

# MEMORANDUM

**To:** Madisonville Regional Planning Commission  
**From:** Laura Smith, Planner  
**Date:** November 15, 2023  
**Subject:** November 21, 2023, Madisonville Regional Planning Commission Agenda

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

- I. Call to Order
- II. Approval of minutes from the October 17, 2023, meeting
- III. Planned Agenda Items
  - A. Preliminary Subdivision Plat, 8-lots, Mattie Meadows Estates, Property Owner, Stacy Patterson, Don Vanhook, Cataska Land Surveying, Hill Loop Rd., Tax Map 067, Parcel 061.00, *Madisonville Planning Region*, approximately 9.28 acres;
  - B. Subdivision Plat, 4-lots, Printis Woods, **Phase 3**, Hwy. 68 Applicant and Property Owner, James Lee, D&L Partnership, Tax Map 067, Parcel 032.00, *Madisonville Planning Region*, approximately 19.03 acres;
  - C. Subdivision Plat, 6-lots, with easements to Lot 11 and Lot 12, Printis Woods, **Phase 1**, Community Drive, Applicant and Property Owner, James Lee, D&L Partnership Tax Map 067, Parcel 032.00, *Madisonville Planning Region*, approximately 9.67 acres;
  - D. Subdivision Plat, Property Owner, Annette Hubbard, 1528 Hiwassee Rd., Tax Map 035, Parcel 41.02, *Madisonville Planning Region*, approximately 2.5 acres;
  - E. Site Plan for billboard, Property Owner, Patricia White, Applicant, David Speaker, Summit Locations, Hwy. 411, Tax Map 057, Parcel 091.01, C-3, Highway Business District;

F. Discussion, Annexation Request, Property Owner, Cory Russell, 135 Legacy Dr., Part of Parcel 053.20, Tax Map 056.00;

G. Sarah Patterson, TWM-Inc., Rebecca Goodwin property, Tax Map 057, Parcel 76.00, road frontage, *Madisonville Planning Region*, (Sept. 19, 2023 meeting)

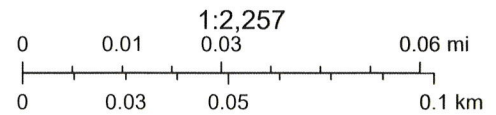
IV. Other Business

V. Adjournment



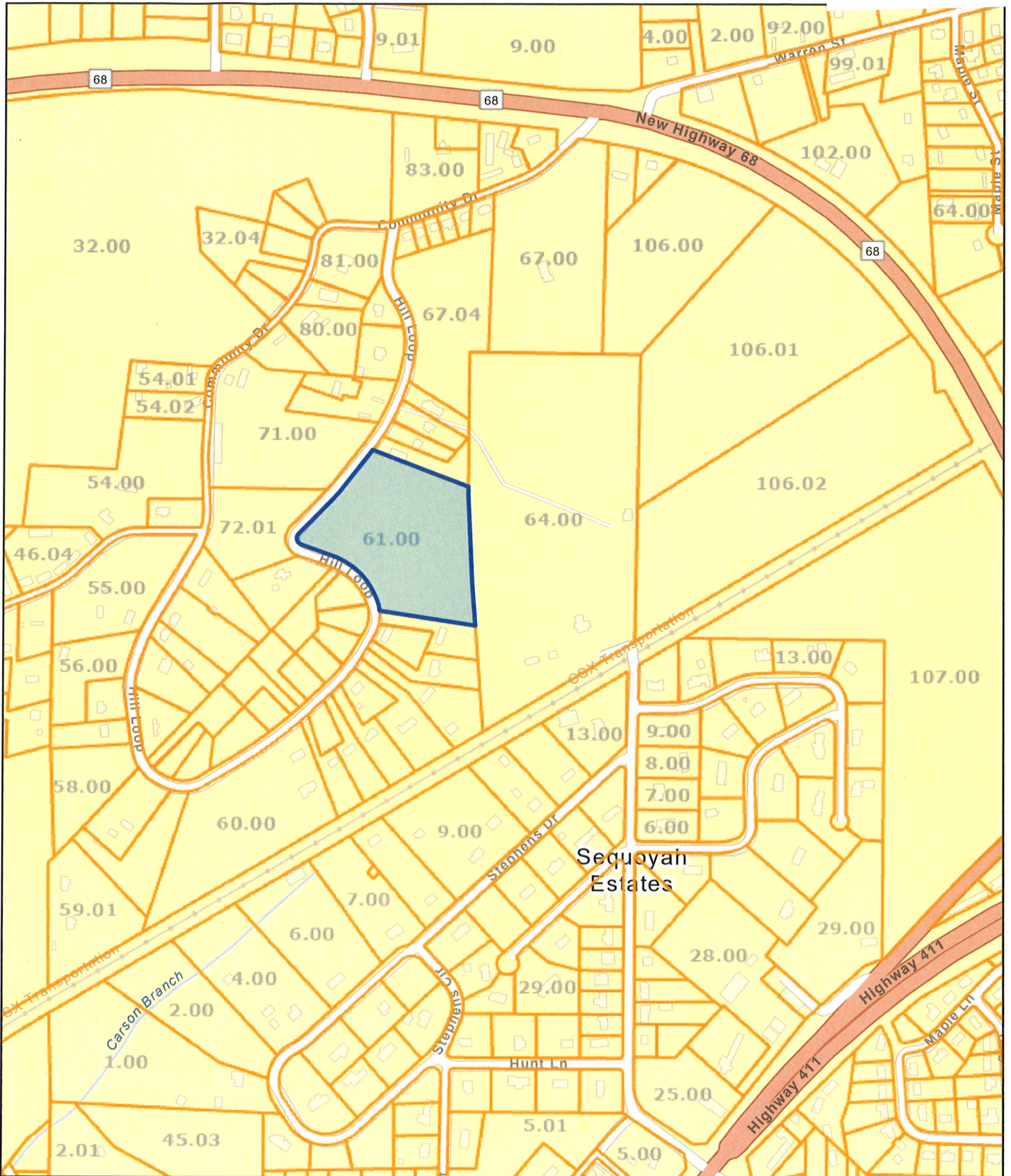
Date: November 7, 2023

County: Monroe  
Owner: PATTERSON STACY J  
Address: HILL LOOP  
Parcel Number: 067 061.00  
Deeded Acreage: 5.82  
Calculated Acreage: 0



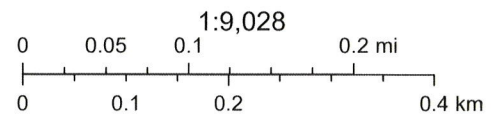
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The property lines are compiled from information maintained by your local



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# ITEM A

## SURVEY NOTES

UTILITY INFORMATION SHOWN ON THIS DRAWING IS ENTIRELY FOR INFORMATIONAL PURPOSES ONLY. THE SURVEYOR HAS CONDUCTED VISUAL SURVEY UTILITIES MAY EXIST AND MAY NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES, WHICH ARE TO BE DETERMINED BY THE SURVEYOR'S FIELD SURVEY. THE SURVEYOR IS NOT LIABLE FOR DAMAGES RESULTING FROM THE EXCAVATION OF UNDERGROUND UTILITIES.

THIS SURVEY WAS BASED UPON THE ANALYSIS OF THE DEEDS OF RECORD AND THE PROFESSIONAL OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE BOUNDARIES AND CONDITIONS REPRESENTED.

THE SURVEYOR WAS NOT PROVIDED ANY TITLE SEARCH OR WRITTEN LEGAL OPINION OF TITLE. THE SURVEY IS BASED UPON CURRENT DOCUMENTS OF PUBLIC RECORD AS REFERENCED IN THE SURVEYOR'S PROPERTY RECORDS AND AS REFERENCED WITHIN THE DEEDS AND PLANS OF RECORD.

PURPOSE OF THIS SURVEY IS TO SUBDIVIDE PROPERTY.

TWO ORIGINAL POINTS WERE ESTABLISHED WITH GPS EQUIPMENT TO ESTABLISH AZIMUTH. (GAGE 165 (MULTIFREQUENCY) WAS USED IN A STATIC OBSERVATION AND STATIC PROCESSED FROM TWO CORNERS. GROUND SURVEY WAS PERFORMED WITH A CARLSON CRAS ROBOTIC TOTAL STATION.

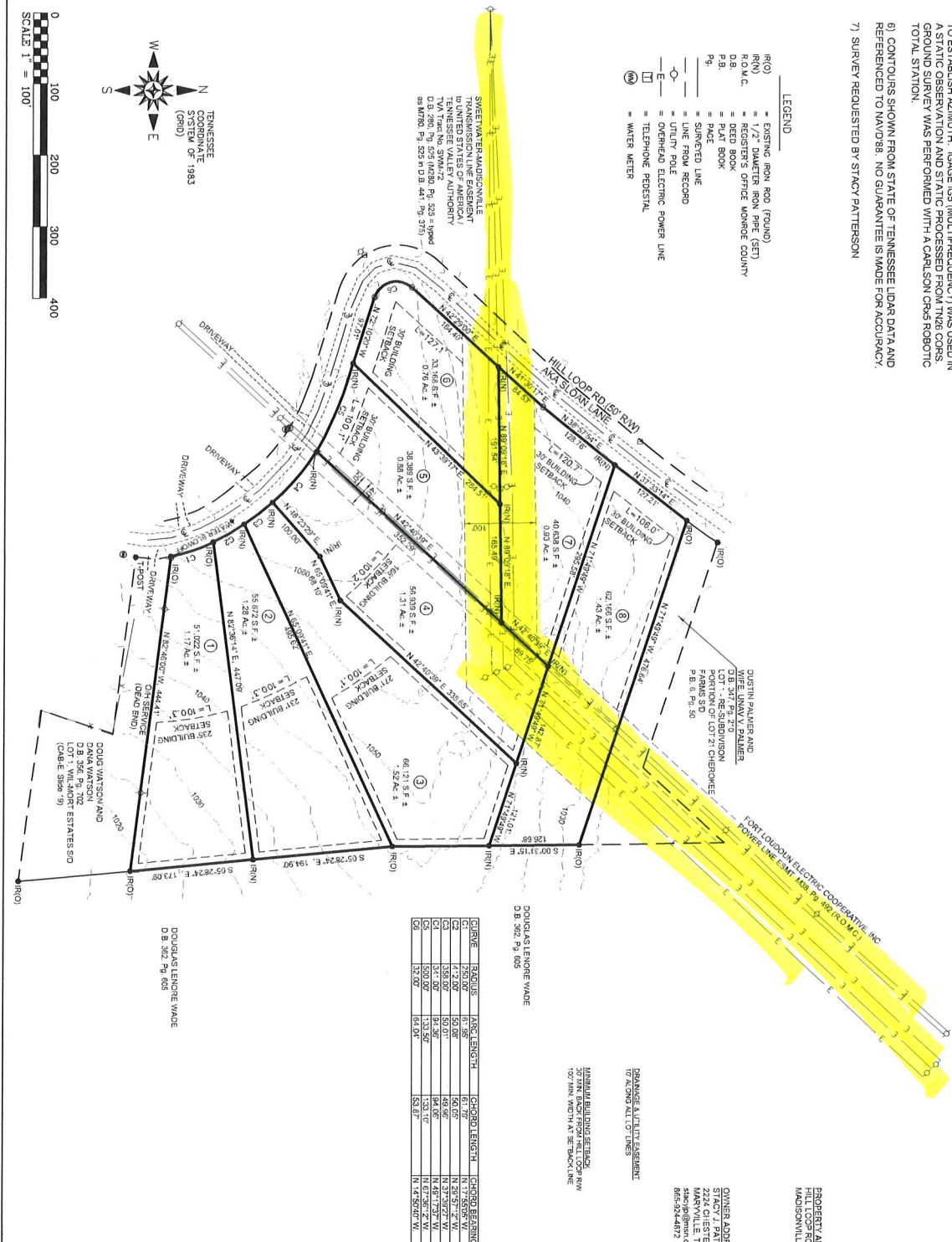
6) CONTIGUOUS SHOWN FROM STATE OF TENNESSEE LIDAR DATA AND REFERENCED TO NAVD83. NO GUARANTEE IS MADE FOR ACCURACY.

7) SURVEY REQUESTED BY STACY PATTERSON

## GENERAL NOTES

- 1) 9.28 ± ACRES (TOTAL ACREAGE SUBDIVIDED)
- 2) PROPERTY LOCATED IN THE MADISONVILLE PLANNING REGION. NO ADOPTED ZONING ORDINANCE FOUND.
- 3) PROPERTY IS SUBJECT TO ALL EXISTING AND/OR PRESCRIPTIVE EASEMENTS
- 5) PUBLIC WATER AVAILABLE ALONG HILL LOOP ROAD.
- 6) THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE ACCORDING TO COMMUNITY PANEL NO. 4712300145D, effective on 02/03/2010
- 7) BUILDING SETBACKS PER SUBDIVISION REGULATIONS, FRONT - 30'
- 8) ELECTRICITY SUPPLIED BY FORT LOUDON ELECTRIC COOPERATIVE.
- 9) CURRENT MONROE COUNTY PARCEL NO. 067 061 00

- ### LEGEND
- (R/O) = EXISTING IRON ROD (FOUND)
  - (R/N) = 1/2" DIAMETER IRON PIPE (SET)
  - (O.M.C.) = RECORDS OFFICE MONROE COUNTY
  - D.B. = DEED BOOK
  - P.B. = PLAT BOOK
  - Pg. = PAGE
  - = SURVEYED LINE
  - = LINE FROM RECORD
  - O- = UTILITY POLE
  - E- = OVERHEAD ELECTRIC POWER LINE
  - T- = TELEPHONE FEDESTAL
  - M- = WATER METERS



DOUGLAS LENORE WADE  
D.B. 302, P. 605

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	BETA ANGLE
CC	4.200'	50.00'	50.00'	N 28°57'2" W	16.5756°
CC	358.00'	50.00'	49.96'	N 37°39'27" W	16°09'11"
CC	501.00'	13.58'	19.16'	N 48°17'27" W	15°51'16"
CC	32.00'	64.00'	58.87'	N 14°50'07" W	114.3810°

MINIMUM BUILDING SETBACK  
50' FROM HILL LOOP R/W  
100' FROM SETBACK LINE

OWNER ADDRESS:  
STACY J PATTERSON  
14800 HILL LOOP  
MADISONVILLE, TN 37354  
4400@patterson.com  
865-352-4872

PROPERTY ADDRESS:  
HILL LOOP ROAD  
MADISONVILLE TN 37354

PRELIMINARY, NOT FOR  
CONSTRUCTION,  
RECORDING PURPOSES,  
OR IMPLEMENTATION.

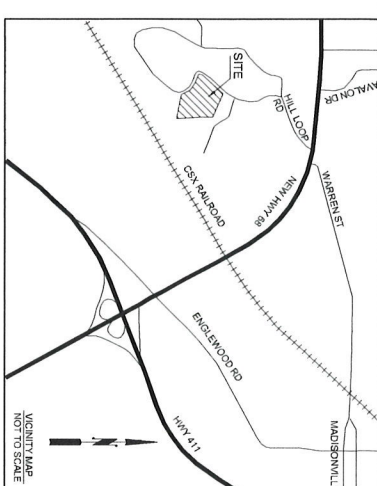
THIS IS A SUBURBAN PROPERTY SURVEY (CATEGORY II). I CERTIFY THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 IN 70,000. I CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DON VANHOOK, JR. RLS NO. 2745

## PRELIMINARY PLAT

MATTIE MEADOWS ESTATES  
RESUBDIVISION OF CHEROKEE FARMS, LOTS 19 & 20  
P.B. 2, Pg. 73 (aka pbb-97b) (R.O.M.C.)  
BEING SURVEY OF THE PROPERTY ORIGINALLY  
DESCRIBED IN DEED BOOK 441, PAGE 319 (R.O.M.C.)  
MONROE COUNTY, TENNESSEE

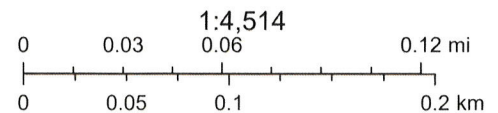
PREPARED BY:	CATASKA LAND SURVEYING, LLC
DATE OF FIELD SURVEY:	FEBRUARY 8, 2023
DATE OF SURVEY PLAT:	OCTOBER 24, 2023
REVISIONS:	
JOB NO.:	23-128





Date: November 15, 2023

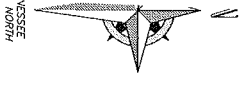
County: Monroe  
 Owner: D & L PARTNERSHIP  
 Address: HWY 68 4061  
 Parcel Number: 067 032.00  
 Deeded Acreage: 0  
 Calculated Acreage: 73.1



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The property lines are compiled from information maintained by your local

# ITEM B



- PLAT NOTES:**
1. Building Set Back: Front = 30', Side = 12', Rear = 20'
  2. All lots are served by public water and private septic systems.
  3. A 10' Right-of-Way and Utility Easement is reserved along all lot lines.
  4. This subdivision does not lay in a Zone A Flood Hazard area.
  5. 4.58 Acres are subdivided by this Plat.
  6. #1 Rubber Sid or all corners unless otherwise noted.

- Notes:**
1. This survey is subject to all rights of way and easements.
  2. Mineral rights may be held by other parties which would be revealed by a complete title search.
  3. All distances are horizontal unless otherwise noted.
  4. And not held to ground evidence.
  5. This plat does not convey, grant, or guarantee title.
  6. Some features may be graphically displayed.
  7. Do not scale this drawing for dimensions not given.

**Note:**  
No underground utilities were located, except those apparent on the surface. This includes gas and water lines and all subsurface electrical lines and storage tanks.



**SITE**

NEW HWY 68  
COMMUNITY DRIVE  
HWY 73A

**ROAD CERTIFICATION**  
I certify that the roads and streets shown hereon, regardless of condition are county maintained. Hwy 68 is State Maintained.

Monroe County Road Commissioner \_\_\_\_\_ Date: \_\_\_\_\_

**EXISTING WATER CERTIFICATION**  
The property shown on this subdivision plat is within the service area of \_\_\_\_\_  
I certify that all lots shown on this subdivision plat have access to an existing water line located within the existing road right of way.

City of Madisonville \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION OF STREET NAMES**  
I certify that all street names are in compliance with E-911 and do not conflict with other street names in the county.

Monroe County E-911 Coordinator \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I certify that this plat complies with the subdivision requirements of the Madisonville Regional Planning Commission, with the exception of such variances, if any, which are noted in the minutes of their meeting held on \_\_\_\_\_ at \_\_\_\_\_ in order to assure compliance. This plat is approved for recording in the office of the Register of Deeds, Monroe County Tennessee.

Secretary, Madisonville Regional Planning Commission \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
This is to certify that the owner(s) of the property shown and described herein, do hereby dedicate to the public and dedicate all streets, alleys, walks, parks, or other public ways and open spaces to public or private use as noted.

D & L PARTNERSHIP \_\_\_\_\_ Date: \_\_\_\_\_  
James Lee, Managing Partner

**CERTIFICATE OF ACCURACY**  
I certify that the plat shown and described herein, is a true and correct copy of the original survey and that the measurements have been placed on shown hereon, to the specifications of the Madisonville Regional Planning Commission. Surveyed: 12/20/23  
Frank B. Thurston, BS 728 \_\_\_\_\_ Date: \_\_\_\_\_

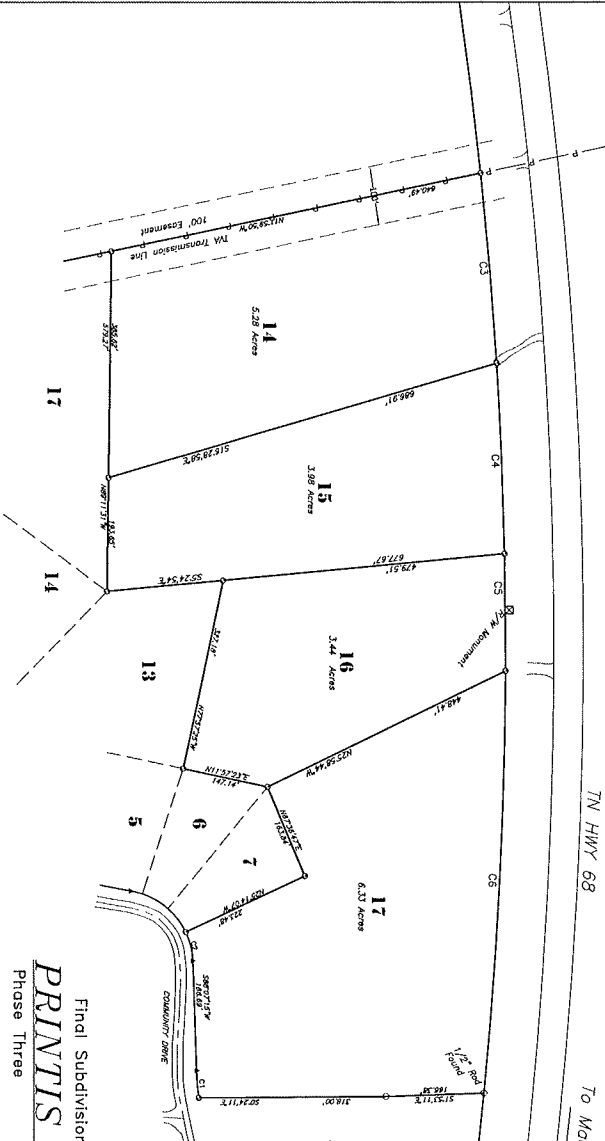
**CERTIFICATE OF ELECTRICAL UTILITY SERVICE**  
The property shown on this subdivision plat is within the service area of \_\_\_\_\_ Electric Co-Op.  
The following conditions apply:  
Lots \_\_\_\_\_ are served by existing powerlines.  
Lots \_\_\_\_\_ are/will be served by new powerlines as per agreement between owner of subdivision property and utility.

**NOTE:**  
In any of the above instances, subdivision of the service area of \_\_\_\_\_ Electric Co-Op, shall be in accordance with the established policies of this utility company.  
PORT LONDON ELECTRIC CO-OP \_\_\_\_\_ Date: \_\_\_\_\_

I CERTIFY THIS TO BE A CATEGORY ONE SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:253293.  
This survey was prepared in accordance with the standards and practices for land surveys in the State of Tennessee

Frank B. Thurston, Cert no 728

LINE	BEFORE	AFTER	BEFORE	AFTER
1	125.00	125.00	125.00	125.00
2	125.00	125.00	125.00	125.00
3	125.00	125.00	125.00	125.00
4	125.00	125.00	125.00	125.00
5	125.00	125.00	125.00	125.00
6	125.00	125.00	125.00	125.00
7	125.00	125.00	125.00	125.00
8	125.00	125.00	125.00	125.00
9	125.00	125.00	125.00	125.00
10	125.00	125.00	125.00	125.00
11	125.00	125.00	125.00	125.00
12	125.00	125.00	125.00	125.00
13	125.00	125.00	125.00	125.00
14	125.00	125.00	125.00	125.00
15	125.00	125.00	125.00	125.00
16	125.00	125.00	125.00	125.00
17	125.00	125.00	125.00	125.00



**PRINTIS WOODS**  
Plat Cdb. N. Sid. 142

Final Subdivision Plat  
**PRINTIS WOODS**  
Phase Three

Wd. 442, Pg. 694  
Plat Cdb. N. Side 004  
Tax Map 067, Parcel 032.00  
Third Civil District  
Monroe County Tennessee  
1"=100' ~ November 10, 2023



**Frank B. Thurston**  
PROFESSIONAL LAND SURVEYOR  
423-1404  
POST OFFICE BOX 1168  
MADISONVILLE TN 37354  
SURVEYING@TENNESSEEHILLS.NET

OWNER & DEVELOPER:  
D & L PARTNERSHIP  
James Lee, Managing partner  
4263 Hwy 411, Suite 2  
Madisonville TN, 37354  
423-404-0600

November 10, 2023

Revisions





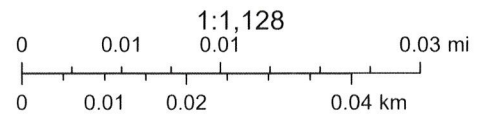


Monroe County - Parcel: 035 041.02 ITEM D



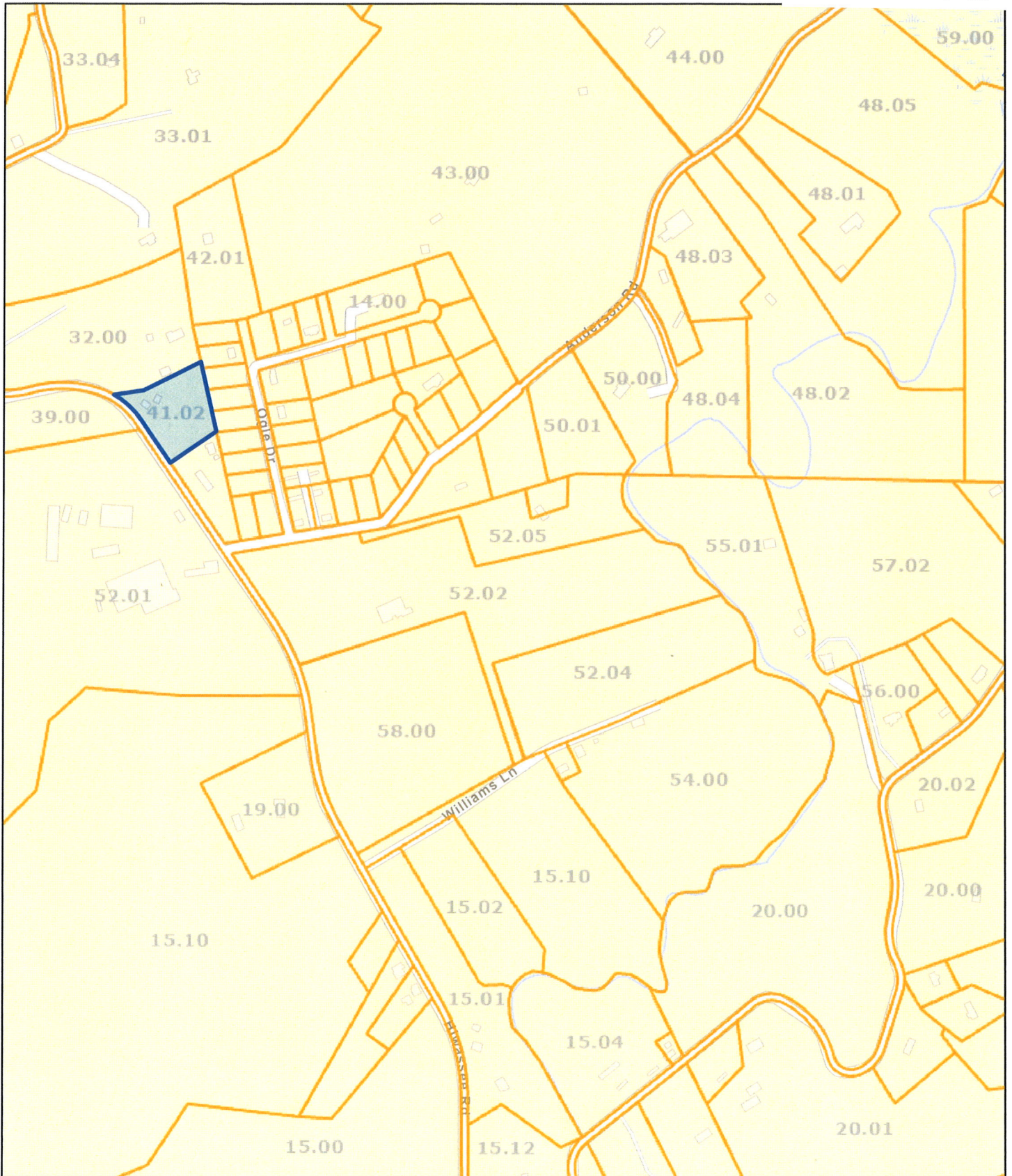
Date: November 15, 2023

County: Monroe  
Owner: HUBBARD ANNETTE  
Address: HIWASSEE RD 1528  
Parcel Number: 035 041.02  
Deeded Acreage: 0  
Calculated Acreage: 2.5



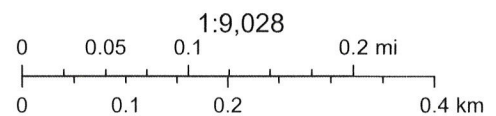
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Date: November 15, 2023

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Owner: HUBBARD ANNETTE  
Address: HIWASSEE RD 1528  
Parcel Number: 035 041.02  
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Calculated Acreage: 2.5



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## SUBDIVISION CERTIFICATION FORMS (cert. 6/NA)

1. CERTIFICATION OF OWNERSHIP AND DEDICATION  
I certify that the plat shown and described hereon is a true and correct survey of the accuracy required by the Madisonville Regional Planning Commission, and that monuments have been placed as shown hereon in and dedicate all streets, alleys, walks, paths or other public ways and open space to public or private use as noted.

2. CERTIFICATION OF ACCURACY  
I certify that the plat shown and described hereon is a true and correct survey of the accuracy required by the Madisonville Regional Planning Commission, and that monuments have been placed as shown hereon in accordance with the specifications of the Madisonville Regional Planning Commission.

3. EXISTING WATER CERTIFICATION  
I certify that all lots shown on this subdivision plat have access to an existing water line located within the existing road right-of-way.

4. EXISTING SEPTIC SYSTEM CERTIFICATE  
The existing septic system is located as shown on the plat as Lot 2. The location includes the septic tank and all field lines. To the best of my knowledge the septic system is in proper working order on this date and the septic system is contained within the boundary of the individual lot.

5. CERTIFICATION OF EXISTING STREET  
I hereby certify that street shown on this plat has the status of being an acceptable public street regardless of its current condition.

7. ELECTRICAL UTILITY SERVICE CERTIFICATION  
The plat shown and described hereon is a true and correct survey of the accuracy required by the Madisonville Regional Planning Commission, and that monuments have been placed as shown hereon in accordance with the specifications of the Madisonville Regional Planning Commission.  
I certify that the plat shown and described hereon is a true and correct survey of the accuracy required by the Madisonville Regional Planning Commission, and that monuments have been placed as shown hereon in accordance with the specifications of the Madisonville Regional Planning Commission.

9. CERTIFICATION OF APPROVAL FOR RECORDING  
I certify that this plat has been found to comply with the subdivision regulations for the Madisonville Regional Planning Commission, with the exception of such variances, if any, which are noted in the minutes of that planning body. All improvements have been installed or an acceptable survey posted in order to assure completion. This plat is approved for recording in the office of the county register of deeds.

8. I certify that all street names are in compliance with E-911 and do not conflict with other street names in the county.  
Moore County E-911 Coordinator

Date  
Secretary, Madisonville Regional Planning Commission



**LEGEND**

- (RN) = IRON ROD NEW (SET)
- (RO) = IRON ROD OLD (FOUND)
- (C.P.) = CRAMP TOP PIPE (FOUND)
- (B) = BENCH MARK
- (P) = PINE
- (R.M.C.) = REGISTER'S OFFICE MONROE CO.
- SURVEYED POWER LINE
- EASEMENT
- OVERHEAD POWER LINE
- UTILITY POLE
- GUY WIRE ANCHOR

STATE OF TENNESSEE, MONROE COUNTY, MISSISSIPPI ROAD, 1/10 TO 15, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**FINAL PLAT**

LOTS 1 & 2 - ANNETTE HIBBARD S/D

A SUBDIVISION OF PROPERTY DESCRIBED IN D.B. 434, Pg. 349  
MADISONVILLE PLANNING REGION  
THIRD CIVIL DISTRICT, MONROE COUNTY, TENNESSEE

PREPARED BY: CATASKA LAND SURVEYING, LLC  
119 DOCKERY RD., TELLOO PLAINS, TN 37385  
(423) 281-2476

DATE OF FIELD SURVEY: NOV. 7, 2023  
DATE OF SURVEY PLAT: NOV. 14, 2023

REVISIONS:

**SURVEY NOTES**

- 1) MONUMENTS VISIBLE AT INTERSECTIONS LOCATED AS PART OF THIS SURVEY. OTHER UTILITIES MAY EXIST ON THE PARCEL. THE SURVEYOR IS NOT RESPONSIBLE FOR LOCATING SUCH UTILITIES.
- 2) THIS SURVEY WAS BASED UPON THE ANALYSIS OF THE DEEDS OF RECORD WITH THE EXISTING EVIDENCE FOUND AND LOCATED. HENDER THE PROFESSIONAL OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE BOUNDARIES AND CONDITIONS REPRESENTED.
- 3) THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS BEING REDEVELOPED AND AS REFERENCED WITHIN CURRENT DEEDS AND PLATS OF RECORD.
- 4) PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PROPERTY DESCRIBED IN D.B. 434, Pg. 349 (R.M.C.).
- 5) THE SURVEYOR HAS BEEN ADVISED THAT THERE IS AN EXISTING SEPTIC TANK AND FIELD LINES ON THE PARCEL.
- 6) WATER SUPPLY AVAILABLE FROM PUBLIC SOURCE.
- 7) SURVEY REQUESTED BY DANAWY SOLZE.
- 8) CURRENT ZONING: R-1.
- 9) SEWAGE TREATMENT FROM ON-SITE SEPTIC SYSTEMS.
- 10) EASEMENTS FOR UTILITY LINES AND DRAINAGE.
- 11) ELECTRICAL UTILITY LOCATION COORD.
- 12) SURVEYOR HAS BEEN ADVISED THAT THERE IS AN EXISTING SEPTIC TANK AND FIELD LINES ON THE PARCEL.
- 13) SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OR USE RESTRICTIONS OF RECORD, INCLUDING BUT NOT LIMITED TO THOSE FOR PUBLIC ROADS AND HIGHWAYS, RESTRICTIVE COVENANTS, UTILITIES, EASEMENTS, AND PRELIMINARY. ALSO SUBJECT TO ALL APPLICABLE ZONING ORDINANCES, STATUTES, RULES OR REGULATIONS AS APPLICABLE.

THIS IS REMOTE SENSING SURVEY (CATEGORY M). I CERTIFY THAT THE CORNER POSITIONAL ERROR DOES NOT EXCEED 0.1 FOOT. I CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DON VANHOOK, JR.  
R.L.S. NO. 2745

PROPERTY ADDRESS:  
1152 HEMLOCK BLVD.  
SHEETWATER, TN 37374

MONROE COUNTY TAX PARCEL NO.  
BEFORE SUBDIVISION:  
035.04.11.22

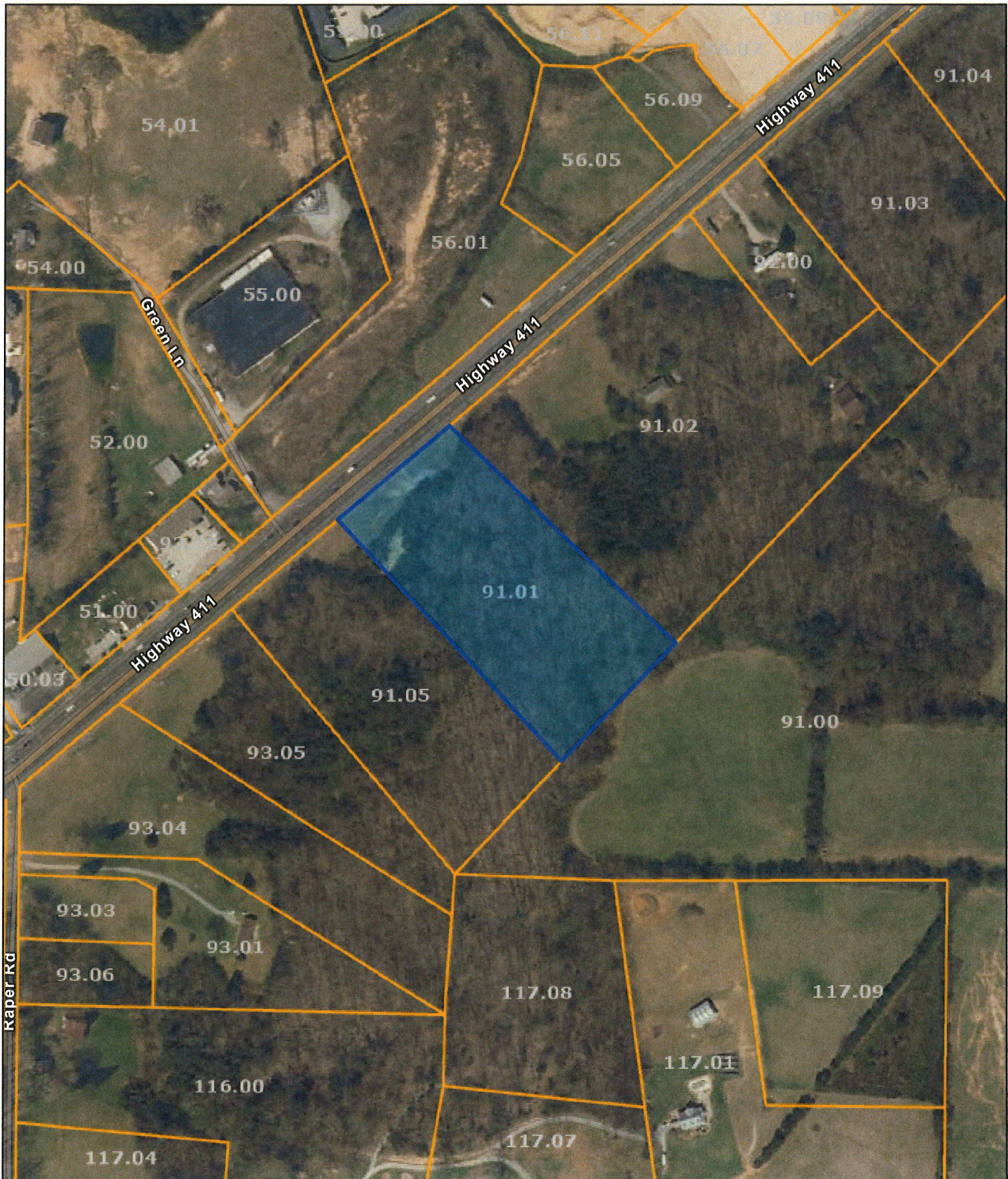
SEAL: DON VANHOOK, JR. REGISTERED LAND SURVEYOR, TENNESSEE NO. 2745

SCALE 1" = 50'

0 50 100 150 200

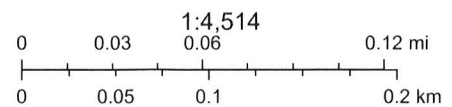
VICINITY MAP NOT TO SCALE

# Monroe County - Parcel: 057 091.01 ITEM E



Date: November 15, 2023

County: Monroe  
Owner: WHITE PATRICIA J  
Address: HWY 411  
Parcel Number: 057 091.01  
Deeded Acreage: 5.93  
Calculated Acreage: 0  
Date of TDOT Imagery: 2019  
Date of Vexcel Imagery: 2023



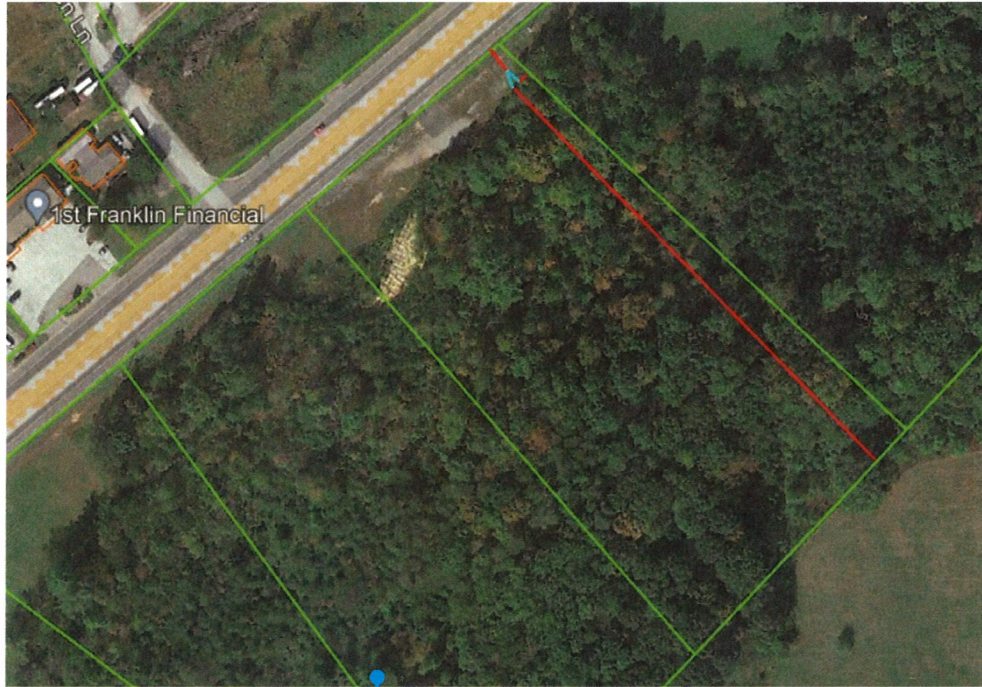
Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury, TDOT Aerial Surveys

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 E

SITE PLAN: Patricia J White

ADDRESS: Parcel ID 057 091.01



Existing ROW



# ITEM E

SIGN DIAGRAM:

ADDRESS:

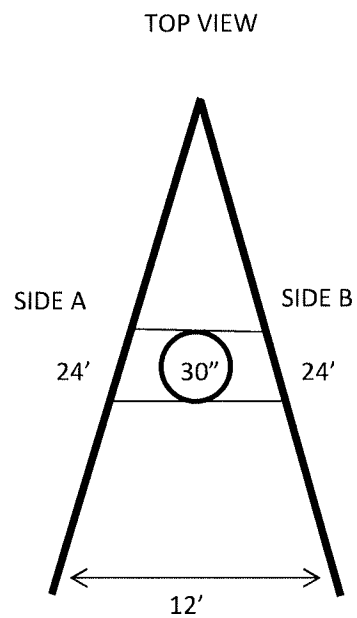
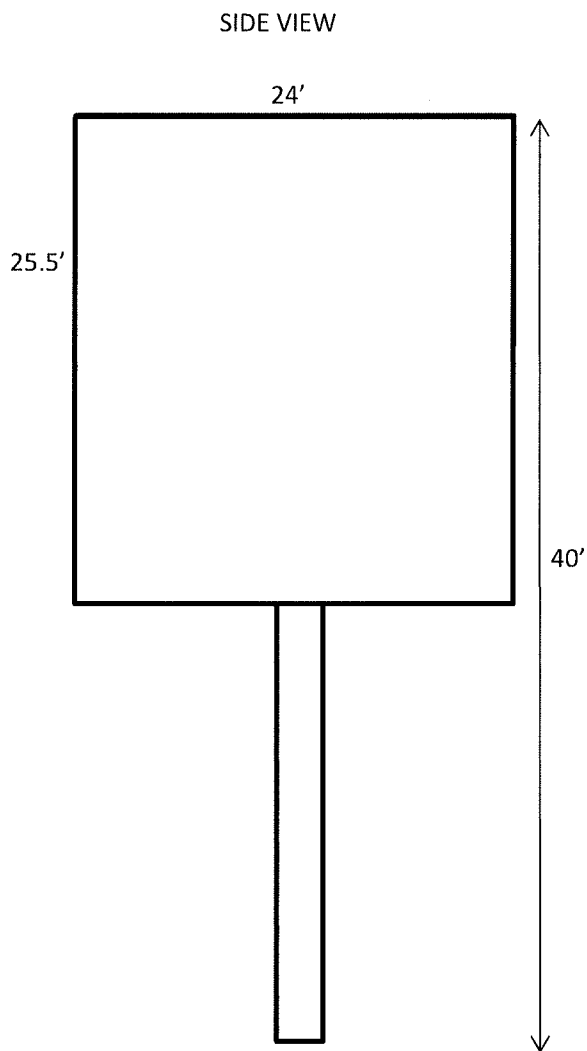
STRUCTURE HEIGHT: 45 ft

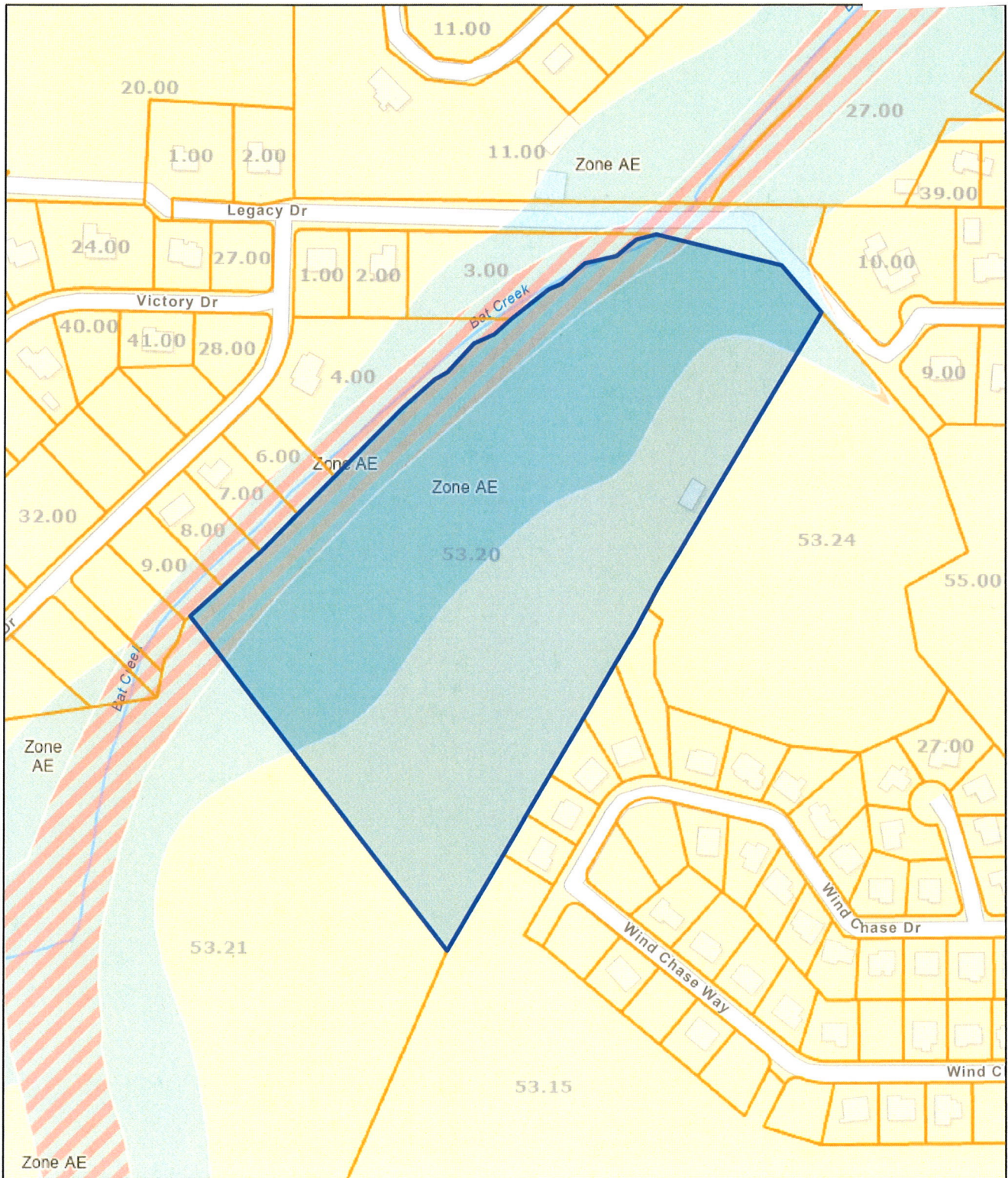
SIGN LENGTH: 24 ft

SIGN HEIGHT: 25.5 ft

NUMBER OF FACES: 2

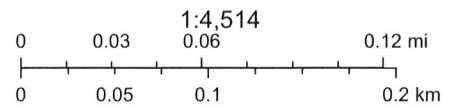
TOTAL SIGN AREA: 1,224 ft





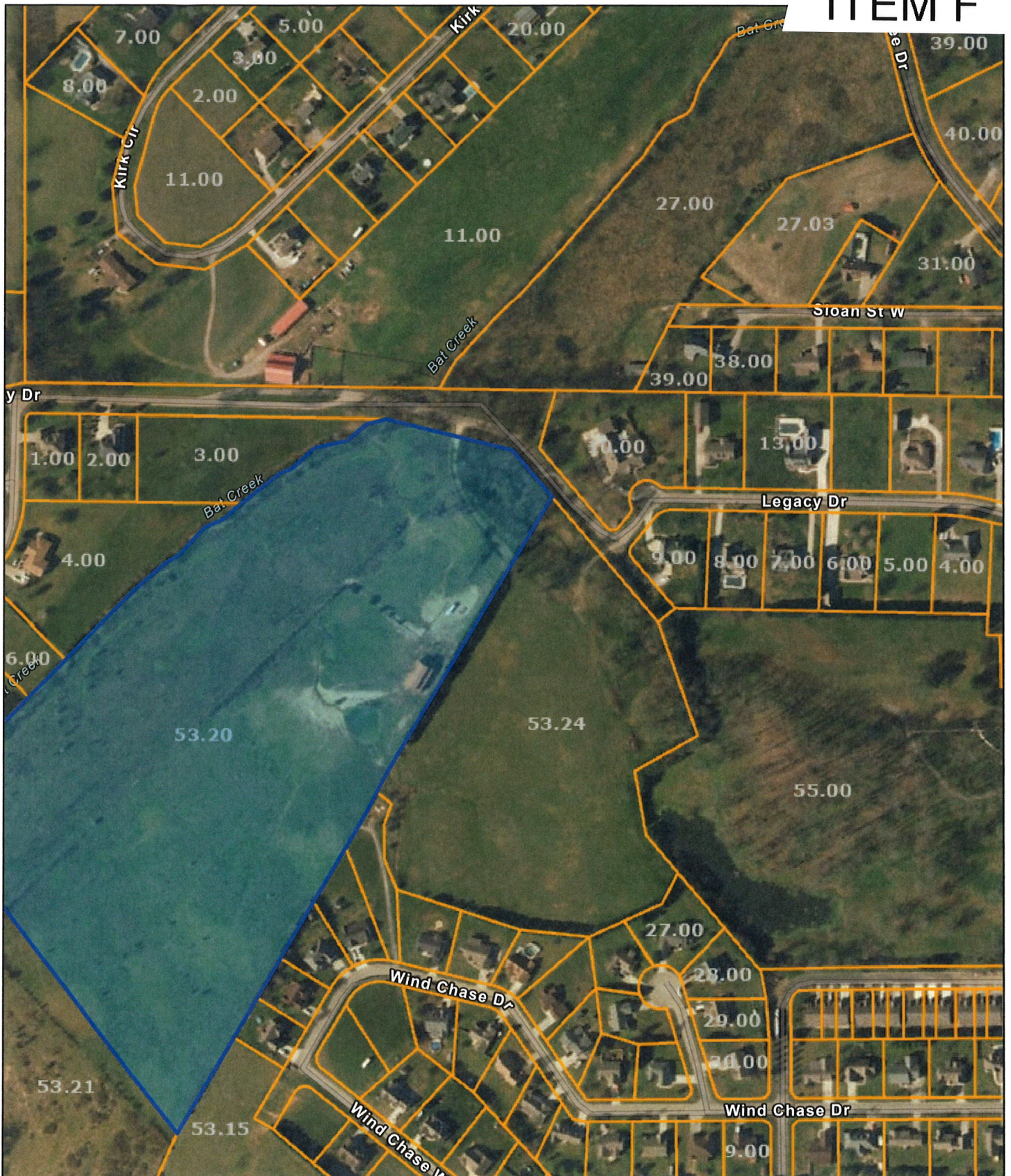
Date: November 15, 2023

County: Monroe  
 Owner: RUSSELL CORY ETUX  
 Address: LEGACY DR 135  
 Parcel Number: 056 053.20  
 Deeded Acreage: 26.44  
 Calculated Acreage: 0  
 Date of TDOT Imagery: 2019  
 Date of Vexcel Imagery: 2023



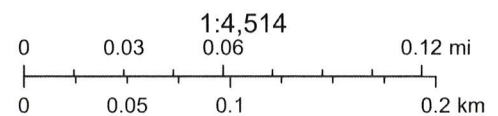
Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury

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.



Date: October 31, 2023

County: Monroe  
 Owner: RUSSELL CORY ETUX  
 Address: LEGACY DR 135  
 Parcel Number: 056 053.20  
 Deeded Acreage: 26.44  
 Calculated Acreage: 0



Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury, TDOT Aerial Surveys

The property lines are compiled from information maintained by your local



ITEM F

