

CERTIFICATION OF OWNERSHIP AND DEDICATION

I [WE] HEREBY CERTIFY THAT I [WE ARE] THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I [WE] HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY [OUR] CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, FARMS AND OTHER OPEN SPACES TO THE PUBLIC OF PRIVATE USE AS NOTED.

OWNER: *Doug R. P.* DATE: 4-19-22

OWNER: *Larry H. Jones* DATE: 4-19-22

CERTIFICATION OF THE APPROVAL OF THE WATER SYSTEM

I HEREBY CERTIFY THAT THE PRIVATE WATER SUPPLY/PUBLIC WATER SUPPLY SYSTEM IS AVAILABLE TO THE PROPERTY, OR (2) AS SHOWN ON THE ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS; OR (3) THAT A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

LOCAL UTILITY DISTRICT REPRESENTATIVE: *Randy D. Bowman* DATE: 4-20-22

CERTIFICATION OF ELECTRIC POWER

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING CL&PS LINE EXTENSION POLICIES, LINE SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT CL&PS LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO CL&PS BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

GREENEVILLE LIGHT AND POWER REPRESENTATIVE: *Shay Bell* DATE: 4-19-22

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

CITY ENGINEER OR COUNTY ROAD COMMISSIONER: *Randi B. Swartzell* DATE: 4-20-22

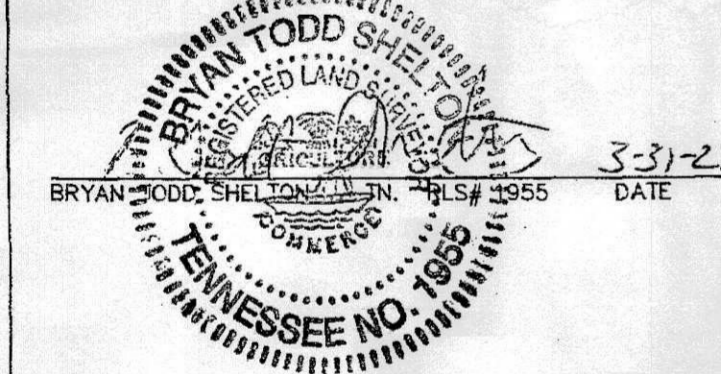
CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUB-DIVISION REGULATIONS FOR GREENE COUNTY TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SECRETARY - REGIONAL PLANNING COMMISSION: *David J. ...* DATE: 5-10-22

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS A RELATIVE ERROR OF CLOSURE OF 1 PART IN 7,500 AND IT IS MY OPINION THAT THE PLAN SHOWN HEREON AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. THE SURVEY SHOWN WAS PERFORMED TO THE MINIMUM STANDARDS OF PRACTICE FOR TENNESSEE.



DIVISION OF GROUND WATER

*Approval is hereby granted for lots SEE RESTRICTIONS defined as Brooks Farm Subdivision in Greene County, Tennessee, as being suitable for subsurface sewage disposal 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. Any cutting, filling or alteration of the soil conditions may void this approval.

Environmental Scientist: *Eric Bull* DATE: 5/2/2022

The following restrictions apply to the installation of a conventional subsurface sewage disposal system on this property:

- A) A permit for the installation of the subsurface sewage disposal system must be obtained from the Tennessee Department of Environment and Conservation's Division of Water Resources before any construction begins.
- B) Lot 1-23 has adequate suitable soil to install and duplicate a Three (3) bedroom conventional subsurface sewage disposal (SSD) system. A pump system may be required for approval.
- C) Lot 1-23 has specific areas designated for the SSD system. House location, Storm Water Pollution Prevention Plans, construction of dwellings with large floor plans, odd shaped configurations, excavated basements, as well as topography of property may result in reduction of bedrooms and/or SSD system requiring to be pumped. Prior to construction the property owner needs to contact this office in order to insure proper house site location.
- D) Lot 2,5,6,9,10,11 have soil areas that require an interceptor drain to be installed above the subsurface sewage disposal system with a 15 ft separation between subsurface sewage disposal system and interceptor drain as designated by soil map.
- E) There shall be a 50-foot setback between all wells or springs and all SSD systems or duplication area.

NOTES:

- 1. IRON PINS (1/2" REBAR) HAS BEEN SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 2. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, COVENANTS AND/OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.
- 3. PROPERTY SHALL ADHERE TO ZONING REGULATIONS.
- 4. REFERENCE TAX MAP: MAP 123 PARCEL 066.00 REFERENCE DEED: DEED BOOK 677A PAGE 075
- 5. THE PROPERTY SHOWN HEREON LIES OUTSIDE THE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 470550C4000, EFF. DATE: 7-03-2006).
- 6. TOTAL ACREAGE: 35.75 Ac±
- 7. MINIMUM LOT SIZE: 0.02 Ac±
- 8. NUMBER OF LOTS: 24
- 9. THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5 FEET WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORM-WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

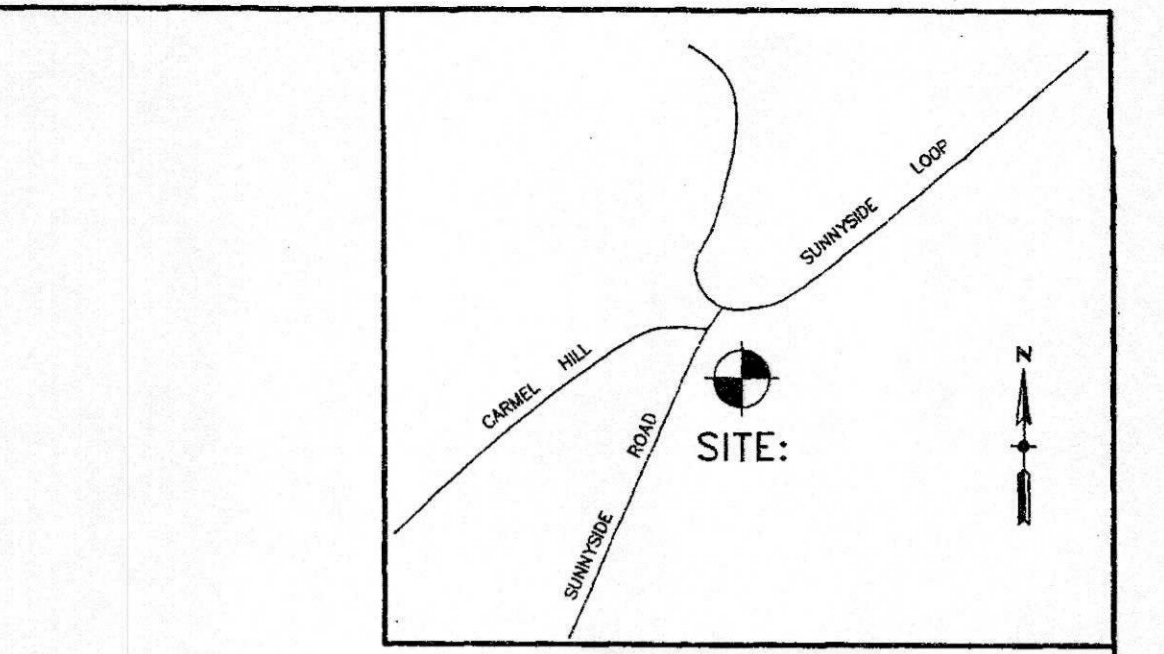
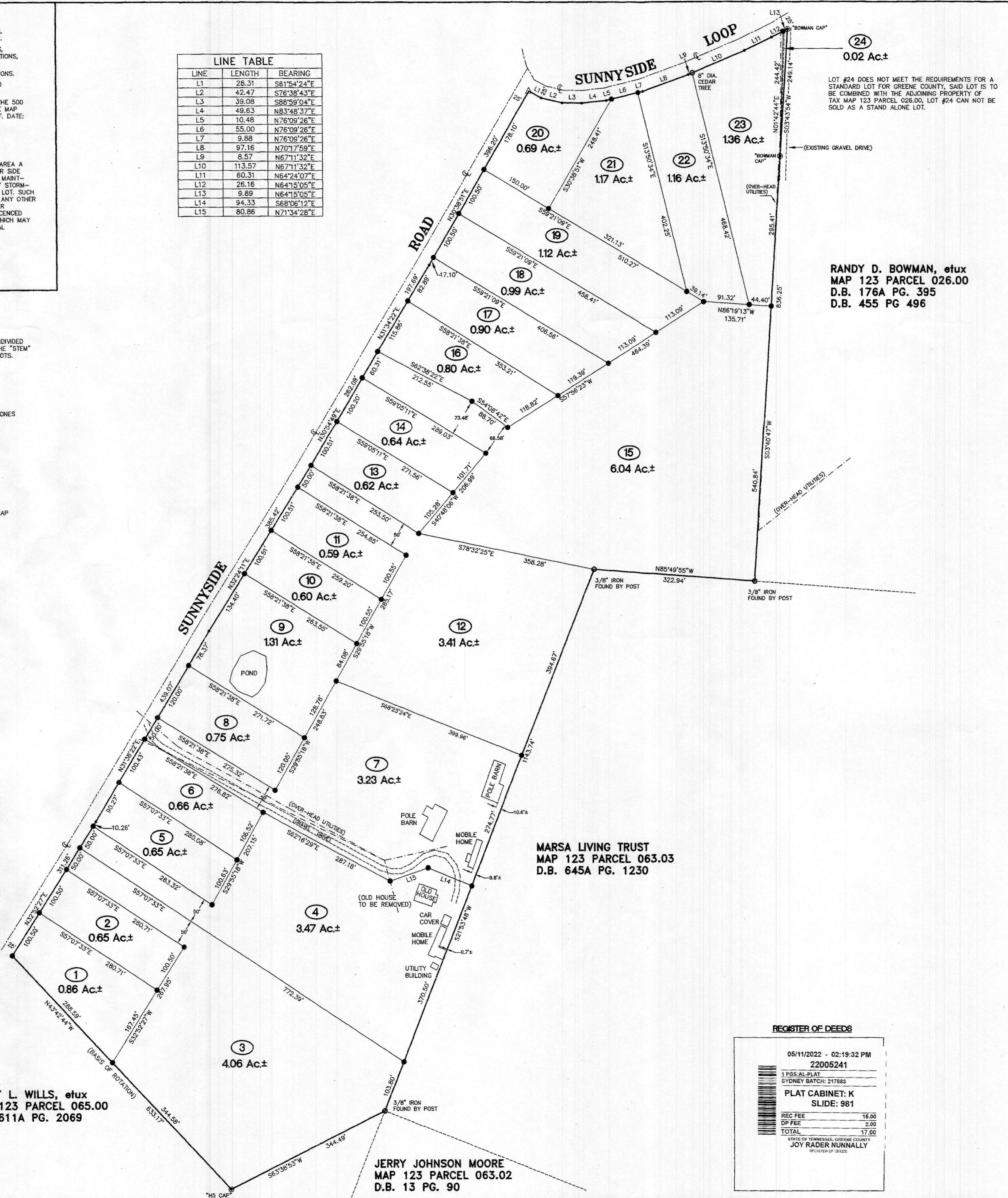
NOTICE TO PROPERTY OWNERS
PIPESTEM/FLAG LOTS MAY BE FURTHER SUBDIVIDED BY CONSTRUCTION OF A PUBLIC ROAD IN THE "STEM" OF THE LOT TO PROVIDE ACCESS TO NEW LOTS.

OWNER(S)
BRYAN R. JONES AND LARRY H. JONES
400 NORTH IRISH STREET
GREENEVILLE, TENNESSEE 37745

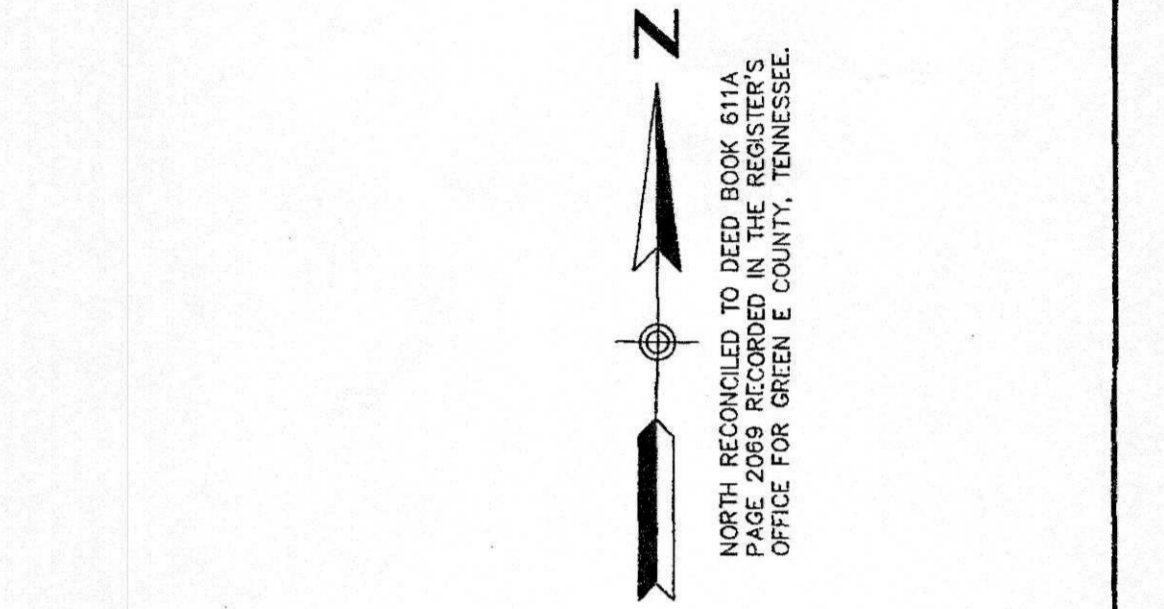
LEGEND
● - 1/2" IRON PIN FOUND
● - 1/2" IRON PIN SET W/PSI CAP
• - POINT
○ - CENTER LINE
△ - PK-NAIL SET

LINE TABLE

LINE	LENGTH	BEARING
L1	28.31	S81°54'24"E
L2	42.47	S76°38'43"E
L3	39.08	S86°59'04"E
L4	49.63	N83°48'37"E
L5	10.48	N76°09'26"E
L6	55.00	N76°09'26"E
L7	9.88	N76°09'26"E
L8	97.16	N70°17'59"E
L9	8.57	N67°11'32"E
L10	113.57	N67°11'32"E
L11	60.31	N64°24'07"E
L12	26.16	N64°15'05"E
L13	9.89	N64°15'05"E
L14	94.33	S68°06'12"E
L15	80.86	N71°34'28"E



LOCATION MAP
NTS



RANDY D. BOWMAN, et ux
MAP 123 PARCEL 026.00
D.B. 176A PG. 395
D.B. 455 PG. 496

MARSA LIVING TRUST
MAP 123 PARCEL 063.03
D.B. 645A PG. 1230

JERRY JOHNSON MOORE
MAP 123 PARCEL 063.02
D.B. 13 PG. 90

JERRY L. WILLS, et ux
MAP 123 PARCEL 065.00
D.B. 611A PG. 2069

REGISTER OF DEEDS

05/11/2022 - 02:19:32 PM
22005241
1 PGS. ALA. PLAT
SYDNEY BATCH: 217883
PLAT CABINET: K
SLIDE: 981
REC FEE 16.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, GREENE COUNTY
JOY RADER NUNNALLY
REGISTER OF DEEDS

GREENE COUNTY REGIONAL PLANNING COMMISSION
SUBDIVISION PLAT
OF THE
FORMER BROOKS FARM
24TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE

PROFESSIONAL SURVEYING, INC.
LAND SURVEYING • MAPPING • PLANNING
355 EBENEZER ROAD - CHUCKEY, TENNESSEE
PHONE (423) 257-3911

DATE: 3-31-2022
JOB NO.: 2022007
DRAWN BY: BTS
REVISION: 1 OF 1
SHEET 1 OF 1