

## **HARTSVILLE/TROUSDALE CO. PLANNING COMMISSION AGENDA**

The Hartsville/Trousdale County Planning Commission will meet in regular session on August 8th, 2022, at 7:00 p.m., in the Hartsville/Trousdale County Courthouse.

The Agenda is as the following:

### **CALL TO ORDER**

### **ROLL CALL**

### **APPROVAL OF MINUTES**

Regular July 11, 2022, Planning Commission Meeting

### **CHANGES TO THE AGENDA**

#### **Election of 2023 Officers**

- Chairman, Vice Chairman, Secretary

### **PUBLIC HEARING**

### **OLD BUSINESS**

- Request by 113 Planters Street LLC for rezoning of 2.13 acres on Harpers Ave (Map 019K Group B Parcel 24.03) from R-3 to I-1 for an addition to adjoining business in the 7<sup>th</sup> Civil District

### **NEW BUSINESS**

#### **Rezones**

- Request by Steve Lind for the rezoning of 10 acres on 1655 Belcher LN (Map 038 Parcels 024.03, 24.04)) from A-1 to R-1 for lot separation in the 7<sup>th</sup> Civil District.
- Request by Dustin Marcellino for the rezoning of 6.195 acres on Western Ave, (Map 019N Group E Parcel 30.02) from I-1 to R-3 for development in the 7<sup>th</sup> Civil District.
- Request by Lewis Beasley for the rezoning of 60.66 acres on Dalton Hollow RD, (Map 14 Parcel 24.00) from A-1 to R-1 for matching adjoining parcels in the 7<sup>th</sup> Civil District
- Request Lewis Beasley for the rezoning of 85 acres on 2265 Hwy 141 N (Map 14 Parcel 2.00) from A-1/R-1 to R-1 for correction of parcel zoning in the 7<sup>th</sup> Civil District

#### **Preliminary Plat**

- Preliminary Plat by Fleming Homes LLC for Freedom Farms Subdivision of 16.21 acres on Temprow Rd and Bass Rd (Map 16 Parcel 24.05) for 6 lots in the 5<sup>th</sup> Civil District.

#### **Site Plan**

- Site Plan Approval for Oldham Enterprises, LLC for Cedarbrook Townhomes of 7.15 acres (Map 19-M Parcel A-1.00) for addition of 4 buildings totaling 12 units in the 7<sup>th</sup> Civil District.
- Final Plat approval for Thoroughbred Estates of 103,692.4 sq. ft. (Map 19 Parcel 16.19) for lots 46-48 in the 7<sup>th</sup> Civil District.

### **DISCUSSION TOPICS**

- Planning Commission Scope of Authority during the Approval Process.

### **REPORT FROM CHAIRMAN**

### **REPORT FROM BUILDING INSPECTOR**

July	Residence No. of Permits	Residence Total Sq Feet	Res Permit Fees Permit/Impact	Accessory Permits	Access Permit Fees	Commercial Permits	Commercial Permit Fees Permit/Impact
2021	7	12,684	\$8K/\$5K	7	\$2K	0	0
2022	7	17,869	\$11K/\$24K	9	\$2K	1	\$5K/\$3K
June22	12	20,248	\$15K/\$15K	8	\$2k	3	\$9K/\$7K

### **CLOSING REMARKS FROM THE CHAIR AND COMMISSION**

### **ADJOURN**



HARTSVILLE/TROUSDALE COUNTY  
Sam Edwards | Zoning & Building Inspector

328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | fax (615) 374-0558

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning R-3 Requested Zoning I-1 Reason Restore I-1 zoning for addition  
Property Owner 113 Planters Street LLC Phone (615) 374-1125  
Property Address Harpers Ave Hartsville TN 37074  
Lot Size 2.31 acres Road Frontage                      ft. Easements                      ft  
Tax Map Number 019K Group B Parcel 24.03 Record/Deed Book                       
Subdivision Name                      Phase                      Lot #                       
Water Source city Sewer or Septic sewer

**APPLICANT INFORMATION**

Applicant Name 113 Planters Street LLC Phone                       
Mailing Address Harpers Ave Hartsville TN 37074  
Email                     

**IMPACT INFORMATION**

Zoning of Surrounding Properties C-2, I-1, R-1  
Names of Surrounding Property Owners Jerry Gammon, Hartsville Trousdale Gov't,  
William Lyles, Rosalee Myhan, GJB Properties, Michael Reese, Kelsey Everett  
Affected Roads HARPER AVE, Planters St  
Schools Affected                       
Public Utilities HARTSVILLE WATER, TRI County ELECTRIC

**ACTION TAKEN**

Reviewed by Planning Commission                      Action                       
Reviewed by BZA                      Action                       
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading                      Action                       
Public Hearing                      Action                       
2<sup>nd</sup> Reading                      Action                       
Passed                      Failed, state reason                     

Ray Holmwood 6/22/2022  
Applicant Signature Date Submitted

**\$100 Application fee**



# Trousdale County - Parcel: 019K B 024.03



Date: June 29, 2022  
County: Trousdale  
Owner: 113 PLANTERS STREET LLC  
Address: HARPER AVE  
Parcel Number: 019K B 024.03  
Deeded Acreage: 0  
Calculated Acreage: 2.31  
Date of Imagery: 2017

## Rezone R-3 to I-1

State of Tennessee, Comptroller of the Treasury, Department of Property  
Assessment (DPA) – Geographic Services  
TDOT

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.



113 PLANTERS STREET – LEGAL FOR ZONING  
7.458 ACRES

BEING located in the 7<sup>th</sup> Civil District, Trousdale County, Tennessee, on the north side of Planters Street, and being the property of record in Record Book 129, Page 54, and Record Book 151, Page 262, Register's Office, Trousdale County, Tennessee. See Tax Map 19-K, Parcels B-24.00 & B-24.03, Tax Assessor's Office, Trousdale County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the north margin of Planters Street, same being the southernmost southeast corner of this tract and the southwest corner of Dennis Goke (RB 91, PG 485, ROTCT); thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 13 degrees 06 minutes 46 seconds a radius of 100.00 feet a tangent length of 11.49 feet a chord of South 84 degrees 42 minutes 23 seconds West 22.84 feet and an arc length of 22.89 feet to a point, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 44 degrees 30 minutes 08 seconds a radius of 64.50 feet a tangent length of 26.39 feet and a chord of South 55 degrees 53 minutes 29 seconds West 48.85 feet; thence along said curve an arc length of 50.10 feet to an iron rod in said margin; thence leaving road with line of G&B Properties (RB 113, PG 368, ROTCT) North 12 degrees 03 minutes 51 seconds East 228.00 feet to an iron rod; thence North 64 degrees 34 minutes 08 seconds West 421.13 feet to an iron rod; thence with line of Rosalie Myhan (DB 53, PG 128, ROTCT) North 20 degrees 22 minutes 37 seconds East 130.21 feet to an iron rod; thence with line of William D. Lyles, Jr. (RB 65, PG 782, ROTCT) South 71 degrees 25 minutes 19 seconds East 30.00 feet to an iron rod; thence North 18 degrees 59 minutes 35 seconds East 100.49 feet to an iron rod; thence with line of Hartsville / Trousdale County Government (RB 87, PG 489, & RB 112, PG 221, ROTCT) South 83 degrees 34 minutes 38 seconds East 162.21 feet to an iron rod; thence North 06 degrees 51 minutes 46 seconds East 141.72 feet to an iron rod; thence with line of Jerry Gammon (DB 63, PG 192, & RB 95, PG 78, ROTCT) South 82 degrees 39 minutes 32 seconds East 101.52 feet to an iron rod; thence North 06 degrees 04 minutes 57 seconds East 111.93 feet to an iron rod; thence continuing with line of Jerry Gammon and with line of Michael W. Reese Family LP (DB 54, PG 511, ROTCT) South 83 degrees 46 minutes 36 seconds East 347.17 feet to an iron rod; thence continuing with line of Michael W. Reese Family LP and line of Reed R. Working (RB 113, PG 589, ROTCT), Kenny Linville (DB 34, PG 394, ROTCT), BP Properties (RB 92, PG 261, ROTCT), and Eric Holder (RB 83, PG 382, ROTCT) South 08 degrees 41 minutes 23 seconds West 543.90 feet to an iron rod; thence with line of Wayne Pryor (RB 61, PG 823, ROTCT) South 07 degrees 03 minutes 09 seconds West 118.55 feet to an iron rod; thence with line of Dennis Goke North 75 degrees 37 minutes 51 seconds West 221.42 feet to an iron rod; thence South 12 degrees 03 minutes 51 seconds West 168.44 feet to the point of beginning containing 7.458 acres more or less.



This is for me  
to give my mother  
1 acre for her house  
which will allow me to  
keep the rest of property agg

HARTSVILLE/TROUSDALE COUNTY

Sam Edwards | Zoning & Building Inspector

328 Broadway, Room 1 | Hartsville, TN 37074

office (615) 374-1125 | fax (615) 374-0558

MP# 3599

6-24-22

RE

## ZONING CHANGE

### PARCEL INFORMATION

Current Zoning A1 Requested Zoning R1 Reason Lot Separation  
Property Owner Steve Lind Phone \_\_\_\_\_  
Property Address 1655 Belcher Lane TN 37074  
Lot Size 5 acres, 5 acres Road Frontage 157, 157 ft. Easements \_\_\_\_\_ ft  
Tax Map Number 038 Group \_\_\_\_\_ Parcel 024.03/024.04 Record/Deed Book \_\_\_\_\_  
Subdivision Name N/A Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source public Sewer or Septic septic

### APPLICANT INFORMATION

Applicant Name Steve Lind Phone \_\_\_\_\_  
Mailing Address 16 TN 37074  
Email: \_\_\_\_\_

### IMPACT INFORMATION

Zoning of Surrounding Properties A1  
Names of Surrounding Property Owners Mrs. Jolin McKoin, Sandra Ohlfest, Pam Belcher  
Affected Roads Belcher Lane  
Schools Affected N/A  
Public Utilities N/A

### ACTION TAKEN

Reviewed by Planning Commission \_\_\_\_\_ Action \_\_\_\_\_  
Reviewed by BZA \_\_\_\_\_ Action \_\_\_\_\_  
Zoning Ordinance at County Commission \_\_\_\_\_  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Passed \_\_\_\_\_ Failed, state reason \_\_\_\_\_

Steve Lind  
Applicant Signature

6-24-22  
Date Submitted

\$100 Application fee



# Re-Zoning Exhibit





HARTSVILLE/TROUSDALE COUNTY  
Sam Edwards | Zoning & Building Inspector  
328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | fax (615) 374-0558

Read  
100  
Feb

MR# 137  
7-14-22  
(P)

Cash

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning I-1 Requested Zoning R-3 Reason Development  
Property Owner Dustin Marcellino Phone                      4  
Property Address Western Ave Hartsville TN 37074  
Lot Size 6.195 acres Road Frontage                      ft. Easements                      ft  
Tax Map Number 019N Group E Parcel 30.02 Record/Deed Book                       
Subdivision Name                      Phase                      Lot #                       
Water Source city Sewer or Septic sewer

**APPLICANT INFORMATION**

Applicant Name Dustin Marcellino Phone                       
Mailing Address                      TN 37087  
Email                     

**IMPACT INFORMATION**

Zoning of Surrounding Properties I-1, R-1, C-2  
Names of Surrounding Property Owners ERIKA BURGETT, HARRY+PATRICIA McCarl  
THREE ON THE TREE LLC, ASHLEY BEAGLEY, KENNY+DIANNE Martin  
Affected Roads WESTERN AVE  
Schools Affected                       
Public Utilities Hartsville WATER, TRI-COUNTY ELECTRIC

**ACTION TAKEN**

Reviewed by Planning Commission                      Action                       
Reviewed by BZA                      Action                       
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading                      Action                       
Public Hearing                      Action                       
2<sup>nd</sup> Reading                      Action                       
Passed                      Failed, state reason                     

Dustin Marcellino

Applicant Signature

7-14-22

Date Submitted

**\$100 Application fee**



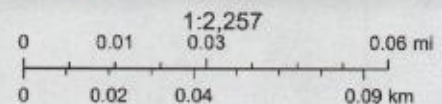
# Trousdale County - Parcel: 019N E 030.02



Date: July 27, 2022

County: Trousdale  
Owner: MARCELLINO DUSTIN  
Address: WESTERN AVE  
Parcel Number: 019N E 030.02  
Deeded Acreage: 6.195  
Calculated Acreage: 0  
Date of TDOT Imagery: 2017  
Date of Vexcel Imagery: 2021

**Rezone I-1 to R-3**



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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.



REV. 4/74, PARCEL A-14.02

S01°16'27"E  
798.31'

190.00'  
N86°40'29"E

215.00'  
N45°04'11"E  
NB4°04'14"E  
3.75'

①  
L = 107.31'

526.72'  
N00°09'11"E

387.72'  
N89°28'34"W

①  
5.4'  
AC.

WESTERN

4D  
ETT  
PAGE 481  
1. E-31.00





HARTSVILLE/TROUSDALE COUNTY  
Sam Edwards | Zoning & Building Inspector  
328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | fax (615) 374-0558

7/15/22  
MR# 171

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning A-1 Requested Zoning R-1 Reason MATCH ZONING OF PARCELS  
Property Owner Lewis Beasley Phon. \_\_\_\_\_  
Property Address Dalton Hollow RD Hartsville TN 37074  
Lot Size 60.66 acres Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 14 Group \_\_\_\_\_ Parcel 024.00 Record/Deed Book \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source city Sewer or Septic septic

**APPLICANT INFORMATION**

Applicant Name Lewis Beasley Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ TN 37074  
Email: \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties R-1, A-1  
Names of Surrounding Property Owners Carolyn Phillips, James Woodard, Jason Stafford, LARRY + Patricia Stafford, GLEN PICKETTE, BEACH ONE Prop. William Smith, LINDA HOLDEN  
Affected Roads DALTON HOLLOW RD  
Schools Affected \_\_\_\_\_  
Public Utilities Hartsville Water, Tri County Electric

**ACTION TAKEN**

Reviewed by Planning Commission \_\_\_\_\_ Action \_\_\_\_\_  
Reviewed by BZA \_\_\_\_\_ Action \_\_\_\_\_  
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Passed \_\_\_\_\_ Failed, state reason \_\_\_\_\_

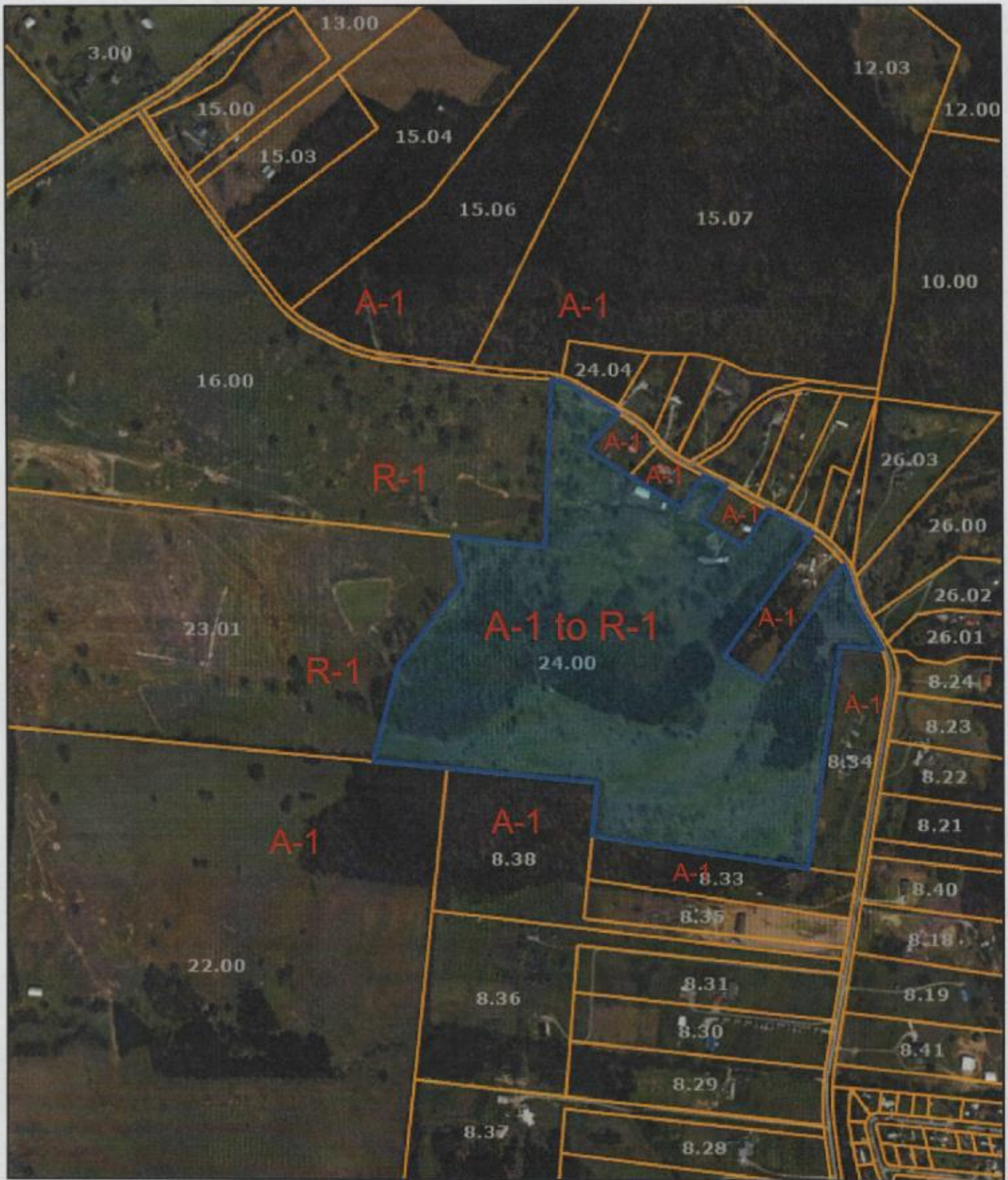
Lewis Beasley  
Applicant Signature

\_\_\_\_\_  
Date Submitted

**\$100 Application fee**



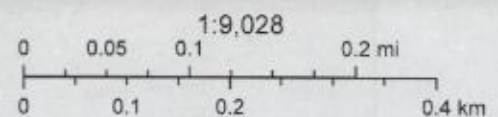
# Trousdale County - Parcel: 014 024.00



Date: July 27, 2022

County: Trousdale  
Owner: BEASLEY LEWIS C JR  
Address: DALTON HOLLOW RD  
Parcel Number: 014 024.00  
Deeded Acreage: 60.66  
Calculated Acreage: 0

**Rezone A-1 to R-1**



Esri, HERE, GeoTechnologies, Inc., TDOT, Esri, HERE, Garmin, GeoTechnologies, Inc., State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

The property lines are compiled from information maintained by your local



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office (615) 374-1125 | fax (615) 374-0558

7/15/22  
NR# 170

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning A-1/R-1 Requested Zoning R-1 Reason correct zoning for parcel  
Property Owner Lewis Beasley Phone \_\_\_\_\_  
Property Address 2265 Hwy 141 N TN 37074  
Lot Size 85 acres Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 14 Group \_\_\_\_\_ Parcel 002.00 Record/Deed Book \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source city Sewer or Septic septic

**APPLICANT INFORMATION**

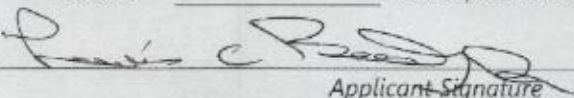
Applicant Name Lewis Beasley Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ TN 37074  
Email: \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties R-1, A-1  
Names of Surrounding Property Owners RICHARD + AMANDA MARTIN, LARRY COTHREN  
PATRICIA COTHREN, William + Joyce JENKINS, SHIRLEY SMITH, JACK CAREY  
Affected Roads HWY 141 N, HARRIS BRANCH RD  
Schools Affected \_\_\_\_\_  
Public Utilities HARTSVILLE WATER, TRI COUNTY ELECTRIC

**ACTION TAKEN**

Reviewed by Planning Commission \_\_\_\_\_ Action \_\_\_\_\_  
Reviewed by BZA \_\_\_\_\_ Action \_\_\_\_\_  
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Passed \_\_\_\_\_ Failed, state reason \_\_\_\_\_

  
Applicant Signature

\_\_\_\_\_  
Date Submitted

**\$100 Application fee**



# Trousdale County - Parcel: 014 002.00

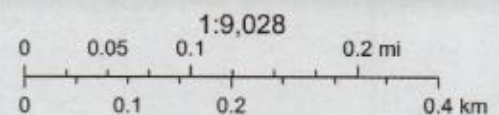


Date: July 27, 2022

County: Trousdale  
Owner: WEBSTER OGEAL H  
Address: HWY 141 N 2265  
Parcel Number: 014 002.00  
Deeded Acreage: 0  
Calculated Acreage: 0

**Rezone R-1/A-1 to R-1**

**current Property Owner:**  
**Lewis Beasley**



Esri, HERE, GeoTechnologies, Inc., TDOT, Esri, HERE, Garmin, GeoTechnologies, Inc., State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

The property lines are compiled from information maintained by your local



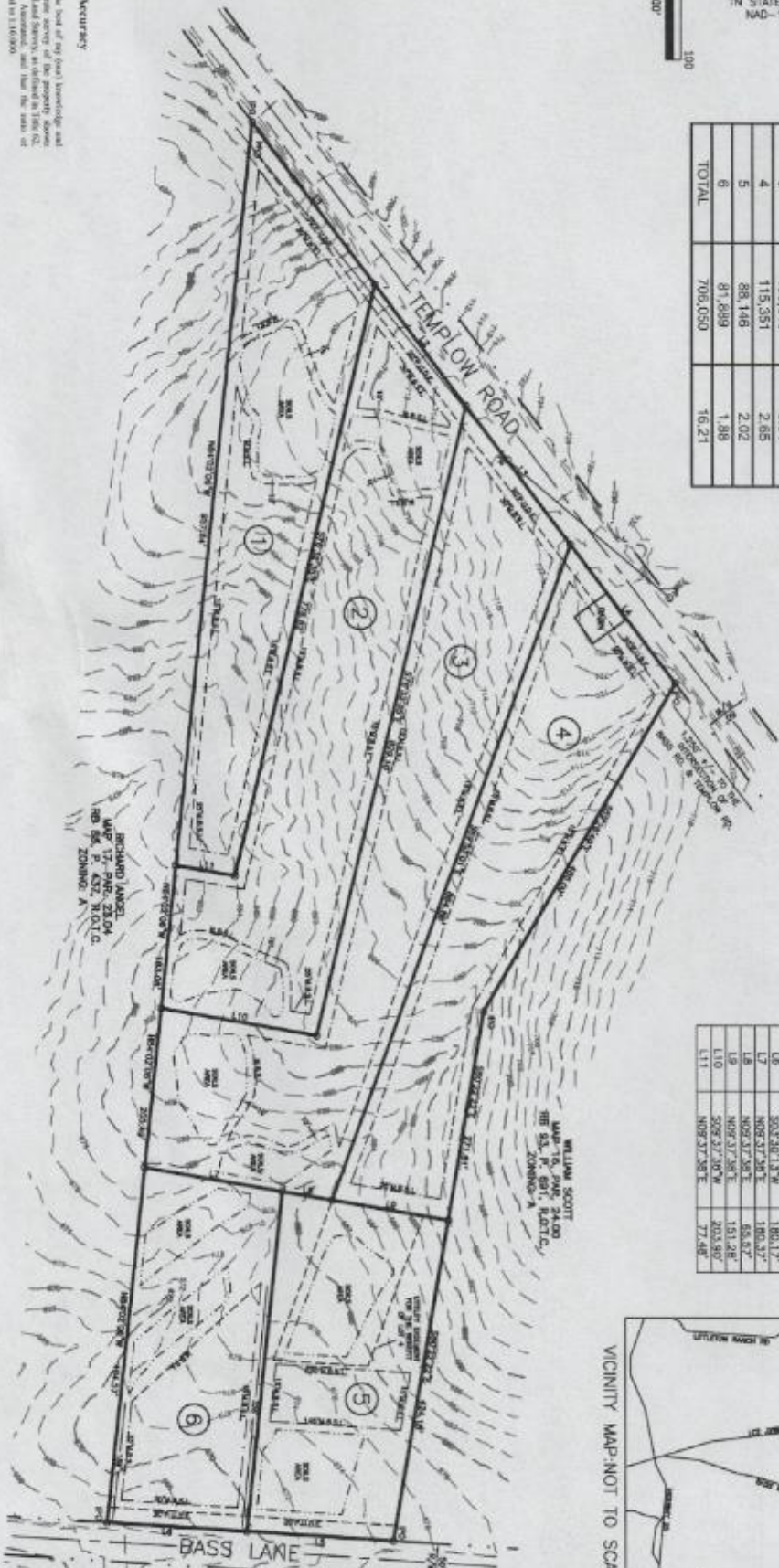


LOT TABLE		
LOT NUMBER	SO. FT. +/-	ACREAGE +/-
1	115.753	2.66
2	146.236	3.36
3	158.615	3.64
4	115.351	2.65
5	88.146	2.02
6	81.889	1.88
TOTAL	706.050	16.21

LINE	LINE VALUE	LENGTH
L1	N52.45.22"E	261.25'
L2	N52.45.22"E	19.84'
L3	N52.45.22"E	222.93'
L4	N52.45.22"E	222.93'
L5	S93.50.13"W	169.48'
L6	S93.50.13"W	168.17'
L7	N68.37.38"E	180.32'
L8	N68.37.38"E	65.62'
L9	S59.37.30"W	203.90'
L10	S59.37.30"W	77.48'
L11	N09.37.38"E	



VICINITY MAP: NOT TO SCALE



1 (two) having exactly that as the best of my (our) knowledge and belief this is a true and accurate survey of the property shown herein that this is a (Class "C" Land Survey, as defined in 1985 G.S. Chapter 118, Tennessee Code Annotated, and that the ratio of acreage is greater than or equal to 1:16,000.

Date: March 16, 2009 Time: 07:45



**Pleading Commission Preliminary Plot Approval**

Agreed by Hamilton/Trinidad County Planning Commission, \_\_\_\_\_  
with such exceptions or conditions as are indicated in the notation  
of the Commission as \_\_\_\_\_ Date \_\_\_\_\_

*Preliminary plot approval shall not constitute final approval for  
marketing purposes.*

PRELIMINARY PLAT OF SUBDIVISION OF  
FREEDOM FARMS

FORMERLY "FLEMING HOMES PROPERTY"  
ZONING: R-1: RESIDENTIAL

MAP 16, PARCEL 24.05

5<sup>TH</sup> CIVIL DISTRICT of TROUSDALE COUNTY, TN

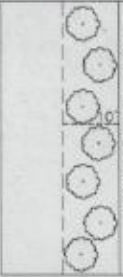
DATE: JULY 18, 2022 JOB # 21-1106-A1581

**PROPERTY INFO:**  
OWNER: FLEMING HOMES, LLC  
OWNER ADDRESS: 110 S. CLAREMONT ST  
LEBANON, TN 37077  
BIL 149, P. 613, R.O.T.C.

**APIS**  
ACEE PROFESSIONAL  
LAND SURVEYING, LLC  
1022 WOODSIDE DR.  
LEBANON, TN 37087  
615.887.1371  
Because I'm digital.com



BUFFER AREA DETAIL  
FENCE - 7' TALL OPAQUE



1" = 50'

Area	Volume
1	1.15
2	1.15
3	1.15
4	1.15
5	1.15
6	1.15
7	1.15
8	1.15
9	1.15
10	1.15
11	1.15
12	1.15
13	1.15
14	1.15
15	1.15
16	1.15
17	1.15
18	1.15
19	1.15
20	1.15

B & D CONSTRUCTION, LLC  
1000 N. 10TH ST.  
SUITE 100  
DALLAS, TX 75207  
214.742.1234

ANTHONY &  
ANTHONY TRUSTEES  
1000 N. 10TH ST.  
SUITE 100  
DALLAS, TX 75207  
214.742.1234

SELLARS  
COMMERCIAL  
SOLUTIONS, LLC  
1000 N. 10TH ST.  
SUITE 100  
DALLAS, TX 75207  
214.742.1234

STANLEY HOLDING  
1000 N. 10TH ST.  
SUITE 100  
DALLAS, TX 75207  
214.742.1234



OLDHAM ENTERPRISES, LLC  
1000 N. 10TH ST.  
SUITE 100  
DALLAS, TX 75207  
214.742.1234

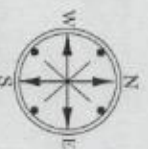
KENNETH ROY HENRY  
1000 N. 10TH ST.  
SUITE 100  
DALLAS, TX 75207  
214.742.1234

7.15  
AC.+-

NEW  
HALLTOWN  
ROAD



LOCATION SKETCH n.l.s.



NOTES:

1. PROPERTY IS ZONED R-1
2. OWNER: OLDHAM ENTERPRISES, LLC
3. 2015 EXISTING 20' WIDE DRIVEWAY, 100' WIDE DRIVEWAY, 100' WIDE DRIVEWAY
4. 20' WIDE DRIVEWAY
5. 20' WIDE DRIVEWAY
6. 20' WIDE DRIVEWAY
7. 20' WIDE DRIVEWAY
8. 20' WIDE DRIVEWAY
9. 20' WIDE DRIVEWAY
10. 20' WIDE DRIVEWAY
11. 20' WIDE DRIVEWAY
12. 20' WIDE DRIVEWAY
13. 20' WIDE DRIVEWAY
14. 20' WIDE DRIVEWAY
15. 20' WIDE DRIVEWAY
16. 20' WIDE DRIVEWAY
17. 20' WIDE DRIVEWAY
18. 20' WIDE DRIVEWAY
19. 20' WIDE DRIVEWAY
20. 20' WIDE DRIVEWAY

OLDHAM ENTERPRISES, LLC

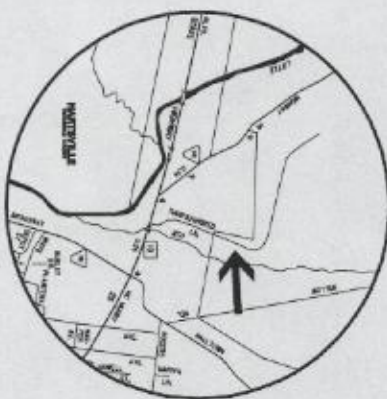
SCALE : 1" = 50'  
DATE : JUNE 20, 2022  
SIZE : 7.15 AC.+-  
DEED : R. B. 82, PG. 656, R.O.T.C.T.  
MAP : MAP 19-M, PAR. A-1.00 P/O. TAO.T.C.T.



FINAL SUBDIVISION PLAN OF LOTS #46-#48 OF  
THOROUGHbred ESTATES  
LOCATED IN THE 37th TOWNSHIP, THOROUGHbred COUNTY, TENNESSEE

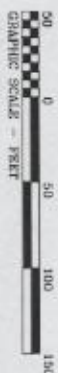
ROUGH-BRED HORSES  
FIND SUBDIVISION PLAT OF LOTS #46-#48 OF  
LOCATED IN THE 7TH CIVIL DISTRICT OF THROSPICK COUNTY, TENNESSEE

*SHEERLY*  
**LYNN ANTHONY**  
RECORDS BOX 143, PHASE 379  
MAP 18-C, PARCEL A-1-100



**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS IS A COMPLETE  
AND TRUE COPY OF THE RECORD OF THE  
DEEDS OF THE COUNTY OF [COUNTY] IN THE  
STATE OF [STATE] FOR THE YEAR 1900.

1. PROPERTY IN ZONE 917.
2. THE PROPERTY LIE IN AN AREA DESIGNATED AS ZONE 917 AND IS NOT A ZONE 917. THE PROPERTY IS NOT A ZONE 917.
3. THE PROPERTY LIE IN AN AREA DESIGNATED AS ZONE 917 AND IS NOT A ZONE 917.
4. THE PROPERTY LIE IN AN AREA DESIGNATED AS ZONE 917 AND IS NOT A ZONE 917.



## CARMAN SURVEYING

[illegible]

Cure	Recess	Target	Length	Date	Chord	Chord Slope
1	11:22:00	14.85'	28.10'	7/8/10	28.10'	H 25:42.00° E
2	12:12:00	126.11'	200.88'	4/10/12	188.71'	H 01:56.31° E

[illegible]