

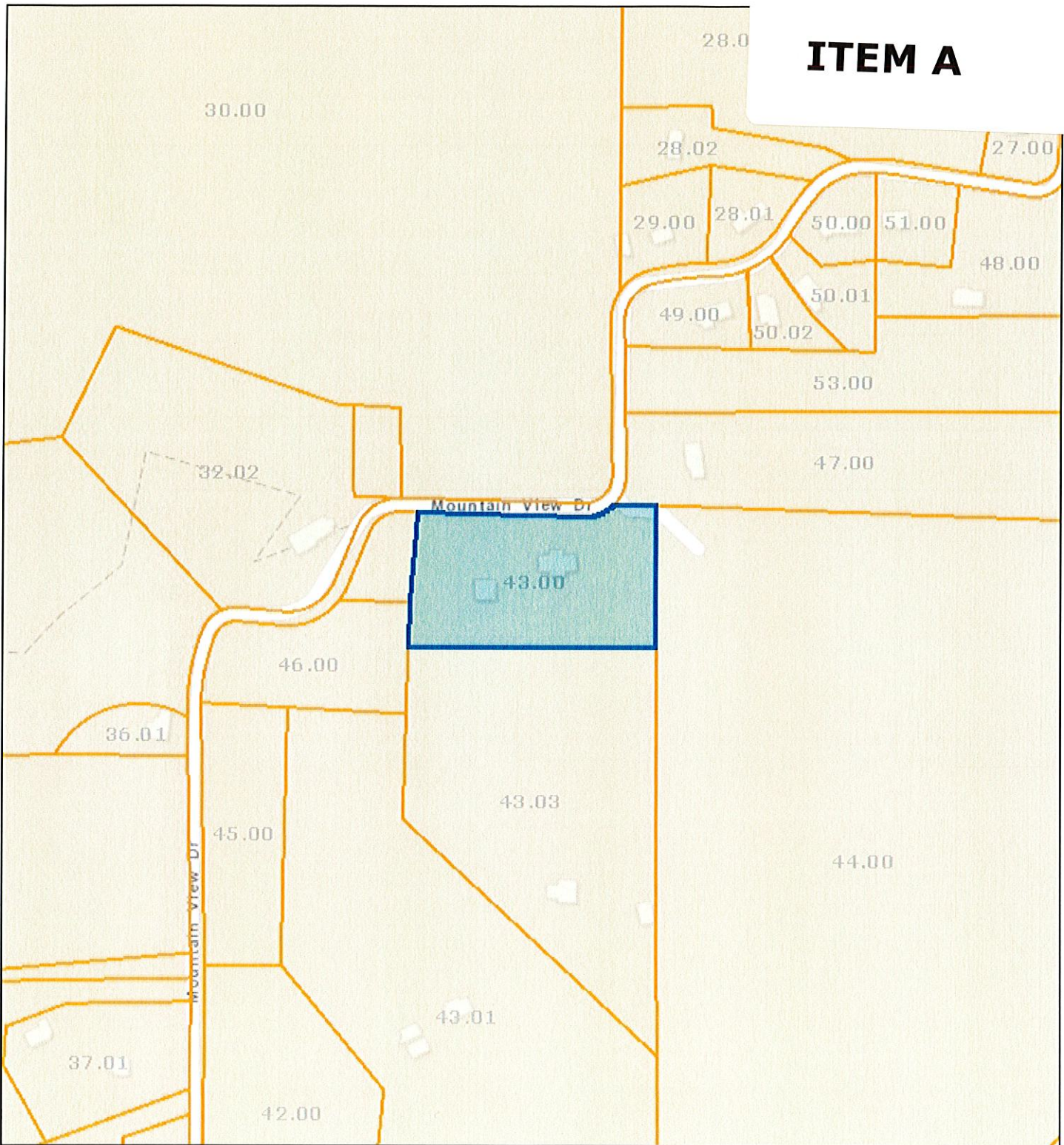
MEMORANDUM

To: Vonore Municipal/Regional Planning Commission
From: Laura Smith, Planner
Date: January 25, 2022
Subject: February 1, 2022, Vonore Planning Commission Agenda

AGENDA
VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION
Vonore Community Center
Tuesday, February 1, 2022
6:00 p.m.

- I. Call to Order
- II. Approval of the minutes of the January 11, 2022 meeting
 - A. Subdivision plat, 3-lots, Property Owner, Edna Franklin, Mountain View Dr., Tax Map 038, Parcel 043.00, R-1, Low Density Residential District, approximately 1.96 acres (*postponed from Jan. 11, 2022 meeting*);
 - B. Site plan, M Salon, Property Owner, Misty Pina, Hwy. 411 at Oak Hill Ln., Tax Map 037E, Group A, Parcel 019.02, C-3, Highway Business District, approximately 1.36 acres;
 - C. Subdivision plat, combine 3-lots into one, Property Owner, Jeff Finkelstein, Overlook Way, Tax Map 019, Parcels 003.32, 003.33, and 003.34, approximately 3.8 acres, *Vonore Planning Region*;
- III. Other Business
- IV. Adjournment

Monroe County - Parcel: 038 043.00

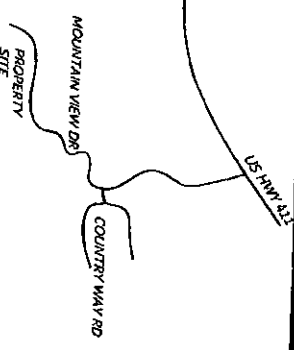
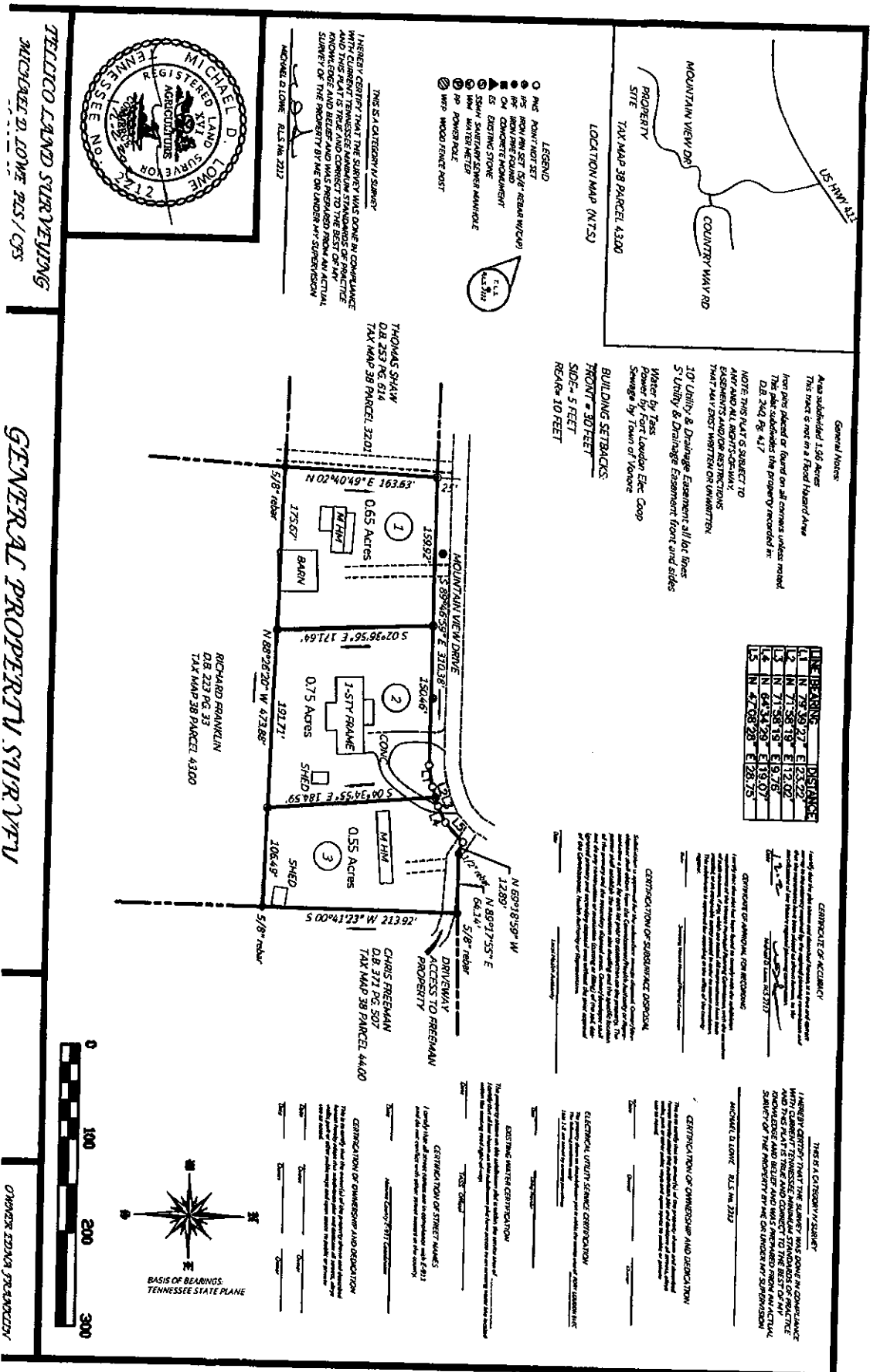


Date: January 25, 2022
County: Monroe
Owner: FRANKLIN EDNA
Address: MOUNTAIN VIEW DR 325
Parcel Number: 038 043.00
Deeded Acreage: 0
Calculated Acreage: 3.2
Date of Imagery: 2019

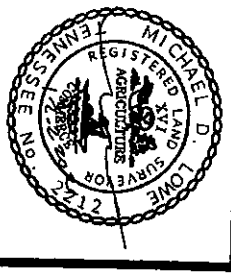
TN Comptroller - DPA
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,
Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),
NGCC, (c) OpenStreetMap contributors, and the GIS User Community
State of Tennessee, Comptroller of the Treasury, Department of Property

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



- LEGEND**
- PNC POINT AND SET
 - PFC IRON PIPE FOUND AND REBAR W/COAD
 - PFC CONCRETE MONUMENT
 - ES EXISTING STONE
 - SHW SHUTTER STAKE MARKER
 - MW MASTERS MARKER
 - RP POWER POLE
 - WFP WOOD FENCE POST



THELLICO LAND SURVEYING
MICHAEL D. LOWE RLS / CFS

GENERAL PROPERTY SURVEY

General Notes
Area subdivided 1.56 Acres
The tract is not in a Flood Hazard Area
Iron pipe found or found on all corners unless noted.
DB 244 Pg 417
NOTE: THIS PLAT IS SUBJECT TO ANY AND ALL EASEMENTS, ENCUMBRANCES AND DEEDS OF RECORD THAT MAY EXIST WRITTEN OR UNWRITTEN.

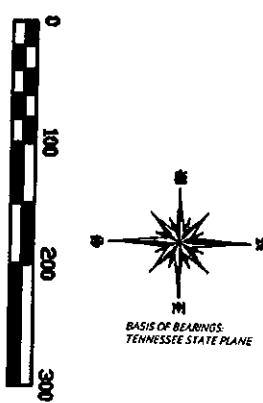
LINE	BEARING	DISTANCE
1	N 78°39'27" E	23.22'
2	N 71°58'18" E	12.02'
3	N 71°58'18" E	9.76'
4	N 64°34'28" E	19.07'
5	N 47°08'28" E	28.75'

BUILDING SETBACKS:
FRONT - 30 FEET
SIDE - 5 FEET
REAR - 10 FEET

CERTIFICATE OF ACCURACY
I hereby certify that the survey and subdivision shown on this map and plat were made in accordance with the laws of the State of Tennessee and the rules and regulations of the Board of Land Surveyors and that the same are true and correct to the best of my knowledge and belief and that I am a duly licensed and registered land surveyor in the State of Tennessee.

CERTIFICATION OF SUBDIVISION DESIGN
I hereby certify that the subdivision shown on this map and plat was designed in accordance with the laws of the State of Tennessee and the rules and regulations of the Board of Land Surveyors and that the same are true and correct to the best of my knowledge and belief and that I am a duly licensed and registered land surveyor in the State of Tennessee.

CERTIFICATION OF OWNERSHIP AND DEDICATION
I hereby certify that the survey was done in compliance with the laws of the State of Tennessee and the rules and regulations of the Board of Land Surveyors and that the same are true and correct to the best of my knowledge and belief and that I am a duly licensed and registered land surveyor in the State of Tennessee.



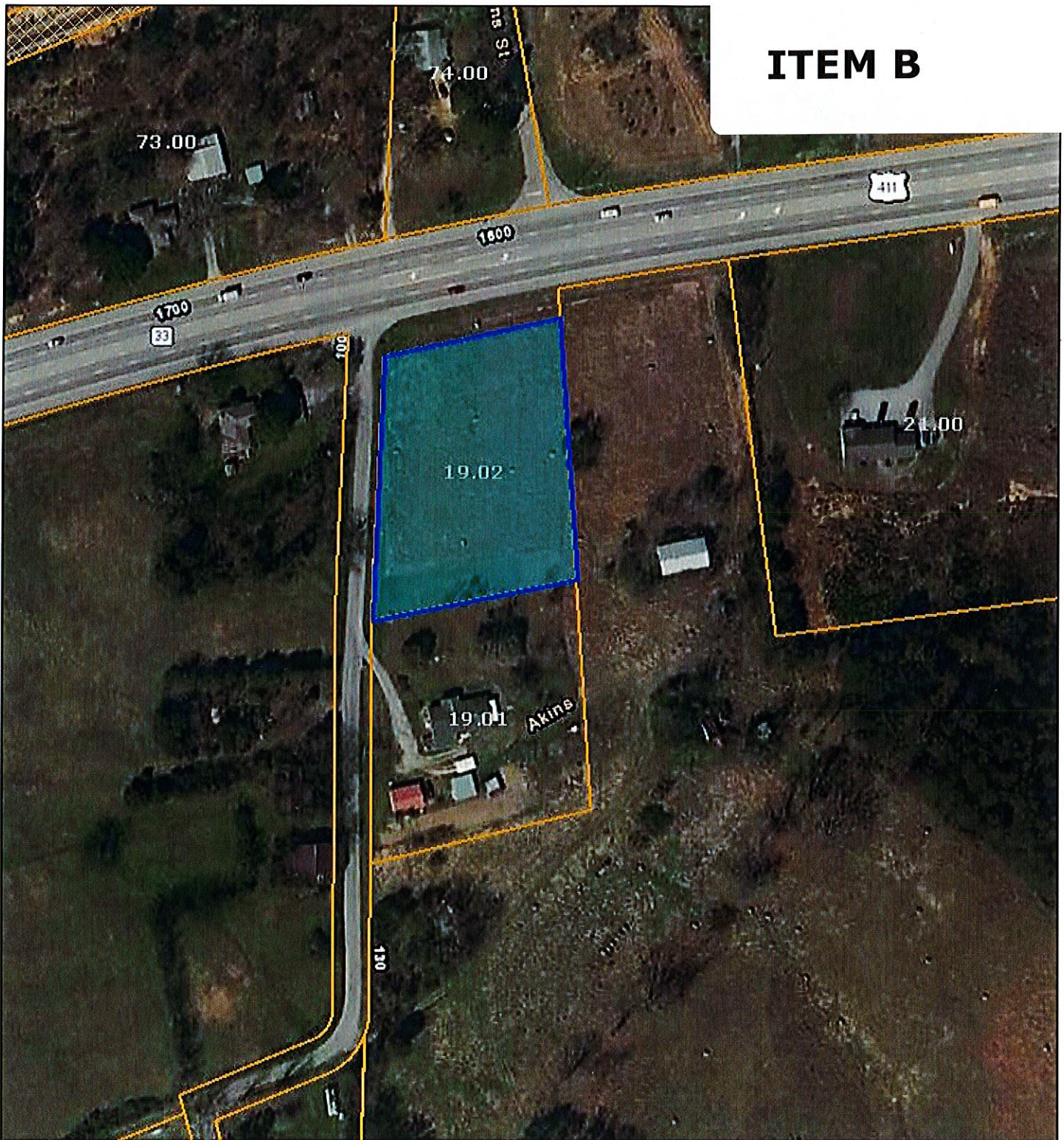
OWNER EDNA FRANKLIN

CERTIFICATION OF OWNERSHIP AND DEDICATION
I hereby certify that the survey was done in compliance with the laws of the State of Tennessee and the rules and regulations of the Board of Land Surveyors and that the same are true and correct to the best of my knowledge and belief and that I am a duly licensed and registered land surveyor in the State of Tennessee.

CERTIFICATION OF UTILITY SERVICE DEDICATION
I hereby certify that the utility service shown on this map and plat was dedicated in accordance with the laws of the State of Tennessee and the rules and regulations of the Board of Land Surveyors and that the same are true and correct to the best of my knowledge and belief and that I am a duly licensed and registered land surveyor in the State of Tennessee.

Monroe County - Parcel: 037E A 019.02

ITEM B



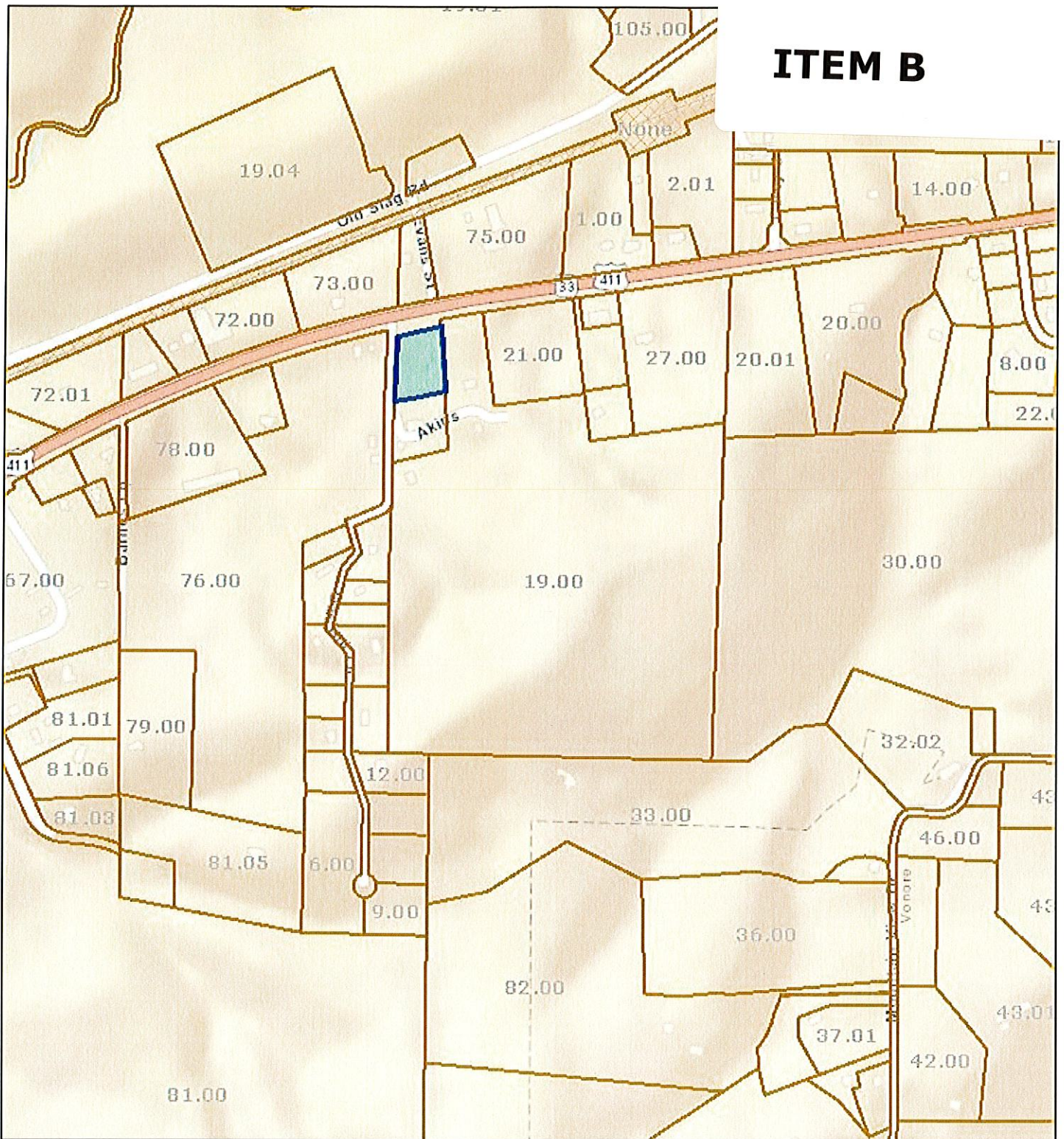
Date: January 25, 2022
County: Monroe
Owner: PINA MISTY ETVIR
Address: HWY 411
Parcel Number: 037E A 019.02
Deeded Acreage: 1.36
Calculated Acreage: 0
Date of Imagery: 2019

TN Comptroller - DPA
Esri, HERE, Garmin, (c) OpenStreetMap contributors
State of Tennessee, Comptroller of the Treasury, Department of Property
Assessment (DPA) - Geographic Services
TDOT

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Monroe County - Parcel: 037E A 019.02

ITEM B



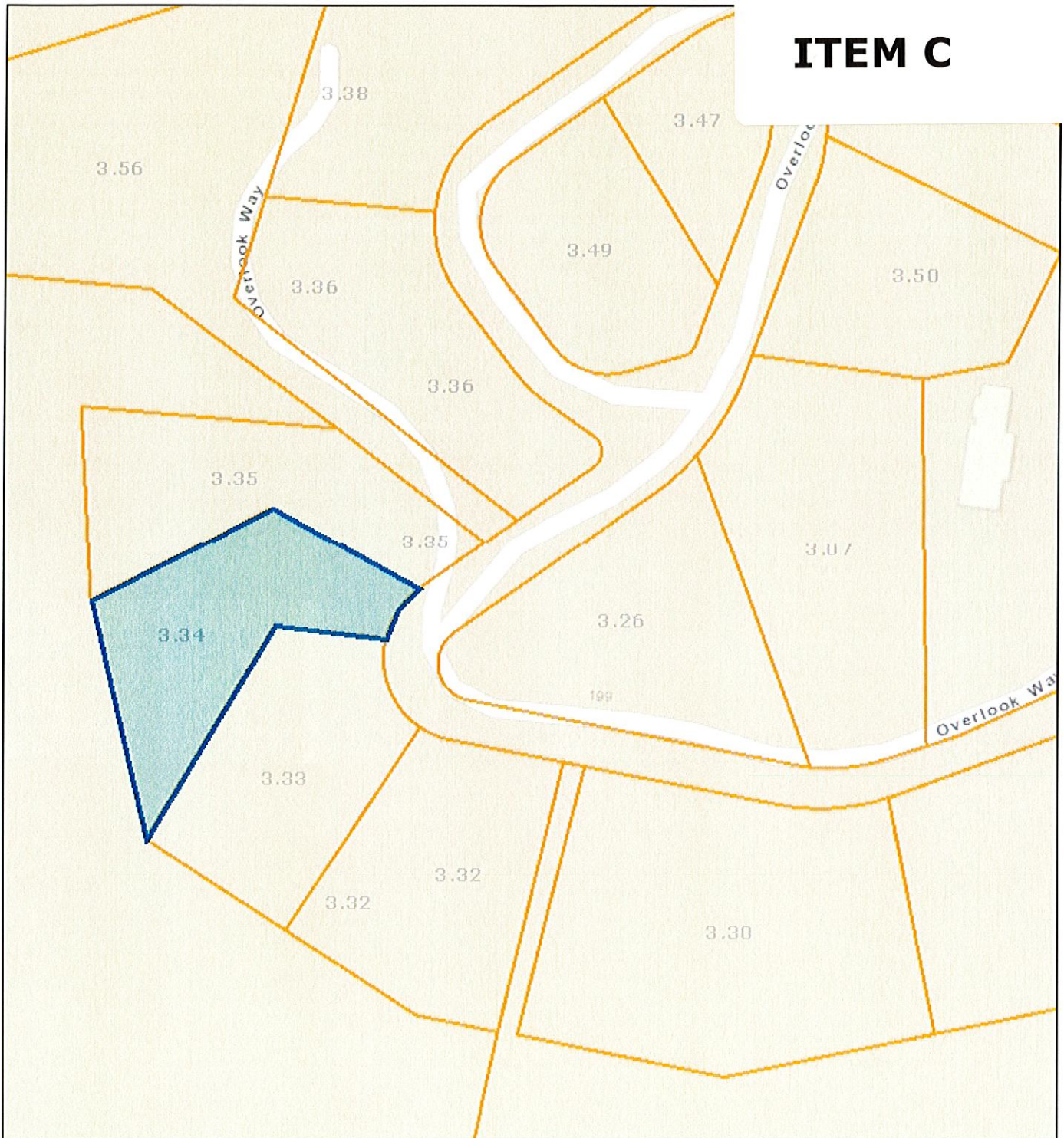
Date: January 25, 2022
County: Monroe
Owner: PINA MISTY ETVIR
Address: HWY 411
Parcel Number: 037E A 019.02
Deeded Acreage: 1.36
Calculated Acreage: 0
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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
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Monroe County - Parcel: 019 003.34

ITEM C



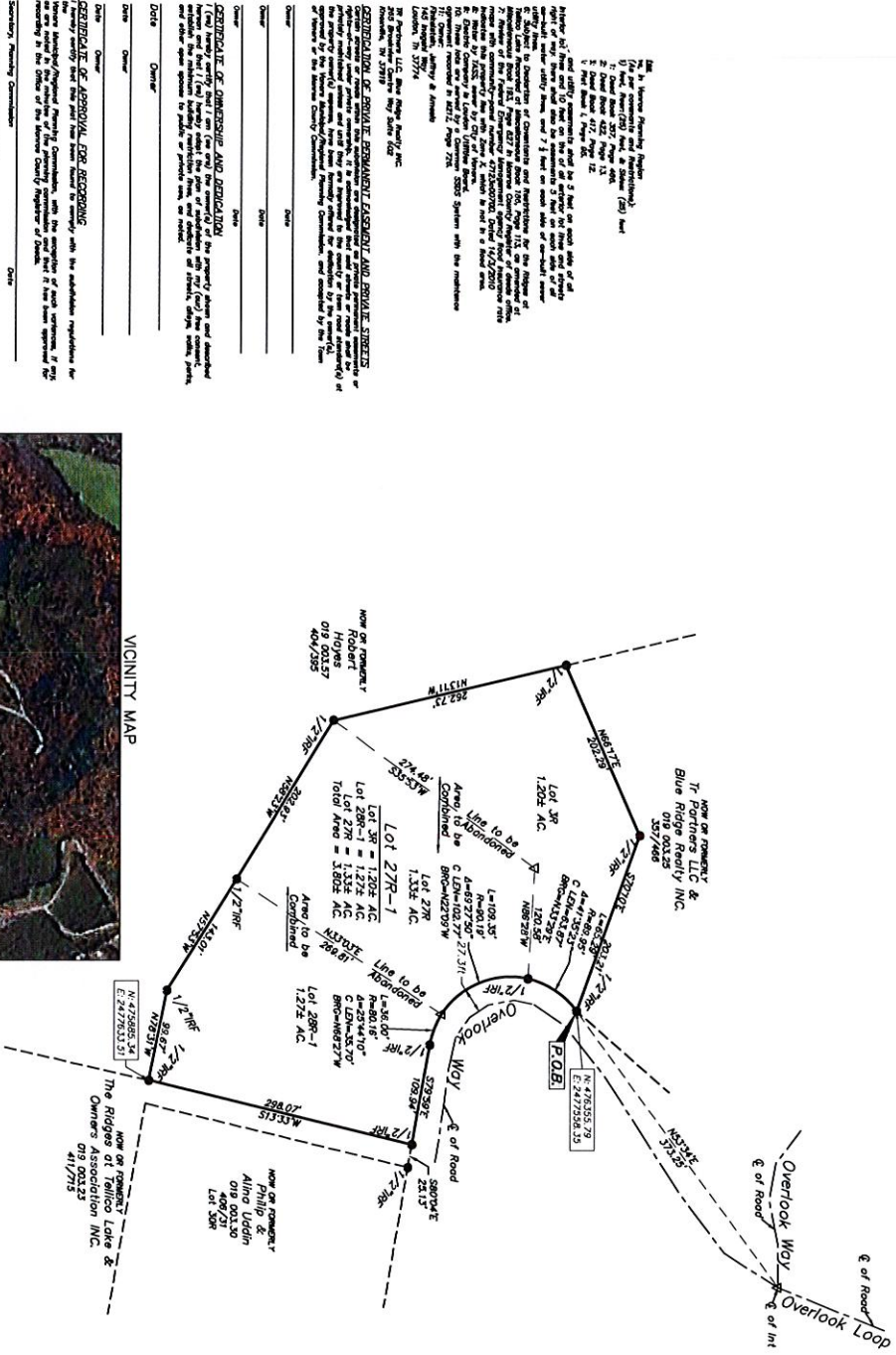
Date: January 25, 2022
County: Monroe
Owner: TR PARTNERS LLC
Address: OVERLOOK WAY
Parcel Number: 019 003.34
Deeded Acreage: 1.2
Calculated Acreage: 0
Date of Imagery: 2019

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
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ITEM C

FINAL PLAT FOR:
 LOTS 27R-1, THE RIDGES OF TELlico LAKE
 TOTAL AREA = 3.804 ACRES



GENERAL NOTE: The plat is subject to the provisions of the Tennessee Subdivision Act, Chapter 129, Tennessee Code Annotated. The plat is subject to the provisions of the Tennessee Subdivision Act, Chapter 129, Tennessee Code Annotated. The plat is subject to the provisions of the Tennessee Subdivision Act, Chapter 129, Tennessee Code Annotated. The plat is subject to the provisions of the Tennessee Subdivision Act, Chapter 129, Tennessee Code Annotated.

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This Space Reserved for Register of Deeds Label

DEFINITION OF SUBDIVISION SURVEY:
 A subdivision survey is defined as a survey that divides land into lots, blocks, or other units of land, and includes the survey of the boundaries of the lots, blocks, or other units of land. The survey must be made in accordance with the provisions of the Tennessee Subdivision Act, Chapter 129, Tennessee Code Annotated.

DEFINITION OF APPROVAL FOR RECORDING:
 A subdivision survey is approved for recording when it has been approved by the local planning commission and the local health department, and when it has been approved by the local government.

OWNER: CHRISTIAN M. MEEDERS
 REGISTERED LAND SURVEYOR
 INCORPORATED IN TENNESSEE
 101 BELMONT ROAD, WESTVILLE, TN 37891
 PHONE: 615-737-4444

TAX ID # 019 00332-00334 1ST CIVIL DISTRICT, MONROE COUNTY, TENNESSEE

TITLE: FINAL PLAT OF LOTS 27R-1, THE RIDGES OF TELlico LAKE

DATE: 7/27/21

TIME: 1:00 PM