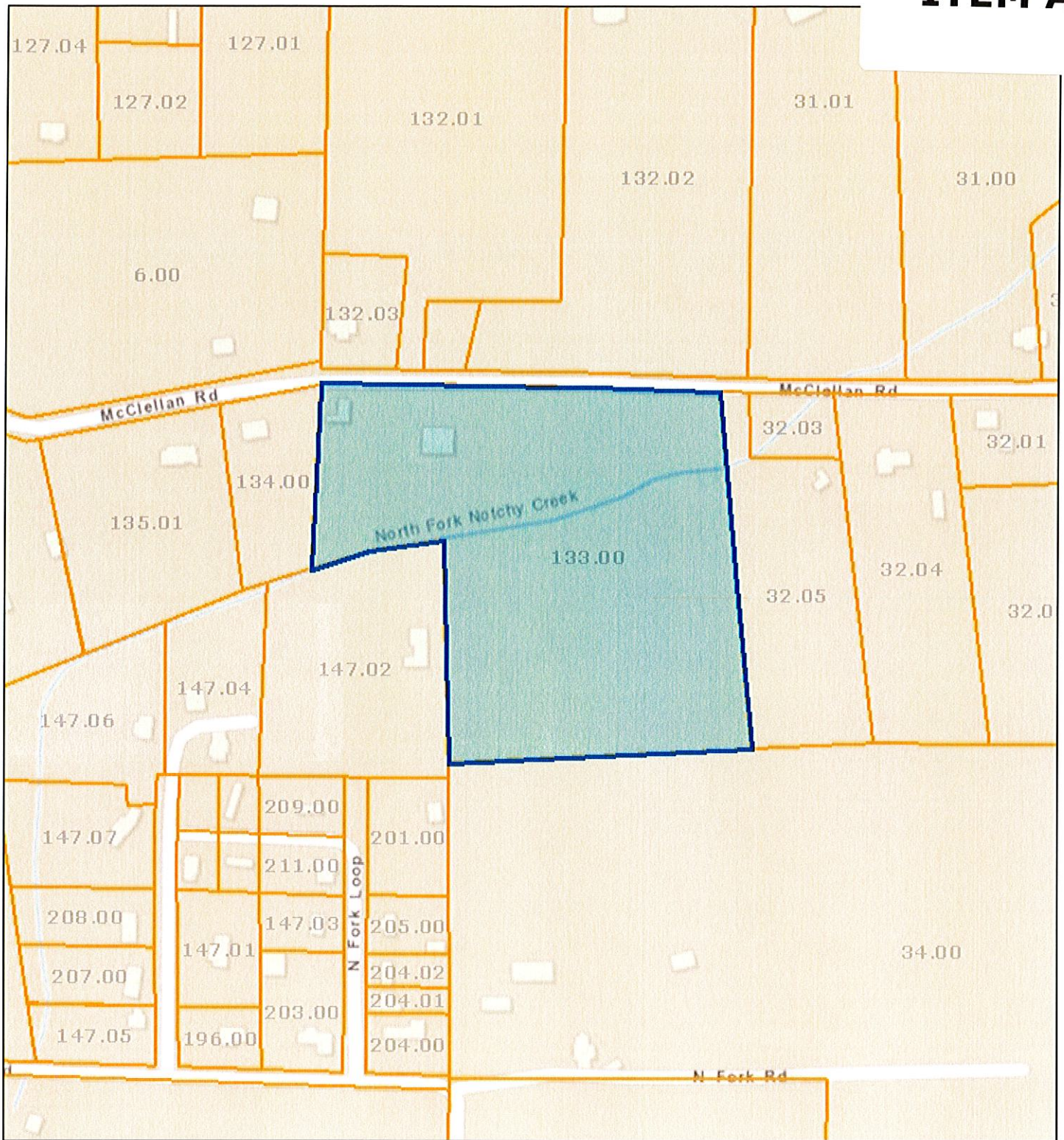


MEMORANDUM

To: Madisonville Regional Planning Commission
From: Laura Smith, Planner
Date: January 13, 2022
Subject: January 18, 2022 Madisonville Regional Planning Commission Agenda

AGENDA
MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall
Board Room
Tuesday, January 18, 2022
5:00 p.m.

- I. Call to Order
- II. Approval of minutes from the December 14, 2021 meeting
- III. Planned Agenda Items
 - A. Subdivision Plat, 3-lots, Jimmy Lee and Mike Lee, McClellan Rd., Tax Map 133, Parcel 076.00, approximately 13.05 acres, *Madisonville Planning Region*;
 - B. Preliminary Plat, 7-lots, Hiwassee Rd., Applicant, Ron Whittaker, C2RL Engineers, Inc., Property Owner, Robert Yentzer, Tax Map 056E, Parcel 013.00, approximately 22 acres, *Madisonville Planning Region*;
 - C. Subdivision Plat, 3-lots, Saffles Lane, Brenda Lee Taylor Tate property, Tax Map 080, Parcel 137.00, approximately 17.2 acres, *Madisonville Planning Region*;
- IV. Other Business
- V. Adjournment



Date: January 13, 2022
County: Monroe
Owner: LEE JIMMY W ETAL
Address: MCCLELLAN RD 166
Parcel Number: 079 133.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2019

TN Comptroller - DPA
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
State of Tennessee, Comptroller of the Treasury, Department of Property

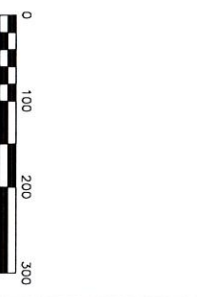
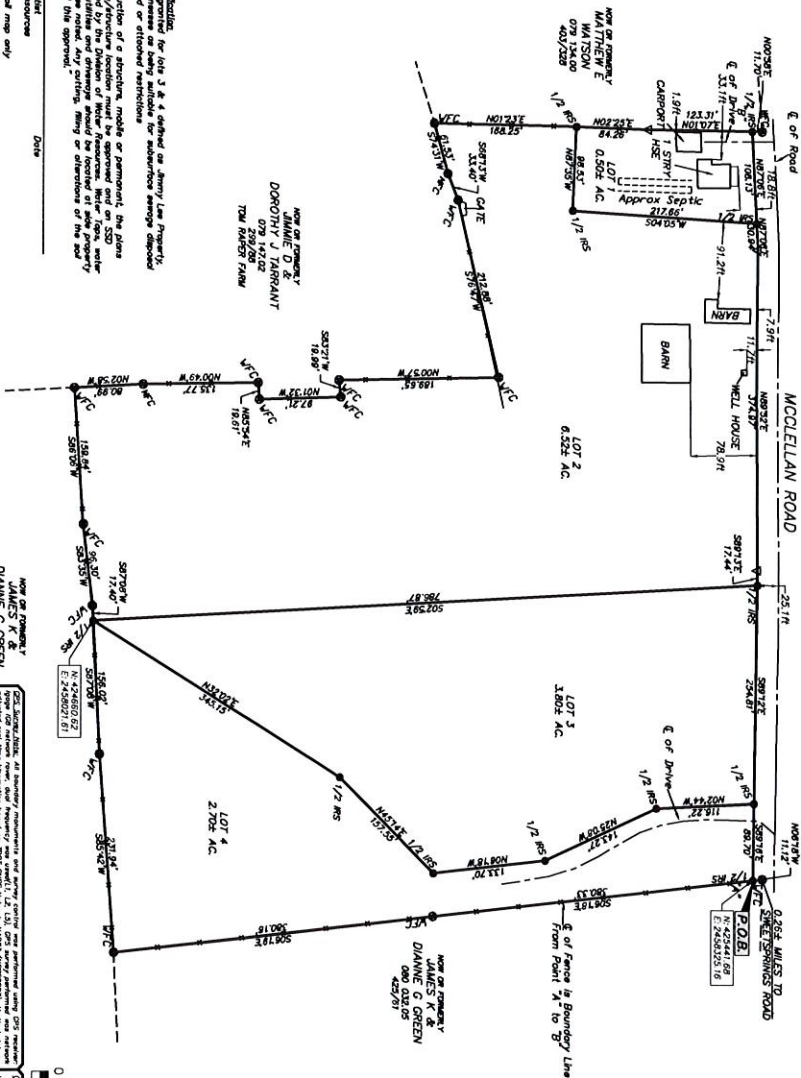
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

ITEM A



VICINITY MAP

FINAL PLAT FOR:
LOTS 1-4, JIMMY LEE PROPERTY
 TOTAL AREA = 13.522 ACRES



GENERAL NOTES:

1. Easements shown on this plat are shown in accordance with the plat.
2. Utility and drainage easements are shown adjacent to all road easements.
3. A 10' utility and drainage easement is shown adjacent to all road easements.
4. A 10' utility and drainage easement is shown adjacent to all road easements.
5. A 10' utility and drainage easement is shown adjacent to all road easements.
6. A 10' utility and drainage easement is shown adjacent to all road easements.
7. A 10' utility and drainage easement is shown adjacent to all road easements.
8. A 10' utility and drainage easement is shown adjacent to all road easements.
9. A 10' utility and drainage easement is shown adjacent to all road easements.
10. A 10' utility and drainage easement is shown adjacent to all road easements.

GENERAL INFORMATION OF OWNERSHIP AND DESCRIPTION:

This plat is a subdivision of the land described in the plat for the purpose of subdividing the land into four lots. The land is located in the County of Madison, Tennessee, and is bounded by the following:

- North: MoCellan Road
- East: Creek
- South: Boundary Line from Part 1 to 8
- West: Boundary Line

GENERAL INFORMATION OF EXISTING STREET:

The existing street shown on this plat is MoCellan Road. The street is shown in accordance with the plat and is shown in accordance with the plat.

GENERAL INFORMATION OF ELECTRICITY, UTILITIES, AND SEWERAGE:

The utility lines shown on this plat are shown in accordance with the plat and are shown in accordance with the plat.

GENERAL INFORMATION OF APPROVAL, FOR RECORDING:

This plat is a subdivision of the land described in the plat for the purpose of subdividing the land into four lots. The land is located in the County of Madison, Tennessee, and is bounded by the following:

EXHIBIT A: CERTIFICATE OF ACCURACY OF SURVEY:

I, the undersigned, being a duly licensed and qualified surveyor, have surveyed the above described land and have found that the same is correctly and accurately shown on the above described plat in accordance with the specifications of the International Boundary Commission.

EXHIBIT B: CERTIFICATE OF EXISTING STREET:

The existing street shown on this plat is MoCellan Road. The street is shown in accordance with the plat and is shown in accordance with the plat.

EXHIBIT C: CERTIFICATE OF ELECTRICITY, UTILITIES, AND SEWERAGE:

The utility lines shown on this plat are shown in accordance with the plat and are shown in accordance with the plat.

EXHIBIT D: CERTIFICATE OF APPROVAL, FOR RECORDING:

This plat is a subdivision of the land described in the plat for the purpose of subdividing the land into four lots. The land is located in the County of Madison, Tennessee, and is bounded by the following:

EXHIBIT E: CERTIFICATE OF APPROVAL, FOR RECORDING:

This plat is a subdivision of the land described in the plat for the purpose of subdividing the land into four lots. The land is located in the County of Madison, Tennessee, and is bounded by the following:

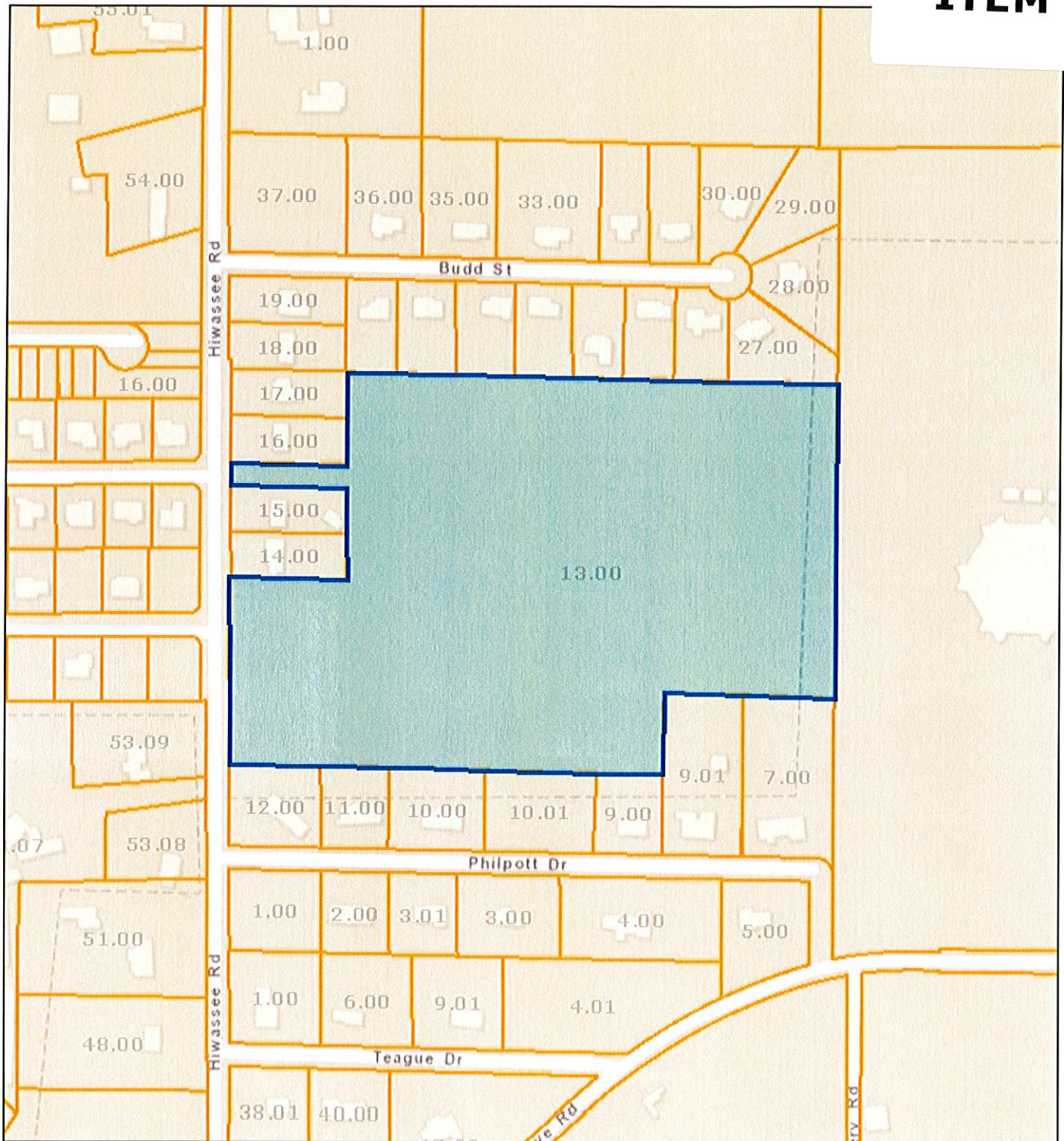
EXHIBIT F: CERTIFICATE OF APPROVAL, FOR RECORDING:

This plat is a subdivision of the land described in the plat for the purpose of subdividing the land into four lots. The land is located in the County of Madison, Tennessee, and is bounded by the following:

| | | | |
|---|--|---|--|
| <p>CHRISTIAN M. WIDDERS REGISTERED SURVEYOR, No. 15215 1000 N. W. 10th St., Okla. City, Okla. 73107 Phone: (405) 233-1111</p> | | <p>JIMMY WAYNE LEE & MICHAEL STEVEN LEE FINAL PLAT OF LOTS 1-4, JIMMY LEE PROPERTY, TAX ID # 008 13300 CITY OF MADISONVILLE, 3RD CIVIL DISTRICT, MADISON COUNTY, TENNESSEE</p> | |
| <p>DATE: 11/21/2010 TIME: 1:00 PM SCALE: 1"=100'</p> | <p>DATE: 11/21/2010 TIME: 1:00 PM SCALE: 1"=100'</p> | <p>DATE: 11/21/2010 TIME: 1:00 PM SCALE: 1"=100'</p> | <p>DATE: 11/21/2010 TIME: 1:00 PM SCALE: 1"=100'</p> |

Monroe County - Parcel: 056E A 013.00

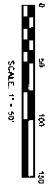
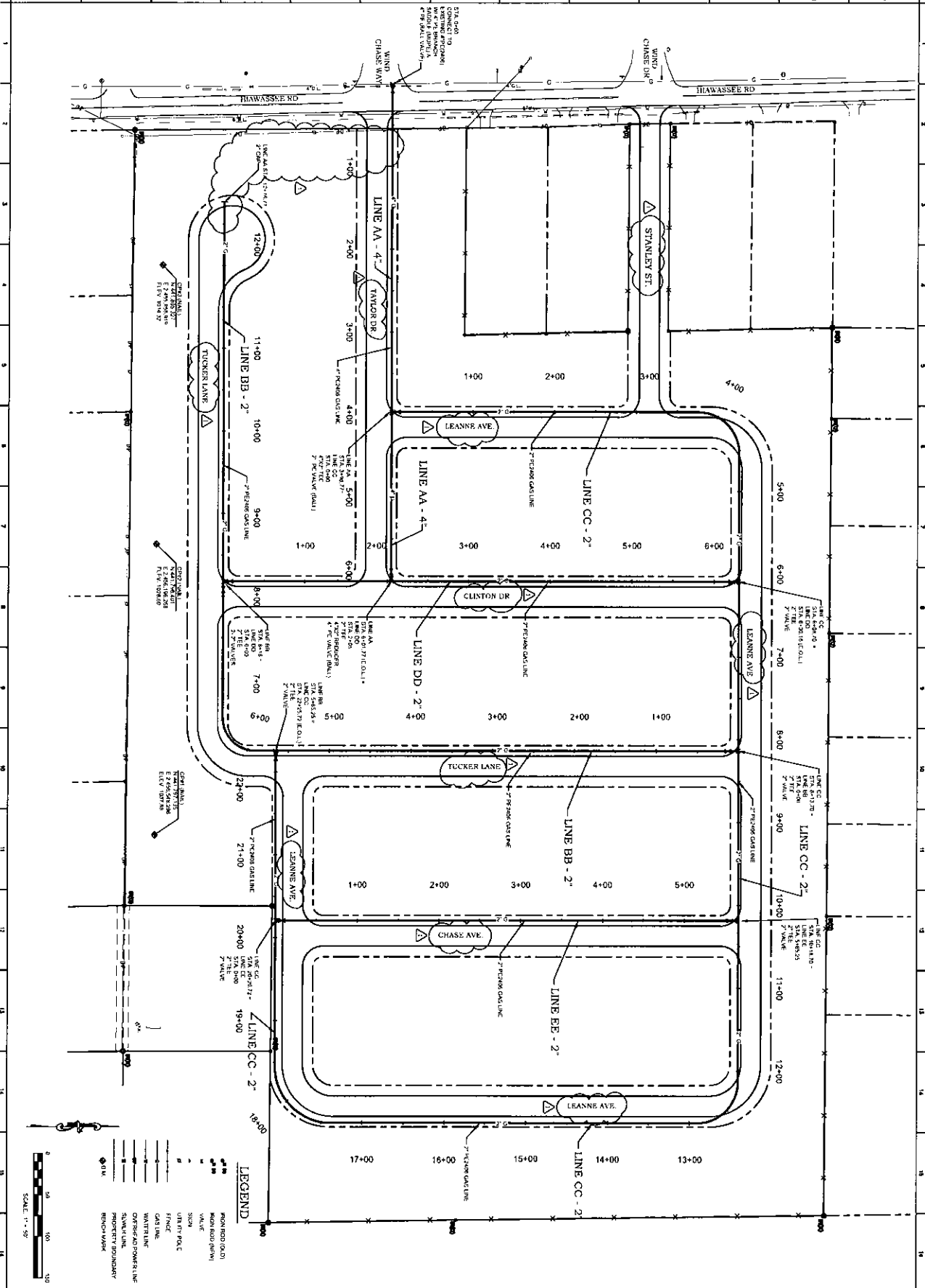
ITEM B



Date: January 13, 2022
County: Monroe
Owner: YENTZER ROBERT
Address: HIWASSEE RD
Parcel Number: 056E A 013.00
Deeded Acreage: 22.09
Calculated Acreage: 0
Date of Imagery: 2019

TN Comptroller - DPA
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
State of Tennessee, Comptroller of the Treasury, Department of Property

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



LEGEND

| | |
|--------------------------------------|---------------------|
| Symbol | Description |
| Circle with cross | MONROE (G.O.) |
| Circle with dot | MONROE (S.W.) |
| Circle with horizontal lines | VALVE |
| Circle with vertical lines | SCAM |
| Circle with diagonal lines | UTILITY POLE |
| Circle with horizontal lines and dot | CAST LINE |
| Circle with vertical lines and dot | WAITERLINE |
| Circle with diagonal lines and dot | OVERHEAD POWER LINE |
| Circle with horizontal lines and dot | SLURRY LINE |
| Circle with vertical lines and dot | PROPERTY BOUNDARY |
| Circle with diagonal lines and dot | PROPOSED WORK |

C1.11

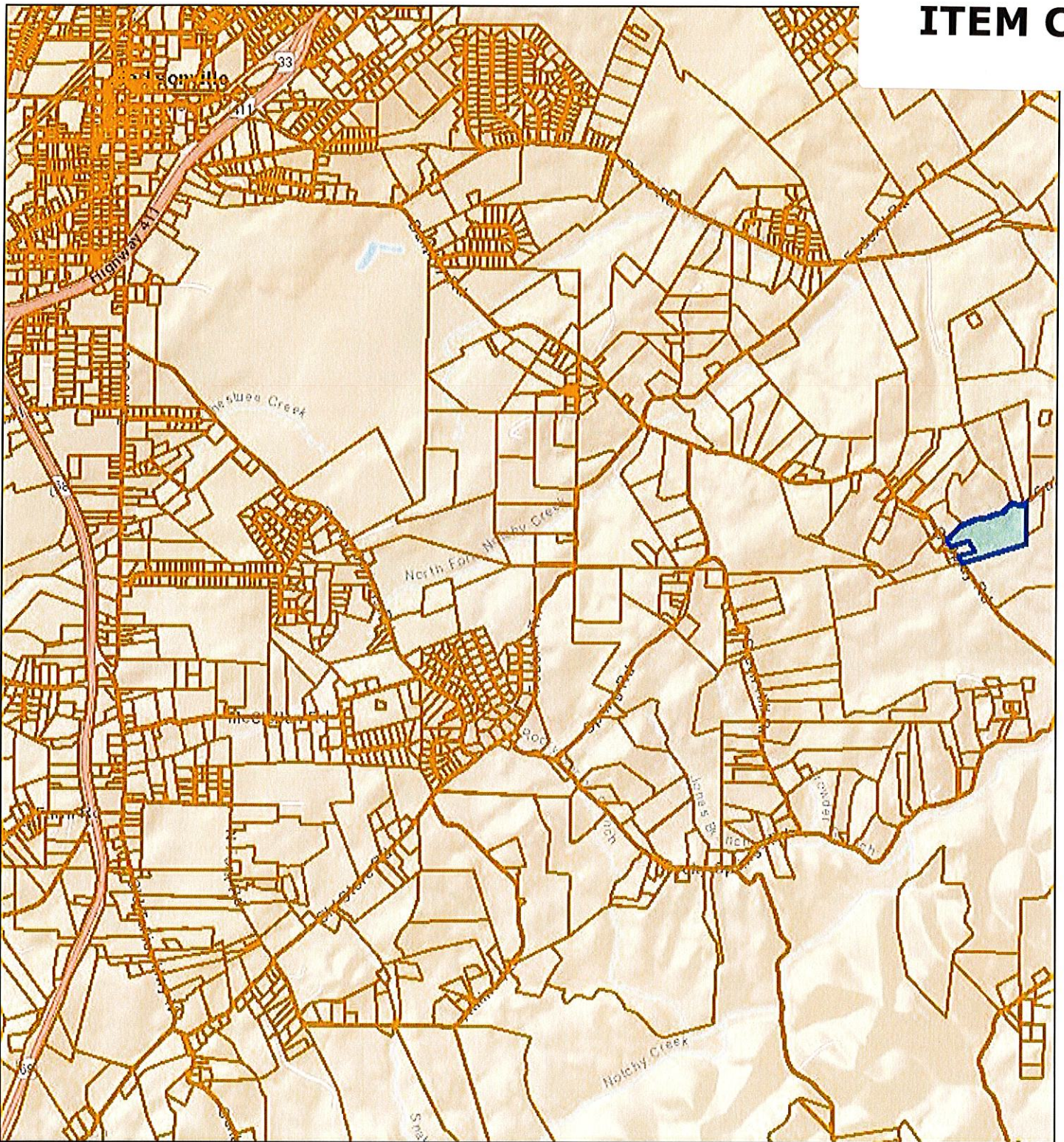
FOR REVIEW ONLY

Little Tree Estates
 Nashville, Tennessee
 East Coast Trucking
 Shippensburg, PA
 Gas Lines Site Plan

| REVISIONS | DATE |
|-----------|------|
| | |
| | |
| | |
| | |

C2RL, INC
 engineers

240 W. Bessmer Street, Alcoa, TN 37701
 ph: 665.980.3500 fax: 665.980.3555



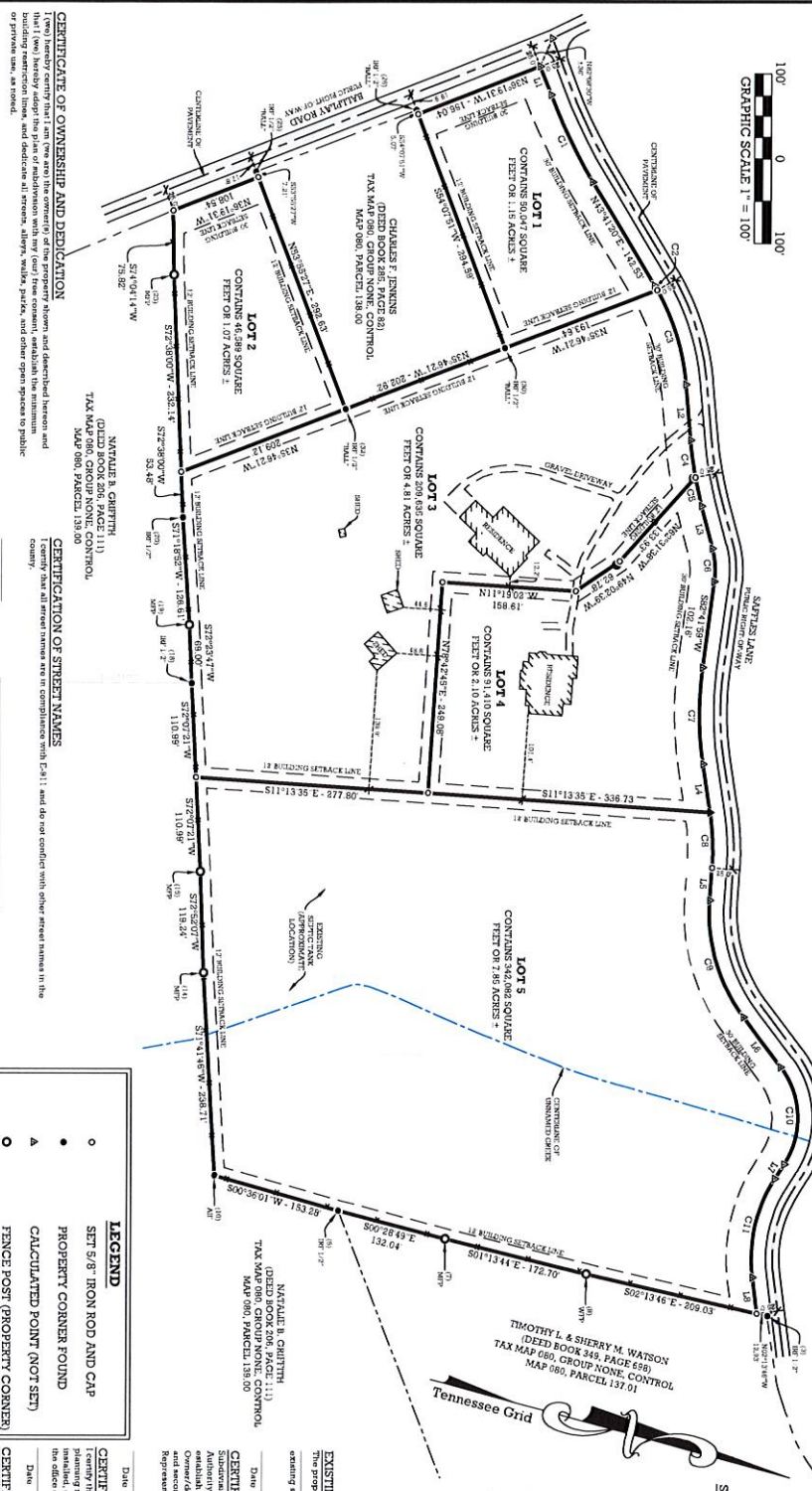
Date: December 21, 2021
County: Monroe
Owner: TATE BRENDA LEE TAYLOR
Address: SAFFLES LN 110
Parcel Number: 080 137.00
Deeded Acreage: 0
Calculated Acreage: 17.2
Date of Imagery: 2019

TN Comptroller - DPA
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,
Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),
NGCC, (c) OpenStreetMap contributors, and the GIS User Community
State of Tennessee, Comptroller of the Treasury, Department of Property

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Final Plat of the Tate Property

Showing a Subdivision of the Property Described in Deed Book 402, Page 729 ~ Parcel of Land Lying in the Third Civil District of Monroe County, Tennessee



SURVEYOR'S NOTES

1. PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT. PROPERTY SUBJECT TO ANY ADDITIONAL EASEMENTS OR RIGHTS OF WAY, PUBLIC, PRIVATE, OR UTILITY, EITHER WRITTEN OR IMPLIED, WHICH MAY EXIST.
2. UTILITIES SHOWN FROM FIELD EVIDENCE (EVIDENT ABOVE GROUND UTILITIES), NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND UTILITIES.
3. PROPERTY ADDRESS IS 180 SAFFLES LANE, MADISONVILLE, TENNESSEE 37354.
4. THE OWNERS HEREBY IS LOCATED IN FLOOD ZONE "X" PER FEMA FLOOD MAPS 47120J180D 47120J180D, 47120J280D AND 47120J280D, EFFECTIVE FEBRUARY 3, 2010.
5. FIELD WORK WAS PERFORMED NOVEMBER 28, 2021.
6. A S UTILITY AND DEVALANCE EASEMENT EXISTS ON FRONT AND SIDE LOT LINES. A 10 UTILITY AND DEVALANCE EASEMENT EXISTS ON REAR LOT LINES.
7. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT - 30' SIDES - 12' REAR - 12'

OWNER: BRENDA LEE TAYLOR FAYE
(DEED BOOK 402, PAGE 729)

OWNER'S ADDRESS: 180 SAFFLES LANE, MADISONVILLE, TENNESSEE 37354

TAX MAP 080, GROUP NONE, CONTROL MAP 080, PARCELS 137.00

CERTIFICATE OF OWNERSHIP AND DEDICATION

(Two) hereby certify that we are the owners of the property shown and described herein, and that (one) hereby designates the plan of subdivision with any (one) (two) consent, establish the minimum lot area, street location, and dedication of streets, alleys, walks, parks, and other open spaces to public or private use, as shown.

CERTIFICATE OF APPROVAL FOR RECORDING

This subdivision is approved for recording by the County Planning Commission, Monroe County, Tennessee, on this _____ day of _____, 2021. The plat is approved for recording in the office of the County Register.

Secretary, Monroe County Planning Commission

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| CHUTE # | LENGTH | WIDTH | DITCH | CHUTE DIRECTION | CHUTE LENGTH |
|---------|--------|--------|-------|-----------------|--------------|
| C1 | 114.46 | 638.47 | 10.27 | N47°49'28"E | 114.50 |
| C2 | 6.43 | 270.00 | 1.36 | N44°22'14"E | 6.43 |
| C3 | 117.25 | 270.00 | 2.88 | N37°29'24"E | 118.33 |
| C4 | 44.03 | 460.00 | 5.48 | N67°11'28"E | 44.01 |
| C5 | 31.13 | 460.00 | 4.25 | N62°18'23"E | 34.12 |
| C6 | 38.27 | 100.00 | 22.90 | N71°35'59"E | 38.02 |
| C7 | 114.33 | 400.00 | 16.38 | N74°30'40"E | 113.94 |
| C8 | 65.33 | 290.00 | 12.69 | N72°40'01"E | 65.19 |
| C9 | 146.66 | 205.00 | 40.98 | N59°30'58"E | 144.55 |
| C10 | 121.61 | 100.00 | 69.88 | N72°51'35"E | 114.25 |
| C11 | 121.90 | 172.00 | 39.88 | N67°42'22"E | 119.35 |

| LINE # | DIRECTION | DISTANCE |
|--------|-------------|----------|
| L1 | N53°37'38"E | 33.84 |
| L2 | N69°59'57"E | 86.60 |
| L3 | N67°11'31"E | 51.85 |
| L4 | N66°19'23"E | 57.48 |
| L5 | N79°00'03"E | 36.37 |
| L6 | N59°11'11"E | 73.62 |
| L7 | S72°16'07"E | 18.69 |
| L8 | N67°49'19"E | 42.82 |

LEGEND

- SET 5/8" IRON ROD AND CAP
- PROPERTY CORNER FOUND
- ▲ CALCULATED POINT (NOT SET)
- FENCE POST (PROPERTY CORNER)
- UTILITY POLE
- IRON ROD FOUND
- METAL FENCE POST
- WOOD FENCE POST
- ANGLE IRON FOUND
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY LINE
- OVERHEAD UTILITY LINE
- CENTRIANLINE OF CREEK

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