

# MEMORANDUM

**To:** Madisonville Regional Planning Commission  
**From:** Laura Smith, Planner  
**Date:** July 10, 2024  
**Subject:** July 16, 2024, Madisonville Regional Planning Commission Agenda

AGENDA  
MADISONVILLE REGIONAL  
PLANNING COMMISSION  
Madisonville City Hall Board Room  
**Tuesday, July 16, 2024**  
**5:00 p.m.**

- I. Call to Order
- II. Approval of minutes from the May 21, 2024, meeting
- III. Planned Agenda Items
  - ✓ A. Toomey Cran 001, Small cell telecommunication placement within TDOT right-of-way, Hwy. 68 and Englewood Rd., Applicant, Cameron Green (Network Building + Consulting for U.S. Cellular).
  - ✓ B. Subdivision plat 6-lots with easements for 2, Old Cemetery Rd., Property Owner, Craig Summey, Tax Map 056, Parcel 079.00, R-1, Low Density Residential District, (*rezoning approved by city council 7/1/2024*) approximately 4.5 acres.
  - ✓ C. Subdivision plat, 3-lots, Carson St., Hickory St., and Tellico St., Applicant, Mark Tucker, Surveyor, Robert Campbell & Assoc., Property Owner, Monroe County, Tax Map 067D, Group C, Parcel 003.00, C-2, Central Business District, approximately .9 acres,
  - ✓ D. Subdivision plat, 3-lots, Stinnett Rd., Property Owners, Verda and Russell Ralston, Tax Map 058, Parcel 008.03, *Madisonville Planning Region*, approximately 6.57 acres.
  - ✓ E. Site Plan, Garden Gate Mini Storage, Tonawanda Trail, Property Owner, Joseph Wilson, Tax Map 067O, Group C, Parcel 005.01, C-3, Highway Business District, approximately 1.41 acres.
  - ✓ F. Preliminary Subdivision plat, 17-lots, Pedigo Rd., Applicant and Property Owner, Lee Enterprises, Tax Map 057, Parcel 036.00, R-1, Low Density Residential District, approximately 7.8 acres.

G. Subdivision plat, 6-lots to 2-lots, Huntington Blvd. and Oak Grove Rd. and Hiwassee Rd., Property Owner, Cherie Hansen, Tax Map 056L, Group C, Parcels 001.00, 002.00, 003.00, 004.00 and Parcels 071.00 and 074.01 on Tax Map 056.00, R-1, Low Density Residential District.

H. Discussion request, Maegan Helton, Power of Attorney of Finley Investments, LLC, owner of Hunters Cove Park (mobile home park) and Diane Tomek, and Jeremy Cansler, Oak Grove Rd., Tax Map 057.00, Parcel 012.03 and proposed expansion to adjacent properties, Tax Map 057, Parcels 013.00 and 013.01, R-1, Low Density Residential District.

IV. Other Business

V. Adjournment



THESE DRAWINGS ARE FOR INFORMATION ONLY. THESE DRAWINGS DO NOT CONSTITUTE A CONTRACT. ANY EARTH MOVING ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE TRENCHING AND SHIELDING ACT.



Know what's below.  
Call before you dig.



**SITE NAME: TOOMEY CRAN 001**  
**SEARCH RING ID: 223615**  
**WBS #: CEC-1922361501**

710 ENGLEWOOD RD  
MADISONVILLE, TN 37354  
CITY OF MADISONVILLE

VICINITY MAP



DRAWING INDEX

T-1	TITLE SHEET
Z-1	POLE LOCATION SURVEY
Z-2	SITE PLAN
C-1	UTILITY POLE PLAN & ELEVATION
A-1	EQUIPMENT DETAILS & STRUCTURAL NOTES
A-2	PLUMBING DIAGRAM
E-1	ELECTRICAL PANEL SCHEDULE DIAGRAMS, DETAILS & NOTES
G-1	GROUNDING RISER DIAGRAM, DETAILS & NOTES
TC-1	TRAFFIC CONTROL PLAN I

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24"X36". CONTRACTORS SHALL VERIFY THE DRAWING SCALE AND DIMENSIONS. ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT OR MINIMIZE ANY NECESSARY DIMENSION CORRECTIONS.

APPROVAL BLOCK

APPROVAL BLOCK (Empty space for signatures and stamps)

NOTE TO GENERAL CONTRACTOR:  
NO WORK IS TO BE PERFORMED ON THIS SITE WITHOUT REVIEW OF THE APPROVED STRUCTURAL ANALYSIS. IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE ANALYSIS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING.

SITE INFORMATION

CLOSEST SITE ADDRESS:	710 ENGLEWOOD RD MADISONVILLE, TN 37354
LATITUDE (NAD 83):	35.511353°
LONGITUDE (NAD 83):	-84.372278°
GROUND ELEVATION:	1,065.43 (MARS)
JURISDICTION:	CITY OF MADISONVILLE
RIGHT-OF-WAY:	PUBLIC
UTILITY POLE OWNER:	FORT LOUDON ELEC COOP
UTILITY POLE TAGS:	TBD
STRUCTURE TYPE:	WOOD UTILITY POLE
EXISTING STRUCTURE HEIGHT:	23'-6"
PROPOSED STRUCTURE HEIGHT:	34'-0" (AGL)
PROPOSED POLE CLASS:	2
ANTENNA RAD CENTER:	36'-0" (AGL)
USE GROUP:	U
CONSTRUCTION GROUP:	2B
CHANGE OF USE:	NO
FLOODPLAIN:	N/A
OCCUPANCY LOAD:	N/A

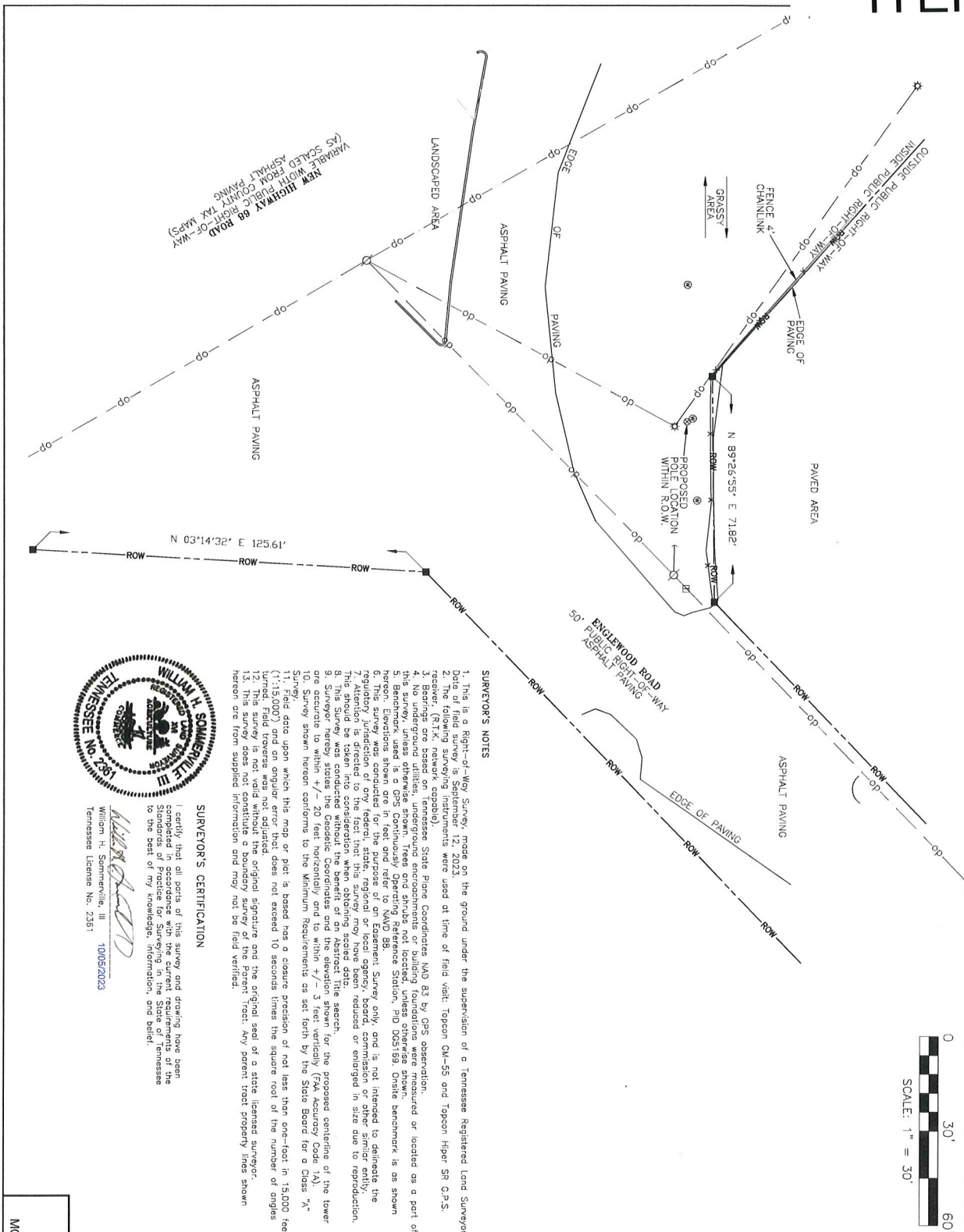
PROJECT TEAM

APPLICANT:	U.S. CELLULAR 6410 W BRVN MAWR AVENUE CHICAGO, IL 60631
PROJECT MANAGEMENT FIRM:	NETWORK BUILDING & CONSULTING, LLC 129 EASTSHORE DRIVE, SUITE 300 CLERK ALLEN, VA 23059 (804) 348-4079
ENGINEERING FIRM:	NB+C ENGINEERING SERVICES, LLC 129 EASTSHORE DRIVE, SUITE 300 CLERK ALLEN, VA 23059 (804) 348-4079

CODE COMPLIANCE

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LATEST EDITIONS OF THE FOLLOWING CODES ARE USED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.
- 2018 BUILDING CODE
  - 2018 NATIONAL ELECTRICAL CODE
  - 2017 NATIONAL ELECTRICAL CODE
  - 2012 NFPA 701, LIFE SAFETY CODE
  - 2012 INTERNATIONAL FIRE CODE
  - AMERICAN CONCRETE INSTITUTE
  - AMERICAN INSTITUTE OF STEEL CONSTRUCTION
  - MANUAL OF STEEL CONSTRUCTION 15TH EDITION
  - ANSI/TIA-222-G
  - TIA 607
  - INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER #1
  - IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
  - TELECOMSDA GR-1275
  - ANSI/T 311

SHEET NUMBER	SHEET TITLE	ENGINEER	PROFESSIONAL STAMP	DESIGN RECORD	SITE INFORMATION	APPLICANT	ENGINEER												
T-1	TITLE SHEET	BRAULIN G. NEWMAN, P.E. PROFESSIONAL ENGINEER LICENSE #19139		<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>0</td> <td>04/23/24</td> <td>FOR CONSTRUCTION</td> <td>BN</td> </tr> <tr> <td>1</td> <td>05/28/24</td> <td>PRELIMINARY CD</td> <td>BN</td> </tr> </table>	REV	DATE	DESCRIPTION	BY	0	04/23/24	FOR CONSTRUCTION	BN	1	05/28/24	PRELIMINARY CD	BN	<p>TOOMEY CRAN 001 SEARCH RING ID: 223615 WBS #: CEC-1922361501 NB+C PROJECT: 100879 710 ENGLEWOOD RD MADISONVILLE, TN 37354 CITY OF MADISONVILLE</p>	 6410 W BRVN MAWR AVENUE CHICAGO, IL 60631	 TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC 129 EASTSHORE DRIVE, SUITE 300 CLERK ALLEN, VA 23059 (804) 348-4079
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1	05/28/24	PRELIMINARY CD	BN																



**SURVEYOR'S NOTES**

1. This is a Right-of-Way Survey, made on the ground under the supervision of a Tennessee Registered Land Surveyor.
2. Date of field survey is September 12, 2023.
3. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiپر SR G.P.S.
4. Bearings are based on geographic (magnetic) State Plane Coordinates NAD 83, by GPS observation.
5. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
6. Benchmark used is a GPS Continuously Operating Reference Station, PID 005159. Onsite benchmark is as shown on drawing.
7. This survey was conducted for the purpose of an Easement Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
8. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining exact data.
9. Surveyor hereby states the Geoidetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FMA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Survey data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1:15,000) and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not void without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Premises Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

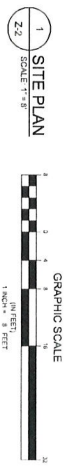
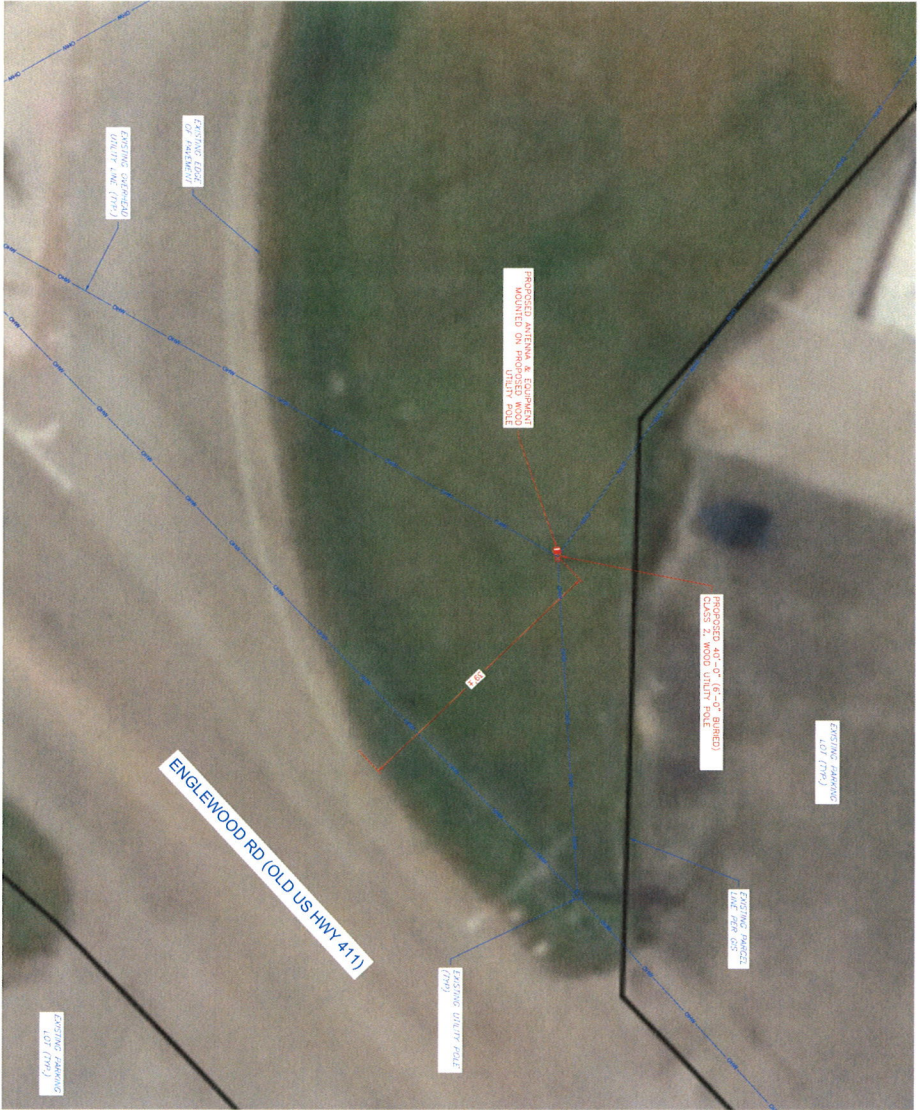
**SURVEYOR'S CERTIFICATION**

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Commission of Practice for Surveying in the State of Tennessee to the best of my knowledge, information, and belief.



William H. Sommerville, III  
Tennessee License No. 2361

<p><b>SITE INFO</b></p> <p>LATITUDE: 35°30'40.870" NORTH                  LONGITUDE: 84°22'20.200" WEST                  GRID MGR ELEVATION: 1005.4'                  ABOVE MEAN SEA LEVEL (NAVD83)</p> <p>SITE ADDRESS:                  PINE ROAD                  MADISONVILLE, TENNESSEE 37354</p>	<p><b>VICINITY MAP</b></p> <p>NOT TO SCALE</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>○ = 5/8" REBAR SET</li> <li>● = FOUND CONCRETE MONUMENT</li> <li>□ = POINT OF BEGINNING</li> <li>□ = POINT OF COMMENCEMENT</li> <li>▲ = POINT OF ENDING</li> <li>▲ = CALCULATED POINT</li> <li>○ = REFERENCED INFORMATION</li> <li>○ = MISPLACED</li> <li>○ = POWER POLE</li> <li>○ = CITY ANCHOR</li> <li>○ = POWER BOX</li> <li>○ = TELEPHONE PEDSTAL</li> <li>○ = WATER METER</li> </ul>	<p><b>RIGHT-OF-WAY SURVEY</b></p> <p>GRID TRUE NORTH                  GRID NORTH                  0° 57' 10.58971"                  TRUE NORTH TO MAGNETIC                  DECLINATION                  5.44' W                  COMBINED SCALE FACTOR                  0.999944171</p>
<p><b>FLOOD NOTE</b></p> <p>By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Hazard Risk Map Community Panel No. 4712C011500, February 03, 2010 and is NOT in a special flood hazard area. Zone "X": Areas determined to be outside the 0.2% annual chance floodplain.</p>	<p><b>TOOMEY CRAN 001</b>                  3RD CIVIL DISTRICT                  MONROE COUNTY, TENNESSEE</p>	<p><b>SMW ENGINEERING GROUP, INC.</b>                  158 Business Center Drive                  Birmingham, Alabama 35244                  Ph: 205-252-6905                  www.smweng.com</p>	<p><b>NETWORK BUILDING &amp; CONSULTING</b>                  801 SIX FORKS ROAD, SUITE 540                  RALEIGH, NC 27615                  P: 919-857-9131 F: 919-857-6010                  M: 336.964.3840</p>






1 SITE PLAN  
SCALE 1" = 20'  
SCALE 1" = 30'

### GENERAL NOTES

1. THIS PLAN IS SUBJECT TO ALL EASMENTS AND RESTRICTIONS OF RECORD.
2. NO GUARANTEE OF NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE PORTABLE WATER OR SANITARY SERVICE.

**NOTE:**  
EXISTING UTILITY INFORMATION SHOWN REPRESENTS THE BEST DATA AVAILABLE TO US. WE DO NOT WARRANT THE ACCURACY OF THIS INFORMATION. YOU SHOULD BE CONSIDERED RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION AND FIELD VERIFICATION AND FIELD VERIFICATION AND FIELD VERIFICATION SHOULD BE OBTAINED IN THE VICINITY OF ANY CONSTRUCTION ACTIVITIES. NOTE THAT THESE "PLAN" MAY NOT SHOW ALL UTILITIES THAT ARE PRESENT AT THE SITE.



<p><b>ENGINEER</b></p> 	<p><b>APPLICANT</b></p> 	<p><b>SITE INFORMATION</b></p> <p>TOOHEY GRAN 001 SEARCH/RING ID: 223615 WBS #: CEC-1922361501 NB+C PROJECT: 100679 710 ENGLEWOOD RD MADISONVILLE, TN 37354 CITY OF MADISONVILLE</p>	<p><b>DESIGN RECORD</b></p> <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>09/25/24</td> <td>FOR CONSTRUCTION</td> <td>BM</td> </tr> <tr> <td>1</td> <td>09/26/24</td> <td>PRELIMINARY CDG</td> <td>BM</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	0	09/25/24	FOR CONSTRUCTION	BM	1	09/26/24	PRELIMINARY CDG	BM	<p><b>PROFESSIONAL STAMP</b></p> 	<p><b>ENGINEER</b></p> <p>BRAD E. A. NEMAN, P.E. STATE OF TENNESSEE PROFESSIONAL ENGINEER LICENSE #191939</p>	<p><b>SHEET TITLE</b></p> <p>SITE PLAN</p>	<p><b>SHEET NUMBER</b></p> <p>Z-2</p>
REV	DATE	DESCRIPTION	BY																
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1	09/26/24	PRELIMINARY CDG	BM																

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**GENERAL NOTES**

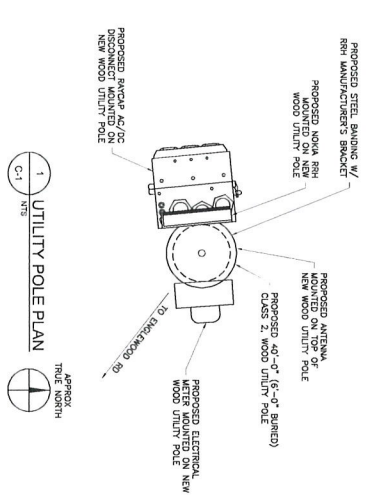
1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS ARISING FROM THE CONSTRUCTION OF THIS PROJECT FROM THE EXISTING UTILITIES AND STRUCTURES SHOWN ON THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION, CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THESE DRAWINGS.
7. CONTRACTORS SHALL VERIFY MATERIAL, ELEVATION AND LENGTH WITH RF BEFORE COMMENCING CONSTRUCTION.
8. ALL STRUCTURAL ELEVATIONS SHALL BE NOT DEPEND ON ADVANCED STEEL.
9. PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED TO VERIFY THAT THE EXISTING STRUCTURE SHALL BE CAPABLE OF SUPPORTING THE PROPOSED EQUIPMENT AND MATERIALS. THE ANALYSIS SHALL BE PERFORMED BY A LICENSED PROFESSIONAL ENGINEER AND SHALL BE APPROVED BY THE DESIGNER AND PROPOSED AGENCIES.
10. THE CONTRACTOR SHALL VERIFY THE MANUFACTURER'S RECOMMENDATIONS FOR THE PROPOSED EQUIPMENT AND MATERIALS. THE MANUFACTURER'S RECOMMENDATIONS SHALL BE APPROVED BY THE DESIGNER AND PROPOSED AGENCIES.
11. ELECTRICAL MAIN PANEL/DISCONNECT SHOULD HAVE OVER CURRENT PROTECTION & BE LOCKED.
12. USE WEATHER TIGHT CONNECTIONS FOR ALL CONDUITS CONNECTING TO EXISTING UTILITIES.
13. THE ELECTRICAL PERSONNEL NEEDS 30" CLEARANCE ON THE SIDES, 3' OF WORKSPACE IN FRONT, AND 6' OF CLEARANCE ABOVE.

**GC NOTES**

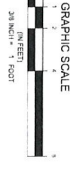
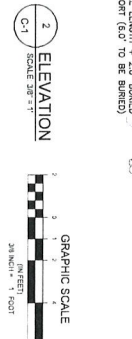
1. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATION.
2. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BELOW THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE PROVIDER OF RECORD.

**NOTES**

1. ALL EXISTING UTILITY POLE ATTACHMENTS TO BE TRANSFERRED DURING MAKE-BEFORE (BY OTHERS).
2. ALL CONDUITS & CABLES SHALL BE INSTALLED IN A MANNER THAT DOES NOT OBSTRUCT, INTERFERE OR CAUSE DAMAGE TO EXISTING UTILITIES OR STRUCTURES ON UTILITY LINES. USE A "WEATHERMAN METHOD" AS NEEDED.
3. IF ANY CONCRETE OR PAVED SURFACES ARE AFFECTED BY CONSTRUCTION THEY SHALL BE RESTORED TO THEIR ORIGINAL FINISH CONDITION.
4. CONSTRUCTION OF UTILITY POLE HEADS & NOTE ON GENERAL NOTES.
5. EXISTING UTILITY ATTACHMENTS ARE SHOWN AS THEY WERE DOCUMENTED AT THE TIME OF THE INITIAL VERSION VISIT.
6. ALL EQUIPMENT NOT SHOWN FOR CLARITY.

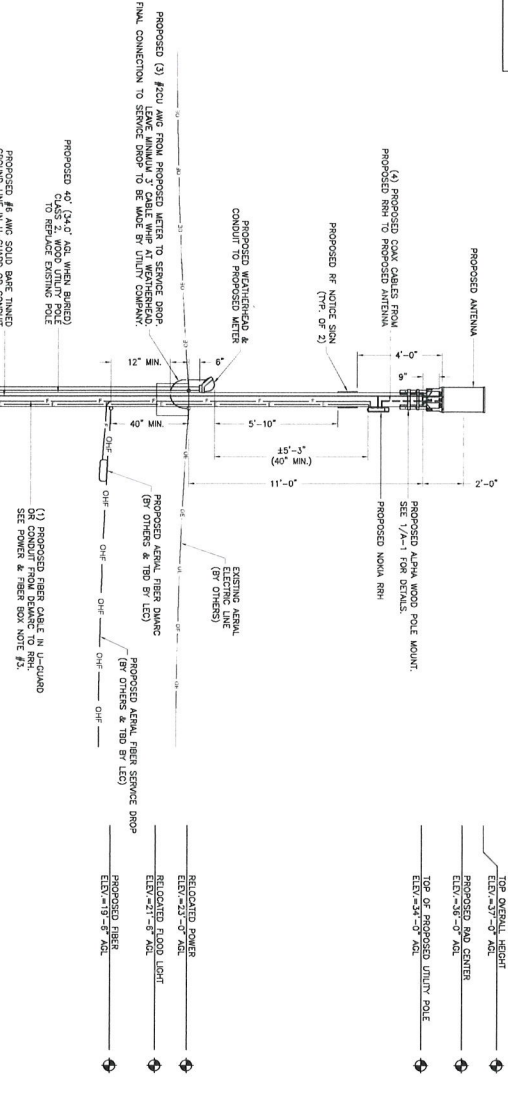


- ENGINE & FIBER NOTES:**
1. FINAL WETTER & DISCONNECT LOCATION IS SUBJECT TO UTILITY PROVIDER APPROVAL.
  2. CONSTRUCTION MANAGER TO COORDINATE WITH UTILITY PROVIDER FOR BOTH POWER & FIBER PRIOR TO START OF CONSTRUCTION.
  3. UNDERGROUND CONDUIT TO BE COORDINATED W/ AGENCY SHALL PROVIDER. BOTH OPTIONS ARE SHOWN ON THIS ELEVATION VIEW.



**GENERAL NOTES**

1. THIS PLAN IS SUBJECT TO ALL EXEMPTIONS AND RESTRICTIONS OF RECORD.
2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS PROJECT.
3. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE PORTABLE WATER OR SANITARY SERVICE.

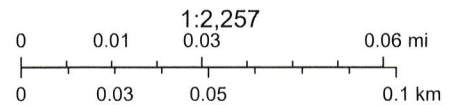


ENGINEER													
APPLICANT	<p>8410 W BRN WARR AVENUE CHICAGO, IL 60631</p>												
SITE INFORMATION	<p>TOUANEY CRAN 001 SEALS # 222145 VBS # C02-042234801 NBS+C PROJECT: 100679 710 ENGLEWOOD RD MADISONVILLE, TN 37354 CITY OF MADISONVILLE</p>												
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PROFESSIONAL STAMP													
ENGINEER	<p>BRADLEY E. NEWMAN, P.E. PROFESSIONAL ENGINEER LICENSE #114139</p>												
SHEET TITLE	<p>UTILITY POLE PLAN &amp; ELEVATION</p>												
SHEET NUMBER	<p>C-1</p>												



Date: June 18, 2024

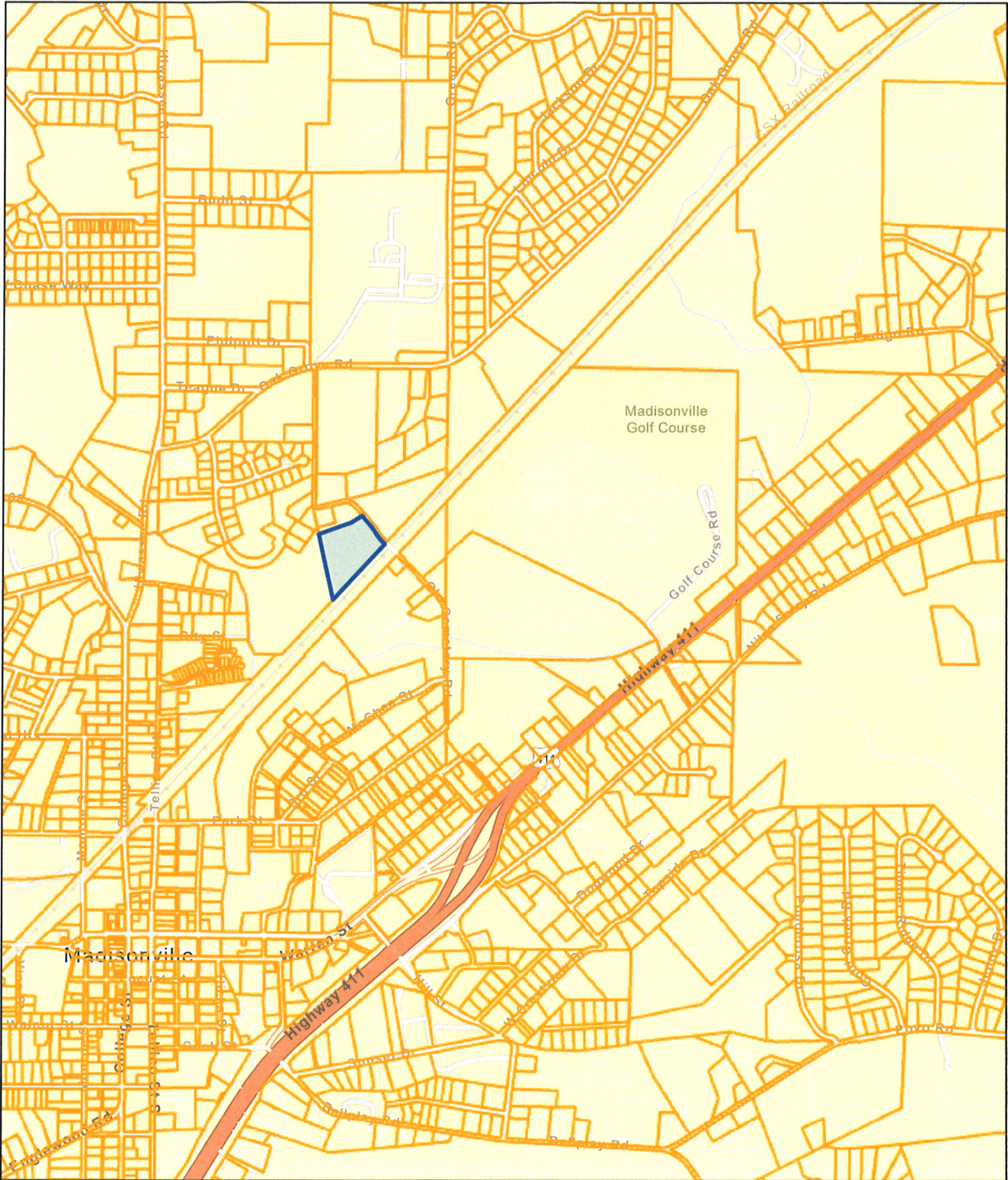
County: Monroe  
 Owner: PATTON RALPH  
 Address: OLD CEMETERY RD  
 Parcel Number: 056 079.00  
 Deeded Acreage: 5.64  
 Calculated Acreage: 4.5  
 Date of TDOT Imagery: 2019  
 Date of Vexcel Imagery: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), TDOT Aerial Surveys, Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau.

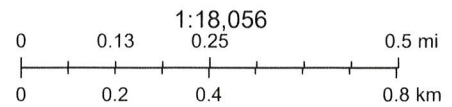
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Monroe County - Parcel: 056 079.00 **ITEM B**



Date: June 18, 2024

County: Monroe  
Owner: PATTON RALPH  
Address: OLD CEMETERY RD  
Parcel Number: 056 079.00  
Deeded Acreage: 5.64  
Calculated Acreage: 4.5  
Date of TDOT Imagery: 2019  
Date of Vexcel Imagery: 2023

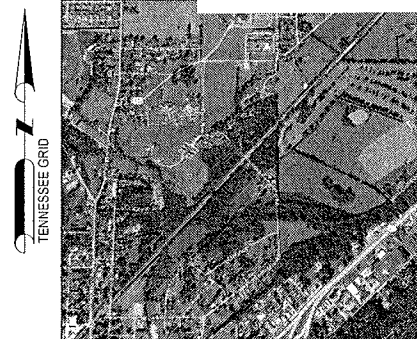


State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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.



PRELIMINARY PLAT:  
**LOTS 1-6 CRAIG SUMMEY PROPERTY**  
 TOTAL AREA = 5.57 ACRES



**VICINITY MAP**  
 NTS

**Surveyor's notes**

1. Setbacks:  
 R-1-Front: (30) feet, Rear: (25) feet, Sides: (15) feet  
 R-1-Front: (20) feet, Rear: (20) feet, Sides: (20) feet
2. Zoning: R-1 being rezoned as R-1
3. Reference:  
 A: Deed Book 455, Page 97.  
 B: Plat Book 27, Page 184.
4. A 15' utility and drainage easement is reserved adjacent to all road right-of-way and 7.5' either side of side lot lines.
5. Review of the Federal Emergency Management Agency flood insurance rate maps with community-panel number 47123C0163D. Dated 2/3/2010 indicates this property lies with Zone X, which is not in a flood area.
6. Water and Sewer by City of Madisonville.
7. Owner: Craig Summey  
 Address: 452 Country Farm Rd, Mad

"Pursuant to the Subdivision Regulations of City of Madisonville, all the requirements of tentative approval have been fulfilled. Therefore, this "Preliminary Plat" has been approved by the City of Madisonville Planning Commission on \_\_\_\_\_, 20\_\_\_\_ subject to any of the following modifications listed below. This approval does not constitute approval of a Final Plat. This Certificate of Tentative Approval shall expire and be null and void on (date) \_\_\_\_\_. This tentative approval is vested for three (3) years from the original date of passage under the subdivision standards in effect at that time, or as stated in Tennessee Code Annotated 13-3-413. Each year during the vesting period, the applicant must report to the planning commission on any progress, and request an extension on preliminary approval during the vesting period. If the approval lapses before the end of the vesting period or prior to the approval of a final plat, then vesting will start over with the current regulations in place at that time. The current regulations in effect are version \_\_\_\_\_.

Variations or modifications granted (if any):

Year 1. Certificate of Preliminary Plat Approval shall expire and be null and void on \_\_\_\_\_, 20\_\_\_\_ Date  
 Secretary: \_\_\_\_\_

City of Madisonville Regional Planning Commission

Year 2. Certificate of Preliminary Plat Approval shall expire and be null and void on \_\_\_\_\_, 20\_\_\_\_ Date  
 Secretary City of Madisonville Regional Planning Commission

Year 3. Certificate of Preliminary Plat Approval shall expire and be null and void on \_\_\_\_\_, 20\_\_\_\_ Date  
 Secretary City of Madisonville Regional Planning Commission

**CERTIFICATION OF ACCURACY OF SURVEY**

I certify that the plat shown and described hereon is a true and correct survey to 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.

Date: Christian M. McEdders, TNRLS# 2493

**LEGEND**

- IRON REBAR SET W/ CAP
- IRON REBAR PIPE FOUND
- CONCRETE MONUMENT FOUND
- FENCE CORNER
- P.K. NAIL SET
- P.K. NAIL FOUND
- NO CORNER SET/FOUND
- POWER POLE
- WATER METER
- WELL
- SANITARY SEWER MANHOLE
- FENCE LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- OVERHEAD ELECTRIC LINE
- SURVEYED PROPERTY LINE
- ADJACENT NOT SURVEYED LINE

**TWM**  
 CONSULTING ENGINEERING  
 GEOSPATIAL SERVICES

ILLINOIS: SWANSEA, COLUMBIA, GLEN CARBON, PEORIA, DECATUR  
 MISSOURI: ST. CHARLES, ST. LOUIS, COLUMBIA  
 TENNESSEE: NASHVILLE, CHATTANOOGA, ATHENS

**THOUVENOT, WADE & MOERCHEN, INC.**  
 ATHENS BRANCH  
 5 W. WASHINGTON AVE.  
 ATHENS, TN 37503  
 INFO@TWM-INC.COM WWW.TWM-INC.COM  
 423-745-5448

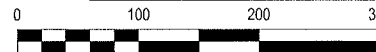
DATE: 04/02/24  
 AREA: 5.57 ACRES  
 SCALE: 1"=100'  
 DRAWN BY: BAG CHECK BY: LMM  
 EQUIP: NPL322, IGAGE I69  
 ACCURACY: 1/10,000  
 SHEET: 1 OF 1  
 PROJECT NO: 240452

**SURVEYOR'S NOTES:**

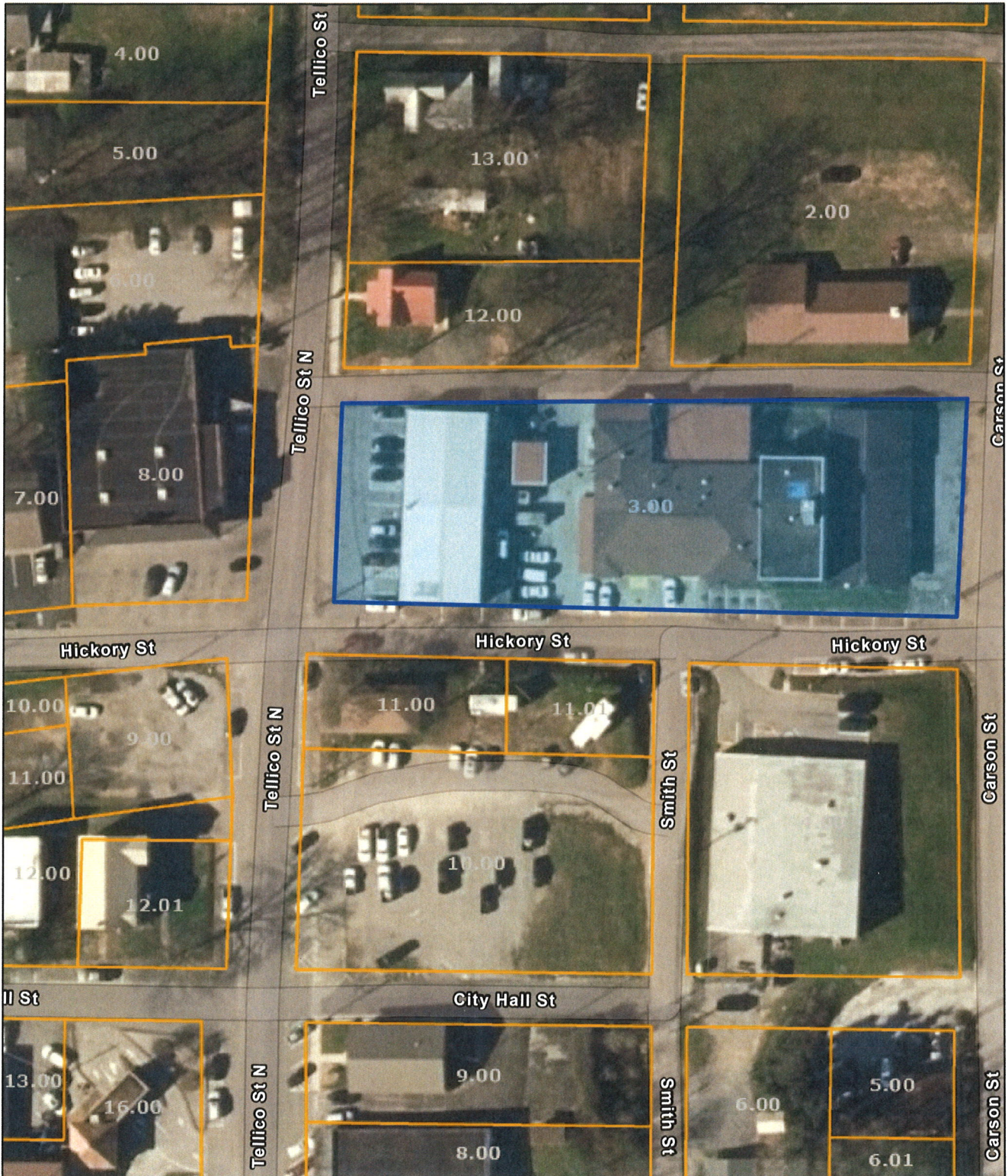
1. COPYING THIS ORIGINAL INVALIDATES ANY AND ALL LIABILITIES AND/OR CERTIFICATIONS, THAT MAY HAVE BEEN IN EFFECT AT THE TIME OF THE ORIGINAL SURVEY. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION. A DETERMINATION OF THE TITLE MAY BEST BE PERFORMED BY A COMPETENT PROFESSIONAL WHO SPECIALIZES IN LAND TITLE MATTERS THE LAND SURVEYOR WHOSE SEAL IS AFFIXED DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN. PROPERTY OWNER IS RESPONSIBLE FOR ALL PERMITS THAT ARE REQUIRED BY GOVERNMENT.
2. ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: IGAGE I69 NETWORK ROVER, DUAL FREQUENCY WAS USED (L1, L2, L5). GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS WERE DERIVED USING THE I10T GNSS REFERENCE NETWORK AND ARE REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983, NAD 83 (2011) (EPOCH 2010), GEOID18 HORIZONTAL AND VERTICAL STANDARD DEVIATIONS OF THE RTK GPS VECTORS DO NOT EXCEED H:0.09, V:0.12.

CLIENT: CRAIG SUMMEY  
 PRELIMINARY PLAT OF LOTS 1-6, CRAIG SUMMEY PROPERTY, TAX ID # 055 079.00  
 CITY OF MADISONVILLE, 3RD C.D., MONROE COUNTY, TENNESSEE

Line	Bearing	Distance
L1	S36°15'35"E	35.38'
L2	S36°15'35"E	37.92'
L3	S33°10'41"E	12.16'
L4	S36°38'38"E	39.35'
L5	N59°17'13"E	22.99'

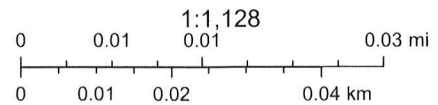


Monroe County - Parcel: 067D C 003.00 **ITEM C**



Date: June 20, 2024

County: Monroe  
 Owner: MONROE COUNTY  
 Address: CARSON ST 200  
 Parcel Number: 067D C 003.00  
 Deeded Acreage: 0  
 Calculated Acreage: 0  
 Date of TDOT Imagery: 2019  
 Date of Vexcel Imagery: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), TDOT Aerial Surveys, Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau.

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 C

### CERTIFICATION OF OWNERSHIP AND DEDICATION

This is to certify that the owner(s) of the property shown and described herein hereby dedicates to the public the right of way for the street, alley, walk, path, or other public ways and open space to public or private use as noted.

Date: \_\_\_\_\_

### CERTIFICATION OF ACCURACY OF SURVEY

I, the undersigned, being duly sworn and qualified, certify that the survey shown on this subdivision plat is within the service area of the accuracy required by the Madisonville Regional Planning Commission, and that the same has been prepared in accordance with the applicable provisions of the applicable regulatory planning commission.

Date: \_\_\_\_\_  
 Signature (Utility Provider): \_\_\_\_\_  
 Date: \_\_\_\_\_

### EXISTING WATER CERTIFICATION

The property shown on this subdivision plat is within the service area of the existing water system. 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.

Date: \_\_\_\_\_  
 Signature (Utility Provider): \_\_\_\_\_  
 Date: \_\_\_\_\_

### EXISTING SEWER CERTIFICATION

The property shown on this subdivision plat is within the service area of the existing sewer system. I certify that all lots shown on this subdivision plat have access to an existing sewer line located within the existing road right-of-way.

Date: \_\_\_\_\_  
 Signature (Utility Provider): \_\_\_\_\_  
 Date: \_\_\_\_\_

### CERTIFICATION OF EXISTING STREET

I hereby certify that the street shown on this plat has (have) the status of being an accepted public street(s) regardless of its (their) current condition.

Date: \_\_\_\_\_  
 Signature (City of Madisonville): \_\_\_\_\_  
 Date: \_\_\_\_\_

### CERTIFICATION OF STREET NAMES

I certify that all street names are in compliance with E911 and do not conflict with other street names in the colony.

Date: \_\_\_\_\_  
 Signature (City of Madisonville): \_\_\_\_\_  
 Date: \_\_\_\_\_

### CERTIFICATION OF ELECTRICAL UTILITY SERVICE

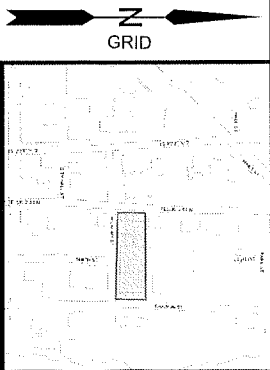
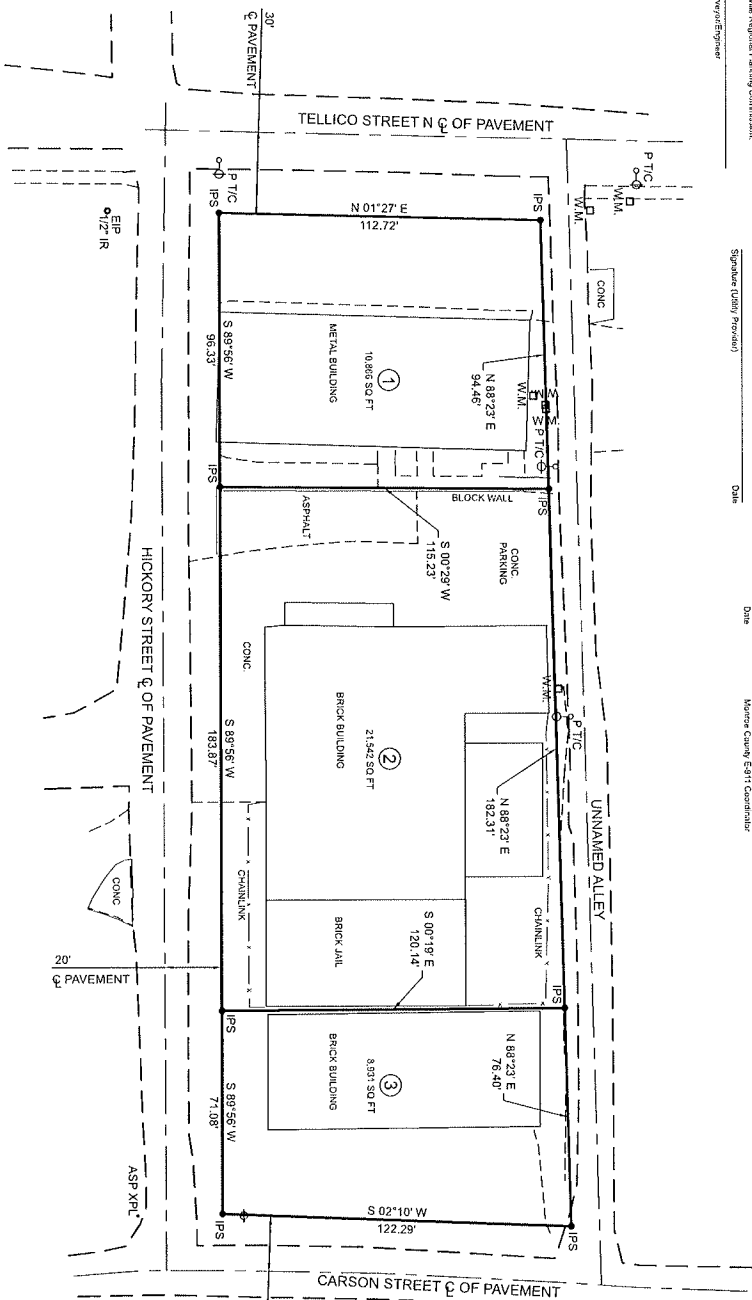
The property shown on this subdivision plat is within the service area of the existing electrical utility. I certify that all lots shown on this subdivision plat have access to an existing electrical utility line located within the existing road right-of-way.

Date: \_\_\_\_\_  
 Signature (Utility Provider): \_\_\_\_\_  
 Date: \_\_\_\_\_

### NOTICE

NOTE: In any of the above instances, extension of the service connection is the responsibility of the individual to connect. In accordance with the applicable provisions of the applicable regulatory planning commission.

Date: \_\_\_\_\_  
 Signature (Utility Provider): \_\_\_\_\_  
 Date: \_\_\_\_\_



- LEGEND**
- EIP EXISTING IRON PIN FOUND
  - IRON PIN SET (G)S REBAR W/CAP
  - W.M. WATER METER
  - LIGHT POLE

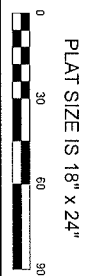
- NOTES:**
- 1) EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY ROCKS.
  - 2) UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET ON ALL LOT LINES.
  - 3) ACCORDING TO FEMA FLOOD MAP NUMBER 47120C040D EFFECTIVE DATE FEBRUARY 2, 2010, NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE A.
  - 4) ALL PINS ARE SET UNLESS SHOWN OTHERWISE.
  - 5) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
  - 6) RECORDING THIS PLAT CREATES PREEXISTING NON EASEMENTS WITH BUILDING SERVICES AND DRAINAGE EASEMENT.



**CERTIFICATE OF APPROVAL FOR RECORDING**

Certify that the said plat herein complies with the applicable regulations of the applicable regulatory planning commission and that the same has been prepared in accordance with the applicable provisions of the applicable regulatory planning commission.

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



**UNDESIGNED BY:** \_\_\_\_\_  
**DESIGNED BY:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

FINAL PLAT OF		HICKORY STREET	
DIST NO. 03	SCALE 1"=30'	DRAWN BY	DLB
MONROE CO., TN.			
SURVEYED BY		ROBERT G. CAMPBELL & ASSOC., L.P.	
DATE	PROJECT NUMBER		
06-05-2024	24084		

CLT MAP: 067D GROUP "C"  
 PARCEL: 003.00  
 DEED BOOK: 76 PAGE: 413  
 CITY OF MADISONVILLE  
 NUMBER OF LOTS: 3  
 TOTAL AREA: 0.9 ACRES  
 41,339 SQ. FT.  
 PROPERTY ZONED: C-2



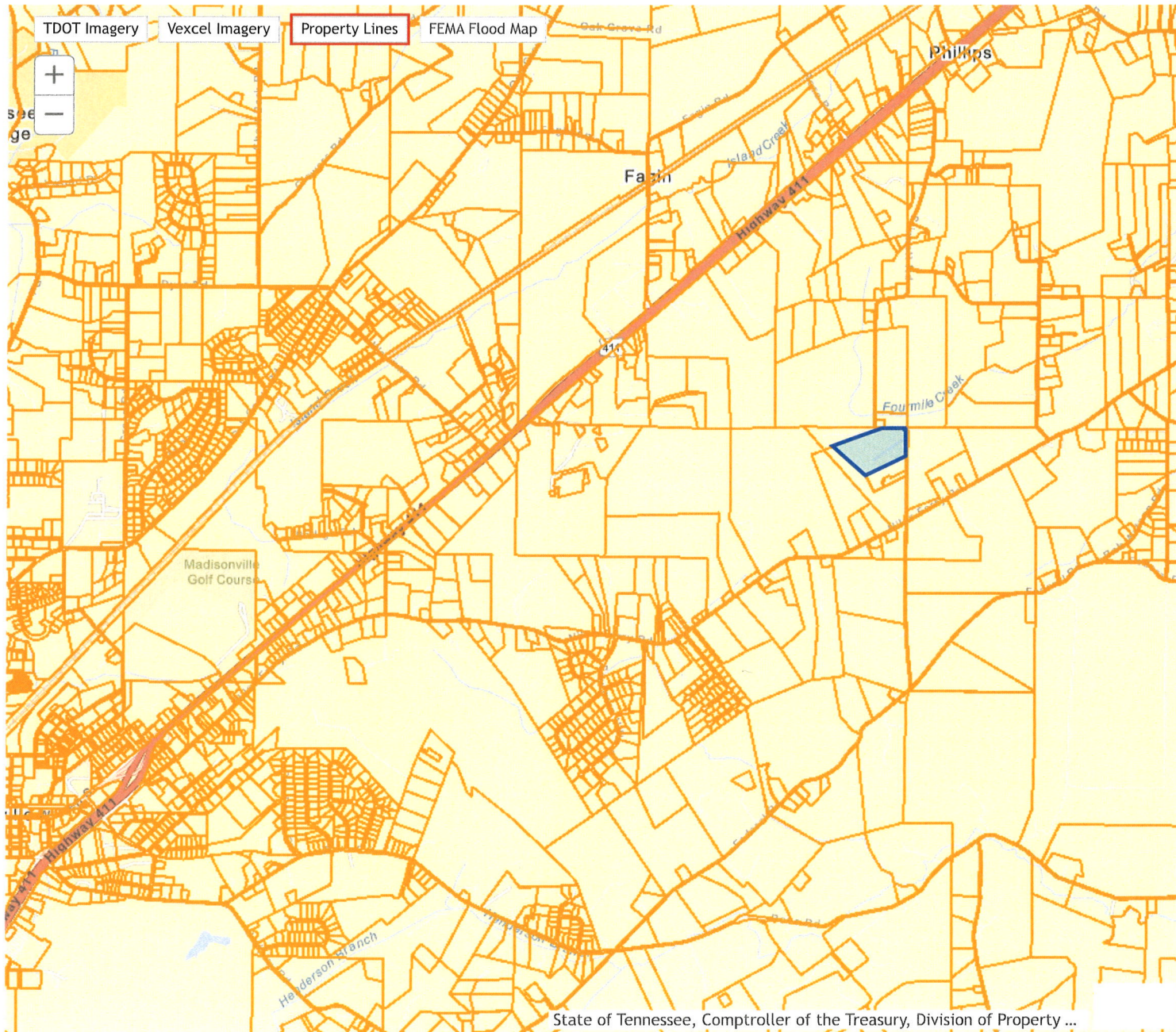
TDOT Imagery

Vexcel Imagery

Property Lines

FEMA Flood Map



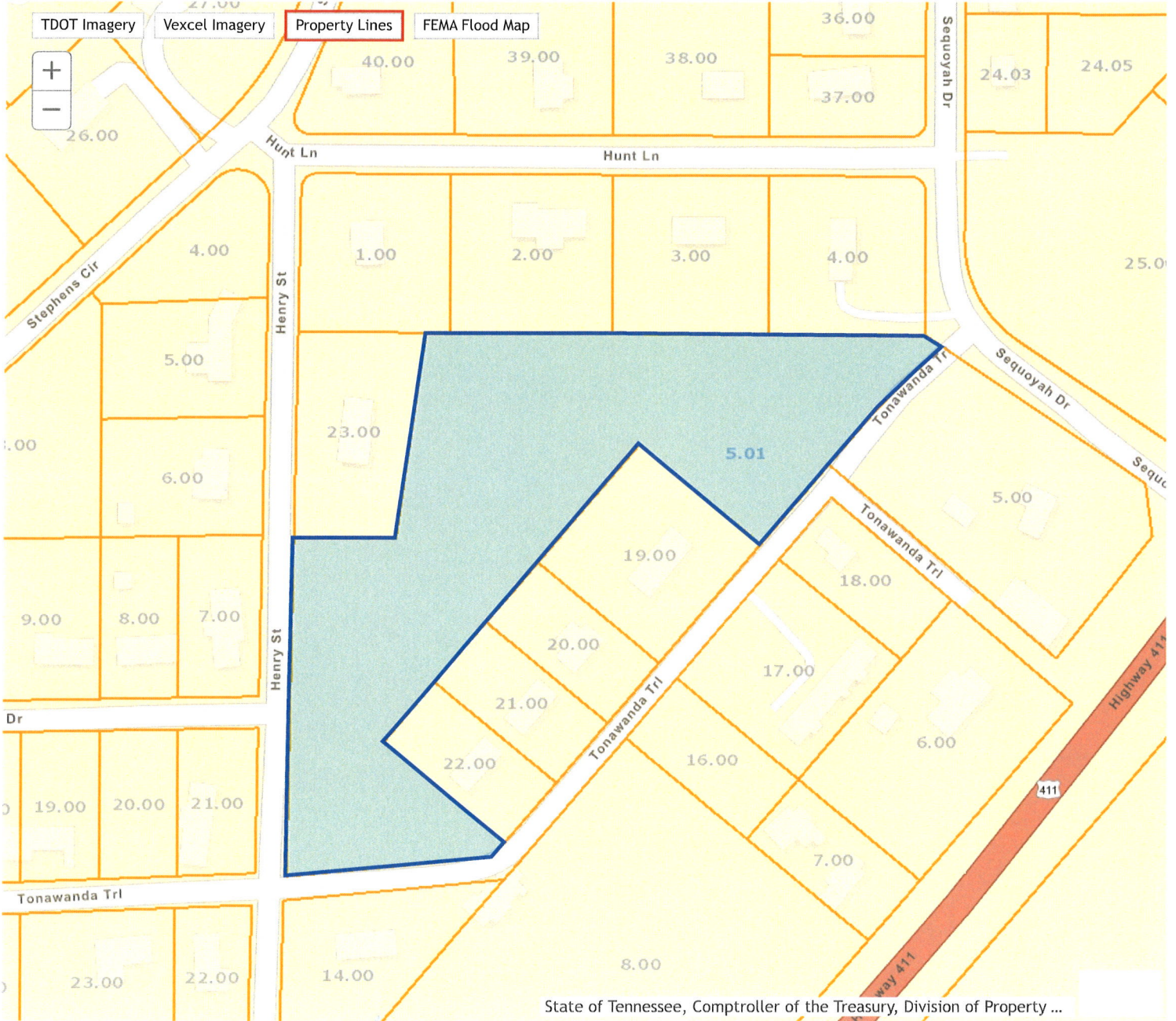


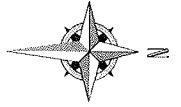




# ITEM E

## Tennessee Property Viewer

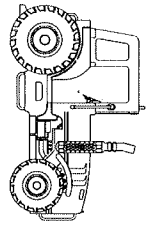




**BOBBY CROFT**  
 and wife  
 JUDITH L. CROFT  
 Wd. 144, Pg. 589  
 Plat 8 of 41, Section No. 1  
 Parcel 021.01  
 Tax Map 0670  
 Group C, Parcel 021.00  
 271' front lot

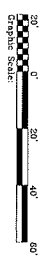
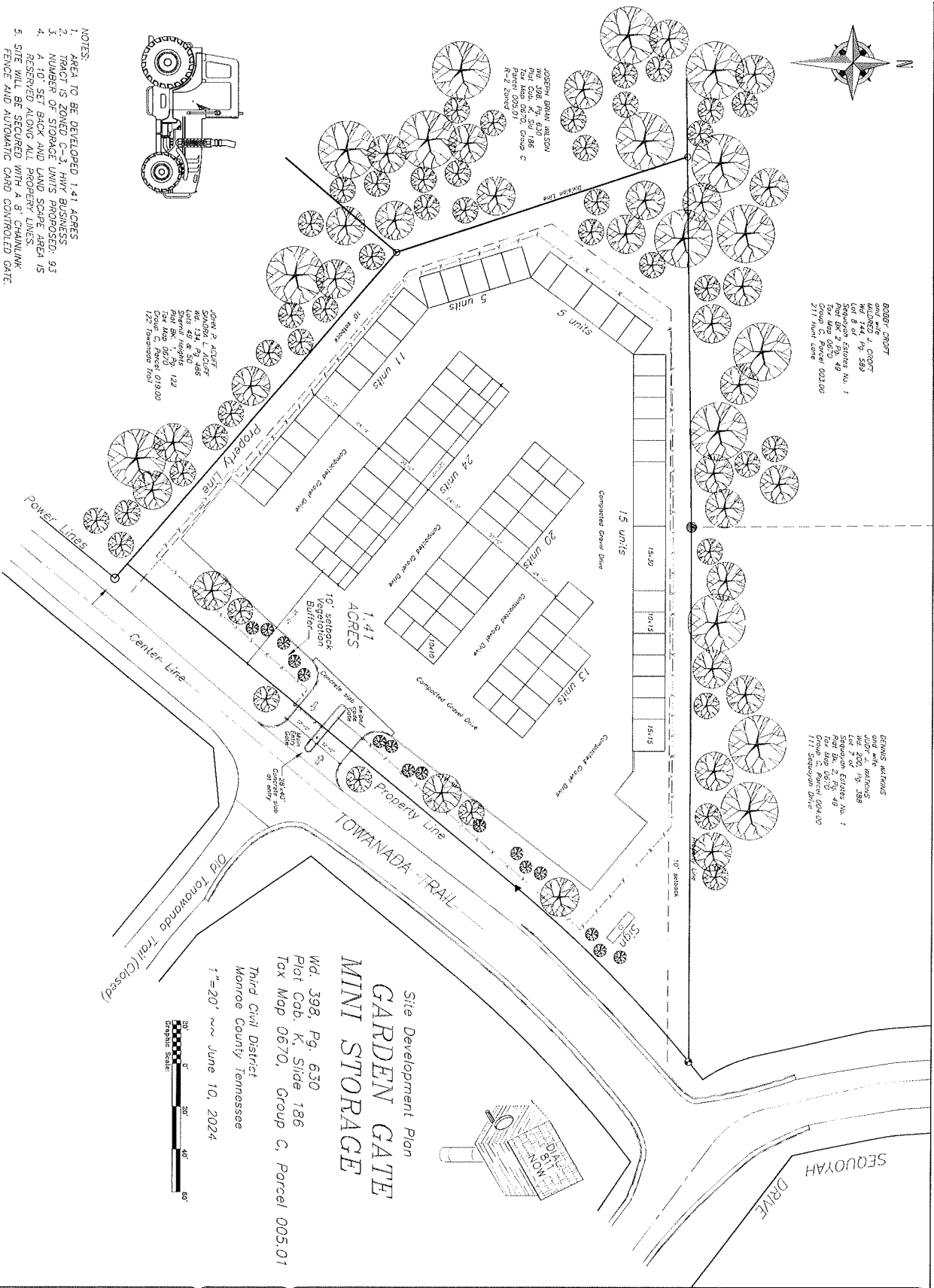
**DEONIS ARIZONS**  
 and wife  
 JUDITH L. ARIZONS  
 Wd. 144, Pg. 589  
 Plat 8 of 41, Section No. 1  
 Parcel 021.01  
 Tax Map 0670  
 Group C, Parcel 021.00  
 111' front lot

**JOSEPH BRIAN WILSON**  
 Wd. 398, Pg. 630  
 Plat 10 of 10, Section No. 1  
 Parcel 005.01  
 K-2 Zoned

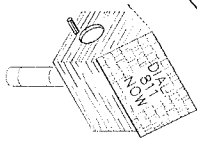


**JOHN P. ADLUTZ**  
 and wife  
 SANDRA L. ADLUTZ  
 Wd. 49 & 50  
 Plat 10 of 10, Section No. 1  
 Parcel 019.00  
 Tax Map 0670  
 Group C, Parcel 019.00  
 122' front lot

- NOTES:
1. AREA TO BE DEVELOPED 1.41 ACRES
  2. AREA TO BE DEVELOPED 1.41 ACRES
  3. NUMBER OF STORAGE UNITS PROPOSED- 93
  4. A 10' SET BACK AND LAND SCOPE AREA IS RESERVED ALONG ALL PROPERTY LINES.
  5. SITE WILL BE SECURED WITH A 8' CHAINLINK FENCE AND AUTOMATIC CARD CONTROLLED GATE.



Site Development Plan  
**GARDEN GATE  
 MINI STORAGE**  
 Wd. 398, Pg. 630  
 Plat 10 of 10, Slide 186  
 Tax Map 0670, Group C, Parcel 005.01  
 Third Civil District  
 Monroe County Tennessee  
 1"=20' ~ June 10, 2024



**Frank B. Thurston**  
 PROFESSIONAL LAND SURVEYOR  
 423 - 404 - 2600  
 POST OFFICE BOX 1156  
 MADISONVILLE TN 37354  
 SURVEYING@TENNESSEEHILLS.NET

OWNER AND DEVELOPER:  
**JOSEPH BRIAN WILSON**  
 Post Office Box 202  
 Madisonville Tn 37354  
 423-337-8764



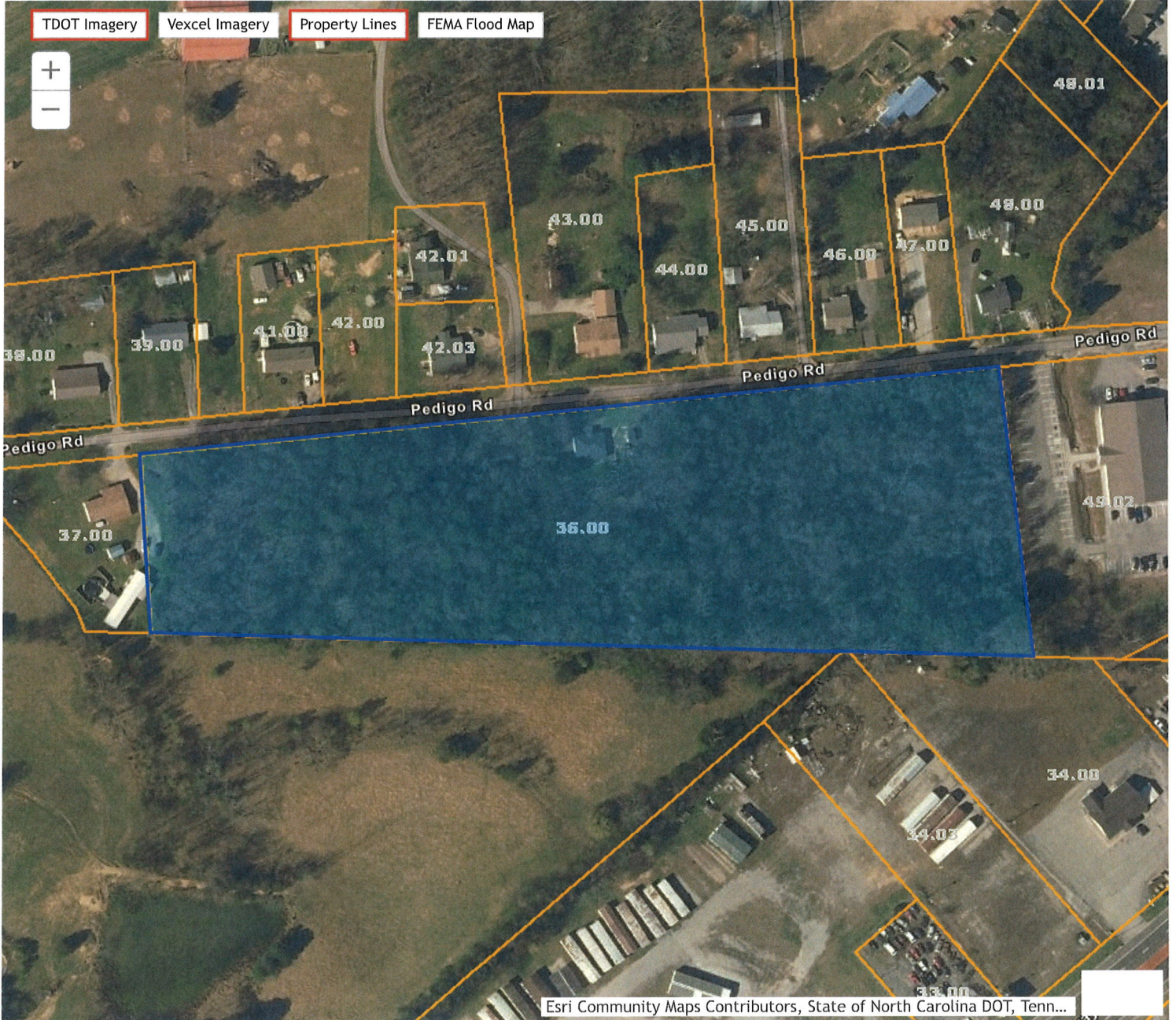
Revisions





# ITEM F

## Tennessee Property Viewer

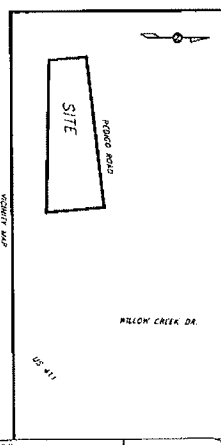
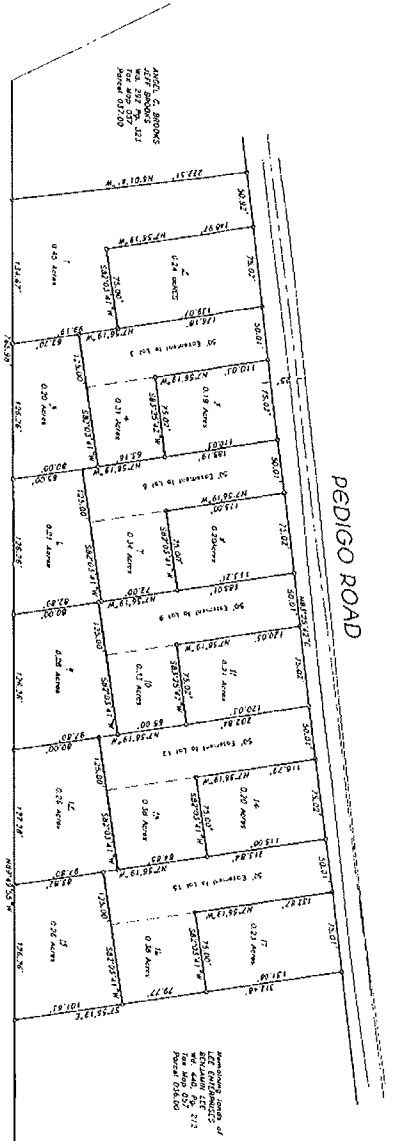




Note: All underground utilities were located by hand and shown on the survey. The surveyor does not assume any liability for the accuracy of the utility locations shown on this survey.

1. CURBRY HAS TO BE A CATEGORY ONE CURBRY AND THE MAJOR OF RECORD OF THE UNIMPROVED LOT. Survey was prepared in accordance with the Standard of Practice for Land Surveys in the State of Tennessee.

Figure 12: Thurston Cor' m 12'



COURTNEY S. CLARKES  
CHERRY LAKE CLARKES  
Tax Map 057, Parcel 036.00

ANGIE C. BARNES  
CHERRY LAKE CLARKES  
Tax Map 057, Parcel 036.00

COURTNEY S. CLARKES  
CHERRY LAKE CLARKES  
Tax Map 057, Parcel 036.00

24 Mr. Contact  
Lornea LANE  
4285 Hwy 411  
Madisonville TN  
37354  
423-519-0600

**STATEMENT OF ACCURACY**  
I certify that the plat shown and described herein, is a true and correct survey of the land shown and described herein, and that the same was prepared by me or under my direct supervision and that the accuracy required by the Professional Land Surveying Commission and that the accuracy required by the Professional Land Surveying Commission and that the accuracy required by the Professional Land Surveying Commission.

Frank B. Thurston, 423 519 0600 Date: \_\_\_\_\_

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

Monroe County T-911 (Continued) Date: \_\_\_\_\_

**EXISTING UTILITIES**  
I certify that all utilities shown on this plat were located by hand and shown on the survey. The surveyor does not assume any liability for the accuracy of the utility locations shown on this survey.

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

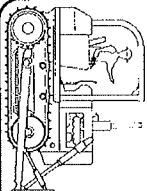
**CERTIFICATE OF OWNERSHIP AND OBTENTION**  
This is to certify that the owner(s) of the property shown and described herein hereby accept the subdivision and consent to the same and that the same is in compliance with the provisions of the Tennessee Subdivision Law and that the same is in compliance with the provisions of the Tennessee Subdivision Law and that the same is in compliance with the provisions of the Tennessee Subdivision Law.

**LEE ENTERPRISES & ASSOCIATES**  
Lee Enterprises & Associates, Inc.  
Date: \_\_\_\_\_

**BENJAMIN LEE**  
Benjamin Lee  
Date: \_\_\_\_\_

**CERTIFICATE OF ANALYSIS FOR RECORDING**  
I have read the plat and find it in compliance with the provisions of the Tennessee Subdivision Law and that the same is in compliance with the provisions of the Tennessee Subdivision Law and that the same is in compliance with the provisions of the Tennessee Subdivision Law.

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



DIAL  
811 BEFORE  
YOU DIG

FINAL PLAT  
**PEDIGO  
FIELDS**

**STATEMENT OF ELECTRONIC SIGNATURE**  
I, the undersigned, have signed this plat electronically and I am the owner of the land shown and described herein and I am the owner of the land shown and described herein and I am the owner of the land shown and described herein.

ANGIE C. BARNES  
Date: \_\_\_\_\_

COURTNEY S. CLARKES  
Date: \_\_\_\_\_

LEE ENTERPRISES & ASSOCIATES  
Date: \_\_\_\_\_

BENJAMIN LEE  
Date: \_\_\_\_\_

FRANK B. THURSTON  
Date: \_\_\_\_\_

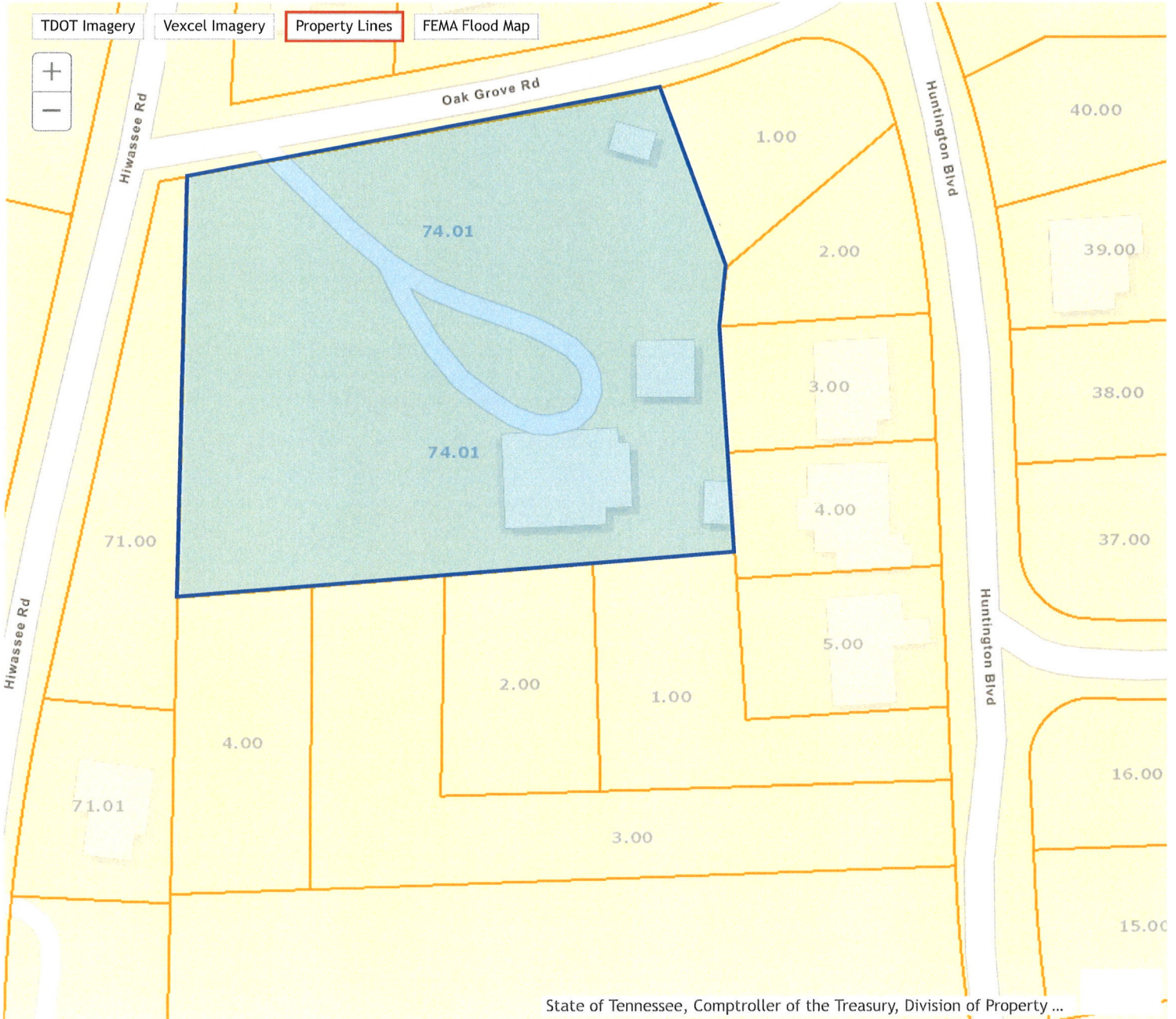
WD. 440, Pg. 212  
Third Civil District  
Monroe County Tennessee  
Tax Map 057, Parcel 036.00  
Scale: 1"=50' ~ July 1, 2024



Frank B. Thurston  
PROFESSIONAL LAND SURVEYOR  
423-404-1500  
POST OFFICE BOX 156  
MADISONVILLE TN 37354  
SURVEYING IN TENNESSEE - LLS.NET

Owners & Developers  
LEE ENTERPRISES  
BENJAMIN LEE  
WD. 440, Pg. 212  
Tax Map 057, Parcel 036.00  
Monroe County Tennessee





MADISONVILLE FINAL PLAT CERTIFICATION FORMS

1. CERTIFICATION OF OWNERSHIP AND DEDICATION  
I certify that the owner(s) of the property shown and described hereon hereby adopt this subdivision plat and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.

Date \_\_\_\_\_  
Signature (Owner)  
John F. Hansen III

2. CERTIFICATION OF ACCURACY OF SURVEY  
I certify that the plat shown and described hereon is a true and correct survey to 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.

Date \_\_\_\_\_  
Signature (Surveyor)  
Sergeant Engineer

3b. 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.

Date \_\_\_\_\_  
Signature (Utility Provider)

4a. EXISTING SEWER 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 sewer line located within the existing road right-of-way.

Date \_\_\_\_\_  
Signature (Utility Provider)

5a. CERTIFICATION OF EXISTING STREET  
I hereby certify that the property shown on this plat has (has) the status of being an accepted public street(s) regardless of its (their) current condition.

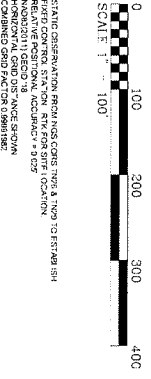
Date \_\_\_\_\_  
Signature (City of Madisonville)

7. ELECTRICAL UTILITY SERVICE CERTIFICATION  
The property shown on this subdivision plat is within the service area of FT. LOUDON ELECTRIC COOP.  
The following condition(s) apply:  
- Lots \_\_\_\_\_ are served by existing powerlines.  
- Lots \_\_\_\_\_ are to be served by new powerlines as per \_\_\_\_\_  
- Lots \_\_\_\_\_ are to be served by existing powerlines as per \_\_\_\_\_  
NOTE: In any of the above instances, the responsibility for the connection is the responsibility of the individual lot owner, in accordance with the established policies of this utility company.

Date \_\_\_\_\_  
Signature (Utility Provider)

8. 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.

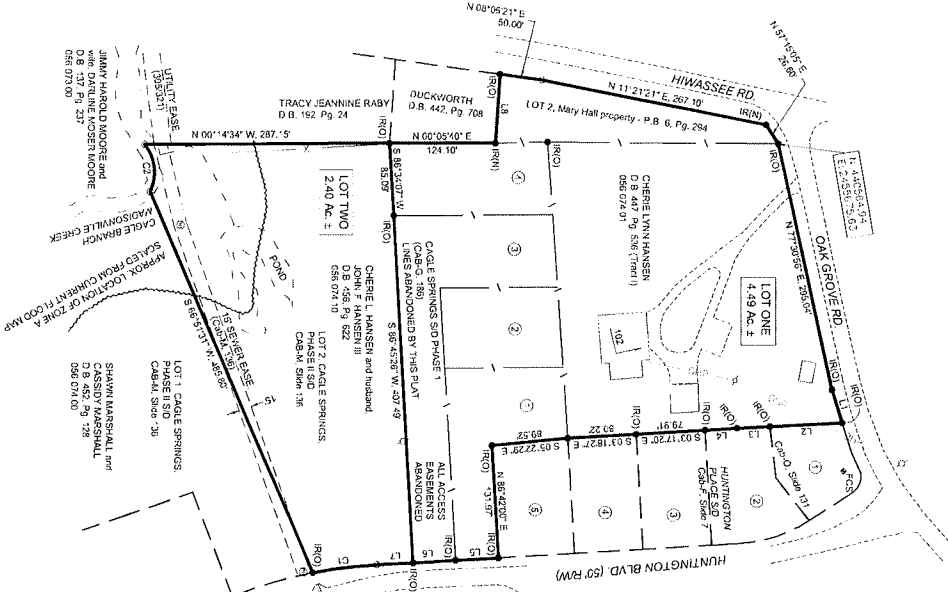
Date \_\_\_\_\_  
Signature (Madison County E-911 Coordinator)



STATIONED BY: JOHN F. HANSEN III  
REGISTERED PROFESSIONAL SURVEYOR  
MEMBER OF THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE TENNESSEE SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE MISSISSIPPI SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE ALABAMA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE MISSOURI SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE ARIZONA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE CALIFORNIA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE FLORIDA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE GEORGIA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE LOUISIANA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE OKLAHOMA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE KENTUCKY SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE MISSOURI SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE ILLINOIS SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE INDIANA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE OHIO SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE PENNSYLVANIA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE MARYLAND SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE VIRGINIA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE NORTH CAROLINA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE SOUTH CAROLINA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE WEST VIRGINIA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE MISSISSIPPI SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE ALABAMA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE ARIZONA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE CALIFORNIA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE FLORIDA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE GEORGIA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE LOUISIANA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE OKLAHOMA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE KENTUCKY SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE MISSOURI SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE ILLINOIS SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE INDIANA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE OHIO SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE PENNSYLVANIA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE MARYLAND SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE VIRGINIA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE NORTH CAROLINA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE SOUTH CAROLINA SOCIETY OF PROFESSIONAL SURVEYORS  
MEMBER OF THE WEST VIRGINIA SOCIETY OF PROFESSIONAL SURVEYORS

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.

Date \_\_\_\_\_  
Signature (Secretary, Madisonville Regional Planning Commission)



LINE	BEARING	DISTANCE	CORNER BEARING	CHORD LENGTH	CORNER BEARING
1	N 72° 14' 58" E	41.06	S 85° 42' 00" E	41.06	N 72° 14' 58" E
2	N 57° 48' 38" E	38.47	S 85° 42' 00" E	38.47	N 57° 48' 38" E
3	S 85° 42' 00" E	32.77	S 85° 42' 00" E	32.77	S 85° 42' 00" E
4	S 85° 42' 00" E	49.39	S 85° 42' 00" E	49.39	S 85° 42' 00" E
5	S 85° 42' 00" E	42.35	S 85° 42' 00" E	42.35	S 85° 42' 00" E
6	S 85° 42' 00" E	61.35	S 85° 42' 00" E	61.35	S 85° 42' 00" E

IF FOUND:  
 (N) - IRON ROD N.W. (S.E.)  
 (R) - IRON ROD OLD (FOUND)  
 O - CALCULATED POINT, NO CORNER SET  
 D.R. - 3" X 3" BENCH  
 P.E. - PALE BENCH  
 P.R. - PREC.  
 R.O.D. - RECORDERS' OFFICE MONROE CO.  
 R.S. - RECORD SURVEYOR  
 E - EVIDENT

THIS IS REMOTE BEARING SURVEY (CATEGORY IV). I CERTIFY THAT THE CORNER POSITIONAL ERRORS DOES WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

OWNER INFORMATION  
 102 OAK GROVE RD  
 MADISONVILLE, TN 37354  
 (954) 444-2879  
 hansengp@gmail.com



**FINAL PLAT**  
 REVISION - CAGLE SPRINGS S/D (PHASE I)  
 LINE ABANDONMENT  
 CITY OF MADISONVILLE  
 THIRD CIVIL DISTRICT MONROE COUNTY, TENNESSEE  
 PREPARED BY: CATASKA LYN SURETINK, LLC  
 115 DOCKERY RD., TN 37385  
 TELLOO PLANS, TN 37385  
 (423) 261-2476  
 JOB NO. 24-028

DON HATTON VANHOOK, JR.  
 RLS NO. 2745

