



MEMORANDUM

TO: Morrison Regional Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: June 13, 2023

SUBJECT: June 20, 2023 Planning Commission Meeting

The Morrison Regional Planning Commission will hold its regularly scheduled meeting on Tuesday, June 20, 2023 at 5 P. M. at Morrison City Hall. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Approval of February 21, 2023 minutes.
3. Consideration of final subdivision plat for property located on Tenpenny Road (Moore Division)*
4. Staff Report—Holdings, LLC Division and Owens Division*
5. Training—New State Laws.
6. Other business as necessary.
7. Adjourn.

CTL

***See Agenda Review**

Members:

_____ Roger Smith _____ Archie Driver _____ Eric Walker

_____ William Dillard _____ Joe Hefner _____ Mayor Sue Anderson

Others: _____

Agenda Review

Moore Division—Final

Teresa Moore submitted a final subdivision plat for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Tenpenny Road. The proposed new lot would consist of 0.93 acres and an existing residential structure. The proposed new lot would require a twenty-five (25) foot road frontage variance. The proposed new lots are served by an existing six (6) inch water line and would comply with all other requirements of the subdivision regulations.

Holdings LLC Division—Final

Holdings LLC submitted a final subdivision plat for the purpose of subdividing 5.63 acres into two (2) proposed new lots located on John Lawson Road. Lot 1 (shown as Lot 32A) would consist of 3.01 acres and an existing residential structure. Lot 2 (shown as Lot 32B) would consist of 2.62 acres and is currently vacant. The proposed new lots are served by a six (6) inch water line and would comply with the requirements of the subdivision regulations.

Owens Division—Final

Kasey Owens submitted a final subdivision plat for the purpose of subdividing 1.84 acres into two (2) proposed new lots located on Vervilla Road. Lot 1 (shown as Lot 62A) would consist of 0.68 acres and is currently vacant. Lot 2 (shown as Lot 62B) would consist of 1.16 acres and is currently vacant. The proposed new lots are served by a six (6) inch water line and would comply with the requirements of the subdivision regulations.

Members:

_____ Roger Smith _____ Archie Driver _____ Eric Walker

_____ William Dillard _____ Joe Hefner _____ Mayor Sue Anderson

Others: _____

**REPORT OF MEETING
MORRISON REGIONAL PLANNING COMMISSION
FEBRUARY 21, 2023**

MEMBERS PRESENT

Joe Hefner
Archie Driver
William Dillard
Eric Walker

STAFF PRESENT

Tommy Lee, UCDD Staff Planner

OTHERS PRESENT

See Attached Sign In Sheet

MEMBERS ABSENT

Roger Smith

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, the regularly scheduled meeting of the Morrison Regional Planning Commission was called to order by Vice-Chairman William Dillard at 5:15 p.m. on Tuesday February 21, 2023 at Morrison City Hall.

ITEM 2: APPROVAL OF NOVEMBER 15, 2022 MINUTES

The minutes from the November 15, 2022 Planning Commission meeting were presented to the members for approval. A motion was made by Joe Hefner to approve the minutes as written. The motion was seconded by Archie Driver and the minutes were approved with a unanimous vote.

ITEM 3: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON OLD WELL ROAD (NORTHCUTT DIVISION)

Surveyor Michael Moore presented a final plat on behalf of William Northcutt for the purpose of creating one (1) proposed new lot from property larger than five (5) acres located on Old Well Road. The proposed new lot would consist of 1.34 acres, two (2) existing residential structures and two (2) existing accessory structures. The proposed new lot would require a fifteen (15) feet side setback variance and a field line easement from the adjoining northern property. The proposed new lots are served by an existing six (6) inch water line and would comply with the requirements of the subdivision regulations. After discussion, Joe Hefner made a motion to grant the aforementioned variance request and to approve the submitted final plat pending that all required signatures be obtained. Archie Driver seconded and the motion passed with a vote of all ayes.

ITEM 4: CONSIDERATION OF REQUEST TO REZONE PROPERTY LOCATED ON WEST MAPLE STREET, FURTHER DESCRIBED AS MAP 101, PARCEL 022.00 FROM A-1 (AGRICULTURE) TO I-1 (INDUSTRIAL) (PLAN LLC REQUEST)

At the November 15, 2023 meeting, David Graham of McNeilus Steel Inc and Don Alexander of the Warren County Industrial Development Board presented a request to rezone property located on West Maple Street, further described as Map 101, Parcel 022.00, from A-1 (Agriculture) to I-1 (Light Industrial). Graham stated that the purpose of the rezoning was to establish a manufacturing facility. Graham stated that the proposed operation would be to obtain steel, customize the steel and then distribute the steel to other entities. Graham stated that the reason that this parcel was attractive was due to the access to rail on the northern side of the property. Graham also stated that the initial plans are to have the plant operational 24 hours a day. Staff Planner informed Graham that if the property were to be rezoned that the property would need to have screening and that a buffering agent would need to be added to the eastern boundary. Staff also stated that if rezoned, a site plan would need to be approved by the building inspector before construction could begin. After discussion, Joe Hefner made a motion to recommend that the Board of Mayor and Aldermen rezone the aforementioned property from A-1 to I-1. Archie Driver seconded and the motion passed with a vote of all ayes. At the February 21, 2023 meeting, Staff Planner stated that the action taken by the PC regarding the aforementioned rezoning request was done so at a PC meeting that was not properly advertised and thus the action was voided. David Graham re-presented a request to rezone property located on West Maple Street, further described as

Map 101, Parcel 022.00, from A-1 (Agriculture) to I-1 (Light Industrial). Engineer Joe Ledford presented a site plan for reference and Ledford stated that the site plan called for evergreen tree screening along the eastern boundary which would meet the requirements of the zoning ordinance. Vice-Chairman Dillard allowed the public to address the PC and several citizens including Stacy Lee, Jennifer Burks, LuAnn Laxson, Cecilia Ward, Patrick Robinson and Leann Ray all stated that they were against the proposed rezoning. After discussion, Archie Driver made a motion to recommend that the Board of Mayor and Aldermen rezone the aforementioned property from A-1 to I-1. Eric Walker seconded and the motion passed with a vote of all ayes.

ITEM 5: STAFF REPORT

Staff Planner presented a report for one (1) subdivision plat that had been administratively approved since the last planning commission meeting. The administratively approved subdivision plat is as follows:

McClaran Division—Final

Diane McClaran submitted a final subdivision plat for the purpose of subdividing 5.68 acres into two (2) proposed new lots located on Manchester Highway. Lot 1 would consist of 4.35 acres and an existing residential structure. Lot 2 would consist of 1.33 acres and an existing residential structure. The proposed new lots are served by a twelve (12) inch water line, an existing eight (8) inch sewer line and would comply with the requirements of the zoning ordinance and the subdivision regulations.

With no other business to discuss, Eric Walker made a motion to adjourn the meeting. Archie Driver seconded and the motion passed with a vote of all ayes.

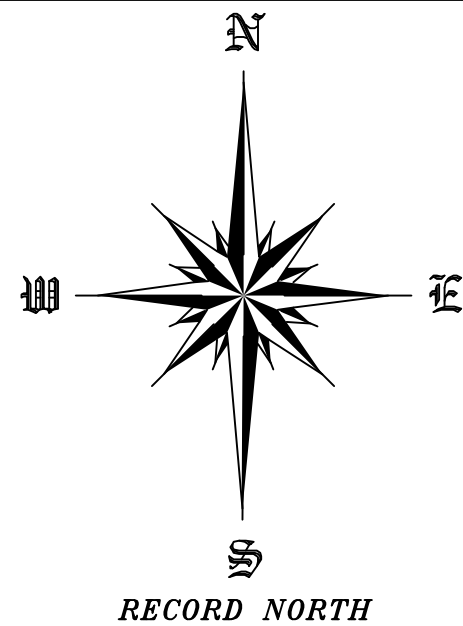
CTL

MORRISON REGIONAL PLANNING COMMISSION

FEBRUARY 21, 2023

SIGN IN SHEET

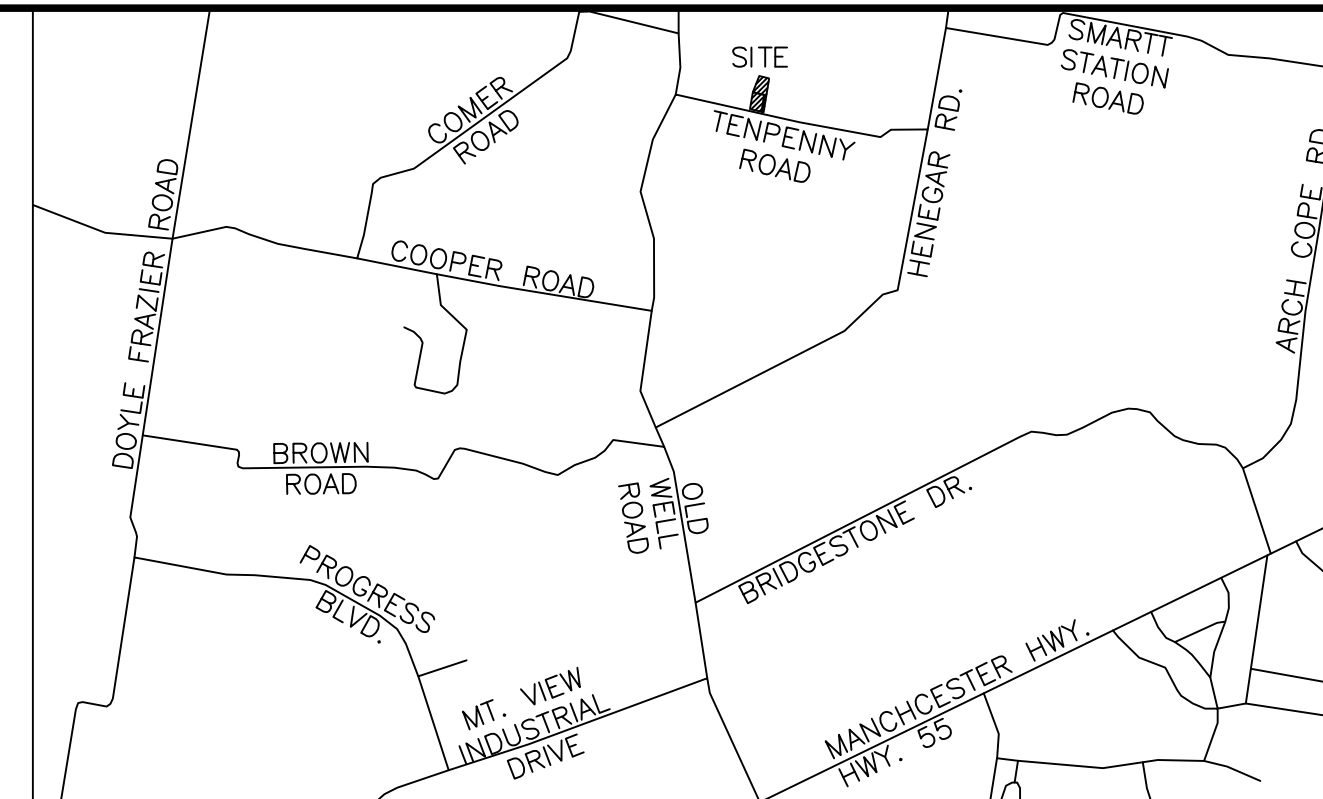
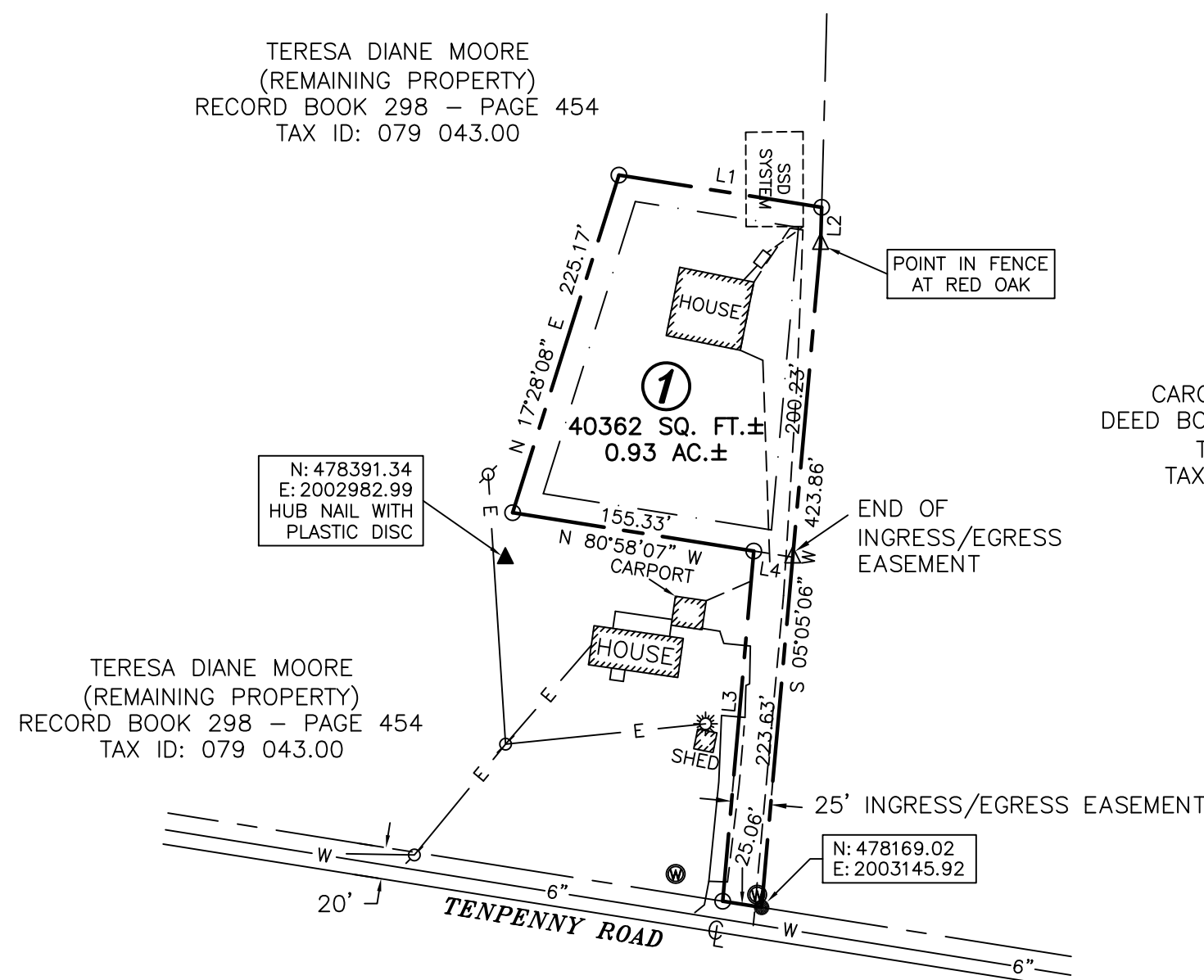
PRINT	SIGN
Michael R. Moon	<i>[Signature]</i>
William Northcutt	William Northcutt
William David Northcutt	David Northcutt
JOE LEDFORD	Joseph A. Leford
Guy Webb	Guy Webb
Chuck Rhodes McNeil's Steel	<i>[Signature]</i>
David Graham, McNeil's Steel	<i>[Signature]</i>
JEANNINE MILLER, ALDERMAN	Jeanne Miller
Stacy Lee	<i>[Signature]</i>
Carl McDaniel	<i>[Signature]</i>
CECELIA WARD	Cecelia Ward
Megan Choate	Megan Choate
ORLAND WARD	<i>[Signature]</i>
Leah Steedman	<i>[Signature]</i>
Patricia Robinson	Patricia Robinson
Jamanka Bouldin	Jamanka Bouldin
Adam Bouldin	Adam Bouldin
Ryan Lorange	<i>[Signature]</i>
Melody Rampy	<i>[Signature]</i>
JP RAMPY	JP RAMPY
Louise Riggsby	<i>[Signature]</i>
Ellen Dilcher	Ellen Dilcher
Mat Dilcher	Mat Dilcher
Bethany Porter	Bethany Porter
Teressa Prater	Teressa Prater
Donald Prater	Donald Prater
Craig Johnson	<i>[Signature]</i>
Cheryl Useltorn	<i>[Signature]</i>
Johnny Anderson	<i>[Signature]</i>
Alan Northcutt	<i>[Signature]</i>
Pamela Laxson	Pamela Laxson
Lynne Laxson	Lynne Laxson
KIC ROOTES	<i>[Signature]</i>
THEA ROGERS	Thea Rogers



TERESA DIANE MOORE
(REMAINING PROPERTY)
RECORD BOOK 298 - PAGE 454
TAX ID: 079 043.00

TERESA DIANE MOORE
(REMAINING PROPERTY)
RECORD BOOK 298 - PAGE 454
TAX ID: 079 043.00

CAROLE J BOYD, ETAL
DEED BOOK 298 - PAGE 270
TRACT TWO (2)
TAX ID: 079 033.00



VICINITY MAP
NOT TO SCALE

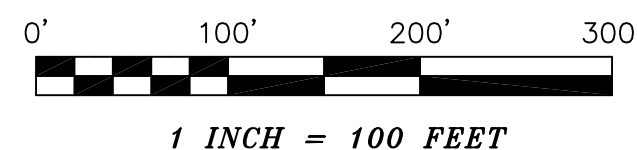
GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE LOT ONE (1).
2. THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE FLOOD INSURANCE PROGRAM MAP, 47177C0120D, DATED SEPTEMBER 26, 2008.
3. ALL UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE IN THE FIELD AND/OR CONTACT FROM THE APPROPRIATE UTILITY DEPARTMENT. THIS SURVEY MAKES NO GUARANTEE AS TO LOCATION OF UNDERGROUND UTILITIES. APPROPRIATE UTILITY DEPARTMENTS SHOULD BE CONTACTED BEFORE DIGGING.
4. SETBACK REQUIREMENTS ARE SHOWN AS 40' FRONT YARD / 15' SIDE YARD / 15' REAR YARD.
5. LOT ONE (1) HAS NOT BEEN EVALUATED, PURSUANT TO THIS PLAT REVIEW, FOR AN SSD SYSTEM AND DOES NOT CONSTITUTE APPROVAL OF THIS LOT OR THE EXISTING SYSTEM. THE LOCATION OF THE EXISTING SSD SYSTEM HAS BEEN SHOWN APPROXIMATELY.
6. THERE SHALL BE AN EASEMENT ON THE REMAINING PROPERTY OF TERESA DIANE MOORE FOR THE BENEFIT OF LOT ONE (1) FOR THE MAINTENANCE OF ANY EXISTING FIELD LINES.
7. THERE SHALL BE AN EASEMENT ON LOT ONE (1) FOR THE BENEFIT OF THE REMAINING PROPERTY OF TERESA DIANE MOORE FOR THE PURPOSE OF INGRESS AND EGRESS, AS SHOWN HEREON.

LEGEND

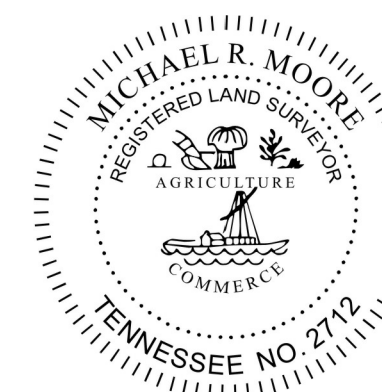
- 5/8" CAPPED REBAR (NEW) RLS # 2712
- 3/8" CAPPED REBAR (OLD) RLS # 105
- △ MONUMENT NEITHER SET NOR FOUND
- ▲ CONTROL POINT
- ⊙ WATER METER
- ⚡ POWER POLE
- ☀ LIGHT POLE
- W — WATER LINE
- EDGE OF GRAVEL
- E - OVERHEAD ELECTRIC
- - - PROPERTY BOUNDARY

LINE	BEARING	DISTANCE
L1	S 80°58'20" E	130.54'
L2	S 01°32'01" W	23.18'
L3	S 05°05'06" W	223.63'
L4	S 80°58'07" E	25.06'



NOTE: This survey was performed with RTK GPS positional data observed on the date of 5-2-2023 utilizing a Topcon HiPer HR dual frequency receiver. The grid coordinates of the control point shown were derived using a VRS network of CORS stations projected to TN SPC83; Datum: NAD 83; Geoid: ContinentalUS_NGS2018. The positional accuracy of the GPS vectors does not exceed H: 5 mm + 0.5 ppm. The combined grid factor used for this survey is 0.99990881 centered upon the control point shown hereon.

SURVEYOR'S CERTIFICATE



I hereby certify, to the best of my knowledge and belief, that the survey shown hereon represents a Category IV Survey and is in compliance with the current Tennessee Minimum Standards of Practice.

Date _____ Registered Land Surveyor

CERTIFICATION OF EXISTING STREET

I hereby certify that the street shown on this plat has the status of an accepted public street regardless of current condition.

Date Signed _____ County Road Supervisor

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date Signed _____ Owner's Signature

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Morrison Planning Commission. I further certify that the degree of precision (linear and angular) meets the standards required of an Urban Land Subdivision as established by the Tennessee Board of Examiners for Land Surveyors. I also hereby certify that the monuments and pins have been placed as shown hereon, to the specifications of the Morrison Planning Commission.

Date Signed _____ Surveyor's Signature

CERTIFICATE OF EXISTING WATER LINES

I hereby certify that the water lines shown hereon are in place.

Date Signed _____ Water Utility District Representative

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Morrison Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Morrison Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Warren County, Tennessee.

Date Signed _____ Secretary, Morrison Regional Planning Commission

FINAL PLAT
FOR
TERESA DIANE MOORE
PRESENTED TO
MORRISON REGIONAL PLANNING COMMISSION

DEVELOPER: TERESA DIANE MOORE SURVEYOR: MICHAEL R. MOORE

ADDRESS: 220 HIDDEN LANE MORRISON, TN 37357 ADDRESS: 208 N. CHANCERY STREET MCMINNVILLE, TN 37110

TELEPHONE: 931-473-1088

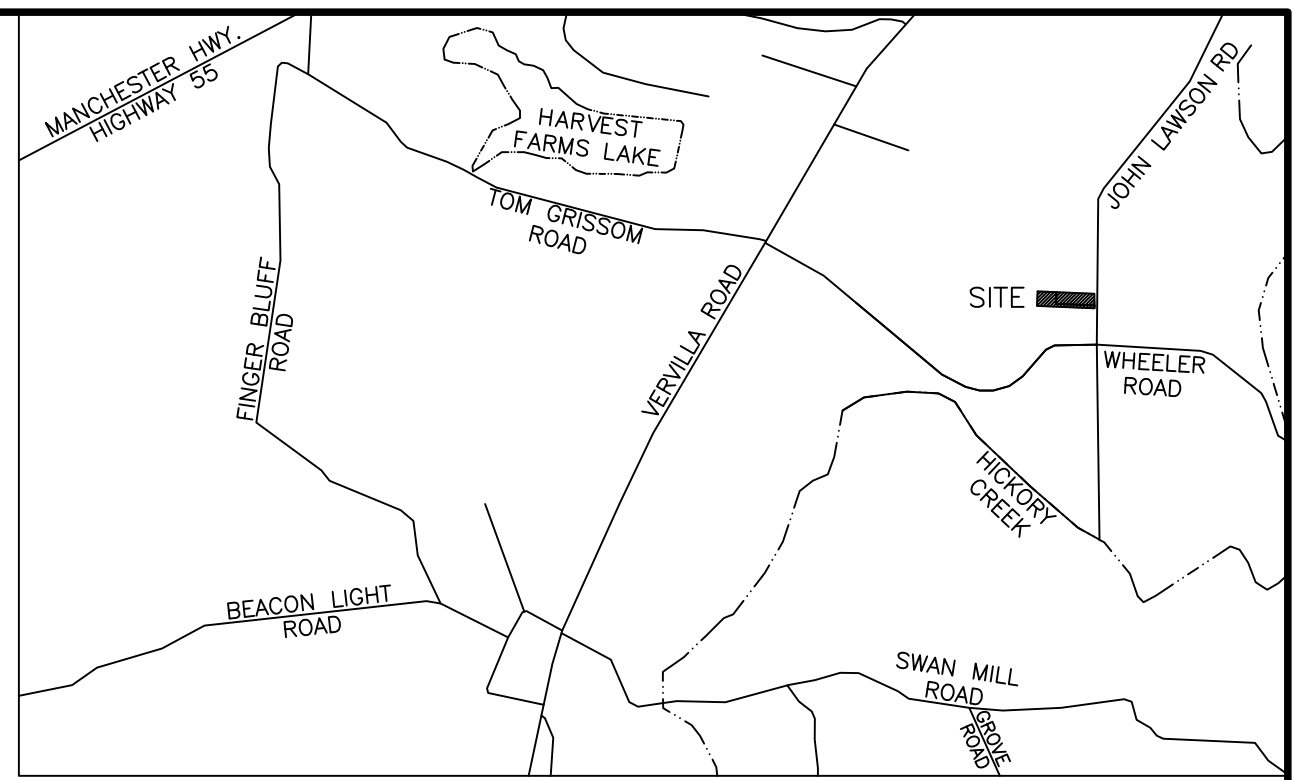
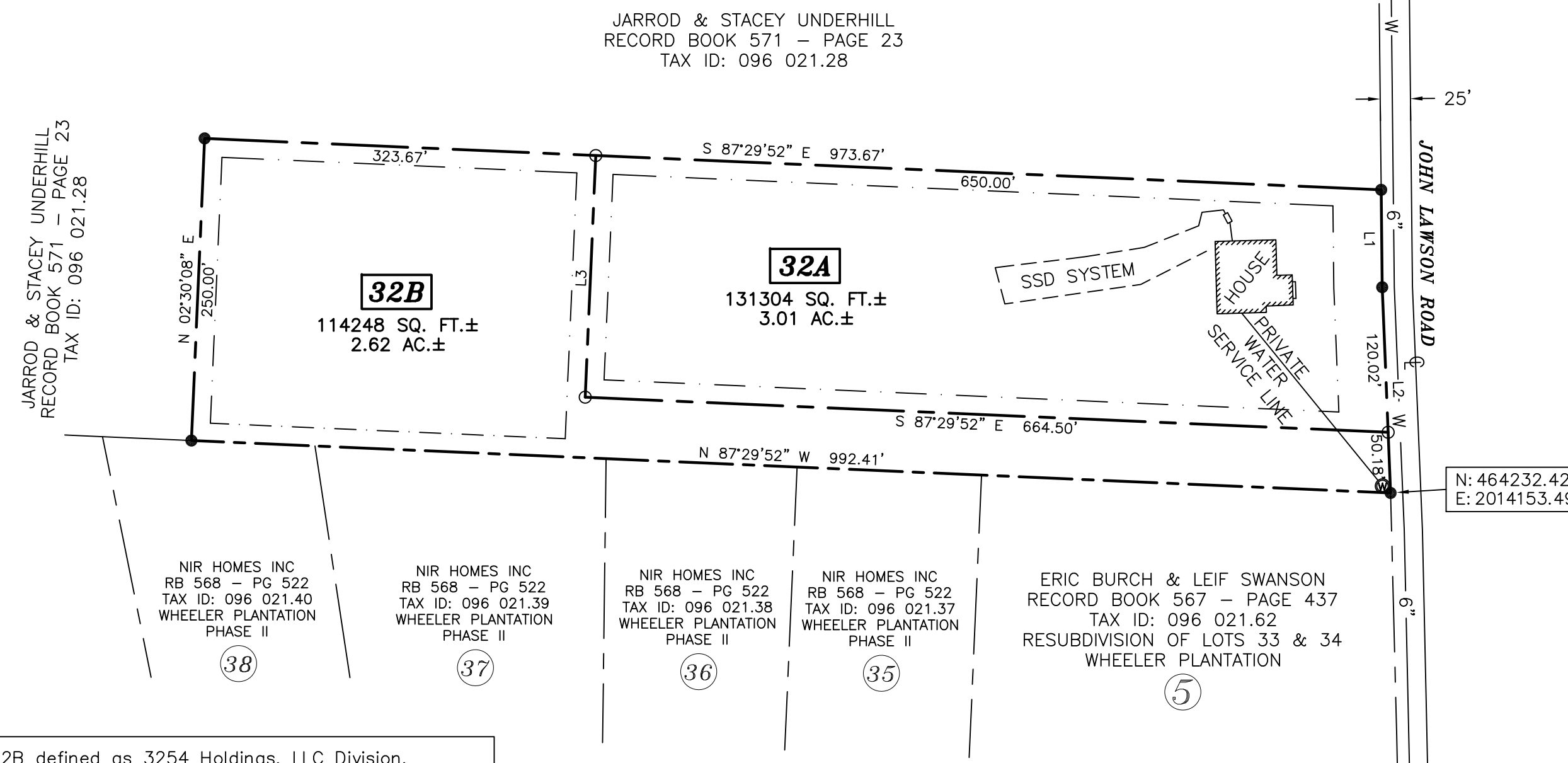
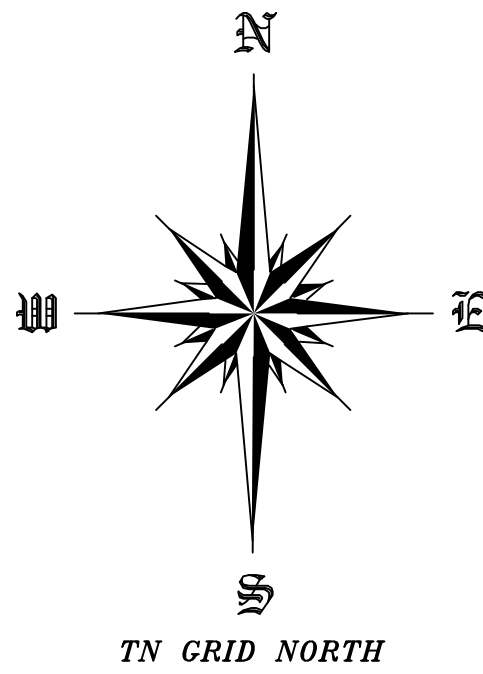
RB 298 - P 454 P/O ACREAGE: 0.93 ACRES ±

TAX ID: 079 043.00 P/O NUMBER OF LOTS: ONE (1)

SCALE: 1" = 100' DATE: 5-2-23

PROJECT # 23108 10TH CIVIL DISTRICT WARREN COUNTY

MOORE
LAND SURVEYS
208 N. CHANCERY ST.
MCMINNVILLE, TN
931.473.1088
MICHAEL@
MOORELANDSURVEYS.COM



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 32 OF THE WHEELER PLANTATION, PHASE II OF RECORD IN PLAT CABINET C - SLIDE 76 IN THE REGISTER OF DEEDS OFFICE OF WARREN COUNTY, TENNESSEE, INTO LOT 32A AND LOT 32B AS SHOWN HEREON.
2. THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE FLOOD INSURANCE PROGRAM MAP, 47177C0230D, DATED SEPTEMBER 26, 2008.
3. ALL UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE IN THE FIELD AND/OR CONTACT FROM THE APPROPRIATE UTILITY DEPARTMENT. THIS SURVEY MAKES NO GUARANTEE AS TO LOCATION OF UNDERGROUND UTILITIES. APPROPRIATE UTILITY DEPARTMENTS SHOULD BE CONTACTED BEFORE DIGGING.
4. SETBACK REQUIREMENTS ARE SHOWN AS 40' FRONT / 15' SIDE YARD / 15' REAR YARD.
5. THERE SHALL BE AN EASEMENT ON LOT 32B FOR THE BENEFIT OF LOT 32A FOR THE MAINTENANCE AND/OR REPAIR OF AN EXISTING PRIVATE WATER SERVICE LINE AND METER AS SHOWN HEREON.

• Approval is hereby granted for lot 32B defined as 3254 Holdings, LLC Division, Warren County, Tennessee as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted.

Environmental Scientist _____ Date _____
Division of Water Resources

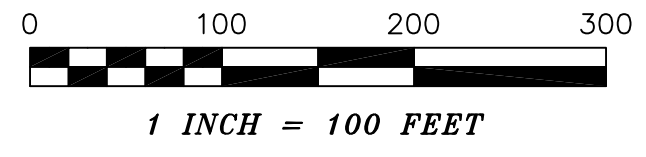
Approval is based on soil conditions suitable for installation of subsurface Sewage Disposal Systems and does not constitute approval of building sites.

- Lot 32B is approved for the installation and duplication of conventional subsurface sewage disposal systems to serve an estimated house size of 4 bedrooms.
- Some configurations may require pump systems to transfer septic tank effluent to areas of the lot with suitable soil conditions for disposal.
- All underground utilities and driveways must enter along the property lines.
- Lot 32A "This lot has not been evaluated, pursuant to this plat review, for an SSD system and does not constitute approval of this lot or the existing system."

LEGEND

- ⊙ WATER METER
- 5/8" CAPPED REBAR (NEW) RLS # 2712
- 5/8" CAPPED REBAR (OLD) RLS # 2712
- W - WATER LINE
- - - - SETBACK LINE
- - - - PROPERTY BOUNDARY

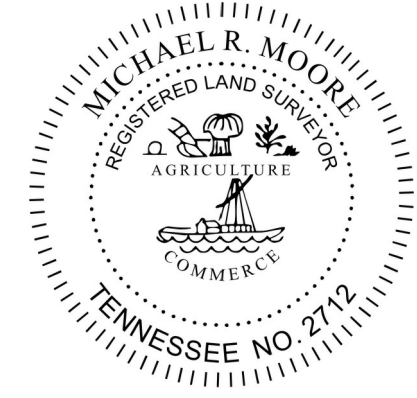
LINE	BEARING	DISTANCE
L1	S 00°36'21" E	80.53'
L2	S 02°20'29" E	170.20'
L3	S 02°30'08" W	200.00'



NOTE: This survey was performed with RTK GPS positional data observed on the date of 4-26-23 utilizing a Topcon HiPer HR dual frequency receiver. The grid coordinates of the control point (N: 464398.20 , E: 2009961.63, hub nail with plastic disc) were derived using a VRS network of CORS stations projected to TN SPC83; Datum: NAD 83; Geoid: ContinentalUS_NGS2018. The positional accuracy of the GPS vectors does not exceed H: 5 mm + 0.5 ppm. The combined grid factor used for this survey is 0.99991239 centered upon the control point listed herein.

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge and belief, that the survey shown hereon represents a Category IV Survey and is in compliance with the current Tennessee Minimum Standards of Practice.



Date Registered Land Surveyor

CERTIFICATE OF EXISTING WATER LINES
I hereby certify that the water lines shown hereon are in place.

Date Signed

Water Utility District Representative

CERTIFICATE OF OWNERSHIP AND DEDICATION
I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date Signed

Owner's Signature

CERTIFICATE OF ACCURACY AND PRECISION
I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Morrison Planning Commission. I further certify that the degree of precision (linear and angular) meets the standards required of an Urban Land Subdivision as established by the Tennessee Board of Examiners for Land Surveyors. I also hereby certify that the monuments and pins have been placed as shown hereon, to the specifications of the Morrison Planning Commission.

Date Signed

Surveyor's Signature

208 N. CHANCERY ST.
MCMINNVILLE, TN
931.473.1088
MICHAEL@
MOORELANDSURVEYS.COM

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

Date Signed

County Road Supervisor

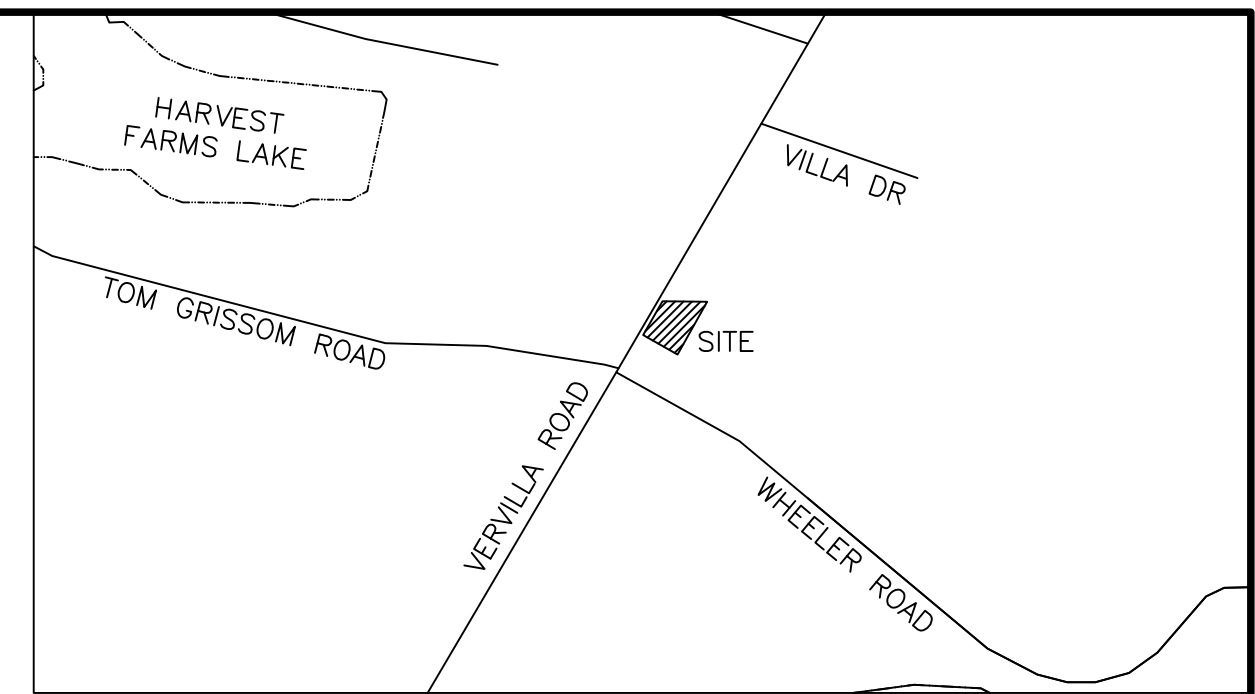
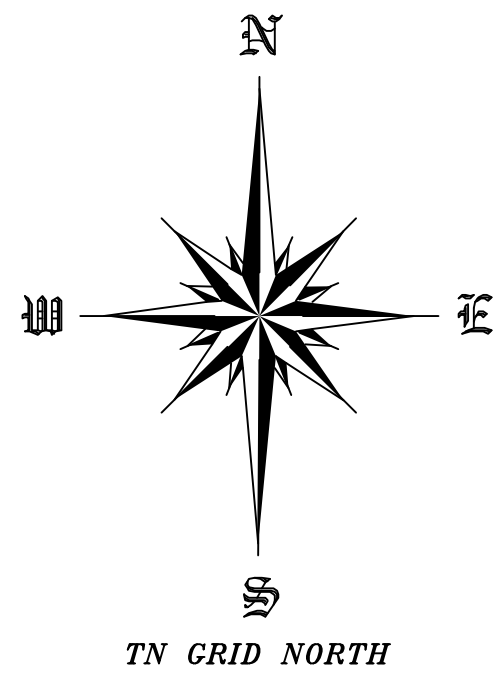
CERTIFICATION OF APPROVAL FOR RECORDING
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Morrison Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Morrison Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Warren County, Tennessee.

Date Signed

Secretary, Morrison Regional Planning Commission

**FINAL PLAT
FOR
RESUBDIVISION OF LOT 32,
WHEELER PLANTATION, PHASE II
PRESENTED TO
MORRISON REGIONAL PLANNING COMMISSION**

DEVELOPER: 3254 HOLDINGS, LLC	SURVEYOR: MICHAEL R. MOORE
ADDRESS: 2747 BONE CAVE ROAD	ADDRESS: 208 N. CHANCERY STREET
ROCK ISLAND, TN 38581	MCMINNVILLE, TN 37110
TELEPHONE: 931-607-7687	TELEPHONE: 931-473-1088
RB 568 - PG 260	ACREAGE: 5.64 ACRES ±
TAX ID: 096 021.34	NUMBER OF LOTS: TWO (2)
SCALE: 1" = 100'	DATE: 4-26-23
PROJECT # 23016	9TH CIVIL DISTRICT WARREN COUNTY



VICINITY MAP
NOT TO SCALE

Approval is hereby granted for lot 62A & 62B defined as Resubdivision of Lot 62; Wheeler Plantation, Phase II Division, Warren County, Tennessee as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water taps; water lines, underground utilities and driveways should be located at side property lines unless otherwise noted.

Environmental Specialist
Division of Ground Water Protection

Date

Approval is based on soil conditions suitable for installation of Subsurface Sewage Disposal Systems and does not constitute approval of building sites.

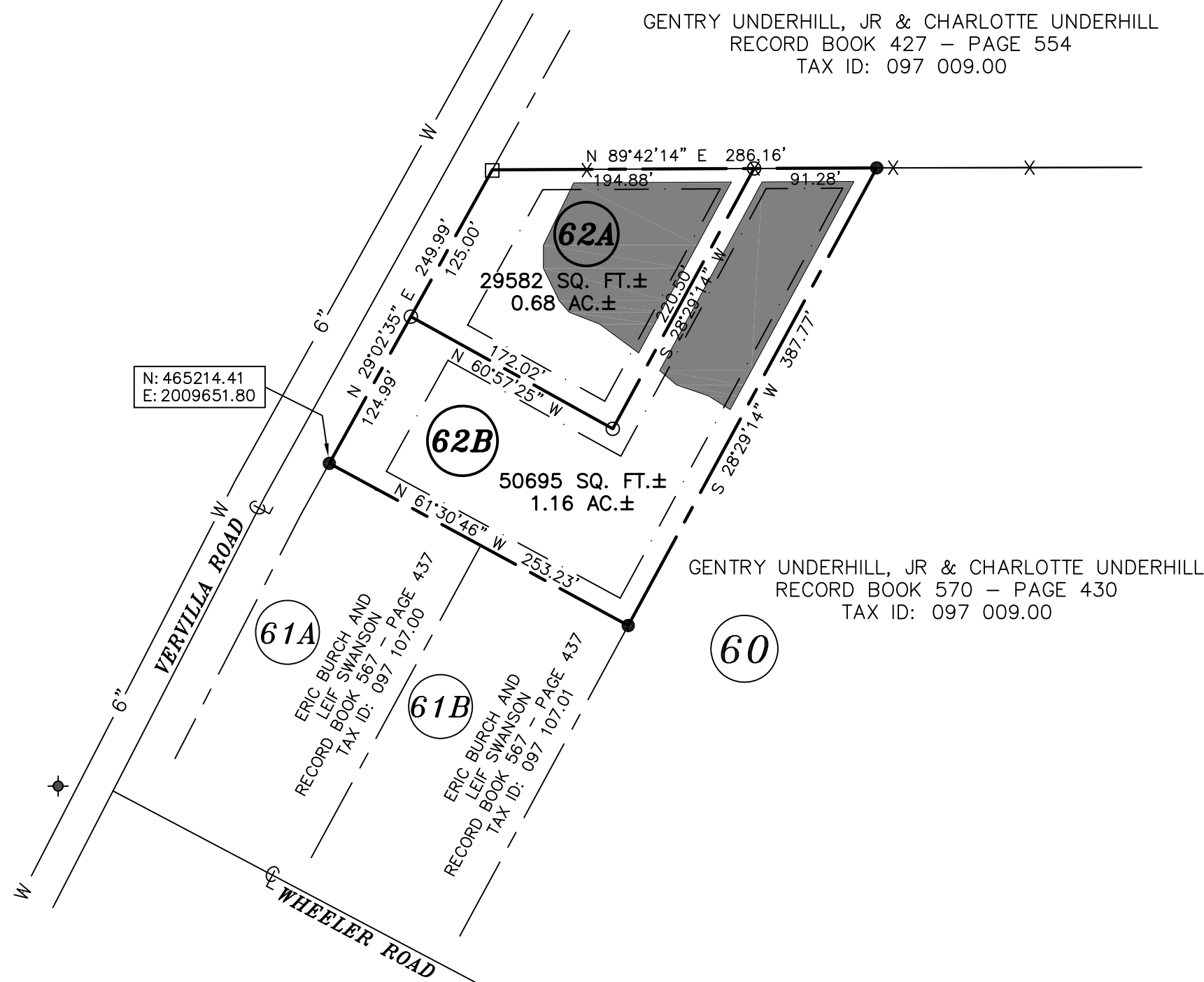
- Shading on lots represents an area reserved to be used for the installation of the primary and duplicate subsurface sewage disposal systems, and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL in Tennessee. Modification of the shaded area may be considered, provided sufficient shaded area is maintained.

- Lots 62A & 62B are approved for use with utility water only.

- The size, number of square feet, design, and location of the proposed dwelling may further affect the number of bedrooms for which a permit may be issued.

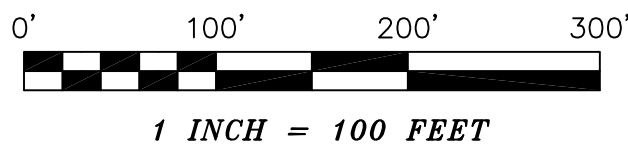
- Lots 62A & 62B are approved for installation and duplication of conventional subsurface sewage disposal systems to serve an estimated house size of 3 bedrooms.

- Lots 62A & 62B will require pump systems to transfer septic tank effluent to areas of the lot with suitable soil conditions for disposal.



LEGEND

- 5/8" CAPPED REBAR (NEW) RLS # 2712
- 5/8" CAPPED REBAR (OLD) RLS # 2712
- 4" X 6" STEEL POST (OLD)
- ◆ FIRE HYDRANT
- X — FENCE
- W — WATER LINE
- - - PROPERTY BOUNDARY
- SSD SOILS AREA



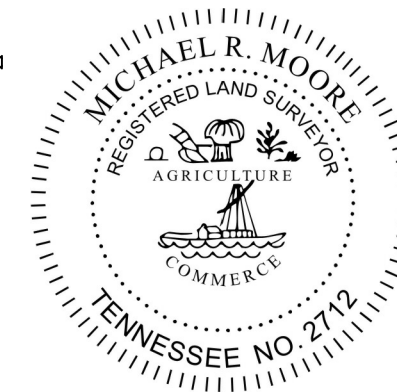
NOTE: This survey was performed with RTK GPS positional data observed between the dates of 3-13-23 and 5-18-23 utilizing a Topcon HiPer HR dual frequency receiver. The grid coordinates of the control point (N:464398.20, E:2009961.63, hub nail with plastic disc) were derived using a VRS network of CORS stations projected to TN SPC83; Datum: NAD 83; Geoid: ContinentalUS_NGS2018. The positional accuracy of the GPS vectors does not exceed H: 5 mm + 0.5 ppm. The combined grid factor used for this survey is 0.99991239 centered upon the control point listed herein.

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 62 OF THE WHEELER PLANTATION, PHASE II OF RECORD IN PLAT CABINET C - SLIDE 76 IN THE REGISTER OF DEEDS OFFICE OF WARREN COUNTY, TENNESSEE, INTO LOT 62A AND LOT 62B AS SHOWN HEREON.
- THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE FLOOD INSURANCE PROGRAM MAP, 47177C0230D, DATED SEPTEMBER 26, 2008.
- ALL UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE IN THE FIELD AND/OR CONTACT FROM THE APPROPRIATE UTILITY DEPARTMENT. THIS SURVEY MAKES NO GUARANTEE AS TO LOCATION OF UNDERGROUND UTILITIES. APPROPRIATE UTILITY DEPARTMENTS SHOULD BE CONTACTED BEFORE DIGGING.
- SETBACK REQUIREMENTS ARE SHOWN AS 40' FRONT YARD / 15' SIDE YARD / 15' REAR YARD.

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge and belief, that the survey shown hereon represents a Category IV Survey and is in compliance with the current Tennessee Minimum Standards of Practice.



Date Registered Land Surveyor

CERTIFICATION OF EXISTING STREET

I hereby certify that the street shown on this plat has the status of an accepted public street regardless of current condition.

Date Signed County Road Supervisor

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use noted. I further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date Signed Owner's Signature

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Morrison Planning Commission. I further certify that the degree of precision (linear and angular) meets the standards required of an Urban Land Subdivision as established by the Tennessee Board of Examiners for Land Surveyors. I also hereby certify that the monuments and pins have been placed as shown hereon, to the specifications of the Morrison Planning Commission.

Date Signed Surveyor's Signature

FINAL PLAT FOR RESUBDIVISION OF LOT 62; WHEELER PLANTATION, PHASE II PRESENTED TO MORRISON REGIONAL PLANNING COMMISSION	
DEVELOPER: KASEY & KERRIE OWENS	SURVEYOR: MICHAEL R. MOORE
ADDRESS: 35 FLAGSTONE CT.	ADDRESS: 208 N. CHANCERY STREET
MCMINNVILLE, TN 37110	MCMINNVILLE, TN 37110
TELEPHONE: 931-808-6957	TELEPHONE: 931-473-1088
RB 567 - PG 142	ACREAGE: 1.84 ACRES ±
TAX ID: 097 108.00	NUMBER OF LOTS: TWO (2)
SCALE: 1" = 100'	DATE: 5-18-23
PROJECT # 23063	9TH CIVIL DISTRICT WARREN COUNTY

CERTIFICATE OF EXISTING WATER LINES

I hereby certify that the water lines shown hereon are in place.

Date Signed Water Utility District Representative

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Morrison Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Morrison Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Warren County, Tennessee.

Date Signed Secretary, Morrison Regional Planning Commission



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