

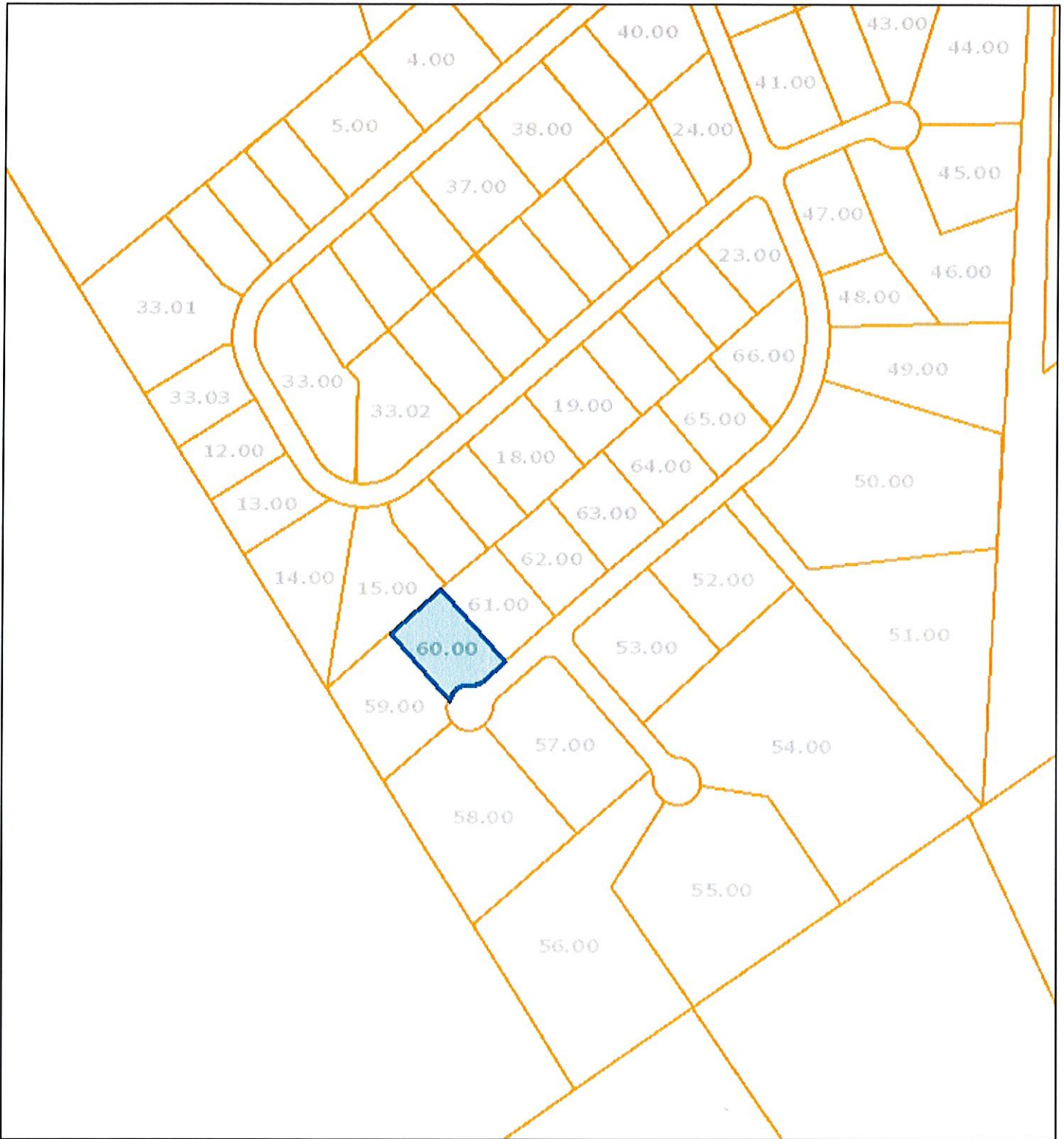
MEMORANDUM

To: Madisonville Regional Planning Commission
From: Laura Smith, Planner
Date: July 14, 2022
Subject: July 19, 2022 Madisonville Regional Planning Commission Agenda

AGENDA
MADISONVILLE REGIONAL
PLANNING COMMISSION
Madisonville City Hall
Board Room
Tuesday, July 19, 2022
Immediately following the BZA

- I. Call to Order
- II. Approval of minutes from the June 21, 2022, meeting
- III. Planned Agenda Items
 - A. Subdivision Plat, 3-lots, Property Owners, Cory Mills and Don Schrock, Southern Hills, Dr., Tax Map 057N, Group C, Parcels 59.0, 60.0, and 61.0, approximately 2.56 acres, Madisonville Planning Region;
- IV. Other Business
- V. Adjournment

Monroe County - Parcel: 057N C 060.00



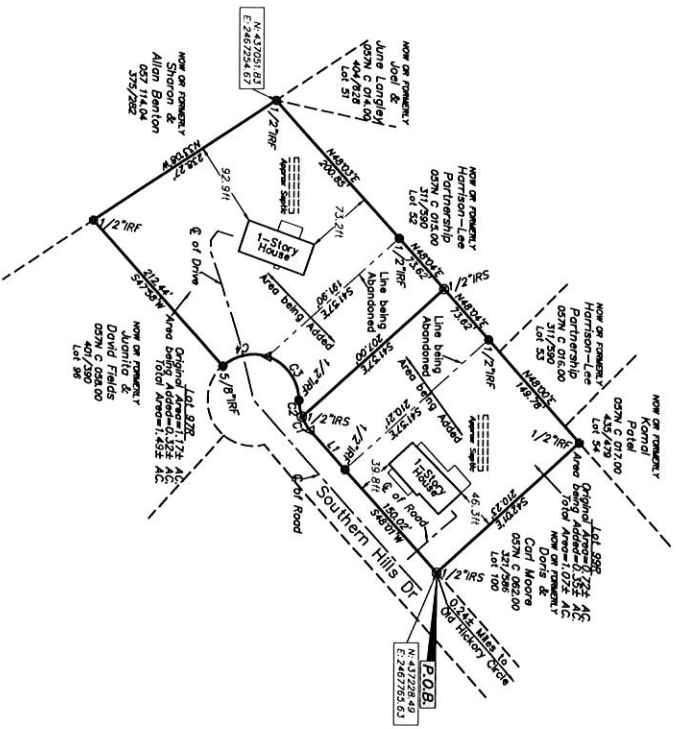
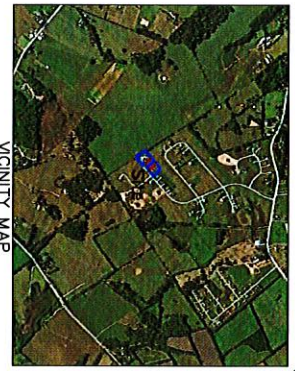
Date: July 12, 2022
County: Monroe
Owner: SCHROCK DON ETUX FRANCENE R
Address: SOUTHERN HILLS DR
Parcel Number: 057N C 060.00
Deeded Acreage: 0.68
Calculated Acreage: 0
Date of Imagery: 2019

State of Tennessee, Comptroller of the Treasury, Department of Property Assessment (DPA) – Geographic Services

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.



FINAL PLAT FOR:
LOTS 97 REVISED & 99 REVISED SOUTHERN HILLS, PHASE II
 TOTAL AREA = 2.56± ACRES



Surveyor's Notice:
 1. Front (CD) feet, Page (79) feet, Side (110) feet
 2. Reference: A. Deed Book 367, Page 2077
 B. Deed Book 342, Page 2026
 C. Deed Book 342, Page 2026
 D. Plat Book 7, Page 186

3. A 1/2" utility and drainage easement is reserved adjacent to all road right-of-way lines shown on this plat.
 4. Review of the Federal Emergency Management Agency Flood Insurance rate maps with community-plan number 4212001650, dated 02/03/2010, shows that the subject property is in a flood hazard zone.
 5. Water by Moultrieville Utilities, sewer by Moultrieville Sewer System.
Existing Septic System Certificate:
 The existing septic system(s) is/are located as shown on the plat. The plat is based on a survey of the land on which the septic system is located, and the plat is based on the best of my knowledge the septic system is in proper working order on this date and the septic system(s) is/are contained within the boundary of the individual lot(s).
 Date _____
 Owner _____

Declaration of Absence of Existing Public Sewer:
 I, the undersigned, a duly licensed Professional Engineer, have examined the plat and the site of the proposed public sewer system with the view to its location directly off on the public road in accordance to applicable local and state laws and regulations. I have determined that the proposed sewer system is in accordance with the applicable local and state laws and regulations.
 Date _____
 Public Sewer System Official _____

CERTIFICATION OF OWNERSHIP AND DEDICATION:
 This is to certify that the owner(s) of the property shown and dedicated to the public use of streets, utility, water, sewer or other public ways and open space to public or private use as noted.
 Date _____
 Date Owner _____

CERTIFICATION OF STREETS:
 I, the undersigned, a duly licensed Professional Engineer, have examined the plat and the site of the proposed streets, utility, water, sewer or other public ways and open space to public or private use as noted. I have determined that the proposed streets, utility, water, sewer or other public ways and open space to public or private use as noted are in accordance with the applicable local and state laws and regulations.
 Date _____
 Local Health Authority _____

CERTIFICATION OF STREET NAMES:
 I, the undersigned, a duly licensed Professional Engineer, have examined the plat and the site of the proposed streets, utility, water, sewer or other public ways and open space to public or private use as noted. I have determined that the proposed streets, utility, water, sewer or other public ways and open space to public or private use as noted are in accordance with the applicable local and state laws and regulations.
 Date _____
 Local Health Authority _____

CERTIFICATION OF ELECTRIC LINES:
 I, the undersigned, a duly licensed Professional Engineer, have examined the plat and the site of the proposed electric lines, utility, water, sewer or other public ways and open space to public or private use as noted. I have determined that the proposed electric lines, utility, water, sewer or other public ways and open space to public or private use as noted are in accordance with the applicable local and state laws and regulations.
 Date _____
 E-911 Coordinator _____

CERTIFICATION OF APPROVAL FOR RECORDING:
 I, the undersigned, a duly licensed Professional Engineer, have examined the plat and the site of the proposed streets, utility, water, sewer or other public ways and open space to public or private use as noted. I have determined that the proposed streets, utility, water, sewer or other public ways and open space to public or private use as noted are in accordance with the applicable local and state laws and regulations.
 Date _____
 District Company Representatives _____

CERTIFICATION OF ACCURACY:
 I, the undersigned, a duly licensed Professional Engineer, have examined the plat and the site of the proposed streets, utility, water, sewer or other public ways and open space to public or private use as noted. I have determined that the proposed streets, utility, water, sewer or other public ways and open space to public or private use as noted are in accordance with the applicable local and state laws and regulations.
 Date _____
 Secretary, Monroe County Planning Commission _____

Line	Beginning	Ending	Distance
1	0+00	0+100	100.00
2	0+100	0+200	100.00
3	0+200	0+300	100.00
4	0+300	0+400	100.00
5	0+400	0+500	100.00
6	0+500	0+600	100.00
7	0+600	0+700	100.00
8	0+700	0+800	100.00
9	0+800	0+900	100.00
10	0+900	1+000	100.00

CERTIFICATION FOR SUBDIVISION SURVEY:
 I, the undersigned, a duly licensed Professional Engineer, have examined the plat and the site of the proposed streets, utility, water, sewer or other public ways and open space to public or private use as noted. I have determined that the proposed streets, utility, water, sewer or other public ways and open space to public or private use as noted are in accordance with the applicable local and state laws and regulations.
 Date _____
 Surveyor _____

CHRISTIAN M. MEDDERS
 REGISTERED LAND SURVEYOR
 INCORPORATED IN THE STATE OF TENNESSEE
 No. 12175-1-1481, www.christianmmedders.com
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CORY MILLS & DON SCHROCK
 FINAL PLAT OF LOTS 97 REVISED & 99 REVISED, SOUTHERN HILLS, PHASE II
 TAX ID: 027N C 99, 60, & 81, 3RD CIVIL DISTRICT, MONROE COUNTY, TENNESSEE

RECORDING INFORMATION:
 FILED IN: 027N C 99, 60, & 81
 DATE: 07/17/22
 TIME: 2:21:39 PM
 COUNTY: MONROE COUNTY, TENNESSEE
 OFFICE: 1000 W. MAIN ST., MONROE, TN 38851
 PHONE: (615) 734-1111
 FAX: (615) 734-1112

PLAT INFORMATION:
 SHEET: 1 OF 1
 DATE: 07/17/22
 TIME: 2:21:39 PM
 COUNTY: MONROE COUNTY, TENNESSEE
 OFFICE: 1000 W. MAIN ST., MONROE, TN 38851
 PHONE: (615) 734-1111
 FAX: (615) 734-1112

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