

# MEMORANDUM

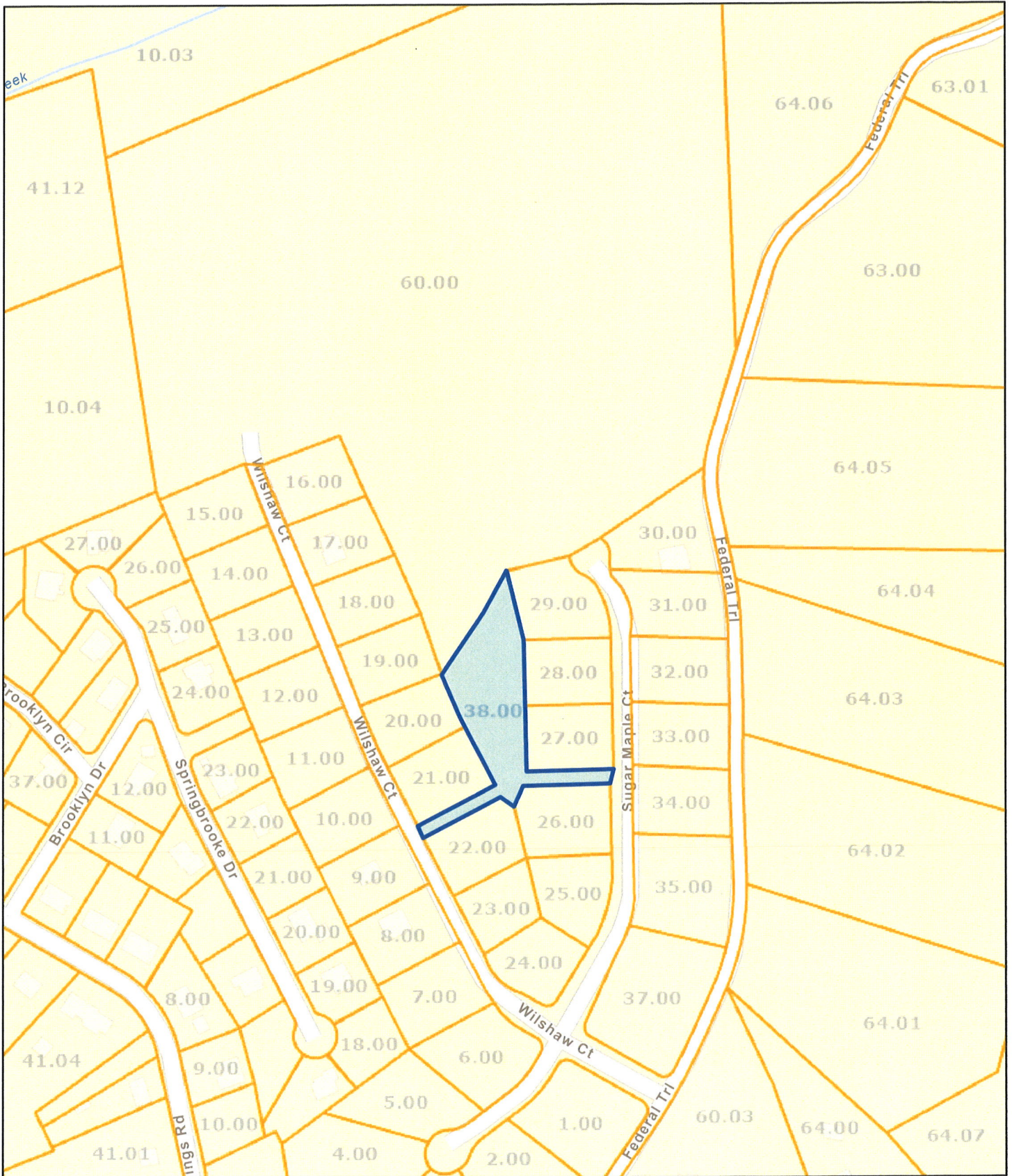
**To:** Madisonville Regional Planning Commission  
**From:** Laura Smith, Planner  
**Date:** February 14, 2023  
**Subject:** February 21, 2023, Madisonville Regional Planning Commission Agenda

**AGENDA  
MADISONVILLE REGIONAL  
PLANNING COMMISSION  
Madisonville City Hall  
Board Room  
Tuesday, February 21, 2023  
5:00 p.m.**

- I. Call to Order
- II. Approval of minutes from the January 17, 2023, meeting
- III. Planned Agenda Items
  - A. Subdivision Plat, 2 lots, Applicant, Michael Ogle, Property Owner, Bruce Henry, Wilshaw Meadows, Wilshaw Court and Sugar Maple Court, Tax Map 080G Group A, Parcel 038.0, homeowners association and Parcel 60.0, approx. 30.0 acres, *Madisonville Planning Region*;
  - B. Site Plan, Monroe County Friends of Animals, Applicant and Property Owner, Monroe County Friends of Animals, Kefauver Lane, Tax Map 067 Parcel 212.09, C-3, Highway Business District, approximately 3.27 acres;
  - C. Discussion request of Isbill Rd., Marde Soutullo,
- IV. Other Business
- V. Adjournment

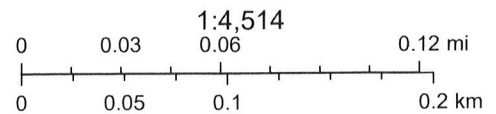
Monroe County - Parcel: 080G A 038.00

Item A



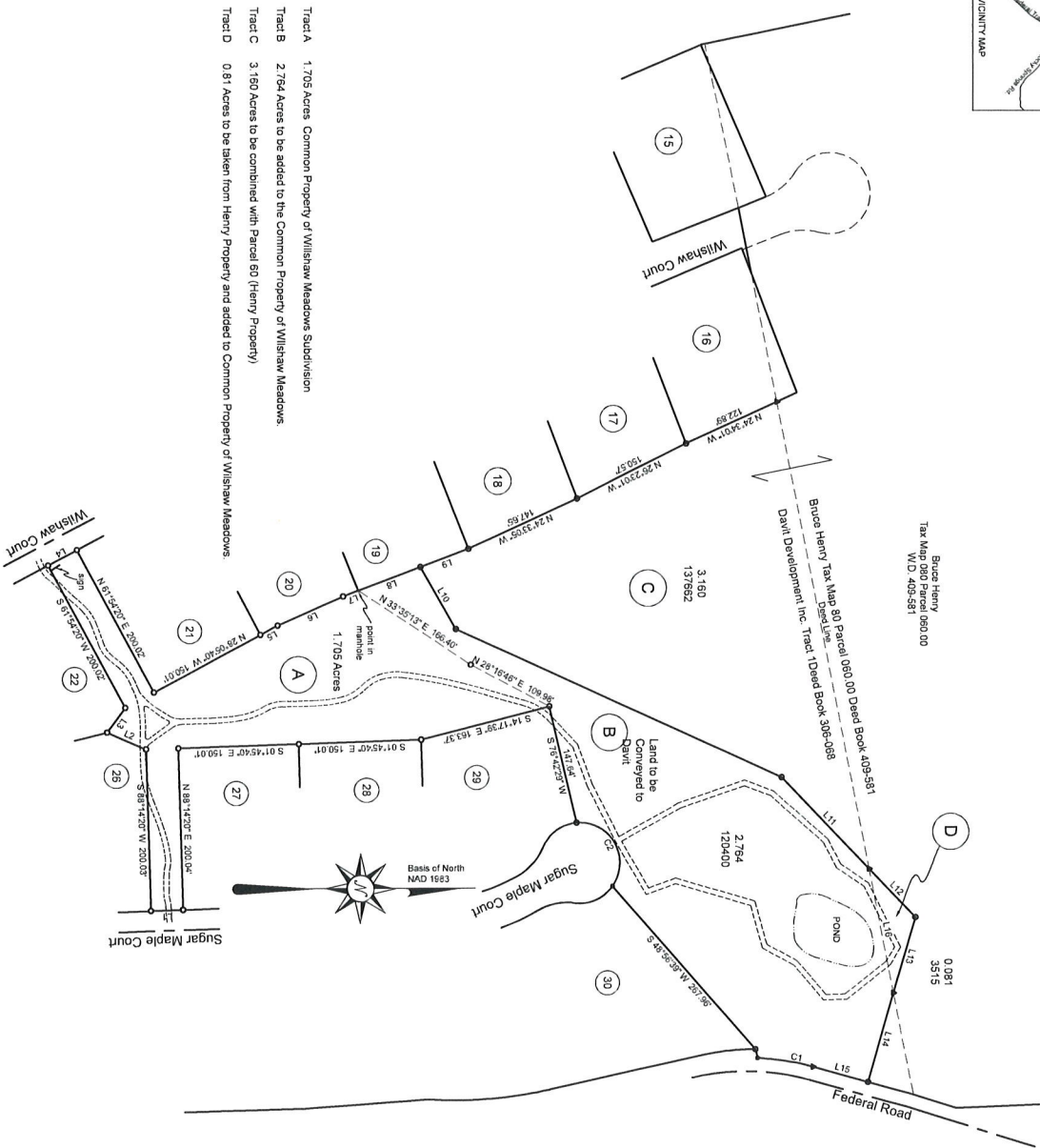
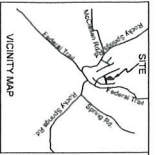
Date: February 14, 2023

County: Monroe  
Owner: DAVIT DEVELOPMENT INC  
Address: SUGAR MAPLE COURT  
Parcel Number: 080G A 038.00  
Deeded Acreage: 0  
Calculated Acreage: 1.6



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The property lines are compiled from information maintained by your local



Tract A 1.705 Acres, Common Property of Wishaw Meadows Subdivision  
 Tract B 2.764 Acres to be added to the Common Property of Wishaw Meadows.  
 Tract C 3.160 Acres to be combined with Parcel 60 (Henry Property)  
 Tract D 0.81 Acres to be taken from Henry Property and added to Common Property of Wishaw Meadows

**LEGEND**

- These standard symbols will be found in the drawing
- 1/2" RFI Iron Rod Found
  - 1/2" RFS Iron Rod Set
  - ⊕ I.P.F. Pipe Found
  - △ point not monumented
- W.D. Warranty Deed  
 R.B. Record Book  
 --- Centerline of Road  
 - - - - - Gravel Path

- Notes:
1. There is a 5' utility and drainage easement along all interior lot lines and a 10' utility and drainage easement along the front and rear lot lines.
  2. Sublot from private easement per zoning.
  3. Sublot from private easement per zoning.
  4. In accordance with Deed Book 409-581 and 409-582 the common areas shall be divided and utility access.
  5. Common areas serve as drainage and utility access.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| 1    | S 51°14'00" E | 42.00'   |
| 2    | N 89°59'00" W | 10.00'   |
| 3    | N 54°30'00" W | 37.48'   |
| 4    | N 58°05'00" W | 40.00'   |
| 5    | N 57°42'00" W | 88.61'   |
| 6    | N 57°42'00" W | 88.61'   |
| 7    | N 51°53'00" W | 119.70'  |
| 8    | N 57°42'00" W | 63.66'   |
| 9    | N 57°42'00" W | 63.66'   |
| 10   | N 60°17'00" E | 88.41'   |
| 11   | N 57°42'00" W | 147.68'  |
| 12   | N 45°17'00" E | 85.36'   |
| 13   | S 75°45'00" E | 147.61'  |
| 14   | S 75°45'00" E | 76.72'   |
| 15   | S 75°45'00" E | 157.07'  |

| LINE | BEARING       | MARK LENGTH | PERIOD LENGTH | PERIOD BEARING | PERIOD ANGLE |
|------|---------------|-------------|---------------|----------------|--------------|
| 1    | S 51°14'00" E | 70.00'      | 50.00'        | S 50°07'00" W  | 131°11'00"   |
| 2    | S 51°14'00" E | 113.66'     | 90.72'        | S 62°02'00" W  | 139°47'00"   |

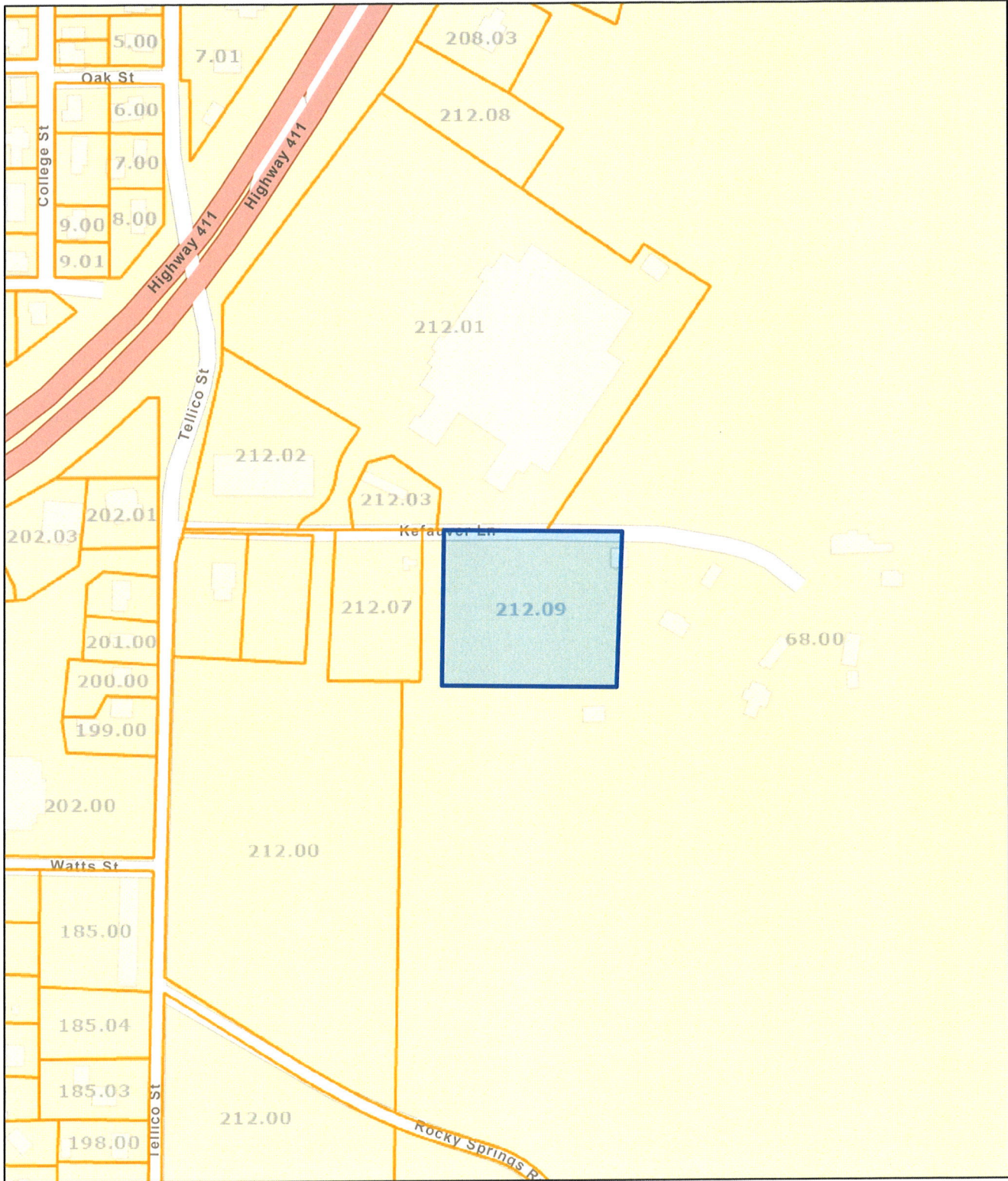


CERTIFICATION  
 I, Henry County, Tennessee, do hereby certify that the above and foregoing plat is a true and correct copy of the original plat as filed in the office of the County Clerk of Henry County, Tennessee, and is in compliance with the statute in that behalf made.

Surveyor  
 Matthew L. O'Neil  
 Tennessee Registered Surveyor # 4465  
 2283 Johnson Pike  
 Phone (866) 861-4728

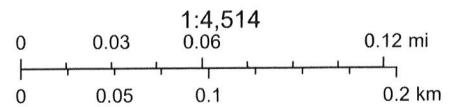
**Common Area of  
 Wishaw Meadows Phase 1**  
 Civil Dist. 03, Monroe County Tn.  
 Tax Map 080G Group A Parcel 038.00  
 Reference Deed Book  
 Plat Cabinet G, Slide 29  
 Scale 1" = 100' Date 10-14-2022  
 Total Area 1.705 Acres





Date: February 14, 2023

County: Monroe  
 Owner: MONROE COUNTY FRIENDS OF ANIMALS  
 Address: HWY 411  
 Parcel Number: 067 212.09  
 Deeded Acreage: 3.27  
 Calculated Acreage: 0  
 Date of TDOT Imagery: 2019  
 Date of Vexcel Imagery: 2021



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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.



