



**PORTLAND MUNICIPAL PLANNING COMMISSION
AGENDA for May 14, 2024**

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes

5. Public Comment

In accordance with Tennessee Public Chapter No. 300 and City Resolution #24-21, public comments are allowed when those comments are germane to agenda items, except where otherwise prohibited; and the number of individuals speaking may be limited to ensure opposing viewpoints are fairly represented. Comments are limited to 5 minutes per individual.

6. Public Hearing

- A.** A request by Zach Wilkinson (applicant) for annexation and adopt a (Plan of Services) approval by owners written request: Location 6155 Lake Springs Road (Robertson County Tax Map 012, Parcel 049.00). about .81 acres +/-.
- B.** A request by Zach Wilkinson (applicant) for rezoning approval at 6155 Lake Springs Road, (Robertson County) (Tax Map 012, Parcel 049.00) containing 0.81 acres. Zoned from RR (Rural Residential) to IG (Industrial General).

7. Old Business

8. New Business

- A.** A request by Zach Wilkinson (applicant) for approval of Willow Tree Subdivision Final Plat location 328 Portland BLVD. Tax Map 033B, Group B, Parcel 013.00. Acres .62 +/- Zone R-10 (Residential).
- B.** A request by Zach Wilkinson (applicant) for annexation and adopt a (Plan of Services) approval by owners written request: Location 6155 Lake Springs Road (Robertson County Tax Map 012, Parcel 049.00). about .81 acres +/-.
- C.** A request by Zach Wilkinson (applicant) for rezoning approval at 6155 Lake Springs Road, (Robertson County) (Tax Map 012, Parcel 049.00) containing 0.81 acres. Zoned from RR (Rural Residential) to IG (Industrial General).
- D.** A request by Richard Graves (applicant) for Kenneth Cline Property 2 Final Subdivision Plat: location 100 W.T. Hardison Ave, (Tax Map 200, Group D, Parcel 008.00) on +/- .24 acres. Zoned R-10.

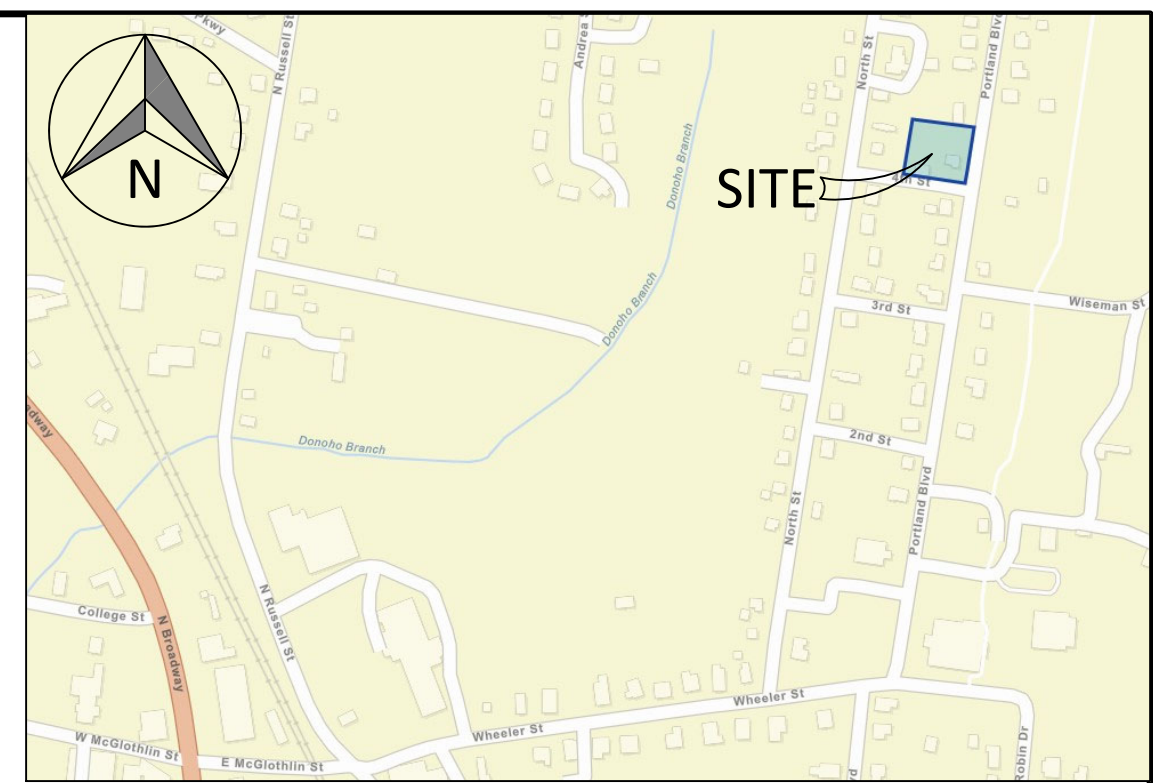
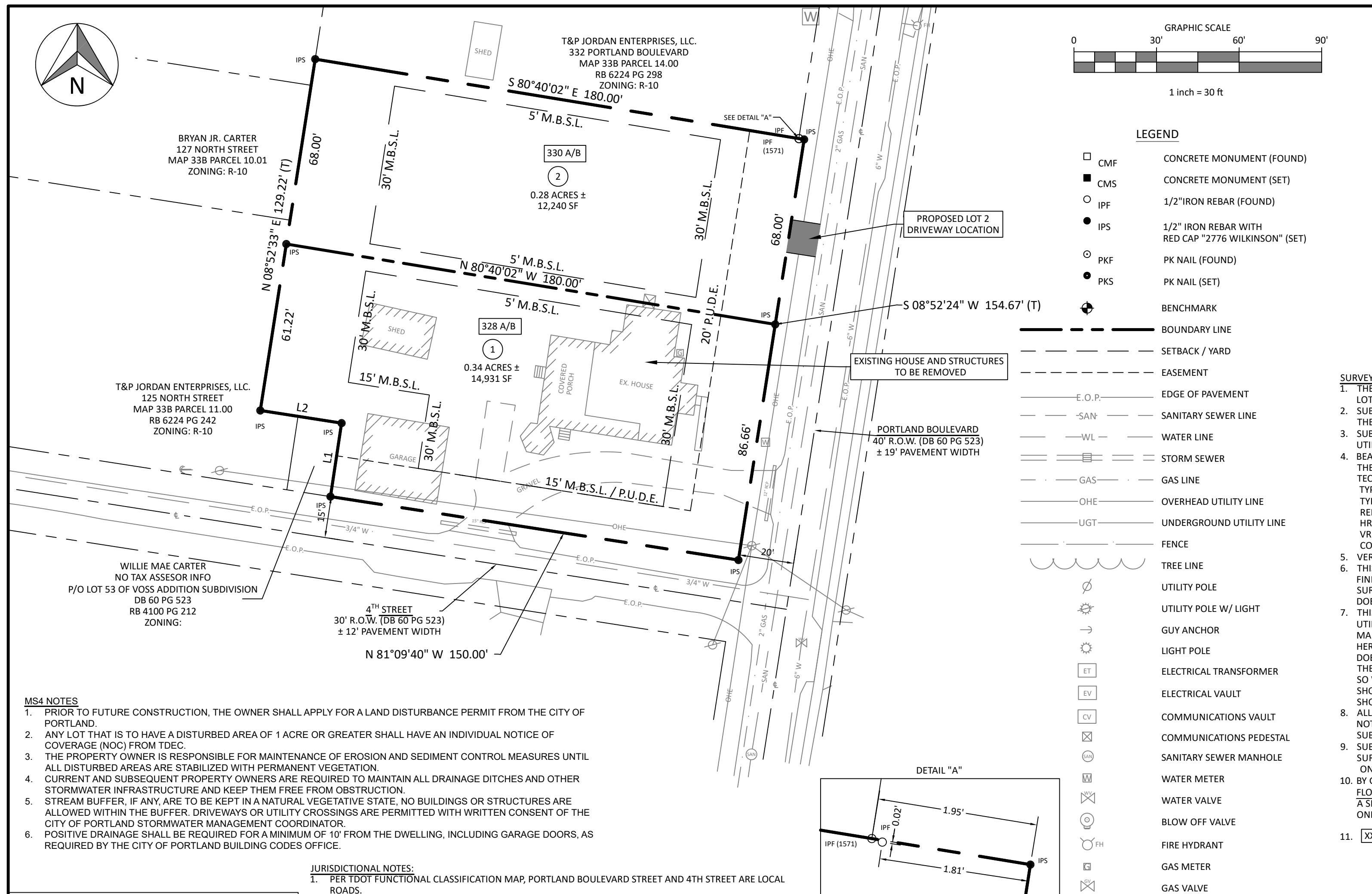
9. Discussion

- A.** Final Subdivision Plat Substantial Completion-(no action)

10. City Planner's Comments

11. Planning Commission Members Comments

Adjournment



- SURVEYORS NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION, TO ALLOW ONE DUPLEX TO BE BUILT ON EACH LOT.
 - SUBJECT PROPERTY IS ZONED CITY R-10 IN THE REDEVELOPMENT OVERLAY DISTRICT WITH RESIDENTIAL USE AS OF THE DATE OF THIS SURVEY. SETBACKS SHOWN ARE BASED ON THIS ZONING.
 - SUBJECT SURVEY WAS PERFORMED 1/4/2024 UTILIZING RTK GPS TECHNIQUES AND FIELD RUN MEASUREMENTS UTILIZING ROBOTIC TOTAL STATION.
 - BEARINGS SHOWN ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83 EPOCH 2010.00). THE TDOT GNSS REFERENCE NETWORK WAS USED TO ESTABLISH THESE COORDINATES UTILIZING NETWORK RTK TECHNIQUES.
TYPE OF GPS EQUIPMENT USED: CARLSON BRX7 BASE AND ROVER
TYPE OF TRANSIT USED: LEICA GEOSYSTEMS TS16 3" R500 TOTAL STATION
RELATIVE POSITIONAL ACCURACY OF CONTROL POINTS SET IS LESS THAN:
HRMS AVG: 0.03
VRMS AVG: 0.05
COMBINED GRID FACTOR: 1.00
 - VERTICAL CONTROL BASED ON NAVD1988 (GEOID 2018)
 - THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT, THEREFORE SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
 - THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. ALWAYS CALL TN811 BEFORE YOU DIG.
 - ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO SITE ARE NOT NECESSARILY SHOWN HEREON. ONLY THE IMPROVEMENTS OBSERVED VISUALLY ON THE DATE OF SURVEY ON SUBJECT PROPERTY ARE SHOWN.
 - SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
ONLY THE IMPROVEMENTS OBSERVED VISUALLY ON THE DATE OF SURVEY ON SUBJECT PROPERTY ARE SHOWN.
 - BY GRAPHIC PLOTTING ONLY, SUBJECT PROPERTY IS IN ZONE "X" AREA OF MINIMAL FLOOD HAZARD OR SPECIAL FLOOD HAZARD AREA ACCORDING TO F.I.R.M. 47165C0134G, WITH AND EFFECTIVE DATE 4/17/2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
ONLY AN ELEVATION CERTIFICATE CAN DETERMINE THE EXACT DESIGNATION.
 - XXXXX INDICATES STREET ADDRESS

- MS4 NOTES**
- PRIOR TO FUTURE CONSTRUCTION, THE OWNER SHALL APPLY FOR A LAND DISTURBANCE PERMIT FROM THE CITY OF PORTLAND.
 - ANY LOT THAT IS TO HAVE A DISTURBED AREA OF 1 ACRE OR GREATER SHALL HAVE AN INDIVIDUAL NOTICE OF COVERAGE (NOC) FROM TDEC.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
 - CURRENT AND SUBSEQUENT PROPERTY OWNERS ARE REQUIRED TO MAINTAIN ALL DRAINAGE DITCHES AND OTHER STORMWATER INFRASTRUCTURE AND KEEP THEM FREE FROM OBSTRUCTION.
 - STREAM BUFFER, IF ANY, ARE TO BE KEPT IN A NATURAL VEGETATIVE STATE. NO BUILDINGS OR STRUCTURES ARE ALLOWED WITHIN THE BUFFER. DRIVEWAYS OR UTILITY CROSSINGS ARE PERMITTED WITH WRITTEN CONSENT OF THE CITY OF PORTLAND STORMWATER MANAGEMENT COORDINATOR.
 - POSITIVE DRAINAGE SHALL BE REQUIRED FOR A MINIMUM OF 10' FROM THE DWELLING, INCLUDING GARAGE DOORS, AS REQUIRED BY THE CITY OF PORTLAND BUILDING CODES OFFICE.

- JURISDICTIONAL NOTES:**
- PER TDOT FUNCTIONAL CLASSIFICATION MAP, PORTLAND BOULEVARD STREET AND 4TH STREET ARE LOCAL ROADS.
 - DRAINAGE EASEMENTS OUTSIDE DEDICATED RIGHT-OF-WAY ARE NOT THE RESPONSIBILITY OF SUMNER COUNTY OR THE CITY OF PORTLAND.
 - TRASH CARTS TO BE PLACED ALONG PORTLAND BLVD.
 - LOT 1 WILL UTILIZE EXISTING DRIVEWAY LOCATIONS SHOW.

CERTIFICATE OF STORMWATER SYSTEM

I HEREBY CERTIFY GENERAL DRAINAGE PLANS HAVE BEEN SUBMITTED AND APPROVED FOR THIS SUBDIVISION AND THAT ALL REQUIRED TEMPORARY AND PERMANENT EROSION CONTROL, STABILIZATION, AND OTHER WATER QUALITY AND WATER RELATED REQUIREMENTS HAVE BEEN DESIGNED IN A MANNER WHICH MEETS THE CITY OF PORTLAND DRAINAGE REQUIREMENTS. I HEREBY CERTIFY: (1) THAT THE STORMWATER SYSTEM OUTLINED OR INDICATED HEREON HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT STATE AND/OR LOCAL GOVERNMENT REQUIREMENTS OR, (2) THAT A LETTER OF CREDIT IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT TO ASSURE COMPLETION OF ALL REQUIRED STORMWATER IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ NAME AND TITLE _____

CERTIFICATE OF APPROVAL OF PUBLIC STREETS

I HEREBY CERTIFY: (1) THAT THE PUBLIC STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATION IN THE SUBDIVISION ENTITLED: _____ OR, (2) THAT A LETTER OF CREDIT IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ NAME (PUBLIC WORKS DIRECTOR) _____

CERTIFICATE OF PROPERTY NUMBERS AND STREET NAMES

I HEREBY CERTIFY THAT THE PROPERTY NUMBERS ASSIGNED HEREIN CONFORM TO SUMNER COUNTY EMERGENCY COMMUNICATIONS DISTRICT (E-911) POLICIES AND THE STREET NAME(S) CONFORM TO THE INTER-LOCAL AGREEMENT FOR NON-DUPLICATION.

DATE _____ SUMNER COUNTY EMERGENCY COMMUNICATIONS E-911 DISTRICT

LINE	BEARING	DISTANCE
L1	N 08°36'44" E	27.00'
L2	N 81°09'40" W	29.88'

PLAT CONTAINS
0.62 ACRES ±
(27,170 SF ±)

DEED REFERENCE
BEING THE SAME PROPERTY CONVEYED TO WILLOW TREE PROPERTIES GROUP BY DEED OF RECORD IN RECORD BOOK 6080, PAGE 756, REGISTERS OFFICE OF SUMNER COUNTY, TN.

PLAT REFERENCE
BEING PART OF LOTS 27 & 28 OF THE VOSS ADDITION SUBDIVISION OF RECORD IN DEED BOOK 60 PAGE 523 OF THE REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE.

TAX ASSESSORS REFERENCE
BEING SHOWN ON TAX MAP 33B, GROUP B, PARCEL 13.00 OF THE TAX ASSESSORS OFFICE OF SUMNER COUNTY, TENNESSEE.

PROPERTY SITUATED ALONG THE WESTERN MARGIN OF PORTLAND BOULEVARD
CITY OF PORTLAND, SUMNER COUNTY, TENNESSEE

OWNER:
WILLOW TREE PROPERTIES INC.
P.O. BOX 759
PORTLAND, TN, 37148

PROPERTY ADDRESS:
328 PORTLAND BOULEVARD
PORTLAND, TN, 37148

DATE: 1/4/2024

FINAL PLAT WILLOW TREE SUBDIVISION

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 6080, PAGE 756, COUNTY REGISTERS OFFICE, AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE CITY OF PORTLAND SUBDIVISION REGULATIONS.

DATE _____ WILLOW TREE PROPERTIES

DATE _____ NESTOR PATINO

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF PORTLAND PLANNING COMMISSION IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN THE STATE OF TENNESSEE WITH THE EXCEPTION OF CLOSURE EXCEEDING 1/4" ON ANY LINE. MONUMENTS HAVE BEEN OR WILL BE PLACED AT THE SPECIFICATIONS SHOWN HEREON, TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF.

JOHN ZACHARY WILSON
REGISTERED SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2776

DATE: _____

CERTIFICATE OF WATER SYSTEM

I HEREBY CERTIFY: (1) THAT THE WATER SYSTEM OUTLINED OR INDICATED HEREON HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT STATE AND/OR LOCAL GOVERNMENT REQUIREMENTS OR, (2) THAT A LETTER OF CREDIT IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE CITY OF PORTLAND UTILITIES DEPARTMENT TO ASSURE COMPLETION OF ALL REQUIRED WATER IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ AGENCY _____

DATE _____ NAME & TITLE _____

CERTIFICATE OF SEWER SYSTEM

I HEREBY CERTIFY: (1) THAT THE SEWER SYSTEM OUTLINED OR INDICATED HEREON HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT STATE AND/OR LOCAL GOVERNMENT REQUIREMENTS OR, (2) THAT A LETTER OF CREDIT IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE CITY OF PORTLAND UTILITIES DEPARTMENT TO ASSURE COMPLETION OF ALL REQUIRED SEWER IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ AGENCY _____

DATE _____ NAME & TITLE _____

CERTIFICATE FOR APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR PORTLAND, TENNESSEE, EXCEPT FOR SPECIAL EXCEPTION(S), IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.

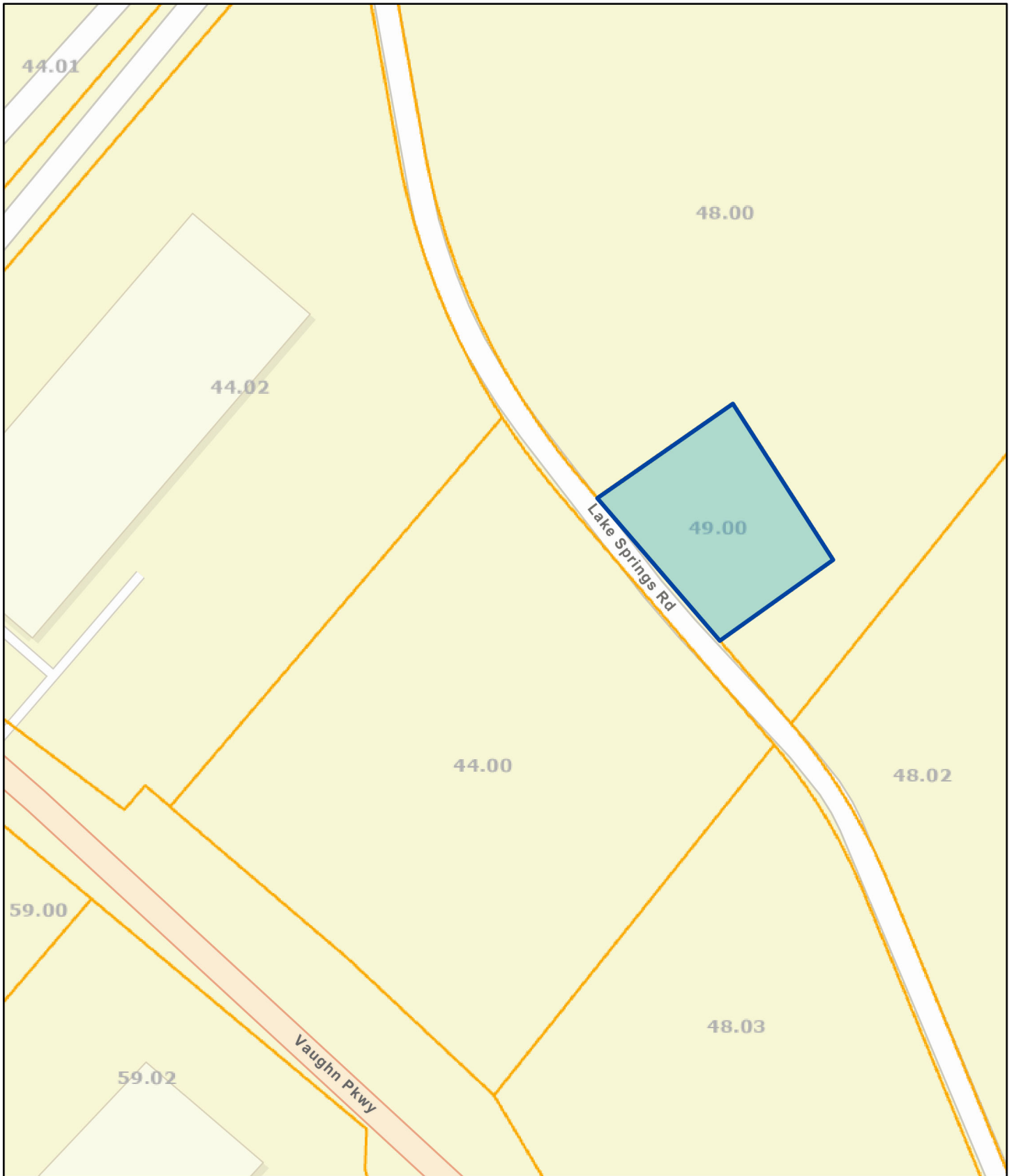
DATE _____ SECRETARY, PLANNING COMMISSION

PREPARED BY:

GreenLID Design
114 B West Main Street
Gallatin, TN 37066
615-230-7269
zach.wilkinson@greenliddesign.com

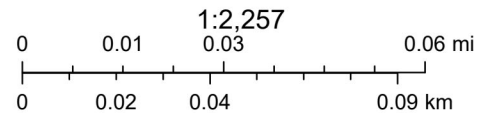
JOB # 23.0885 SHEET 1 OF 1

Robertson County - Parcel: 012 049.00



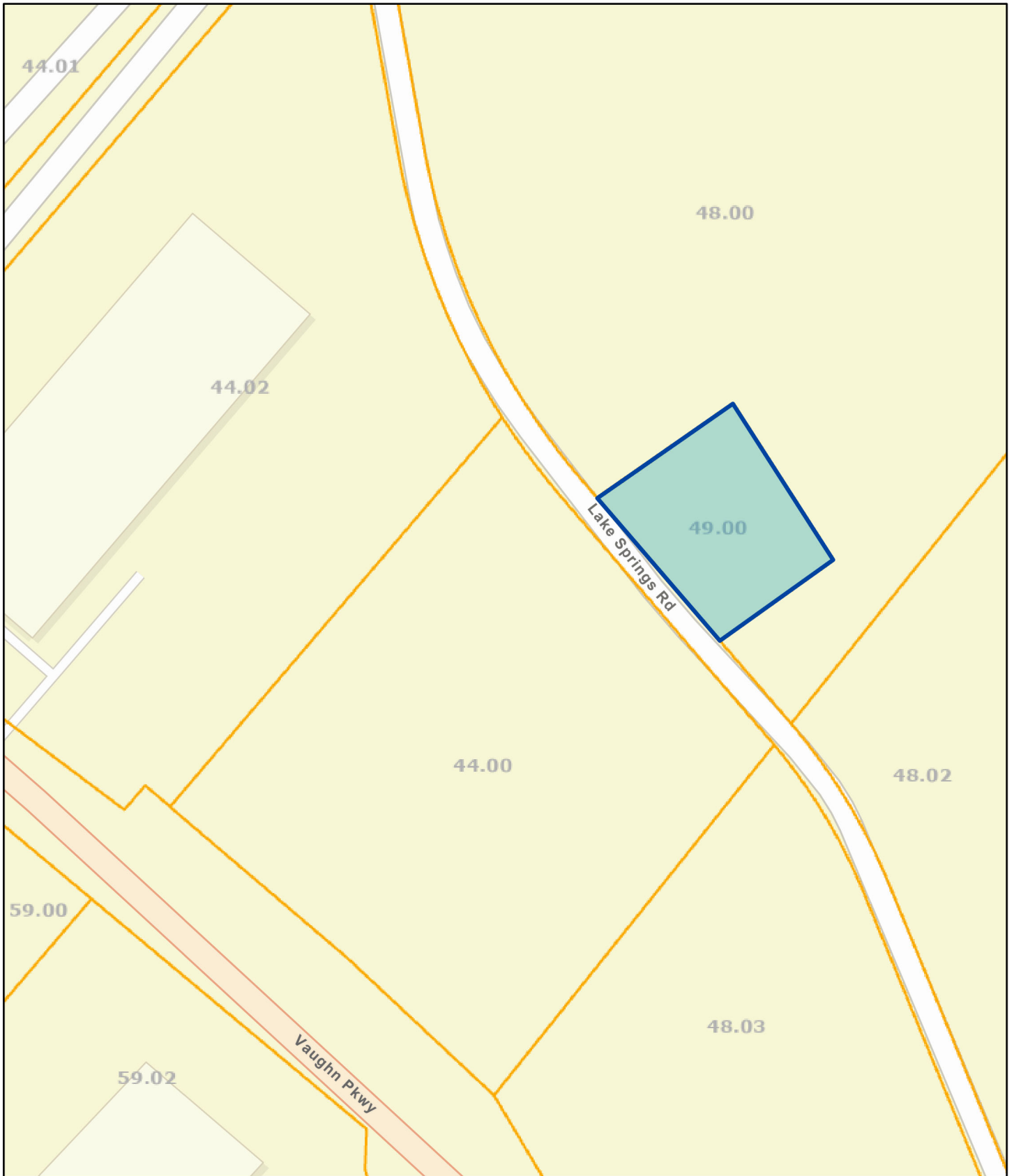
Date: April 2, 2024

County: Robertson
Owner: L & W PROPERTIES GP
Address: LAKE SPRINGS RD 6155
Parcel Number: 012 049.00
Deeded Acreage: 0.81
Calculated Acreage: 0
Date of TDOT Imagery: 2021



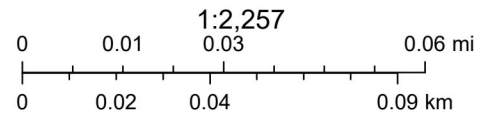
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Robertson County - Parcel: 012 049.00

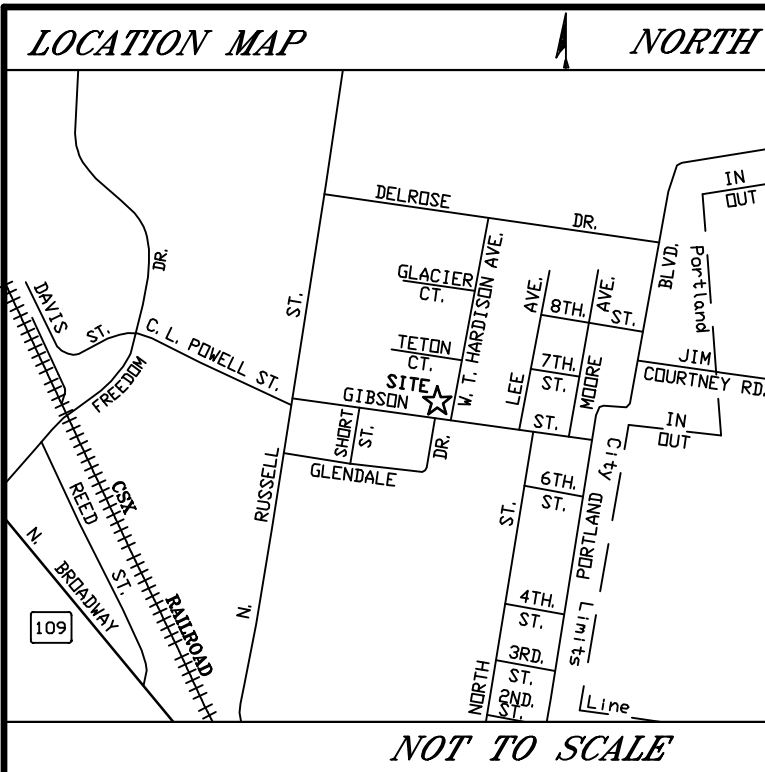


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County: Robertson
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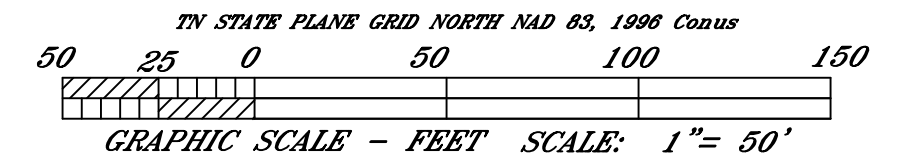
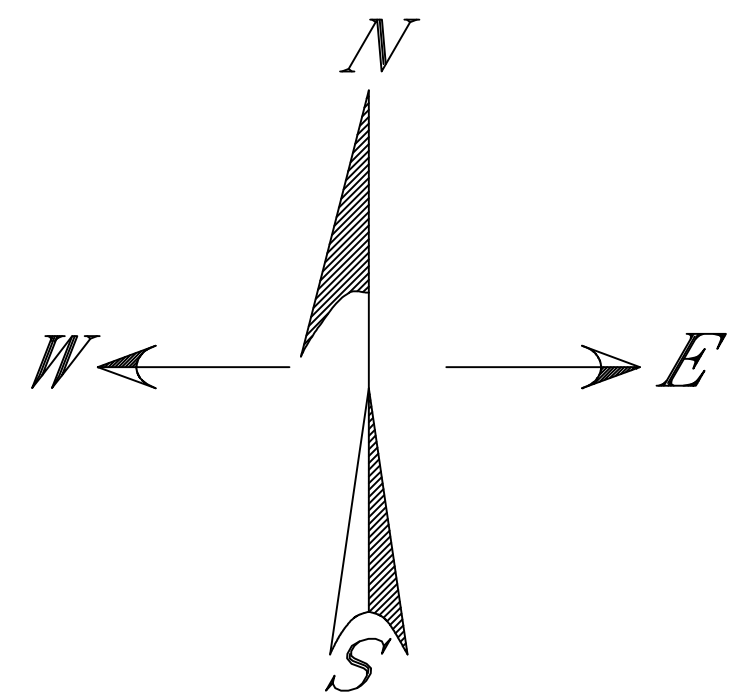


- Legend**
- IRF IRON RE-BAR FOUND
 - E ELECTRIC LINE
 - G GASLINE
 - W WATERLINE
 - S SEWER LINE
 - UP UTILITY POLE
 - FH FIRE HYDRANT
 - WV WATER VALVE
 - SMH SEWER MANHOLE
 - CMF CONCRETE MONUMENT FOUND
 - 000 E-911 ADDRESS

Final Plat of the Kenneth Cline Property 16th Civil District Sumner County, Tennessee (Inside Portland City Limits)

MS4 Storm Water Notes:

1. PRIOR TO ANY FUTURE CONSTRUCTION, THE OWNER SHALL APPLY FOR A LAND DISTURBANCE PERMIT FROM THE CITY OF PORTLAND.
2. ANY LOT THAT IS TO HAVE A DISTURBED AREA OF 1 ACRE OR GREATER IS TO HAVE AN INDIVIDUAL NOTICE OF COVERAGE FROM TDEC.
3. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
4. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE DITCHES AND KEEP THEM FREE OF OBSTRUCTION.
5. STREAM BUFFER, IF ANY, ARE TO BE KEPT IN A NATURAL VEGETATIVE STATE. NO BUILDINGS OR STRUCTURES ARE ALLOWED WITHIN THE BUFFER. DRIVEWAYS OR UTILITY CROSSINGS ARE PERMITTED WITH WRITTEN CONSENT OF THE CITY OF PORTLAND MS4 MANAGER.
6. POSITIVE DRAINAGE SHALL BE REQUIRED FOR A MINIMUM OF 10 FEET FROM THE DWELLING, INCLUDING GARAGE DOORS, AS REQUIRED BY THE PORTLAND BUILDING CODES OFFICE.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I an (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public and private use as noted, along with all necessary easements for the construction of cut and fill slopes, cut and fill ramps, inlet and outlet ditches or channel changes beyond the right-of-way limits of the road.

Date: _____ Kenneth Cline

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Portland Municipal-Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the State Board of Examiners for Land Surveyors.

Date: _____ Registered Surveyor No.1628

CERTIFICATE OF PROPERTY NUMBERS AND STREET NAMES

I hereby certify that the property numbers assigned herein conform to Sumner County Emergency Communications District (E-911) policies and the street name(s) conform to the inter-local agreement for non-duplication.

Date: _____ Sumner County Emergency Communications E-911 District

CERTIFICATE OF THE APPROVAL OF PUBLIC STREETS (CITY OF PORTLAND)

I hereby certify: (1) that the public streets have been installed in an acceptable manner and according to City specification in the subdivision entitled, Kenneth Cline Property, or (2) that a Letter of Credit in the amount of \$_____ has been posted with the City of Portland Department of Public Works to assure completion of all required improvements in case of default.

Date: _____ Name & Title

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM (PORTLAND UTILITY DEPARTMENT)

I hereby certify: (1) that the water system outlined or indicated hereon has been installed in accordance with current State and/or local government requirements or, (2) that a Letter of Credit in the amount of \$_____ has been posted with the City of Portland Utilities Department to assure completion of all required water improvements in case of default.

Date: _____ Authorized Signature

CERTIFICATE OF SEWER SYSTEM

I hereby certify: (1) that the sewer system outlined or indicated hereon has been installed in accordance with current State and/or local government requirements or, (2) that a Letter of Credit in the amount of \$_____ has been posted with the City of Portland Utilities Department to assure completion of all required sewer improvements in case of default.

Date: _____ Name & Title

CERTIFICATE OF STORM WATER SYSTEM (CITY OF PORTLAND)

I hereby certify that general drainage plans have been submitted and approved for this subdivision and that all required temporary and permanent erosion control, stabilization, and other water quality and water related requirements have been designed in a manner which meets the City of Portland Drainage Requirements. I hereby certify: (1) that the storm water system outlined or indicated hereon has been installed in accordance with current State and/or local government requirements or, (2) that a Letter of Credit in the amount of \$_____ has been posted with the City of Portland Public Works Department to assure completion of all required storm water improvements in case of default.

Date: _____ Name & Title

Prepared by:
Richard D. Graves
Land Surveying
1768 New Highway 52
Westmoreland, TN 37186
Phone: (615) 644-2077



CERTIFICATE OF APPROVAL FOR RECORDING

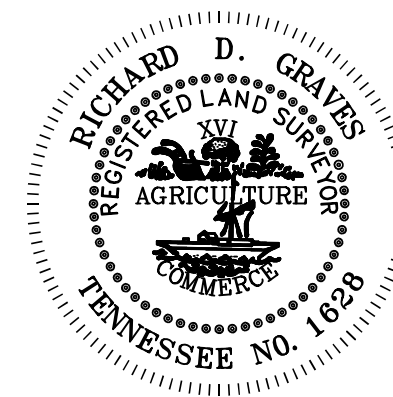
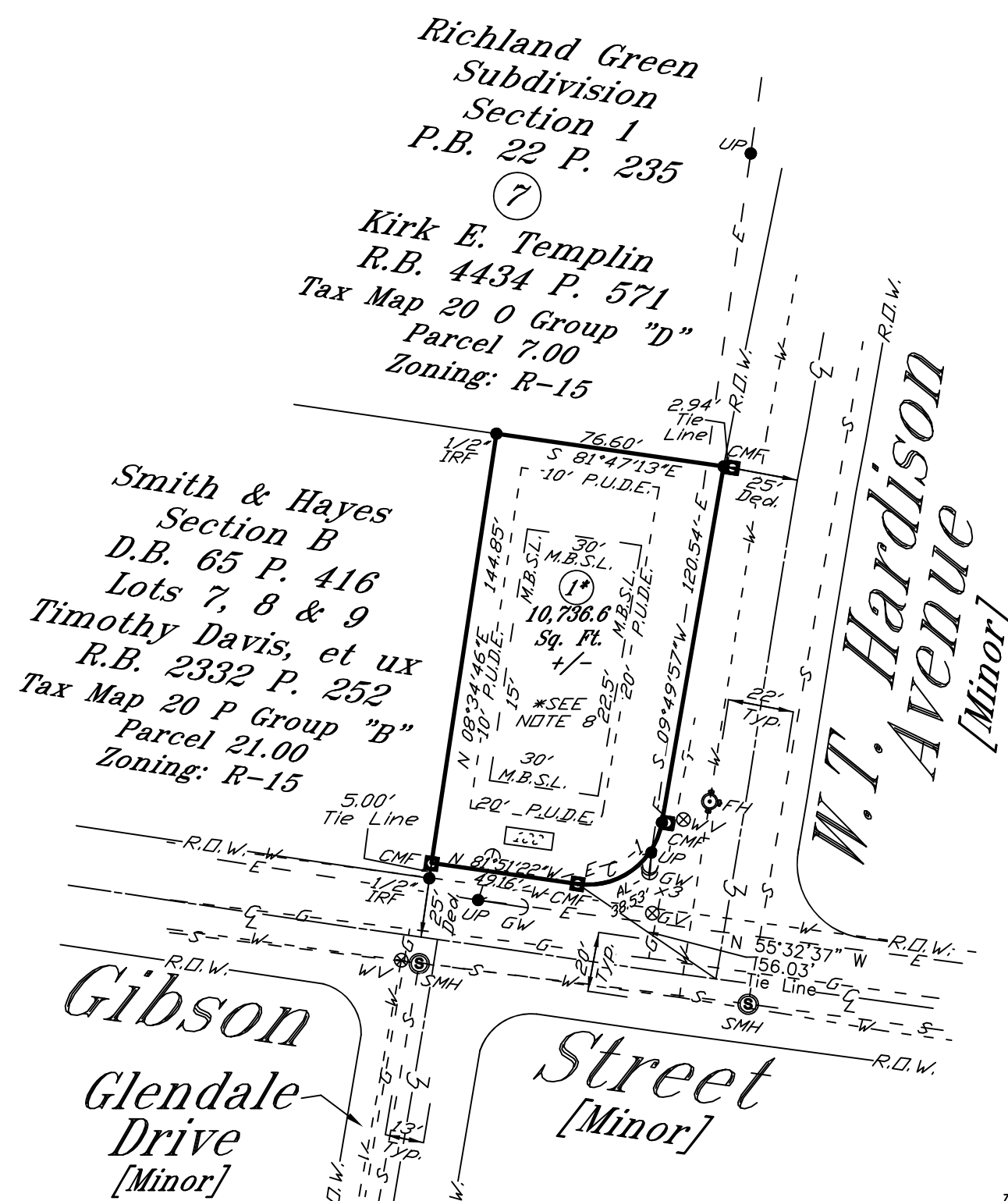
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Portland, Tennessee, except for Special Exceptions, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Registrar.

Date: _____ Secretary of the Planning Commission

Valid if not recorded by: _____

Curve Data Table

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C-1	25.00'	24.27'	38.53'	88°18'41"	34.83'	S 53°59'18" W



DEED REFERENCE: R.B. 281 P. 799
PLAT REFERENCE: P.B. 22 P. 235-Open Space
TAX MAP REFERENCE: MAP 200 Group 'D' PARCEL 8.00

THIS SURVEY WAS PERFORMED USING A CARLSON BRX7+ DUAL FREQUENCY, REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM RECEIVER AND LOCAL BASE STATIONING H/W D214870400119 RECEIVER H/W D2207704003101 FOR REDUNDANT AND REPETITIVE MEASUREMENTS WERE TAKEN TO INSURE CORRECT POSITIONS OF ALL DATA POINTS. THE RELATIVE POSITIONAL ACCURACY EXCEEDS THE ACCURACY STANDARDS FOR A CATEGORY 1 SURVEY WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING AT LEAST 1:10,000 OR BETTER.

ALL COORDINATES AND BEARING DATA IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, SINGLE ZONE, NAD 83 NAVD 88, GEOID 03. MULTIPLE REDUNDANT MEASUREMENTS WERE TAKEN ON EACH PROPERTY CORNER. EACH MEASUREMENT EXCEEDING A TOLERANCE OF 0.07" PLUS 50 PARTS PER MILLION FOR POSITIONAL ACCURACY.

SURVEYOR'S NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 47165C0 134G, EFFECTIVE DATE APRIL 17, 2012, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

DATE: March 27, 2024

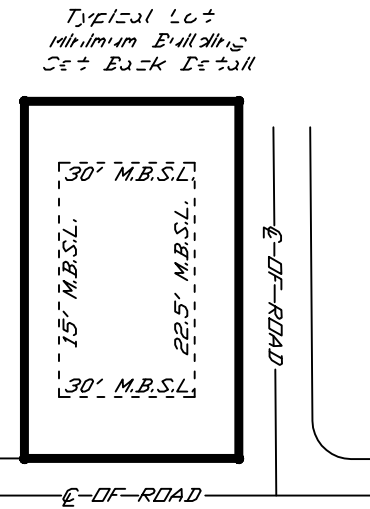
____ RICHARD D. GRAVES, Tenn. R.L.S. No. 1628

ZONED: R-10

TOTAL AREA BEING SURVEYED: 10,736.6 Sq. Ft. + -

OWNERS:
Kenneth Cline
311A Moore Avenue
Portland, TN 37148

- SURVEYOR'S NOTES:**
- 1: THE PURPOSE OF THIS PLAT IS TO TAKE WHAT WAS CALLED FOR AS OPEN SPACE ON PRIOR SURVEY SUBDIVISION PLAT AND TAKE IT THROUGH THE PLANNING PROCESS TO BECOME A VIABLE LOT.
 - 2: ALL UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATION SHOWN SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. NOT ALL UTILITIES ARE SHOWN.
 - 3: THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREIN WERE SUPPLIED TO THIS SURVEYOR. THERE MAY BE OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH. THE SURVEYOR RESERVES THE RIGHT TO REVISE ANY EASEMENT(S) NOT PROVIDED FOR OR KNOWN OF PER THE DATE OF THIS SURVEY.
 - 4: ONLY PAPER COPIES OF THIS SURVEY WITH THE SURVEYOR'S ORIGINAL STAMP AND SIGNATURE WILL CONSTITUTE AN ORIGINAL COPY OF THIS SURVEY.
 - 5: SUBJECT TO ANY DRAINAGE THAT MAY CROSS THE PROPERTY DUE TO NATURAL CAUSES.
 - 6: SUBJECT TO ANY LEASES, RIGHT-OF-WAYS, RESTRICTIONS, ENCROACHMENTS, EASEMENTS, LIENS, ETC. THAT MAY EXIST AND/OR APPLY TO THE SUBJECT PROPERTY.
 - 6: ALL DRIVEWAYS TO CONFORM TO AND MEET MINIMUM REQUIREMENTS OF DIAGRAM PW STD. DW-01 FOR THE CITY OF PORTLAND.
 - 7: 15' MINIMUM DRIVEWAY CULVERT.
 - 8: LOT SHOWN IS DEEMED A CRITICAL LOT(*). PRIOR TO DEVELOPING OF THIS LOT, A CRITICAL LOT PLAN SHALL BE SUBMITTED TO THE CITY OF PORTLAND.
 - 9: THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF THE OPEN SPACE OF THE FINAL PLAT OF RICHLAND GREEN SUBDIVISION, SECTION 1 OF RECORD IN P.B. 22 P. 235.



Job # 22083TM