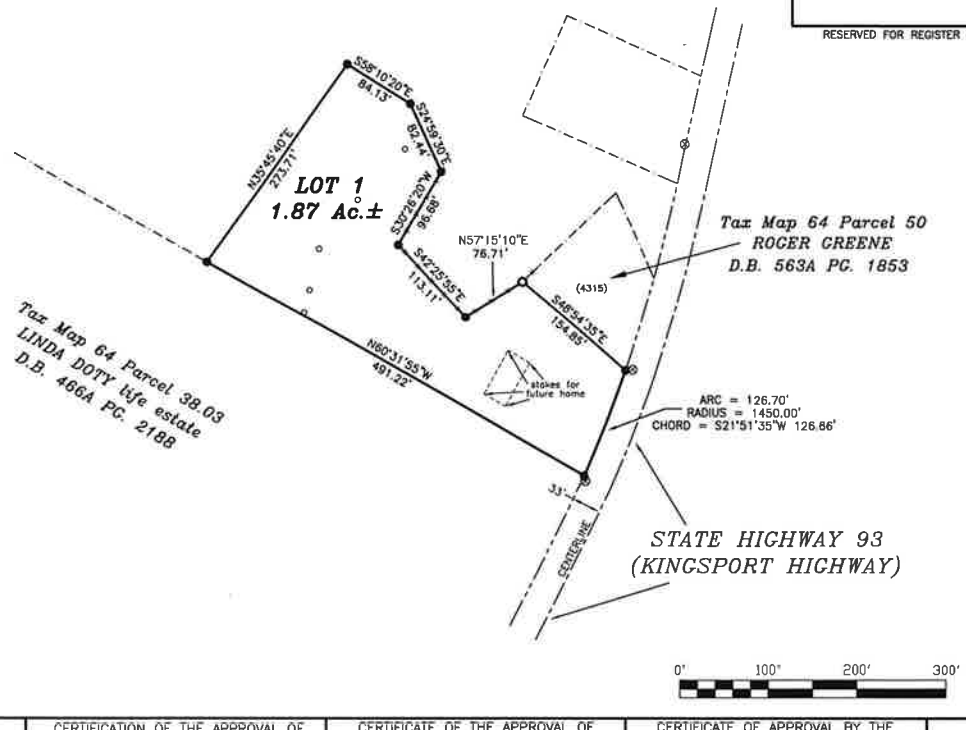
SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.
(FEMA MAP 47059C 0235 D)
EFFECTIVE DATE: JULY 03, 2006

ADDRESS OF SUBJECT PROPERTY

____ KINGSPORT HIGHWAY
AFTON, TN 37616

STATE HIGHWAY ENTRANCE STATEMENT

THE ROAD FRONTAGE FOR LOT 1 IS TO STATE HIGHWAY 93 AND AN ENTRANCE PERMIT IS REQUIRED TO BE OBTAINED FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION OR MODIFICATION OF A DRIVEWAY OR ENTRANCE.



—FOR REVIEW—

TAX REF.: TAX MAP 64 PORTION OF PARCEL 38
DEED REF.: D.B. 467A PG. 2032

SURVEY OF A PORTION OF THE JAMES BROWN PROPERTY

(SURVEY FOR JAMESON BROWN & LEXIE SMITH)
20TH CIVIL DISTRICT GREENE CO.,TN

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

SCALE: 1"=100'	DATE: 10/19/2026
JOB NO. 26SU127	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. 26SU127

LEGEND

- ○ 1/2" IRON PIN (found)
- ● 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- —x—x— FENCE
- ⊗ UTILITY POLE
- ◦ PINK PIN FLAG

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER DATE

OWNER DATE

CERTIFICATE OF ACCURACY

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

OCTOBER 19, 20 26
DATE

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY(INITIAL):

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

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

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

___ ___
DATE GREENE COUNTY HWY SUPERINTENDENT /AUTHORIZED APPOINTEE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

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

DATE

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

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

DATE

GREENEVILLE ENERGY AUTHORITY

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 1.87 ± TOTAL LOTS 1

ACRES NEW ROAD 0.00 MILES NEW ROAD 0.00

DEVELOPER JAMES BROWN CIVIL DISTRICT 20TH

SURVEYOR AZIMUTH ENGINEERING CLOSURE ERROR 1/10,000

CERTIFICATE OF ACCURACY:

STATE OF TENNESSEE
GREENE COUNTY

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

WITNESS MY HAND AND SEAL THIS 15TH DAY OF OCTOBER, 2026.

Brian T. Bartlett, R.L.S.

TENNESSEE REGISTERED LAND SURVEYOR #1984

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

CERTIFICATE OF APPROVAL STREETS:

I hereby certify (initial):

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

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

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

GREENE COUNTY HIGHWAY COMMISSIONER

DATE

CERTIFICATE OF APPROVAL OF WATER/SEWER SYSTEMS:

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

CITY OR COUNTY HEALTH OFFICER OR AUTHORIZED REPRESENTATIVE

(DATE)

CERTIFICATE OF ELECTRIC SERVICE:

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

GREENEVILLE ENERGY AUTHORITY

(DATE)



VICINITY MAP
(N.T.S.)

REGISTER OF DEEDS:

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)

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 158, PARCEL 057.36.
4. BEING ALL OF LOT 4, "PINEY HILLS" AND A PORTION OF DEED BOOK 674A, PAGE 2581.
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 47059C0400D FOR GREENE COUNTY, EFFECTIVE DATE JULY 3, 2006.

STORM WATER/UTILITY EASEMENT STATEMENT:

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

CERTIFICATE OF APPROVAL FOR RECORDING:

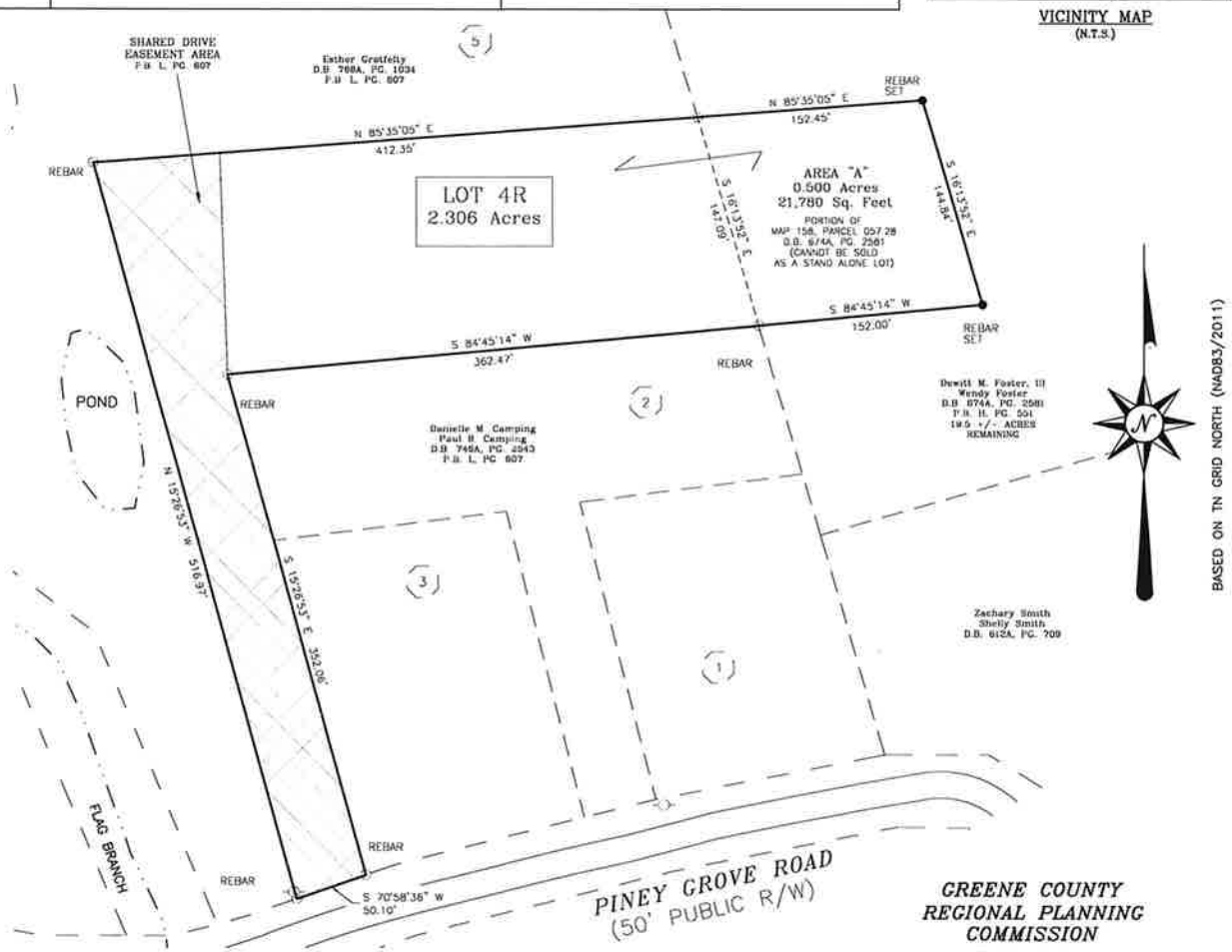
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENE COUNTY, TENNESSEE, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE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

SECRETARY
REGIONAL PLANNING COMMISSION

(DATE)

SETBACK REQUIREMENTS:

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



LEGEND

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

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: OCTOBER 15, 2026
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed Control used: TDOT CORS Network
(f) Geoid model: Geoid12B
(g) Combined Grid factor: 0.99969685

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.

GREENE COUNTY REGIONAL PLANNING COMMISSION

RE-PLAT OF LOT 4

"PINEY HILLS"

PLAT BOOK L, PAGE 607

OWNER/PROPERTY ADDRESS
CHARLES R. HAZEN
JACKIE A. BECK
485 PINEY GROVE RD
GREENEVILLE, TN 37743

2ND CIVIL DISTRICT
GREENE COUNTY, TENNESSEE
DATE: OCTOBER 15, 2026

DRAWING NO.: 26-1611
SCALE: 1"=60'

0 60 120 180

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

162 Dobson Drive
Greeneville, TN 37745
Phone (828) 243-7280
www.appalachiansurvey.com
bbartlett@appalachiansurvey.com

NCBELS License No.: C-2898

N

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

STATE HIGHWAY ENTRANCE STATEMENT

THE ROAD FRONTAGE FOR LOT 13R IS TO STATE HIGHWAY 350 AND AN ENTRANCE PERMIT IS REQUIRED TO BE OBTAINED FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION OR MODIFICATION OF A DRIVEWAY OR ENTRANCE.

GENERAL NOTES:

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

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

Stormwater/Utility Easement Statement

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

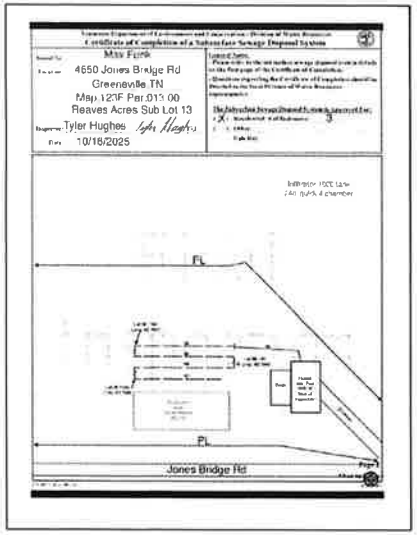
CERTIFICATE OF APPROVAL FOR RECORDING

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

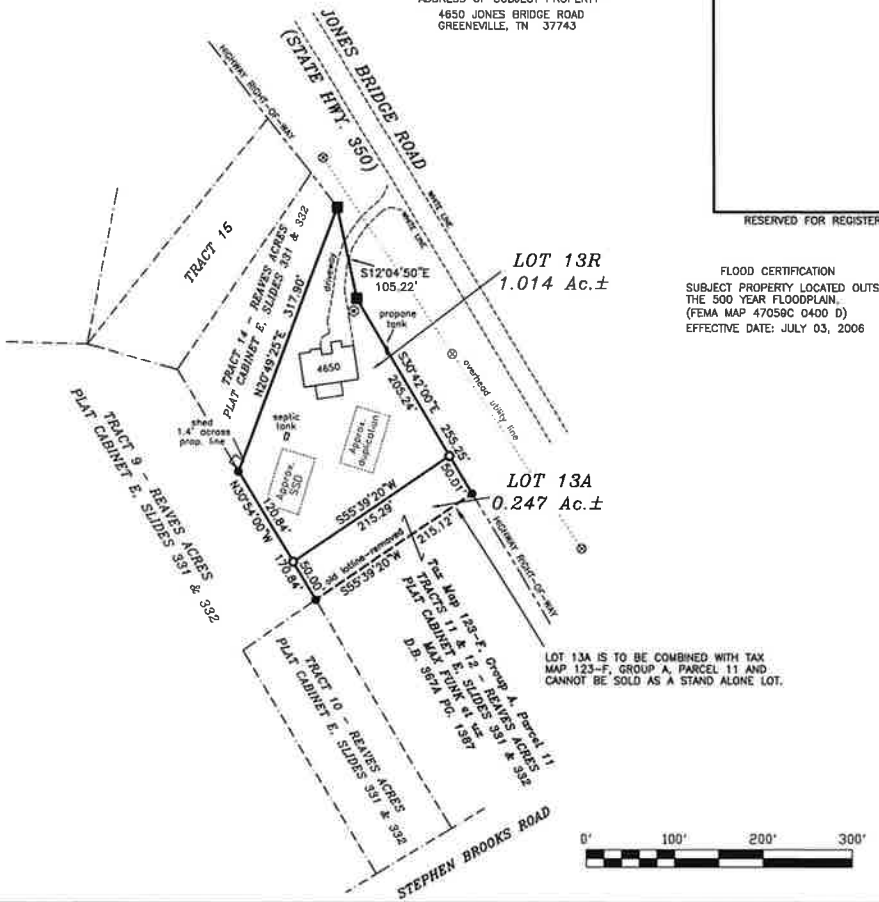
DATE

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

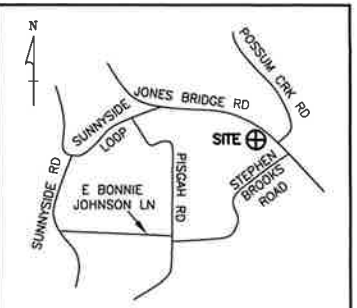
RESERVED FOR REGISTER OF DEEDS



ADDRESS OF SUBJECT PROPERTY
4650 JONES BRIDGE ROAD
GREENEVILLE, TN 37743



LOT 13A IS TO BE COMBINED WITH TAX MAP 123-F, GROUP A, PARCEL 11 AND CANNOT BE SOLD AS A STAND ALONE LOT.



VICINITY MAP
(NOT TO SCALE)

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

THIS RTK GNSS SURVEY WAS PERFORMED USING CARLSON BRx7 DUAL FREQUENCY RECEIVERS AND CARLSON VIKING DUAL FREQUENCY RECEIVERS. THE GEOID MODEL USED IS GEOID18 BASED ON AN OPUS SOLUTION AND THE COMBINED GRID FACTOR IS *0.9999*. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED *0.06'*.

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

FLOOD CERTIFICATION

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

—FOR REVIEW—

LEGEND

- ● 3/8" IRON PIN (found)
- o 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- ■ HIGHWAY RIGHT-OF-WAY MONUMENT (found)
- ⊗ UTILITY POLE
- ⊛ WATER METER

TAX REF.: TAX MAP 123-F, GROUP A, PARCEL 13
DEED REF.: D.B. 505A PG. 2768
PLAT REF.: PLAT CABINET E, SLIDES 331 & 332

DIVISION OF TRACT 13 REAVES ACRES

(SURVEY FOR MAX & JIL FUNK)

24TH CIVIL DISTRICT GREENE CO.,TN

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

SCALE: 1"=100'	DATE: 10/14/2026
JOB NO. 26SU120	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. 26SU120

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER DATE

OWNER DATE

CERTIFICATE OF ACCURACY

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

OCTOBER 14, 20 26
DATE

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY(INITIAL):

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

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

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

DATE GREENE COUNTY HWY SUPERINTENDENT /AUTHORIZED APPOINTEE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

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

DATE

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

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

DATE

GREENEVILLE ENERGY AUTHORITY

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 1.26 ±	TOTAL LOTS 1
ACRES NEW ROAD 0.00	MILES NEW ROAD 0.00
DEVELOPER MAX & JIL FUNK	CIVIL DISTRICT 24TH
SURVEYOR AZIMUTH ENGINEERING	CLOSURE ERROR 1/10,000

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

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 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 APPOINTEE

DATE

GRAPHIC SCALE:

0 100 200 300

1" = 100'

NOTES:

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

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

3) PROPERTY SHALL ADHERE TO ZONING REGULATIONS.

4) REFERENCE TAX MAP: 051 PARCEL 089.03
REFERENCE DEED: DEED BOOK 396A PAGE 1863
REFERENCE DEED: DEED BOOK 666A PAGE 1937
REFERENCE PLAT: PLAT CABINET K SLIDE 773

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

6) TOTAL ACREAGE: 2.84 Ac +/-

7) NUMBER OF LOTS: 1

8) 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.

9) THIS SURVEY WAS PERFORMED ON THE DATE 10-19-2026, 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 1.000071342240

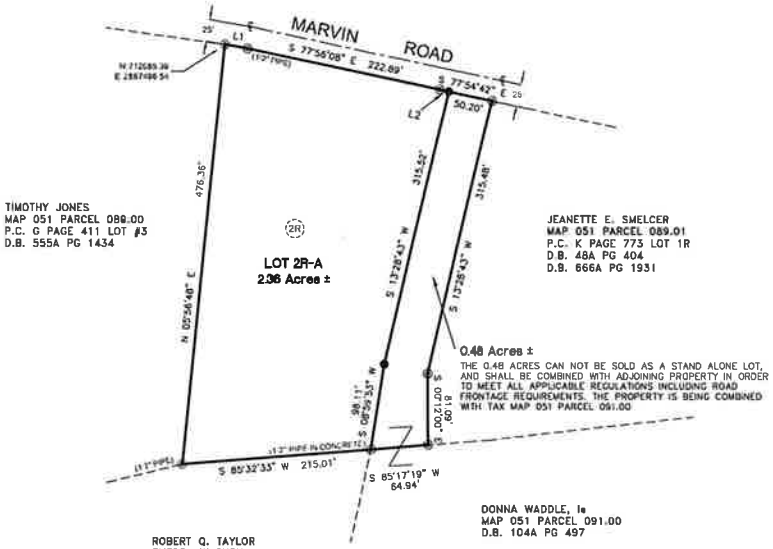
NORTH RECONCILED TO TENNESSEE STATE PLANE COORDINATE SYSTEM SPC83 (TN4100)

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 79°55'22" E	25.93'
L2	S 77°54'42" E	10.63'



OWNER(S)

JOHN S. WADDLE JR.
P.O. BOX 7
MOSHEIM, TN 37818

PROPERTY ADDRESS

MARVIN RD
MOSHEIM, TN 37818



LOCATION MAP
NTS

LEGEND

SYMBOL	DESCRIPTION
●	1/2" IRON PIN SET W/PSI CAP
⊗	1/2" IRON PIN FOUND
◎	IRON PIPE FOUND
℄	CENTERLINE ROADWAY
Ⓧ	EXISTING LOT NUMBER
———	PROPERTY LINE
—·—·—	CENTERLINE
— — —	ADJOINER PROPERTY LINE

REGISTER OF DEEDS

TDEC

GREENE COUNTY REGIONAL PLANNING COMMISSION

REPLAT OF LOT 2R
OF THE
WOODROW JEFFERS ESTATE
FOR
JOHN S. WADDLE JR.
7TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE

PROFESSIONAL SURVEYING, INC.
LAT 36°01'06" N
LONG 82°43'09" W
425 EBENEZER RD
CHUCKEY, TN 37641
PHONE: (423) 257-3911
LAND SURVEYING * MAPPING * PLANNING

DATE	10 - 19 - 2026
JOB NO	2026066
DRAWN BY	JWO
REVISION	1 OF 1
SHEET	1 OF 1

TDEC

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

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

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

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

LOT RESTRICTIONS:

Lot 1:
Lot 1 has an existing septic system. Adequate suitable soil is available to duplicate a 2-bedroom conventional subsurface sewage disposal system. Pump to fieldlines and a dosing tank are required. Subsurface drainage is required. Plat approval does not constitute approval of the existing system. See existing system reinspection letter in conjunction with this lots(s) evaluation.

Hunter Wyatt — 9-14-26
Environmental Scientist — Date
TN Division of Water Resources

GPS NOTE

* COORDINATE SYSTEM NAD_83(2011) GEOID 18
* ALL COORDINATES ARE SPC (4100 TN) GRID COORDINATES
* COMBINED SCALE FACTOR GROUND TO GRID: 0.99991816945

* CARLSON BRX7 GPS EQUIPMENT WAS USED IN THE ORIENTATION AND LOCATION OF THE SURVEY UTILIZING TDOT RTK NETWORK. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. LOCATIONS GENERATED USING RTK RMS OF NO MORE THAN 0.05' HORIZONTAL.

* THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5 FOOD 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 IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

CERTIFICATE OF THE APPROVAL FOR RECORDING

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

DATE_____, 20____

SECRETARY OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE_____, 20____

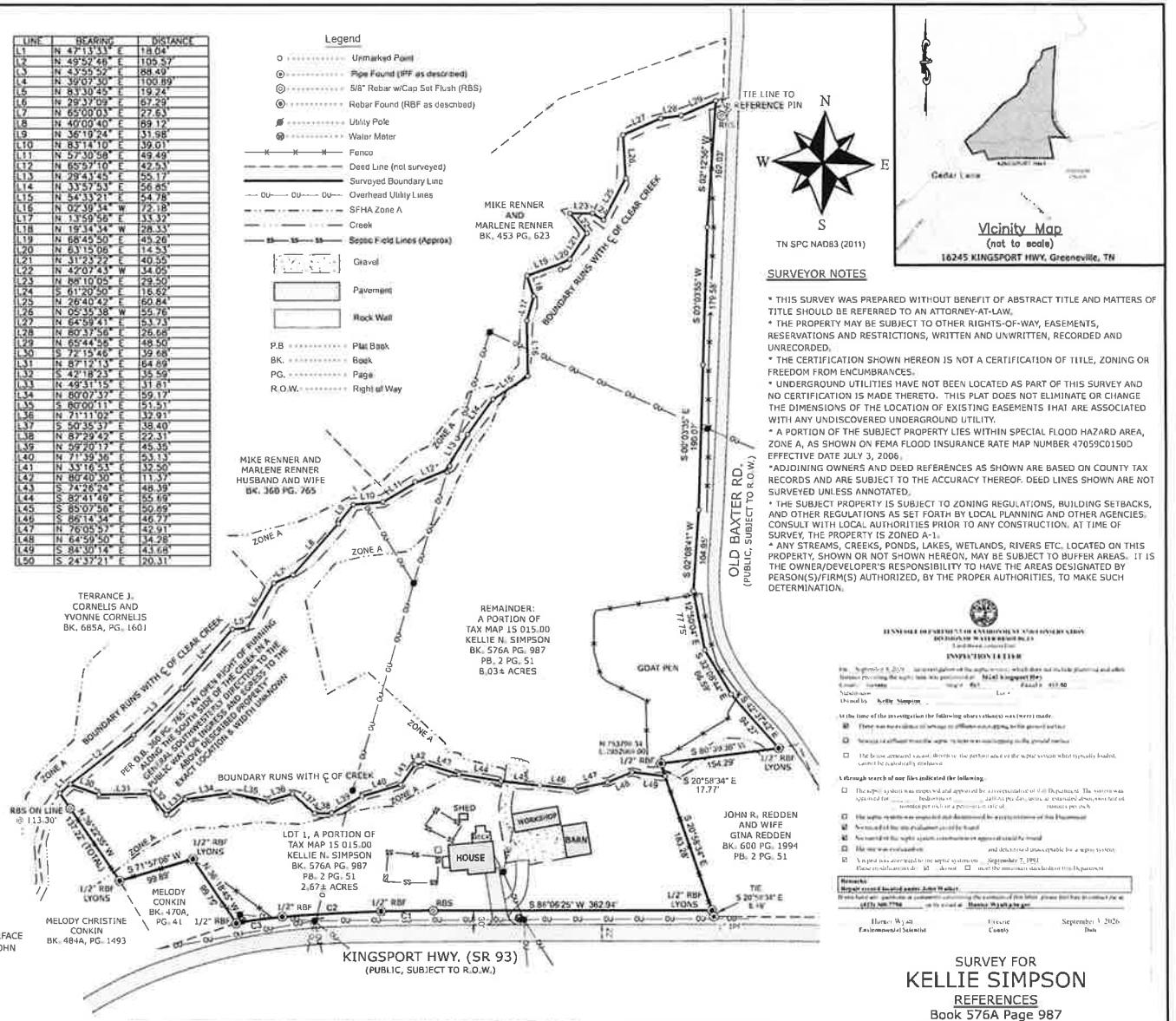
Owner

Owner (Print Name)

* SEPTIC AREA SHOWN HEREON BASED CERTIFICATE OF COMPLETION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM ISSUED TO JOHN WALKER DATED 09/07/1993

PEAKGEOMATICS LLC
LAND SURVEYORS
P.O. Box 891 Johnson City, TN 37605
423.202.7093
matt@peakgeomatics.com

LINE	BEARING	DISTANCE
L1	N 47°13'33" E	18.04'
L2	N 49°52'46" E	105.57'
L3	N 43°55'52" E	88.40'
L4	N 39°07'30" E	100.89'
L5	N 83°30'45" E	19.24'
L6	N 29°37'09" E	67.29'
L7	N 65°00'03" E	27.63'
L8	N 40°00'40" E	89.12'
L9	N 36°19'24" E	31.98'
L10	N 83°14'10" E	39.01'
L11	N 57°30'56" E	49.46'
L12	N 85°57'10" E	42.53'
L13	N 29°43'45" E	55.17'
L14	N 33°57'53" E	56.85'
L15	N 54°33'21" E	54.78'
L16	N 02°39'14" W	72.18'
L17	N 13°59'56" E	33.37'
L18	N 16°34'34" W	28.35'
L19	N 68°45'50" E	45.26'
L20	N 63°15'06" E	14.53'
L21	N 31°23'22" E	40.55'
L22	N 42°07'43" W	34.05'
L23	N 88°10'05" E	29.50'
L24	S 61°20'50" E	16.62'
L25	N 26°40'42" E	60.84'
L26	N 05°35'18" W	55.76'
L27	N 64°59'41" E	53.73'
L28	N 80°37'56" E	26.66'
L29	N 65°44'56" E	48.50'
L30	S 72°15'46" E	39.68'
L31	N 87°12'13" E	64.89'
L32	S 42°18'23" E	35.59'
L33	N 49°31'15" E	31.61'
L34	N 80°07'37" E	59.17'
L35	S 80°00'11" E	51.51'
L36	N 71°11'02" E	32.91'
L37	S 50°35'37" E	38.40'
L38	N 87°29'42" E	22.31'
L39	N 59°30'12" E	45.35'
L40	N 71°39'36" E	53.13'
L41	N 33°16'53" E	32.50'
L42	N 80°40'30" E	11.37'
L43	S 74°26'24" E	48.39'
L44	S 87°41'49" E	55.69'
L45	S 85°07'56" E	50.69'
L46	S 86°14'44" E	46.27'
L47	N 76°05'57" E	42.91'
L48	N 64°59'50" E	34.28'
L49	S 84°30'14" E	43.68'
L50	S 24°37'21" E	20.31'



SURVEYOR NOTES

* THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
* THE PROPERTY MAY BE SUBJECT TO OTHER RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
* THE CERTIFICATION SHOWN HEREON IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES.
* UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THERETO. THIS PLAT DOES NOT ELIMINATE OR CHANGE THE DIMENSIONS OF THE LOCATION OF EXISTING EASEMENTS THAT ARE ASSOCIATED WITH ANY UNDISCOVERED UNDERGROUND UTILITY.
* A PORTION OF THE SUBJECT PROPERTY LIES WITHIN SPECIAL FLOOD HAZARD AREA, ZONE A, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 47059C0150D EFFECTIVE DATE JULY 3, 2006.
*ADJOINING OWNERS AND DEED REFERENCES AS SHOWN ARE BASED ON COUNTY TAX RECORDS AND ARE SUBJECT TO THE ACCURACY THEREOF. DEED LINES SHOWN ARE NOT SURVEYED UNLESS ANNOTATED.
* THE SUBJECT PROPERTY IS SUBJECT TO ZONING REGULATIONS, BUILDING SETBACKS, AND OTHER REGULATIONS AS SET FORTH BY LOCAL PLANNING AND OTHER AGENCIES. CONSULT WITH LOCAL AUTHORITIES PRIOR TO ANY CONSTRUCTION. AT TIME OF SURVEY, THE PROPERTY IS ZONED A-1.
* ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, RIVERS ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PERSON(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES, TO MAKE SUCH DETERMINATION.

STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
INSPECTION LETTER
Hunter Wyatt — Environmental Scientist — September 1, 2026

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2430.91'	66.60'	66.60'	S 87°17'55" W	1°34'01"
C2	2430.91'	129.93'	129.91'	S 84°57'32" W	3°03'45"
C3	547.23'	60.48'	60.45'	S 80°15'42" W	6°19'56"

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THE SURVEY WAS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE

Matthew D. Lindvall RLS No.2847 09/08/2026

SURVEY FOR
KELLIE SIMPSON

REFERENCES
Book 576A Page 987
Plat Book 2 Page 51, Lot 1
Tax Map 015 Parcel 015.00
17th Civil District Greene County, TN
Fieldwork Completed: 8-13-26 Drawn By: MDL
Project No. 26065 Checked By: JRM

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a accurate and precise survey to the accuracy required by the Greene County, TN Regional Planning Commission and the state of Tennessee and that the property and boundary markers have been places as shown hereon, to the specification of the subdivision regulations.

Matthew Lindvall
Date 9-8-26
TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM

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

DATE_____, 20____

LOCAL UTILITY DISTRICT PROVIDER OR ITS AUTHORIZED REPRESENTATIVE

CERTIFICATE OF GREENEVILLE ENERGY AUTHORITY

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

DATE_____, 20____

GREENEVILLE ENERGY AUTHORITY

CERTIFICATE OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY(INITIAL)

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

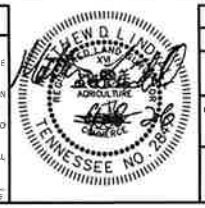
___(2) STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE GREENE COUNTY SUBDIVISION REGULATIONS, AND THE PRELIMINARY PLANS AS APPROVED BY THE GREENE COUNTY PLANNING COMMISSION.

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

___(4) PLAT HAS BLEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

DATE_____, 20____

GREENE COUNTY ROAD SUPERINTENDENT/AUTHORIZED APPOINTEE

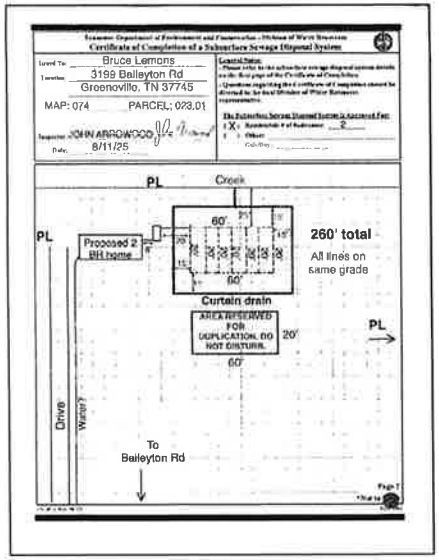


SIMPSON DIVISION OF PROPERTY
GREENE COUNTY REGIONAL PLANNING COMMISSION

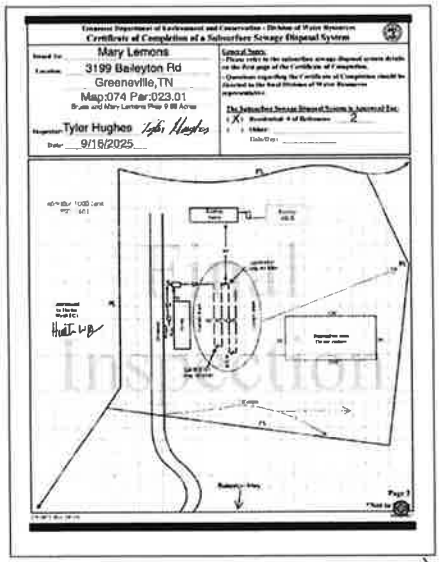
TOTAL ACRES 2.67± TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER: KELLIE N. SIMPSON CIVIL DISTRICT 17th
SURVEYOR: MATTHEW D. LINDVALL CLOSURE ERROR 1:10,000

SCALE 1"=100' 0 100 200 300

CERTIFICATE OF COMPLETION FOR 3209



CERTIFICATE OF COMPLETION FOR 3219



GENERAL NOTES:

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

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

Stormwater/Utility Easement Statement

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

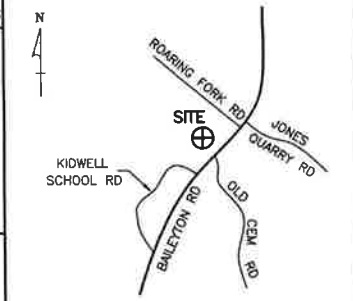
CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

RESERVED FOR REGISTER OF DEEDS



VICINITY MAP
(NOT TO SCALE)

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

THIS RTK GNSS SURVEY WAS PERFORMED USING CARLSON BRx7 DUAL FREQUENCY RECEIVER AND A CARLSON VIKING DUAL FREQUENCY RECEIVER. THE GEOID MODEL USED IS GEOID18 BASED ON AN OPUS SOLUTION AND THE COMBINED GRID FACTOR IS *0.999918*. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED *0.05'*.

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



FLOOD CERTIFICATION

SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.
(FEMA MAP 47059C 0230 D)
EFFECTIVE DATE: JULY 03, 2006

ADDRESS OF SUBJECT PROPERTY

3209 & 3219 BAILEYTON ROAD
GREENEVILLE, TN 37745

STATE HIGHWAY ENTRANCE STATEMENT

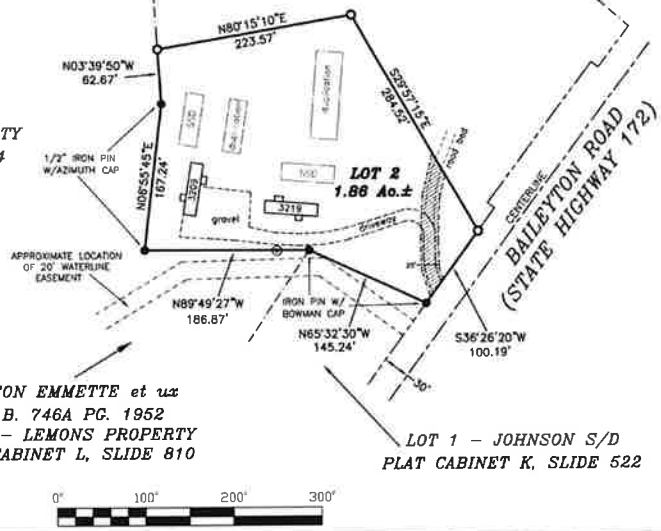
THE ROAD FRONTAGE FOR LOT 2 IS TO STATE HIGHWAY 172 AND AN ENTRANCE PERMIT IS REQUIRED TO BE OBTAINED FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION OR MODIFICATION OF A DRIVEWAY OR ENTRANCE.

N

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

BRUCE LEMONS et ux
D.B. 654A PG. 1460
part of TRACT B – LEMONS PROPERTY
PLAT CABINET L, SLIDE 94
(approx. 7.07 acres remaining with over 50 feet frontage on Baileyton Road)

Tax Map 74 Parcel 23.02
JASON EMMETT et ux
D.B. 699A PG. 776
TRACT A – LEMONS PROPERTY
PLAT CABINET L, SLIDE 94



JASON EMMETT et ux
D.B. 746A PG. 1952
LOT 1 – LEMONS PROPERTY
PLAT CABINET L, SLIDE 810

LOT 1 – JOHNSON S/D
PLAT CABINET K, SLIDE 522

0' 100' 200' 300'

LEGEND

- IRON PIN (found)
- o 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- ⊛ WATER METER
- PROPOSED 20' INGRESS/EGRESS EASEMENT RESERVED ACROSS LOT 2

TAX REF.: TAX MAP 74 PORTION OF PARCEL 23.01
DEED REF.: D.B. 654A PG. 1460
PLAT REF.: PLAT CABINET L, SLIDE 94

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

12TH CIVIL DISTRICT GREENE CO.,TN

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

SCALE: 1"=100'	DATE: 10/14/2026
JOB NO. 26SU115	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. 26SU115

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER DATE

OWNER DATE

CERTIFICATE OF ACCURACY

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

OCTOBER 14, 20 26
DATE

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY(INITIAL):

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

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

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

DATE GREENE COUNTY HWY SUPERINTENDENT /AUTHORIZED APPOINTEE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

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

DATE

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REP.

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

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

DATE

GREENEVILLE ENERGY AUTHORITY

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES 1.86 ±	TOTAL LOTS 1
ACRES NEW ROAD 0.00	MILES NEW ROAD 0.00
DEVELOPER BRUCE LEMONS et ux	CIVIL DISTRICT 12TH
SURVEYOR AZIMUTH ENGINEERING	CLOSURE ERROR 1/10,000

REGISTER OF DEEDS

Notes

1. The information shown hereon was obtained from Deed Book 427A, Page 1606 as recorded at the Register's Office for Greene County, Tennessee; and a field survey by H5 Land Surveying and Mapping, PLLC in October, 2026.

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

3. This property does not lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community Panel Number 47059C0205D 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 Warren Shores.

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 RTK system. RTK positional data was observed on or between the date(s) 10-07-2026 through 10-08-2026, 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. There is hereby established an easement area a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of storm water runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural storm water easements as may be delineated by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission.

Utility Note

The 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.

N

W E

S

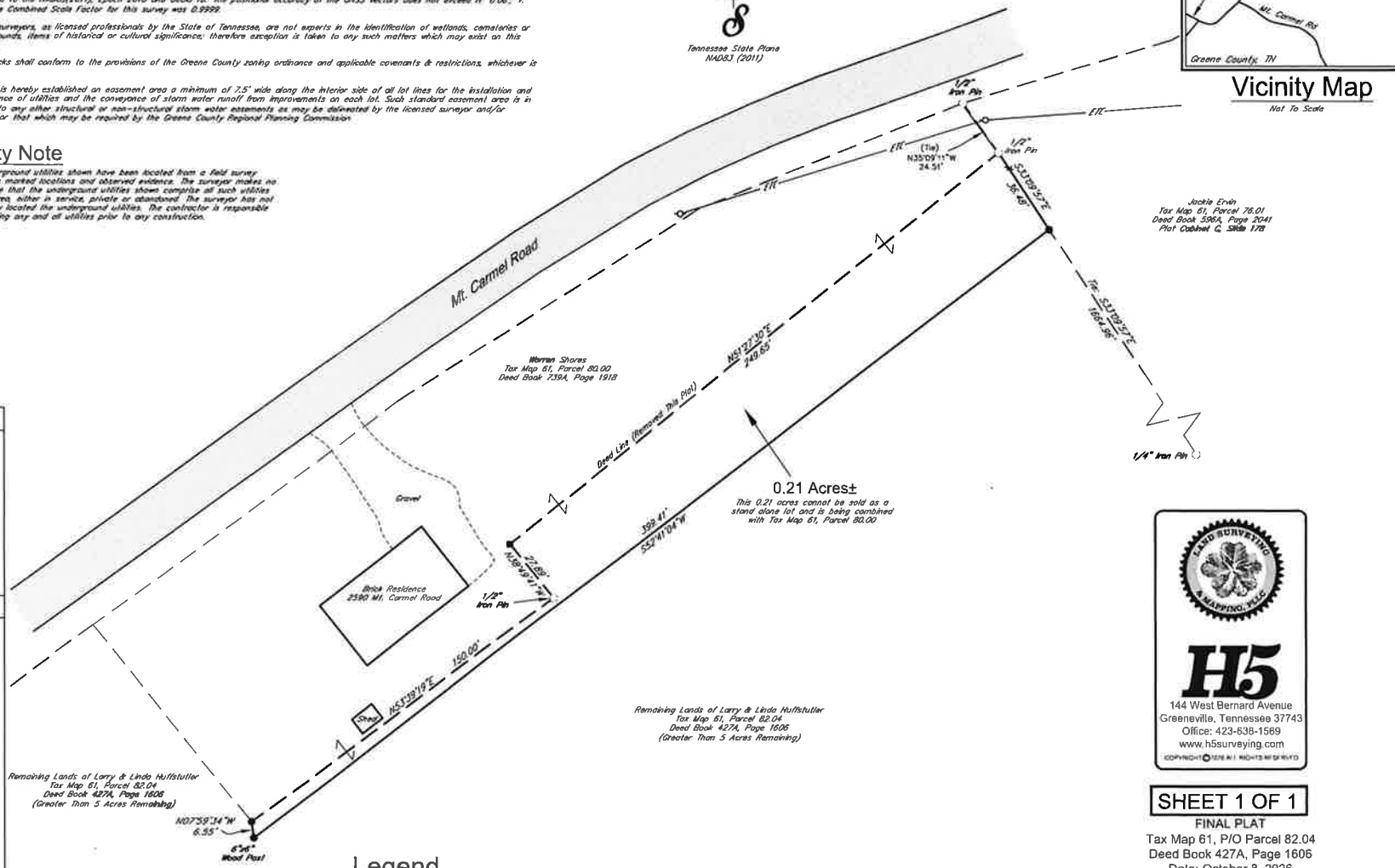
Tennessee State Plane
NAD83 (2011)

Preliminary Drawing For Review Only



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)
- ——X—— – Fence
- -O- – Power Pole
- ——ETC—— – Overhead Electric, Telephone & Cable
- ▭ – Asphalt Areas

Certification

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

Daniel Hopson – Surveyor
Tenn. Reg. No. 2450

CERTIFICATE OF ACCURACY

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

DATE

REGISTERED SURVEYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION (Huffstutler)

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

DATE

OWNER

CERTIFICATE OF OWNERSHIP AND DEDICATION (Shores)

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

144 West Bernard Avenue
Greeneville, Tennessee 37743
Office: 423-638-1569
www.h5surveying.com

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SHEET 1 OF 1

FINAL PLAT
Tax Map 61, P/O Parcel 82.04
Deed Book 427A, Page 1606
Date: October 8, 2026

DIVISION OF A PORTION OF THE LARRY & LINDA HUFFSTUTLER PROPERTY

GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.21±	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	Larry & Linda Huffstutler	CIVIL DISTRICT	23rd
SURVEYOR	Daniel B. Hopson	CLOSURE ERROR	1/10,000

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

26-2115/base.dwg

REGISTER OF DEEDS

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.

Legend

- ● – Rebar and Cap (Set This Survey) WITH CAP STAMPED H5 LAND SURVEYING & MAPPING
- ⊙ – Property Corner & Type (Found)
- ■ – "Point" (Not Set This Survey)
- ——X—— – Fence
- ▭ – Asphalt Areas

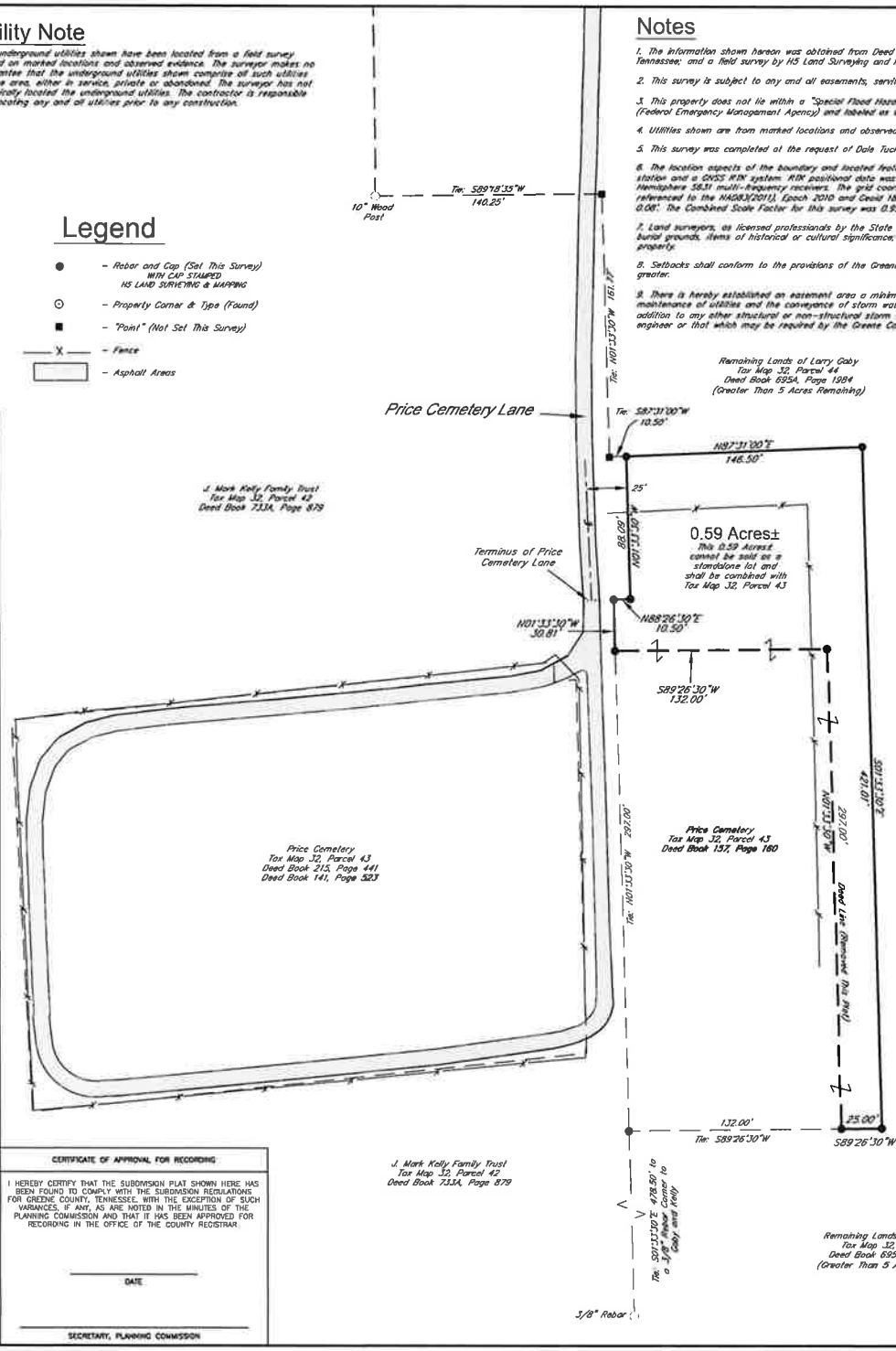
Notes

1. The information shown hereon was obtained from Deed Book 695A, Page 1984 as recorded at the Register's Office for Greene County, Tennessee; and a field survey by H5 Land Surveying and Mapping, PLLC in June, 2026.
2. This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten.
3. This property does not lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community Panel Number #7053C0010D0 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 Dale Tucker.
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 RTN system. RTK positional data was observed on or between the date(s) 08-09-2026 through 09-17-26, 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: 0.06'. 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 area a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of storm water runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural storm water easements as may be delineated by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission.



Vicinity Map

Not To Scale



Preliminary Drawing For Review Only

CERTIFICATE OF ACCURACY

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

DATE

REGISTERED SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY (INITIAL):

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

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

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

DATE

GREENE COUNTY HIGHWAY SUPERINTENDENT/AUTHORIZED APPOINTEE

CERTIFICATE OF OWNERSHIP AND DEDICATION (Gaby)

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 OWNERSHIP AND DEDICATION (Price Cemetary)

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

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

Daniel Hopson – Surveyor
Tenn. Reg. No. 2450

H5
144 West Bernard Avenue
Greeneville, Tennessee 37743
Office: 423-638-1589
www.h5surveying.com

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SHEET 1 OF 1

FINAL PLAT
Tax Map 32, Parcel 44
Deed Book 695A, Page 1984
Date: September 26, 2026

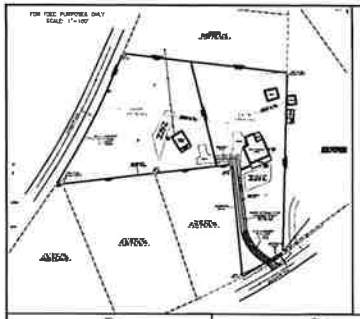
DIVISION OF A PORTION OF THE LARRY GABY PROPERTY

GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.59±	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	Larry Gaby	CIVIL DISTRICT	11th
SURVEYOR	Daniel B. Hopson	CLOSURE ERROR	1/10,000

SCALE 1" = 50' 0 50' 100' 150'

26-2051/base.dwg



Notes

1. The information shown hereon was obtained from Deed Book 594A, Page 2034, Deed Book 560A, Page 326 and Plat Cabinet G, Slide 607 as recorded at the Register's Office for Greene County, Tennessee, and a field survey by H5 Land Surveying and Mapping, PLLC in October, 2026

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

3. This property does not lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community Panel Number 47059C0143D dated July 3, 2008

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

5. This survey was completed at the request of Philip Bernier

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 RTK system. RTK positional data was observed on or between the date(s) 10-05-2026 through 10-06-2026, 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: 0.08', V: 0.06'. 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 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 as may be dedicated by the licensed surveyor and/or engineer or that which may be required by the Greene County Regional Planning Commission

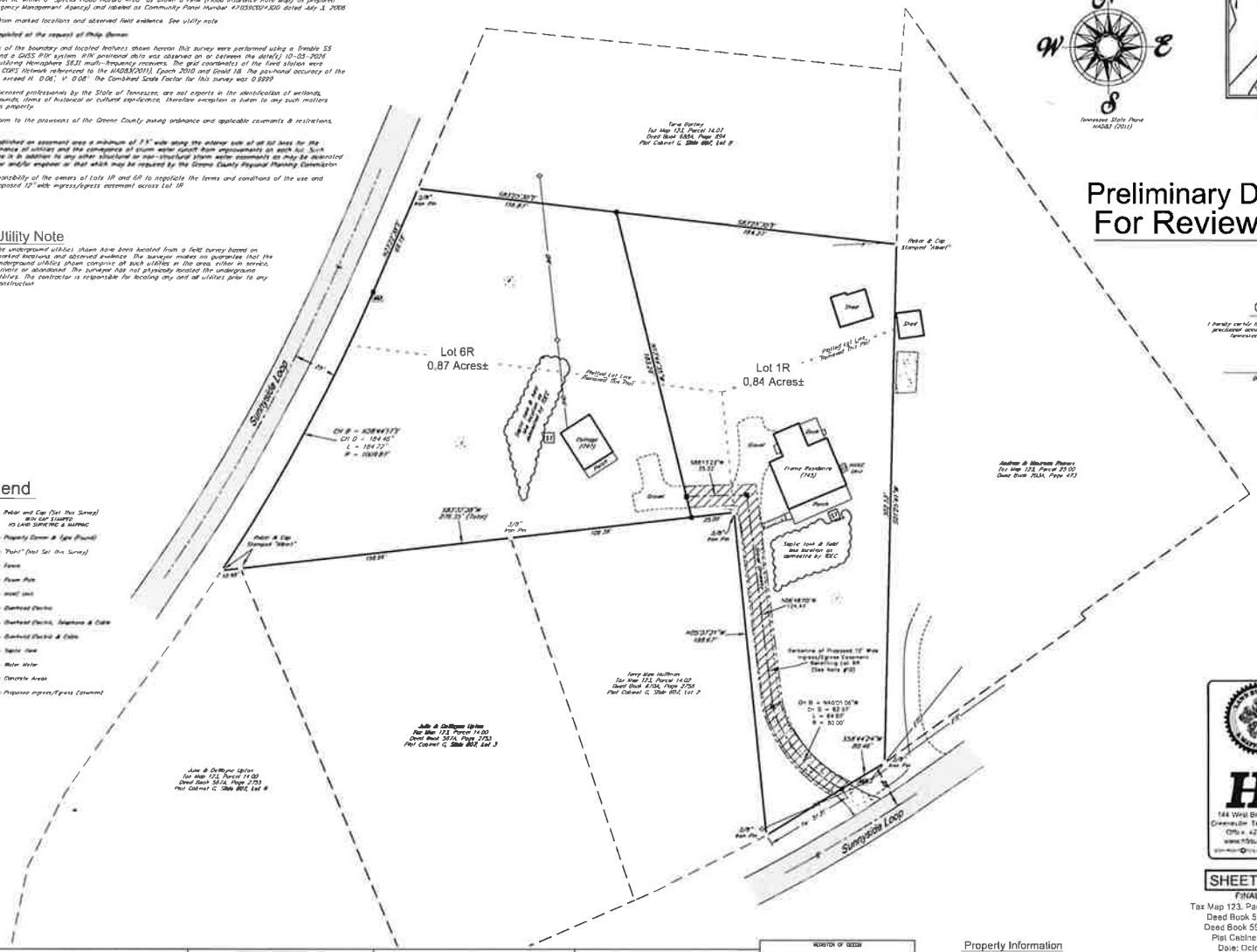
10. It shall be the responsibility of the owners of Lots 1R and 6R to negotiate the terms and conditions of the use and maintenance of the proposed 12' wide ingress/egress easement across Lot 1R

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

Legend

- Rebar and Cap (Set this Survey) with Cap Stamped "H5 LAND SURVEYING & MAPPING"
- Property Corner as Type (Found)
- "Point" (Not Set this Survey)
- Fence
- Power Pole
- Water Well
- Overhead Electric
- Overhead Electric, Telephone & Cable
- Overhead Electric & Cable
- Septic Tank
- Water Meter
- Concrete Areas
- Proposed Ingress/Egress Easement





Vicinity Map
Not To Scale

Preliminary Drawing For Review Only

Certification

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

Daniel Hopson - Surveyor
Tenn. Reg. No. 2450

H5
144 West Bernard Avenue
Greeneville, Tennessee 37745
Office: 423-638-1588
www.H5surveying.com

SHEET 1 OF 1
FINAL PLAT
Tax Map 123, Parcels 14.01 & 14.10
Deed Book 560A, Page 326
Deed Book 594A, Page 2034
Plat Cabinet G, Slide 607
Date: October 6, 2026

Property Information

Philip & Susan Bernier
Tax Map 123, Parcels 14.01 & 14.10
Deed Book 345A, Page 326
Deed Book 594A, Page 2034
Plat Cabinet G, Slide 607
745 Sunnyside Loop
Greeneville, TN 37743

REDIVISION OF LOTS 1, 5 & 6 OF THE LUCILLE HARRISON PROPERTY

GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.71±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	Philip & Susan Bernier	CIVIL DISTRICT	24th
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 (WE/THAT)

1. ADEQUATE RIGHT OF WAY DEDICATION UPON AN EXISTING COUNTY ROAD (YES) (NO) ON THE STREET / COUNTY ROAD (IS) 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) (IS NOT) EVALUATED BY GREENE COUNTY HYDRAULICITIES PLAN REVIEW / APP / PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STATE ROUTE (NO SIGNATURE PLANNED)

DATE

DATE

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 REGISTER

DATE

SECRETARY, PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE PRIVATE WATER SUPPLY/PUBLIC WATER SYSTEM (IT) IS AVAILABLE TO THE PROPERTY (IS) (IS NOT) SHOWN ON THE ACCOMPANYING PLANS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND CONFORM TO PUBLIC HEALTH SPECIFICATIONS OR (IS) (IS NOT) SECURITY 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) UNDERGROUND ELECTRIC SERVICE RULES, THE PROPERTY SHOWN ON THIS PLAT IS WITHIN THE AREA SERVED BY GEA AND THAT ELECTRIC SERVICE WILL BE PROVIDED TO THIS 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 GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS SHOWN HEREON EXIST AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS

10/06/2026
DATE

REGISTERED SURVEYOR

REVISION OF 00/00/00

STATE OF TENNESSEE
GREENE COUNTY

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

WITNESS MY HAND AND SEAL THIS 18TH DAY OF SEPTEMBER, 2026.

Brian T. Bartlett, R.L.S.

TENNESSEE REGISTERED LAND SURVEYOR #1984

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

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)

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 148, PARCEL 030.00.
4. BEING ALL OF THE PROPERTY AS DESCRIBED IN DEED BOOK 775A, PAGE 109.
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 47059C0425D FOR GREENE COUNTY, EFFECTIVE DATE JULY 3, 2006.
6. A DRIVEWAY PERMIT IS REQUIRED TO BE OBTAINED FROM THE GREENE COUNTY HIGHWAY DEPARTMENT PRIOR TO CONSTRUCTION OR MODIFICATION OF A DRIVEWAY OR ENTRANCE TO A COUNTY MAINTAINED ROAD.

STORM WATER/UTILITY EASEMENT STATEMENT:

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

CERTIFICATE OF APPROVAL FOR RECORDING:

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

SECRETARY (DATE)
REGIONAL PLANNING COMMISSION

SETBACK REQUIREMENTS:

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

CERTIFICATE OF APPROVAL OF STREETS:

I hereby certify (initial):

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

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

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

GREENE COUNTY HIGHWAY COMMISSIONER

DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS:

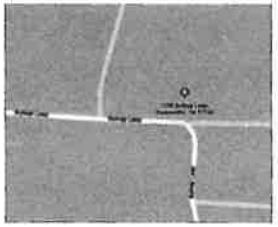
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

CITY OR COUNTY HEALTH OFFICER OR AUTHORIZED REPRESENTATIVE (DATE)

CERTIFICATE OF ELECTRIC SERVICE:

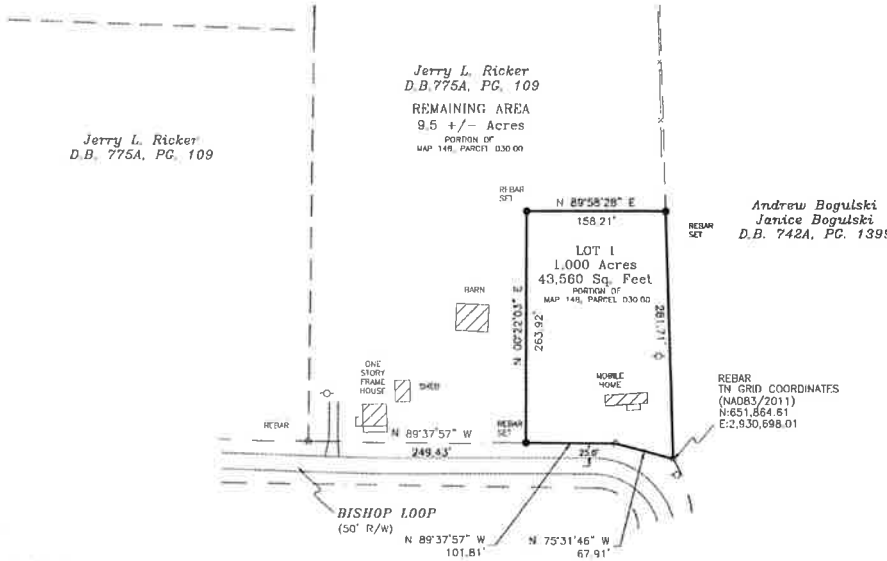
THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING GEA (GREENEVILLE ENERGY AUTHORITY) LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT GEA LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE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

GREENEVILLE ENERGY AUTHORITY (DATE)



VICINITY MAP
(N.T.S.)





LEGEND

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



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: SEPTEMBER 18, 2026
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed Control used: TDOT CORS Network
(f) Geoid model: Geoid12B
(g) Combined Grid factor: 0.99997285

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.

REGISTER OF DEEDS:

Certificate of Existing Septic System by Owner(s) - Buyer Beware:

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

Owner Date

Notice to Buyer regarding Subsurface Sewage Disposal System (Buyer Beware):

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 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 guarantees as to the viability of the existing septic system, or the location of the field lines.

GREENE COUNTY REGIONAL PLANNING COMMISSION

SUBDIVISION SURVEY FOR

JERRY L. RICKER

PROPERTY OWNER
JERRY RICKER
870 BISHOP LOOP
GREENEVILLE, TN 37743

22ND CIVIL DISTRICT
GREENE COUNTY, TENNESSEE
DATE: SEPTEMBER 18, 2026

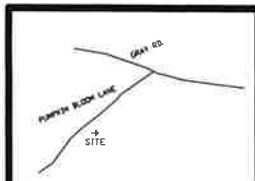
DRAWING NO.: 26-1808-B
SCALE: 1"=100'

0 100 200 300

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

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

NCBELS License No.: C-2898



VICINITY MAP

1. AREA BY COORDINATES
2. SUBJECT TO ANY ADDITIONAL EASEMENTS OR R/V'S SHOWN OR NOT SHOWN
3. SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING RESOLUTION
4. THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENTS AREA IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORMWATER EASEMENT AS MAY BE DELINEATED BY THE THE LICENSED SURVEYOR AND/ OR ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

TN GRID NORTH
NAD 83 ALL DISTANCES
GRID DISTANCES

REGISTER OF DEEDS

CERTIFICATE OF OWNERSHIP

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

OWNER _____ DATE _____

CERTIFICATE OF ACCURACY

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

SURVEYOR _____ REG. NO. _____ DATE _____

CERTIFICATE OF GREENEVILLE ENERGY AUTHORITY

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

GREENVILLE ENERGY AUTHORITY _____ DATE _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REPRESENTATIVE _____ DATE _____

CERTIFICATE OF 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 CONSTITUDE APPROVAL OF THIS STATE ROUTE. NO SIGNATURE REQUIRED

(4) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY GREENE COUNTY REGIONAL PLANNING COMMISSION

DATE _____ GREENE COUNTY HIGHWAY SUPERINTENDENT/AUTHORIZED APPOINTEE COUNTY ROAD SUPERINTENDENT.

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, TN, WITH THE EXCEPTIONS 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 OFFICES OF THE COUNTY REGISTER.

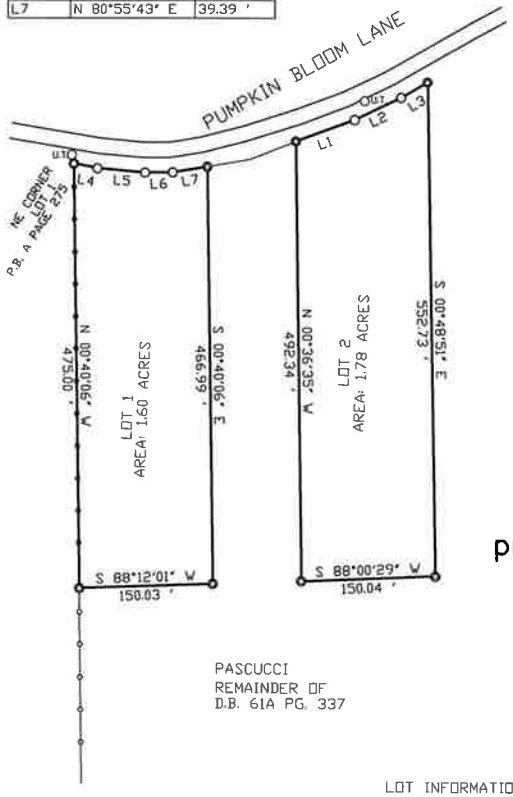
SECRETARY REG. PLANNING COMMISSION _____ DATE _____

TDEC/ DIVISION OF WATER RESOURCES

LEGEND

- EXISTING 5/8" REBAR
- 1/2" REBAR SET
- UNMARKED POINT
- EXISTING IRON PIPE SIZE AS NOTED
- FENCE POST
- U.T. = UTILITY POLE WITH OVER HEAD LINES
- WM = WATER METER
- FENCE LINE
- LINES NOT SURVEYED DRAWN FROM DEEDS
- SURVEYED BOUNDARY
- TIE LINE
- OLD LOT LINE TO BE REMOVED

NUMBER	DIRECTION	DISTANCE
L1	N 70°12'37" E	69.91 '
L2	N 64°34'18" E	57.60 '
L3	N 59°49'08" E	34.17 '
L4	S 79°00'35" E	26.98 '
L5	S 85°06'36" E	53.79 '
L6	N 89°35'30" E	31.08 '
L7	N 80°55'43" E	39.39 '



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

SURVEYOR
TENN. REG. NO.

I, MICHAEL A. MARTIN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY

1. CLASS OF SURVEY " A"
2. POSITIONAL ACCURACY: 0.04'
3. TYPE OF SURVEY: REAL TIME KINEMATIC
4. DATE OF SURVEY: 9-10-2026
5. DATUM/EPOCH: NAD83/ 2011 EPOCH 2010
6. POSTION=FXED CONTROL USED: TN CORS NETWORK
7. GEOID MODEL: GEOID18
8. COMBINED SCALE FACTOR: 0.99984120
9. UNITS: US SURVEY FEET

preliminary not for recording

THE JAMES AND
AND
ELIZABETH PASCUCCI PROPERTY

MAP 145 PARCEL 043.02

9TH. CIVIL DISTRICT. GREENE CO., TN

9-10-2026 SCALE : 1"=100'

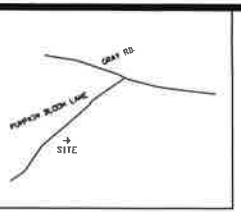
LOT INFORMATION
LOT 1 & 2
D.B. 61A PG. 337

100 0 100 200 300
Scale: 1" = 100'

I HAVE EXAMINED THE FEMA FLOOD INSURANCE RATE MAP FOR GREENE COUNTY, TN, MAP NUMBER: 47059C0375D EFF, DATE 7/3/2008 AND FOUND THAT THE SUBJECT PROPERTY LIES ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 100 YR. FLOOD PLAIN

CORNERSTONE LAND SURVEYING P.A.
130 ASHWAY TERRACE
GREENEVILLE, TN 37743
PHONE: 423-552-3154
EMAIL: CORNERSTONESURVEY.TN@GMAIL.COM

JOB 26-432 LOT 1-2



VICINITY MAP

1. AREA BY COORDINATES
2. SUBJECT TO ANY ADDITIONAL EASEMENTS OR R/W'S SHOWN OR NOT SHOWN
3. SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING RESOLUTION
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TN GRID NORTH
NAD 83 ALL DISTANCES
GRID DISTANCES

REGISTER OF DEEDS

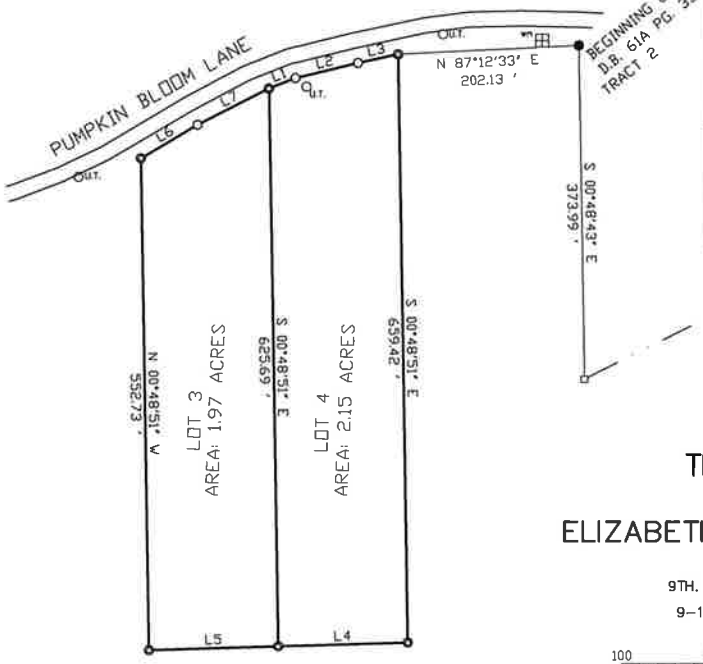
TDEC/ DIVISION OF WATER RESOURCES

LEGEND

- EXISTING 5/8" REBAR
- 1/2" REBAR SET
- UNMARKED POINT
- EXISTING IRON PIPE SIZE AS NOTED
- FENCE POST

U.T. = UTILITY POLE WITH OVER HEAD LINES
WM = WATER METER
FENCE LINE
LINES NOT SURVEYED DRAWN FROM DEEDS
SURVEYED BOUNDARY
TIE LINE

NUMBER	DIRECTION	DISTANCE
L1	N 68°48'24" E	31.97 '
L2	N 76°24'00" E	72.20 '
L3	N 77°59'35" E	45.81 '
L4	S 88°17'20" W	145.34 '
L5	S 88°17'20" W	145.35 '
L6	N 59°49'08" E	74.04 '
L7	N 63°28'08" E	89.69 '



CERTIFICATE OF OWNERSHIP

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

OWNER(S) DATE

CERTIFICATE OF ACCURACY

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

SURVEYOR REG. NO. DATE

CERTIFICATE OF GREENEVILLE ENERGY AUTHORITY

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

GREENEVILLE ENERGY AUTHORITY DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REPRESENTATIVE DATE

CERTIFICATE OF 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 CONSTITUDE APPROVAL OF THIS STATE ROUTE, NO SIGNATURE REQUIRED

(4) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY GREENE COUNTY REGIONAL PLANNING COMMISSION

DATE GREENE COUNTY HIGHWAY SUPERINTENDENT/AUTHORIZED APPOINTEE COUNTY ROAD SUPERINTENDENT.

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, TN, WITH THE EXCEPTIONS 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 OFFICES OF THE COUNTY REGISTER.

SECRETARY REG. PLANNING COMMISSION DATE

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

SURVEYOR
TENN. REG. NO.

I, MICHAEL A. MARTIN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY

1. CLASS OF SURVEY " A"
2. POSTIONAL ACCURACY: 0.04'
3. TYPE OF SURVEY: REAL TIME KINEMATIC
4. DATE OF SURVEY: 9-10-2026
5. DATUM/EPOCH: NAD83/ 2011 EPOCH 2010
6. POSTION=FXED CONTROL USED: TN CORS NETWORK
7. GEOID MODEL: GEOID18
8. COMBINED SCALE FACTOR: 0.99984120
9. UNITS: US SURVEY FEET

THE JAMES AND
AND
ELIZABETH PASCUCCI PROPERTY

MAP 145 PARCEL 043.02

9TH. CIVIL DISTRICT, GREENE CO., TN

9-10-2026 SCALE : 1"=100'

100 0 100 200 300
Scale: 1" = 100'

JOB 26-432 LOT 3-4

CORNERSTONE LAND SURVEYING P.A.
130 ASHWAY TERRACE
GREENEVILLE, TN 37743
PHONE: 423-552-3154
EMAIL: CORNERSTONESURVEY.TN@GMAIL.COM

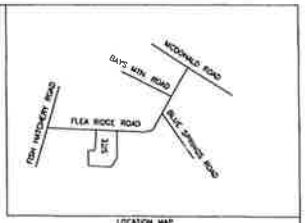
I HAVE EXAMINED THE FEMA FLOOD INSURANCE RATE MAP FOR GREENE COUNTY, TN, MAP NUMBER: 47059C0375D EFF. DATE 7/3/2006 AND FOUND THAT THE SUBJECT PROPERTY LIES ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 100 YR. FLOOD PLAIN

PASCUCCI
REMAINDER OF
D.B. 61A PG. 337

LOT INFORMATION
LOT 3-4
D.B. 61A PG. 337

TDEC/DIVISION OF WATER RESOURCES

LOT 3R1 HAS NOT NOT BEEN
EVALUATED BY THE TENNESSEE DEPARTMENT OF
ENVIRONMENT AND CONSERVATION (TDEC)
PURSUANT TO THIS PLAT REVIEW. APPROVAL OF
THIS PLAT DOES NOT CONSTITUTE APPROVAL OF LOT 3R1
FOR SUBSURFACE
SEWAGE DISPOSAL OR ANY OTHER PURPOSE
REQUIRING TDEC APPROVAL.



LOCATION MAP

MAG NORTH

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 THE I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. I ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE FOR PUBLIC OR PRIVATE USE AS NOTED.

_____, 20___
DATE

_____
OWNER

_____
OWNER

CERTIFICATE OF GREENEVILLE ENERGY AUTHORITY (GEA)
The signature below certifies that, subject to existing GEA line extension policies, electric service can be provided to the development detailed 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

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.

_____
SECRETARY OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION

_____, 20___
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

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

_____, 20___
DATE

_____
LOCAL UTILITY DISTRICT PROVIDER OR AUTHORIZED REPRESENTATIVE

GARY WEEMS
REGISTERED LAND SURVEYOR
TENNESSEE
AGRICULTURE
COMMERCE
TENNESSEE NO. 1845

I certify that this is a Category _1_ survey and the ratio of precision survey is 1:10,000 as shown hereon that the survey was done in compliance with current Tennessee Minimum Standards of Practice for Land Surveyors as of the date of this Plat (or Map).

Gary Weems Land Surveyor
Tennessee Reg.No. 1845
P.O. Box 114
Rogersville Tn 37857
423-235-2229
EMAIL: garyweems@comcast.com

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

_____/n1_____, 20 25
DATE

GARY WEEMS RLS 1845
TENNESSEE REGISTERED LAND SURVEYOR



REGISTER OF DEEDS

OWNERS ADDRESS
SOL HOLCOMB
3946 COOPER RIDGE ROAD
MORRISTOWN, TN 37814

TOTAL ACRES 7.26
TOTAL LOTS 2
MILES NEW ROAD 0
ACRES NEW ROAD 0

STORMWATER/UTILITY EASEMENT STATEMENT
THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 15' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

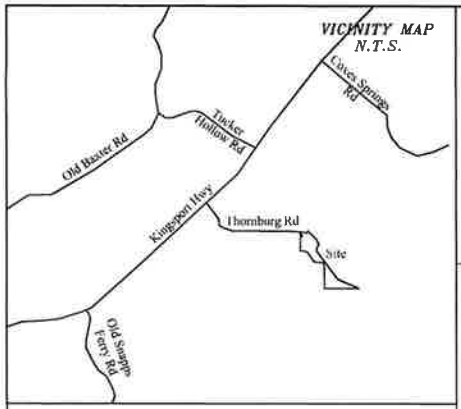
FLOOD INSURANCE NOTE
By graphics plotting only
this property is in
ZONE X Of the Flood
Insurance Rate Map
Community Panel Number
47059C 0175 D effective
date of JULY 3, 2006. Exact
designations can only be
determined by an Elevation
Certificate. Based on the
above information, this
property IS not in a
Special Flood Hazard Area

Legend
IRO = Iron Rod Old(found)
IRN = Iron Rod New(set at time of survey)
<-c-> = centerline of road or highway
IPO = Iron Pipe Old(found)
MFP = Metal Fence Post
-E-E-E-E- = overhead utility lines

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

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

REDIVISION OF THE HAROLD AND GERALDINE BROWN PROPERTY LOT 3R		
DRAWN GW	DATE 10/16/2026	4TH CIVIL DISTRICT OF GREENE COUNTY, TN W.D.B. 776A - PAGE 2580 PLAT CABINET M – SLIDE 203 TAX MAP 92 - PARCEL 57.06
APPROVED GW	DATE 10/16/2026	
SCALE 1" = 100'	SHEET	PROJECT NO.



CERTIFICATE OF VERIFICATION OF EXISTING SEPTIC SYSTEM(S)

I (we) hereby certify that lot(s) ____ each contain a separate working septic system, and that 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) further certify that the certificate of completion of subsurface sewage disposal system from the Tennessee Department of Environment and Conservation is for the aforementioned lot(s) and system(s).

The certificate of completion of subsurface sewage disposal system for lot 1 can be found at the TN Department of Groundwater Protection Department website (https://tdec.tn.gov/flenetsearch). Search Greene County under the name of _____

_____, 20_____
DATE

_____
OWNER

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

CERTIFICATE OF 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

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.

_____, 20_____
DATE

_____
LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REPRESENTATIVE

CERTIFICATE OF ACCURACY

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

September 17th, 20 25
DATE

Larry S. Culbertson
REGISTERED LAND SURVEYOR



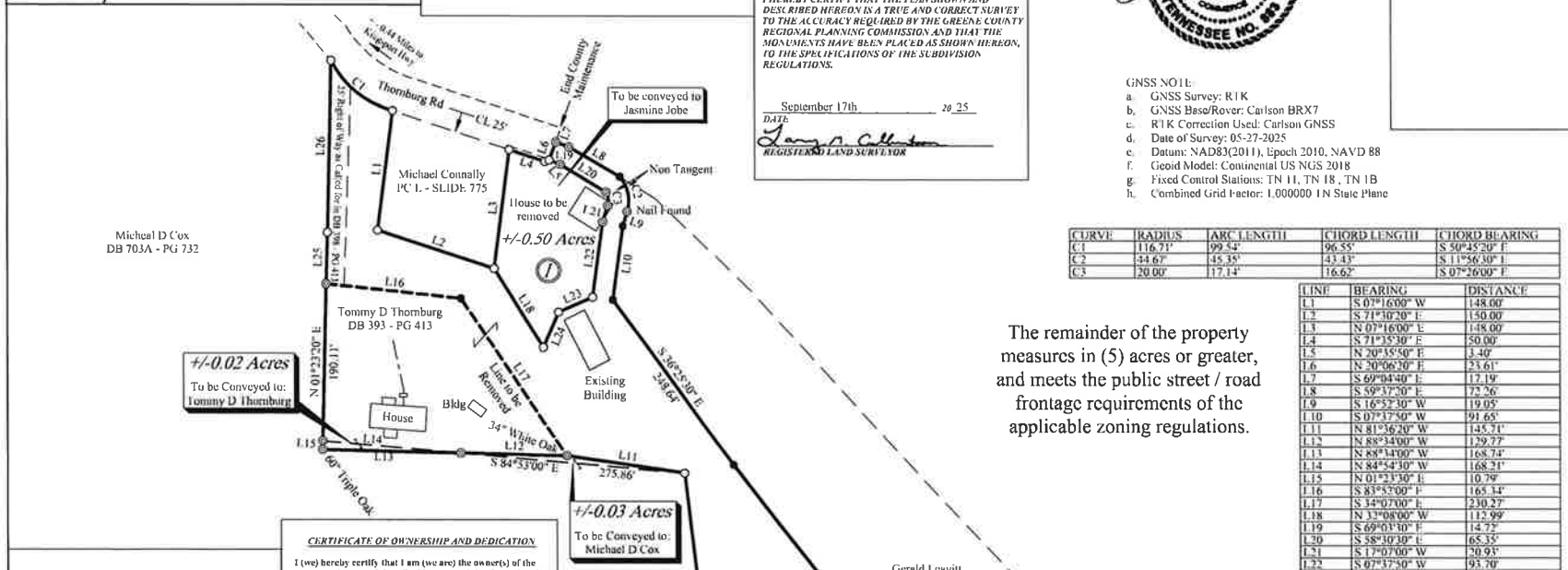
TN State Plane

DIVISION OF GROUNDWATER PROTECTION



GNSS NOTE:
a. GNSS Survey: RTK
b. GNSS Base/Rover: Carlson BRX7
c. RTK Correction Used: Carlson GNSS
d. Date of Survey: 05-27-2025
e. Datum: NAD83(2011), Epoch 2010, NAVD 88
f. Geoid Model: Continental US NGS 2018
g. Fixed Control Stations: TN 11, TN 18 , TN 1B
h. Combined Grid Factor: 1.000000 in State Plane

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



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	116.71'	99.54'	96.55'	S 50°45'20" E
C2	44.67'	45.35'	43.43'	S 11°56'30" E
C3	20.00'	17.14'	16.62'	S 07°26'00" E

LINE	BEARING	DISTANCE
L1	S 07°16'00" W	148.00'
L2	S 71°30'20" E	150.00'
L3	N 07°16'00" E	148.00'
L4	S 71°35'30" E	50.00'
L5	N 20°35'50" E	3.40'
L6	N 20°06'20" E	23.61'
L7	S 69°04'40" E	17.19'
L8	S 59°37'20" E	72.26'
L9	S 16°52'30" W	19.05'
L10	S 07°37'50" W	91.65'
L11	N 81°36'20" W	145.71'
L12	N 88°34'00" W	129.77'
L13	N 88°34'00" W	168.74'
L14	N 84°54'30" W	168.21'
L15	N 01°23'30" E	10.79'
L16	S 83°57'00" E	165.14'
L17	S 34°07'00" E	230.27'
L18	N 33°08'00" W	112.99'
L19	S 69°03'30" E	14.72'
L20	S 58°30'30" E	65.35'
L21	S 17°07'00" W	20.93'
L22	S 07°37'50" W	93.70'
L23	S 66°38'20" W	45.35'
L24	S 23°21'30" W	47.00'
L25	N 01°23'20" E	63.37'
L26	N 01°23'20" E	210.76'

The remainder of the property measures in (5) acres or greater, and meets the public street / road frontage requirements of the applicable zoning regulations.

Notes
1. *Deed Reference: DB 599A - PG 1176*
   DB 398 - PG 413
2. *TAX MAP: 015 - 015 - 033.01, 015 - 033.02*
3. *TOTAL LOTS: 2 ; LOT 1 0.50 ACRES,*
   LOT 2 6.57 ACRES
4. *ZONING NOTES: ZONED A - 1*
   SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE
5. *FEMA STATEMENT*
   FLOOD CERTIFICATION:
   SUBJECT PROPERTY LOCATED OUTSIDE OF THE YEAR FLOOD PLAIN
   FEMA MAP: 47179C0110D
   EFFECTIVE DATE: 09-29-2006

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____, 20_____
DATE

_____
SECRETARY OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION

CERTIFICATE OF THE APPROVAL OF STREETS

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

_____, 20_____
DATE

_____
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.

_____, 20_____
DATE

_____
OWNER

_____
OWNER

_____
OWNER

_____
OWNER

REGISTER OF DEEDS

0 100 200 300

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR: TOMMY THORNBURG

Date	File:jobe-j.DWG	Scale:
7-30-2025	Drawn By: SWS	1" = 100'

Seventeenth (17th) Civil District — Greene County, Tn

Culbertson Surveying
P.O. Box 190, Nickelsville VA 24271
(276) 479-3093

Drawing Number
8559

Notes

1. The information shown hereon was obtained from Deed Book 690A, Page 114, Deed Book 356, Page 499 and Deed Book 321 Page 142 as recorded at the Register's Office for Greene County, Tennessee, and a field survey by H5 Land Surveying and Mapping, PLLC in October, 2026.

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

3. This property does not lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community Panel Number 47059C0400D 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 Karen Mathews.

6. The location aspects of the boundary and located features shown hereon this survey were performed using a Trimble S3 Robotic total station and a GNSS RTK system. RTK positional data was observed on or between the date(s) 10-07-2026 through 10-26-2026, utilizing Hennebere 5831 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 it. 0.04'; V 0.06'. 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.

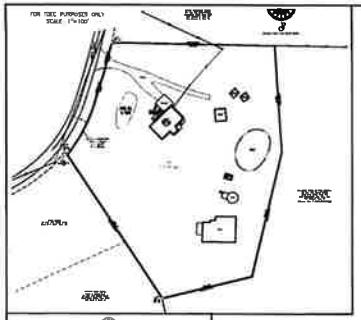
8. Setbacks shall conform to the provisions of the Greene County zoning ordinance and applicable covenants & restrictions, whichever is greater.

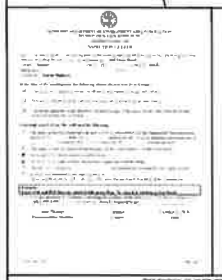
9. There is hereby established an easement area a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of storm water runoff from improvements on each lot. Such standard easement area is in addition to any other structural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

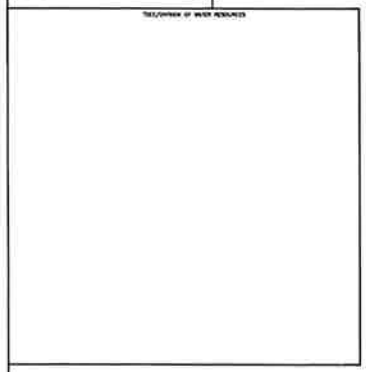
Utility Note

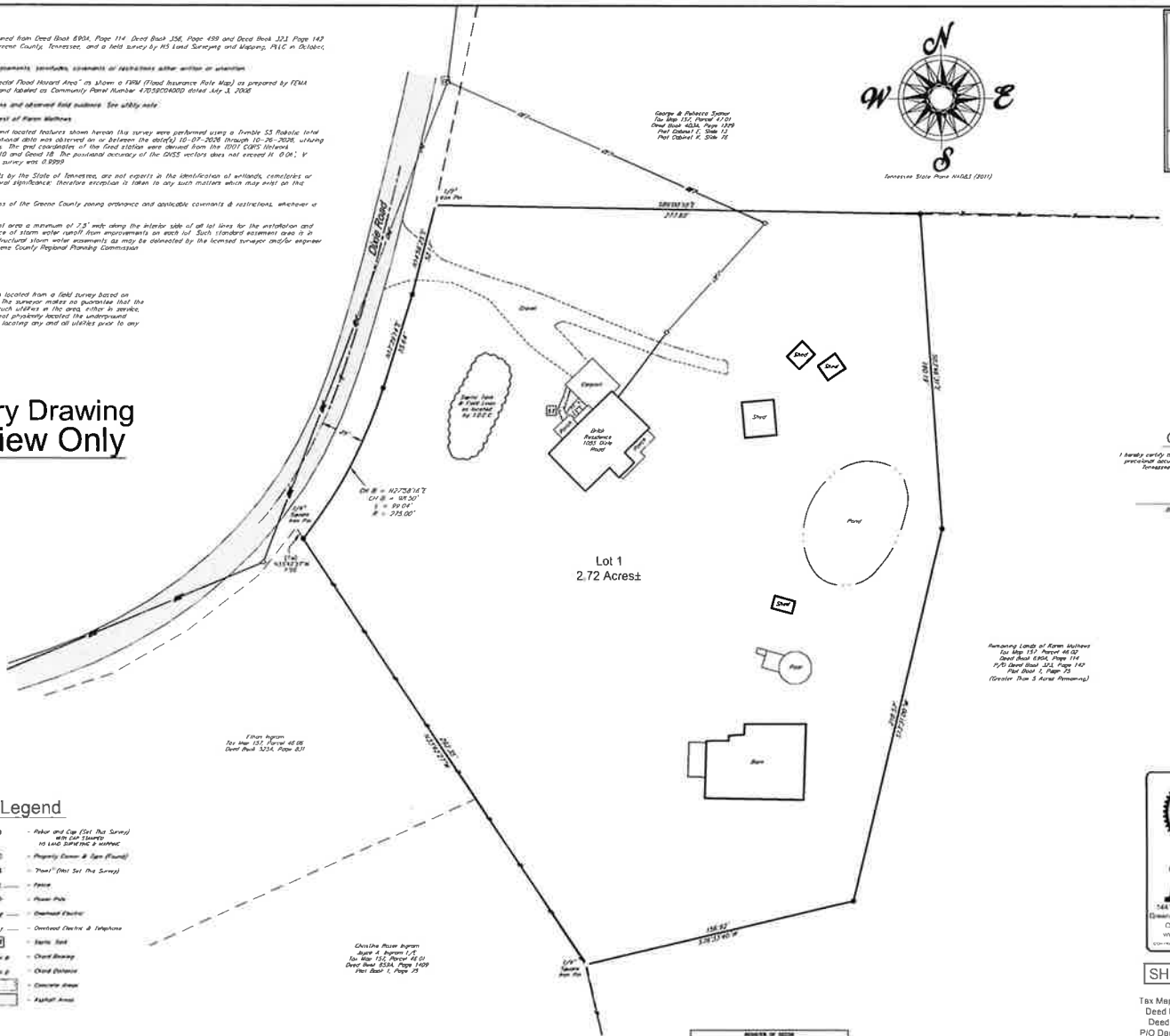
The underground utilities shown have been located from a field survey based on marked locations and observed evidence. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service, private or abandoned. The surveyor has not physically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

Preliminary Drawing
For Review Only











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
- Overhead Electric
- Overhead Electric & Telephone
- Septic Tank
- Chord Bearing
- Chord Distance
- Concrete Areas
- Asphalt Areas

Certification

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

Daniel Hopson - Surveyor
Date: May 04, 2010

H5
144 West Bernard Avenue
Greeneville, Tennessee 37743
Office: 423-638-1589
www.h5surveying.com

FINAL PLAT
Tax Map 157, P/O Parcel 46.02
Deed Book 690A, Page 114
Deed Book 356, Page 499
P/O Deed Book 323, Page 142
Date: October 26, 2026

DIVISION OF A PORTION OF THE KAREN MATHEWS PROPERTY
GREENE COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	2.72±	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	Karen Mathews	CIVIL DISTRICT	2nd
SURVEYOR	Daniel B. Hopson	CLOSURE ERROR	1/10,000

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

CERTIFICATION OF THE APPROVAL OF STREETS

I (Where Certain Lots) [or] (All)

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 (SR) IS NOT OWNERSHIP BY GREENE COUNTY. IT WILL/HAS THIS PLAT REVIEW AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS STATE ROUTE. (NO SIGNATURE REQUIRED)

DATE

GREENE COUNTY HIGHWAY SUPERINTENDENT/AUTHORIZED APPROVER

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 AND DEDICATE TO PUBLIC USE FOREVER 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 I HAVE BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE

SECRETARY, PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PRIVATE WATER SUPPLY/PUBLIC WATER SYSTEM (1) IS AVAILABLE TO THE PROPERTY ON (2) AS SHOWN ON THIS PLAT AND THAT IT HAS BEEN INSTALLED IN SUITABLE MANNER AND ACCORDING TO THE TDEC SPECIFICATIONS, OR (2) THAT A SECURITY BOND IN THE AMOUNT OF $ _____ HAS BEEN POSTED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE

WATER SUPERVISOR

CERTIFICATE OF APPROVAL BY THE GREENEVILLE ENERGY AUTHORITY

THE SIGNATURE BELOW CERTIFIES THAT SUBJECT TO LICENSE FOR GREENEVILLE ENERGY AUTHORITY (GEA) ENTITY'S LINE EXTENSION POLICIES CURRENT AT THE TIME OF APPLICATION FOR SERVICE, ELECTRIC SERVICE IS AVAILABLE TO THIS PLAT. GEA'S LINE EXTENSION POLICIES REQUIRE THAT PAYMENTS BE MADE TO GEA BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS 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 GREENE COUNTY 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

CERTIFICATE OF ACCURACY:

STATE OF TENNESSEE
GREENE COUNTY

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

WITNESS MY HAND AND SEAL THIS 27TH DAY OF OCTOBER, 2026.

Brian T. Bartlett, R.L.S.

TENNESSEE REGISTERED LAND SURVEYOR #1984

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

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)

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 095, PARCEL 103.02.
4. BEING A PORTION OF THE PROPERTY AS DESCRIBED IN DEED BOOK 552A, PAGE 2279.
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 47059C0215D FOR GREENE COUNTY, EFFECTIVE DATE JULY 3, 2006.
6. A DRIVEWAY PERMIT IS REQUIRED TO BE OBTAINED FROM THE GREENE COUNTY HIGHWAY DEPARTMENT PRIOR TO CONSTRUCTION OR MODIFICATION OF A DRIVEWAY OR ENTRANCE TO A COUNTY MAINTAINED ROAD.

STORM WATER/UTILITY EASEMENT STATEMENT:

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

CERTIFICATE OF APPROVAL FOR RECORDING:

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

SECRETARY (DATE)
REGIONAL PLANNING COMMISSION

SETBACK REQUIREMENTS:

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

CERTIFICATE OF APPROVAL OF STREETS:

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

GREENE COUNTY HIGHWAY COMMISSIONER

DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS:

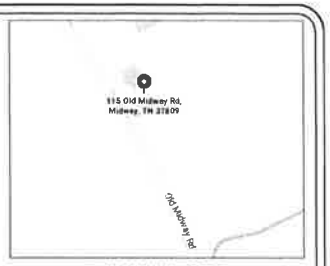
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

CITY OR COUNTY HEALTH OFFICER OR AUTHORIZED REPRESENTATIVE (DATE)

CERTIFICATE OF ELECTRIC SERVICE:

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

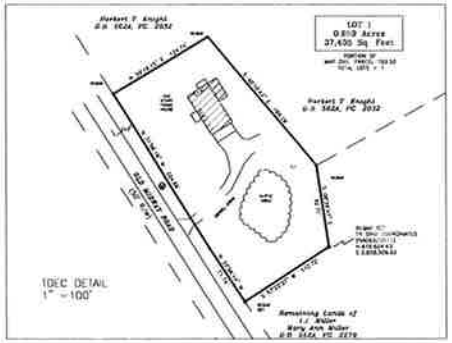
GREENEVILLE ENERGY AUTHORITY (DATE)

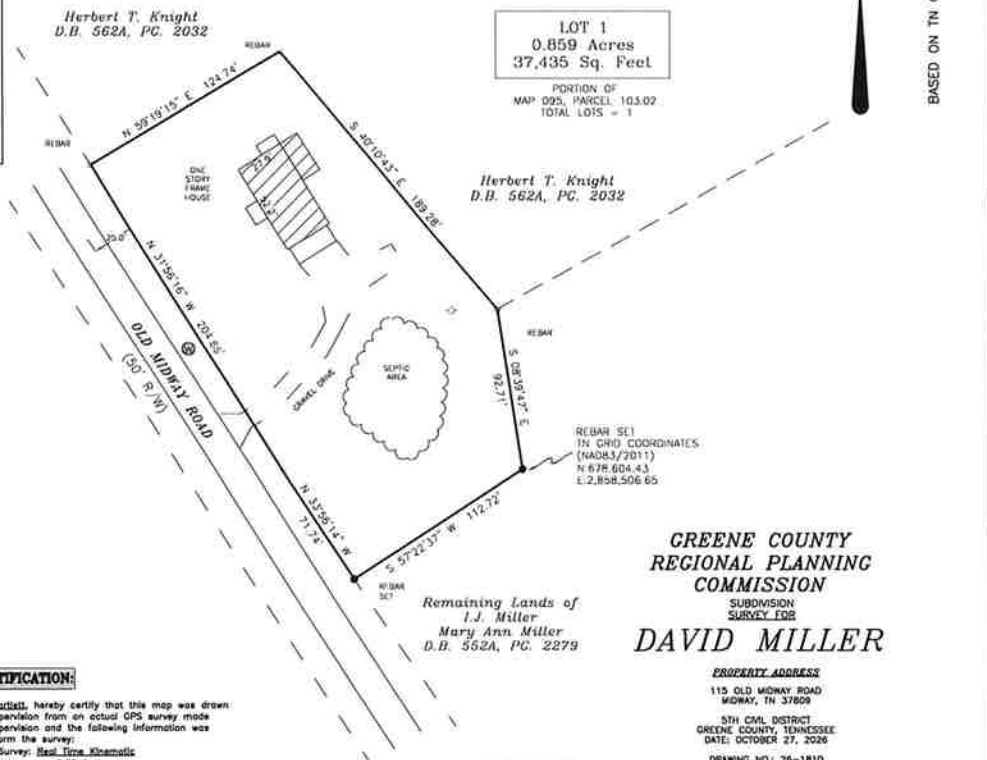


VICINITY MAP
(N.T.S.)

TDEC/DIVISION OF WATER RESOURCES CERTIFICATION:

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
- DROP INLET/CURB INLET
- T—T— OVERHEAD TELEPHONE
- E—E— OVERHEAD ELECTRIC
- —X—X— FENCE

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: OCTOBER 26, 2026
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed Control used: TDOT CORS Network
(f) Geoid model: Geoid12B
(g) Combined Grid factor: 0.9998936

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.

GREENE COUNTY REGIONAL PLANNING COMMISSION

SUBDIVISION
SURVEY FOR

DAVID MILLER

PROPERTY ADDRESS
115 OLD MIDWAY ROAD
MIDWAY, TN 37809

5TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE
DATE: OCTOBER 27, 2026

DRAWING NO.: 26-1810
SCALE: 1"=50'

0' 50' 100' 150'

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

N

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

GENERAL NOTES:

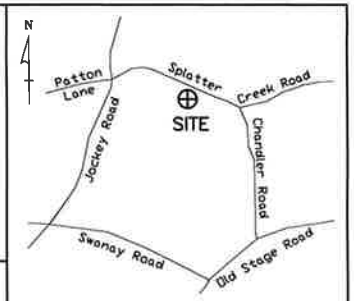
1.) SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.

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

Stormwater/Utility Easement Statement

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

RESERVED FOR REGISTER OF DEEDS



VICINITY MAP
(NOT TO SCALE)

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

THIS RTK GNSS SURVEY WAS PERFORMED USING CARLSON BRx7 DUAL FREQUENCY RECEIVERS AND CARLSON VIKING DUAL FREQUENCY RECEIVERS. THE GEOID MODEL USED IS GEOID18 BASED ON AN OPUS SOLUTION AND THE COMBINED GRID FACTOR IS *0.999903*. ALL DISTANCES ARE REFERENCED TO GROUND. THE PRECISION OF THE MEASUREMENTS DOES NOT EXCEED *0.06'*.

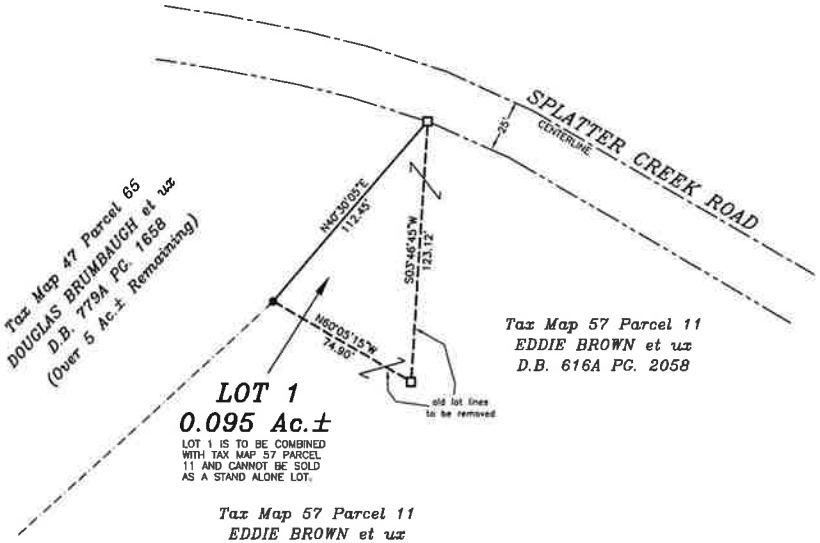
I CERTIFY THAT THE INFORMATION FOR AND ON THIS PLAT WAS OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED TO CATEGORY IV STANDARDS UNDER MY SUPERVISION AND DIRECTION.

ADDRESS OF SUBJECT PROPERTY
SPLATTER CREEK ROAD
LIMESTONE, TN 37681

FLOOD CERTIFICATION
SUBJECT PROPERTY LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.
(FEMA MAP 47059C 0150 D)
EFFECTIVE DATE: JULY 03, 2008

COUNTY ROAD DRIVEWAY PERMIT STATEMENT

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



—FOR REVIEW—

TAX REF.: TAX MAP 47 PORTION OF PARCEL 65
DEED REF.: D.B. 779A PG. 1658

LEGEND

- 1/2" IRON PIN W/AZIMUTH CAP (set this survey)
- ◻ WOODEN FENCE POST

0' 40' 80' 120'

SURVEY OF A PORTION OF THE DOUGLAS BRUMBAUGH et ux PROPERTY

(PROPERTY SURVEY FOR EDDIE BROWN et ux)

15TH CIVIL DISTRICT GREENE CO.,TN

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

SCALE: 1"=40'	DATE: 10/19/2026
JOB NO. 26SU126	DRAWN BY CAD: ADO
FILE LOC. NET	FILE NAME. 26SU126

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I HEREBY CERTIFY(INITIAL):

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

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

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

____ DATE ____ GREENE COUNTY HWY SUPERINTENDENT /AUTHORIZED APPOINTEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER DATE

OWNER DATE

OWNER DATE

OWNER DATE

CERTIFICATE OF ACCURACY

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

OCTOBER 19, 20 26
DATE

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE

SECRETARY, GREENE CO. REGIONAL PLANNING COMMISSION

GREENE COUNTY PLANNING COMMISSION

TOTAL ACRES	0.095 ±	TOTAL LOTS	1
ACRES NEW ROAD	0.00	MILES NEW ROAD	0.00
DEVELOPER	DOUGLAS BRUMBAUGH et ux & EDDIE BROWN et ux	CIVIL DISTRICT	15TH
SURVEYOR	AZIMUTH ENGINEERING	CLOSURE ERROR	1/10,000

Planning Commission Monthly Report

October 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	$ 26,241.00	$ (3,444.00)	-11.60%
October	$ 52,000.00	$ 29,691.00	$ (22,309.00)	-42.90%
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	$132,966.00		

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	68	-15	-18.07%
October	91	73	-18	-19.78%
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	334		

PERMIT BREAKDOWN OCTOBER 2026

Code	Description	September	October
210	Single Family Residence*	14	15
213	Residential Add-On	4	1
212	Off/On Frame Modular*	0	3
231	Double Wide Manufactured	11	10
220	Single Wide Manufactured	2	3
240	Attached Residential Garage	0	0
243	Detached Residential Garage	8	10
243	Detached Accessory Building	5	6
241	Porch	4	3
242	Deck	3	4
241	Carport	4	4
260	Rezoning	1	1
265	Variance	1	2
200	Other	10	10
244	Apartment	0	0
245	Commercial***	1	0
300	Gas	0	1
301	Mechanical	0	0
302	Plumbing	0	0
303	Sign	0	0
	TOTAL	68	73

*also includes any garages, porches and decks

** demotions, roofs, foundation repair 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	$ 500.00	$ (320.00)	-39.02%
October	$ 1,250.00	$ 1,020.00	$ (230.00)	-18.40%
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	$4,120.00		*

*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	6	*(5)*	-45.45%
October	19	16	*(3)*	-15.79%
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	56		*

REFLECTS PAYMENT OF OVERDUE INVOICES FROM PREVIOUS YEARS AND CURRENT INVOICES