

MEMORANDUM

TO: Baxter Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: September 25, 2024

SUBJECT: October 3, 2024 Planning Commission Meeting

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The Baxter Municipal Planning Commission will hold its regularly scheduled meeting on Thursday October 3, 2024 at 5:00 pm in the Baxter City Hall. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Approval of September 5, 2024 minutes.
3. Consideration of preliminary subdivision plat for property located on Chestnut Street. (McCartney Division)
4. Consideration of final subdivision plat for property located on Dale Mires Lane and Gainesboro Highway (Schubert Division)
5. Other business as necessary.
6. Adjourn.

CTL

**\*See Agenda Review**

Greg Phillips\_\_\_Peggy Huddleston\_\_\_Danny Holmes\_\_\_Robert Vinson\_\_\_Jeff Herald\_\_\_Richard Waller\_\_\_

John Martin-Mayor\_\_\_ Bob Lane-Building Inspector\_\_\_

## **Agenda Review**

### **McCartney Division—Final**

Luke McCartney submitted a final subdivision plat for the purpose of subdividing 4.80 acres into ten (10) proposed new lots for property located on Chestnut Street. The lots would range in size from 0.23 acres (10,051 square feet) to 0.64 acres and all of the proposed new lots are currently vacant. The proposed new lots are zoned R-1 (Low Density Residential) and are served by a proposed eight (8) inch water line, a proposed six (6) inch water line, a proposed fire hydrant, a proposed city street and would comply with all other requirements of both the zoning ordinance and the subdivision regulations.

### **Schubert Enterprises Division—Final**

Schubert Enterprises submitted a final subdivision plat for the purpose of subdividing 7.37 acres into seventy-three (73) proposed new lots for property located on Dale Mires Lane and Gainesboro Highway. Fifty (50) lots will be for multi-family residential units with zero (0) lot lines and twenty-three (23) lots will be for single-family homes. The proposed lots would range in size from 0.06 acres (2,000 square feet) to 0.18 acres (8,072 square feet) and all of the proposed new lots are currently vacant. The proposed new lots would be served by a proposed six (6) inch water line, a proposed eight (8) sewer line, three (3) proposed fire hydrants and three (3) proposed city streets. The proposed new lots are currently zoned R-3 (Super High Density Residential) and would comply with all other requirements of the zoning ordinance and subdivision regulations. The plat was granted preliminary approval at the November 2, 2023 meeting.

**REPORT OF MEETING  
BAXTER MUNICIPAL PLANNING COMMISSION  
SEPTEMBER 5, 2024**

**MEMBERS PRESENT**

John Martin, Mayor  
Robert Vinson  
Richard Waller  
Greg Phillips  
Jeff Herald

**MEMBERS ABSENT**

Peggy Huddleston

**STAFF PRESENT**

Tommy Lee, UCDD Planner

**OTHERS PRESENT**

Bob Lane, Building Inspector  
Matt White, Fire Chief  
John Ramsey, Public Works Director  
See attached

**ITEM 1: CALL TO ORDER**

Upon determining a quorum was present, the Baxter Municipal Planning Commission (PC) meeting was called to order by Chairman Richard Waller on Thursday September 5, 2024 at 5:00 P. M. at the Baxter City Hall.

**ITEM 2: APPROVAL OF AUGUST 7, 2024 MINUTES**

After the meeting was called to order, Chairman Waller asked for approval of the minutes from the August 7, 2024 meeting. Jeff Herald made a motion to approve the minutes as presented and to dispense with the reading. Robert Vinson seconded and the motion passed with a vote of all ayes.

**ITEM 3: CONSIDERATION OF PRELIMINARY SUBDIVISION PLAT FOR PROPERTY LOCATED ON CHESTNUT STREET (MCCARTNEY DIVISION)**

At the August 7, 2024 meeting, Luke McCartney submitted a final subdivision plat for the purpose of subdividing 4.80 acres into fourteen (14) proposed new lots for property located on Chestnut Street. The lots would range in size from 0.19 acres (8,398 square feet) to 0.50 acres and all of the proposed new lots are currently vacant. The proposed new lots are zoned R-1 (Low Density Residential) but would have to be rezoned to R-3 (Super High Density Residential) to comply with the zoning ordinance. The proposed new lots are served by a proposed eight (8) inch water line, a proposed six (6) inch water line, a proposed fire hydrant, a proposed city street and would comply with all other requirements of both the zoning ordinance and the subdivision regulations. During discussion, it was determined that the width of the road and an additional fire hydrant would need to be added to the plat. Also, the width of the cul-de-sac would need to be amended. McCartney withdrew his plat from consideration. At the September 5, 2024 meeting, McCartney represented the preliminary plat for consideration. Staff Planner stated that the plat should not be considered until the rezoning is approved by the city council. After discussion, Robert Vinson made a motion to table the submitted plat. Jeff Herald seconded and the motion passed with a vote of all ayes.

**ITEM 4: CONSIDERATION OF FINAL SITE PLAN FOR PROPERTY LOCATED ON BAXTER ROAD (SUITS SITE PLAN)**

Donny Suits presented a final site plan for the purpose of establishing three (3) commercial structures located on Baxter Road. Suits stated that the structure would consist of 5,625 square feet, 5,625 square feet, and 3,500 square feet respectively and have ingress/egress from Baxter Road. Suits also stated that the structures would be available for lease for commercial uses. Neither Fire Chief Matt White nor Public Works Director John Ramsey had reviewed the submitted site plan but neither had an initial objection.

Building Inspector Bob Lane also did not have an objection to the approval of the submitted site plan. Staff Planner stated that the site plan complies with the zoning ordinance. After discussion, Jeff Herald made a motion to approve the submitted site plan pending a more thorough review from Chief White, Inspector Lane and Director Ramsey. Greg Phillips seconded and the motion passed with a vote of all ayes.

With no other business to discuss, Robert Vinson made a motion to adjourn. Jeff Herald seconded and the motion passed with a vote of all ayes. The next meeting of the Baxter Municipal Planning Commission will be held on October 3 2024.

CTL





**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) 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, AND PARKS AS SHOWN TO THE PUBLIC OR PRIVATE (USE NOTED) (I/WE) FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CONSTITUTES A RESUBDIVISION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.

DATE \_\_\_\_\_ OWNER \_\_\_\_\_

**CERTIFICATE OF ACCURACY AND PRECISION**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE LEVEL OF ACCURACY REQUIRED BY THE BAXTER PLANNING COMMISSION. I FURTHER CERTIFY THAT THE DEGREE OF PRECISION (LINEAR AND ANGULAR) MEETS THE STANDARDS REQUIRED OF AN URBAN AND SUBDIVISION AS ESTABLISHED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. I ALSO HEREBY CERTIFY THAT THE MONUMENTS AND PINS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE BAXTER PLANNING COMMISSION.

DATE \_\_\_\_\_ SURVEYOR \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF SEWAGE COLLECTION FACILITIES**

I HEREBY CERTIFY THAT (1) PUBLIC SEWAGE COLLECTION FACILITIES ARE INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN OF BAXTER'S SPECIFICATIONS, OR (2) A FINANCIAL GUARANTEE ACCEPTABLE TO THE BAXTER PLANNING COMMISSION IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

DATE \_\_\_\_\_ SEWER DEPARTMENT / CITY ENGINEER \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF WATER LINES**

I HEREBY CERTIFY THAT (1) WATER LINES AND FIRE HYDRANTS, IF NECESSARY, ARE INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF THE BAXTER PLANNING COMMISSION (OR \_\_\_\_\_) OR (2) A FINANCIAL GUARANTEE ACCEPTABLE TO THE BAXTER PLANNING COMMISSION IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

DATE \_\_\_\_\_ WATER DEPARTMENT / CITY ENGINEER \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE SYSTEMS**

I HEREBY CERTIFY THAT (1) STREETS, DRAINAGE SYSTEMS (EASEMENTS, CURBS, ETC.) AND OTHER IMPROVEMENTS (CURB, SIDEWALKS, ETC.) AS REQUIRED BY THE BAXTER PLANNING COMMISSION ARE INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO REQUIRED SPECIFICATIONS, OR (2) A FINANCIAL GUARANTEE ACCEPTABLE TO THE BAXTER PLANNING COMMISSION IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

DATE \_\_\_\_\_ BAXTER STREET DEPT. REP. \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE BAXTER MUNICIPAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE BAXTER PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF PUTNAM COUNTY, TENNESSEE.

DATE \_\_\_\_\_ SECRETARY, BAXTER MUNICIPAL PLANNING COMMISSION \_\_\_\_\_

**LEGEND**

- (IR(O)) IRON REBAR (OLD)
- (IR(N)) 1/2" IRON REBAR (NEW)
- (IR(O)) IRON PIPE (OLD)
- (M) NON-MONUMENTED POINT
- (MFP) METAL FENCE POST
- (M) SEWER MANHOLE
- (M) WATER VALVE
- (M) FIRE HYDRANT
- (M) TREE
- (M) UTILITY POLE
- P — POWER LINE
- X — FENCE LINE
- T — TELEPHONE LINE
- W — WATER LINE
- S — SEWER LINE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.P.C. TN. REGISTER'S OFFICE PUTNAM COUNTY, TN.
- CONCRETE AREA
- ASPHALT SURFACE

**GENERAL NOTES**

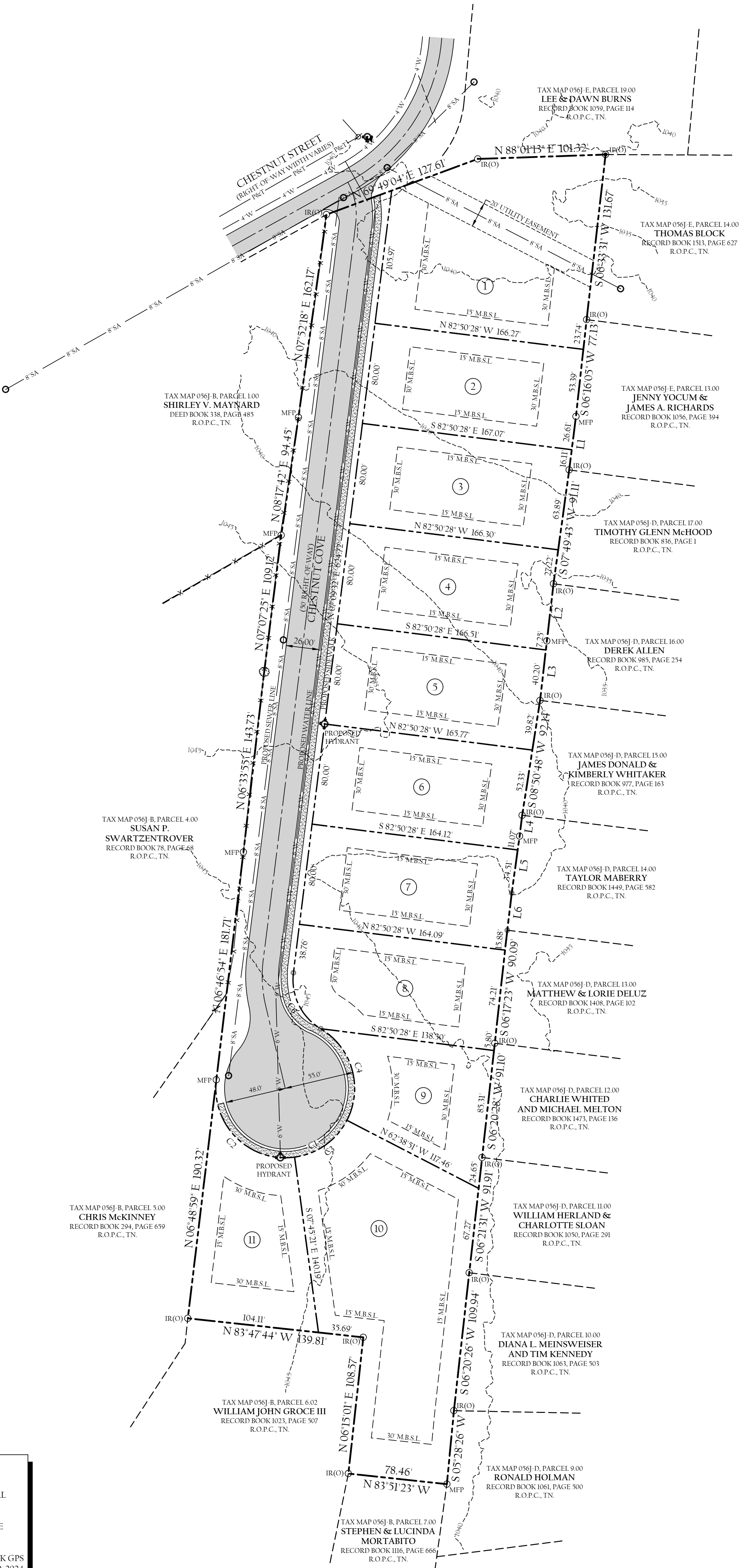
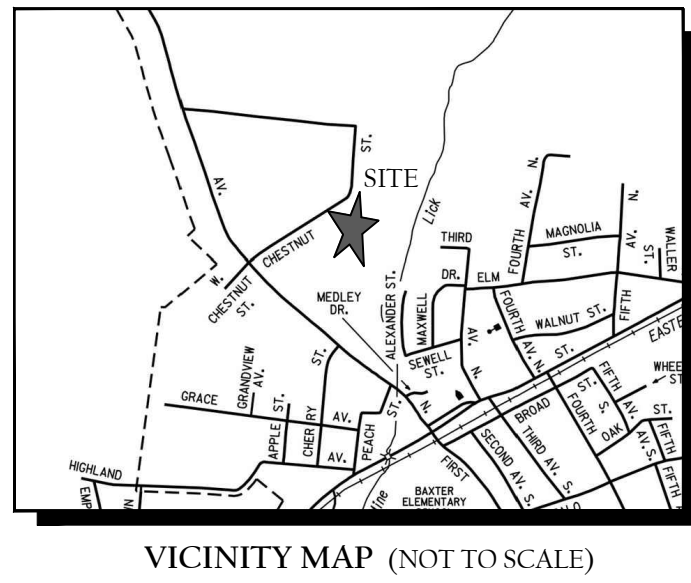
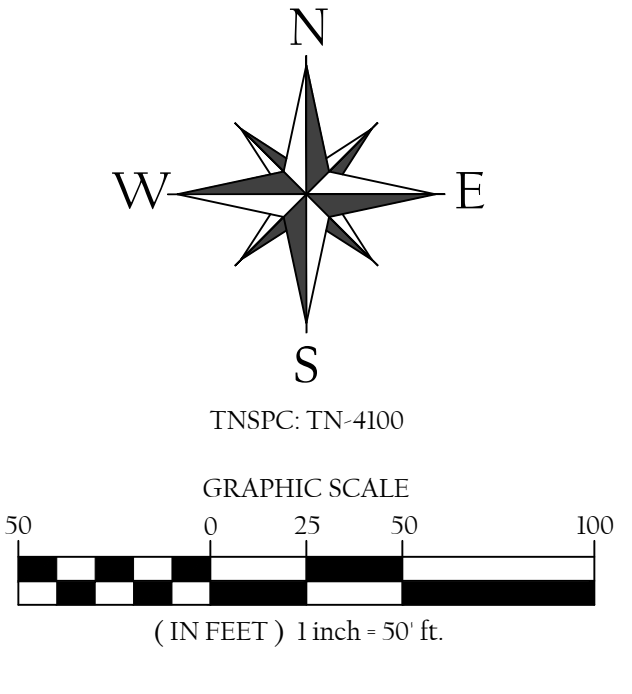
- THE PURPOSE OF THIS PLAT IS TO CREATE FOURTEEN (14) RESIDENTIAL LOTS.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- FOR BOUNDARY AND/OR TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED BETWEEN JUNE 28, 2024 AND JULY 9, 2024 UTILIZING A TOPCON HIPER V DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION SHOWN WERE DERIVED USING THE CLOSEST RTCM 3.0 CORS STATION REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 12A. \*POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H:0.005, V:0.005
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- THIS SURVEY WAS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT TITLE SEARCH WILL REVEAL.
- THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
- ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 47141C0095D DATED 05-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	55.00'	236.52	92.05'	N 63°55'51" E	246°23'15"
C2	55.00'	100.68	87.20'	S 45°18'56" E	104°52'49"
C3	55.00'	52.69	50.70'	N 54°47'54" E	54°33'30"
C4	55.00'	83.14	75.45'	N 15°57'19" W	86°36'56"
C5	45.00'	52.17	49.30'	N 26°03'07" W	66°25'19"

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 07°13'54" W	42.73'
L2	S 06°36'13" W	45.54'
L3	S 06°31'58" W	47.45'
L4	S 07°01'34" W	16.63'
L5	S 07°54'35" W	45.58'
L6	S 06°48'54" W	29.62'



**LOT TABLE**

NO.	SQ. FEET	ACRES
1	22,778	0.52
2	13,346	0.31
3	13,340	0.31
4	13,297	0.31
5	13,323	0.31
6	13,179	0.30
7	13,109	0.30
8	12,865	0.30
9	10,051	0.23
10	27,988	0.64
11	12,326	0.28

**TOTAL AREA = 4.80 ACRES±**

**PARCEL REFERENCE**

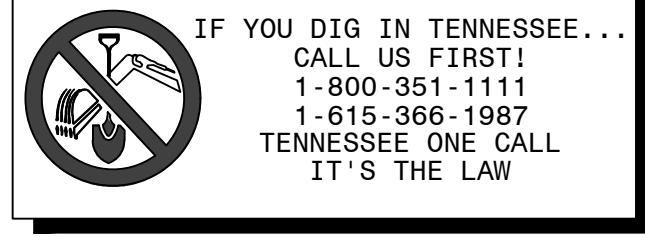
BEING ALL OF PARCEL 6.00, AS SHOWN ON PUTNAM COUNTY TAX MAP 056J, GROUP 'B'.

**DEED REFERENCE**

BEING THE SAME PROPERTY CONVEYED TO LUKE & ELISHA McCARTNEY, OF RECORD IN RECORD BOOK 1524 PAGE 536, R.O.P.C., TN.

**ZONED R-1**

LOW DENSITY RESIDENTIAL DISTRICT  
SETBACKS  
FRONT - 30'  
REAR - 30'  
SIDE - 15'



**WHITTENBURG**  
LAND SURVEYING  
214 EAST STEVENS STREET  
COOKEVILLE, TN 38501  
931-526-9000

PRELIMINARY SUBDIVISION PLAT  
**THE MEADOWS AT CHESTNUT**  
20th CIVIL DISTRICT,  
PUTNAM COUNTY, TENNESSEE

DRAWN BY: _____	TLD	ACRES: 4.80
NUMBER OF LOTS: 14	JOB NUMBER: 24-204	DATE: 09-20-2024
PARCEL #: TAX MAP 056J, B, PARCEL 6.00	ADDRESS: 125 CHESTNUT STREET	SCALE: 1"=50'

**OWNERS**

LUKE & ELISHA McCARTNEY  
125 CHESTNUT STREET  
BAXTER, TN, 38544  
501-804-1327

**SURVEYOR**

TAYLOR DILLEHAY  
WHITTENBURG LAND SURVEYING  
214 EAST STEVENS STREET  
COOKEVILLE, TN, 38501  
931-528-1242



CERTIFICATE FOR EXISTING WATER LINES AND/OR OTHER UTILITIES

I hereby certify that the water lines, sewer lines and/or other utilities shown hereon are in place.

Date Water Department

CERTIFICATION OF EXISTING STREET

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

Date Signed Director of Public Works

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted. Furthermore, we hereby certify that the subdivision plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

Date Owner

CERTIFICATION OF THE APPROVAL OF STREETS AND DRAINAGE SYSTEM

I hereby certify: (1) that streets, drainage system (easements, culverts, etc.) and other improvements (curbs, sidewalks, etc.) as required by the Baxter Planning Commission are installed in an acceptable manner and according to required specification; or (2) a Financial Guarantee acceptable to the Baxter Planning Commission in the amount of \$ has been posted to assure completion of all required improvements in case of default.

Date Baxter Street Dept. Repr.

CERTIFICATION OF PROPERTY ADDRESS

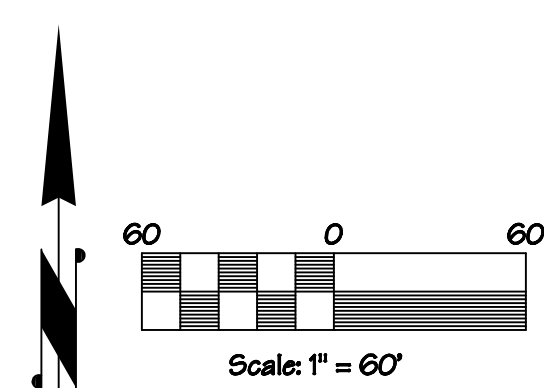
I hereby certify that the subdivision as shown hereon and properties therein have been assigned addresses as per the Putnam County Street Naming and Property Numbering System, and that hereafter properties shall be addressed as shown hereon.

Date Director Putnam County E-911

CERTIFICATE OF APPROVAL FOR RECORDING

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

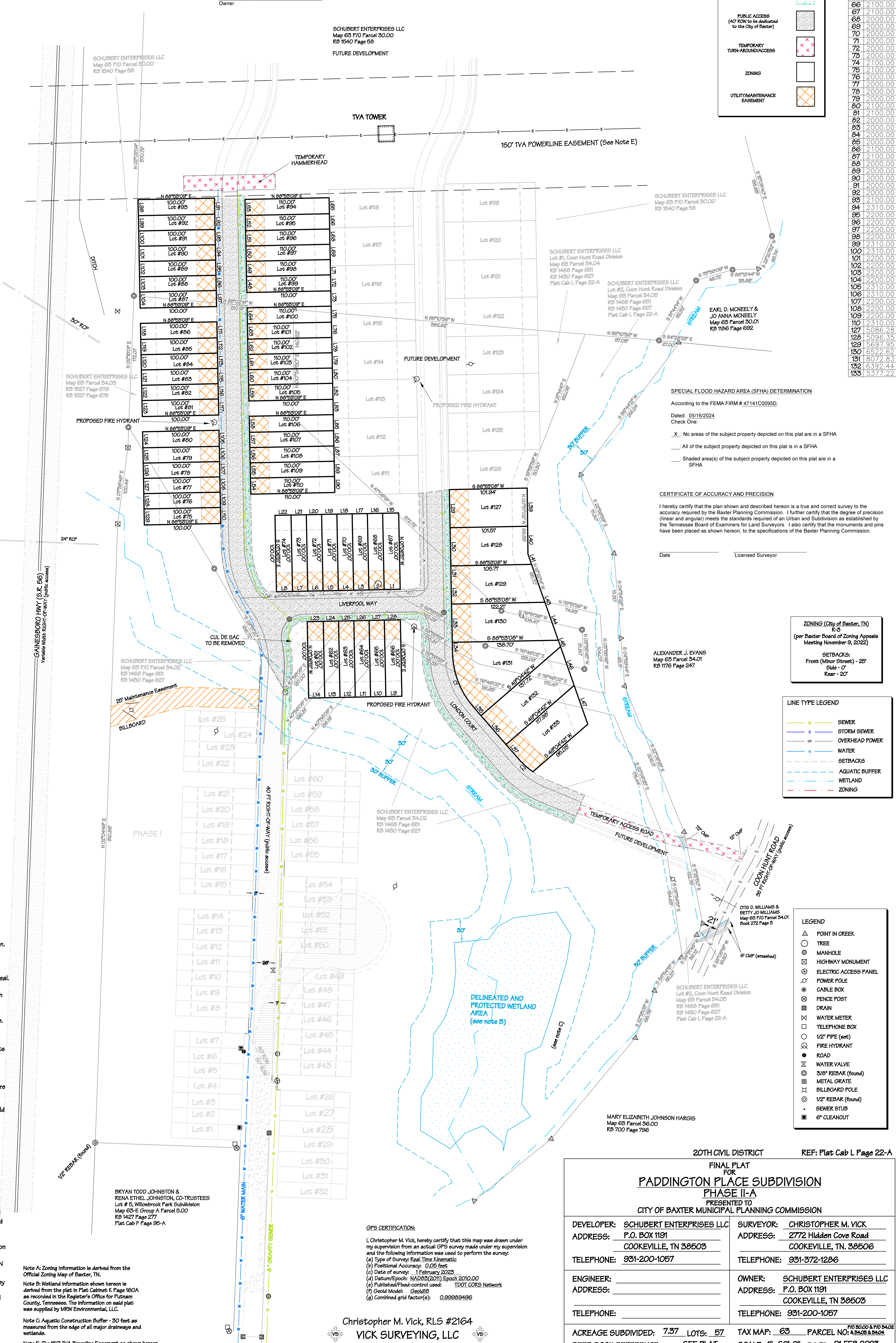
Date Secretary, Baxter Municipal Planning Commission



Scale: 1" = 60'

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Rows C1, C2.

Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L129 with their respective bearings and distances.



HATCH LEGEND: PROPOSED SIDEWALK, PUBLIC ACCESS, TEMPORARY TURN-AROUND/ACCESS, ZONING, UTILITY MAINTENANCE EASEMENT.

Table with columns: Lot, Sq. Feet. Lists lots 61 through 133 with their respective square footages.

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION. According to the FEMA FIRM # 47141C0095D. Dated: 05/18/2024. Check One: [X] No areas of the subject property depicted on this plat are in a SFHA.

CERTIFICATE OF ACCURACY AND PRECISION. I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Baxter Planning Commission.

Date Licensed Surveyor

ZONING (City of Baxter, TN) R-5 (per Baxter Board of Zoning Appeals Meeting November 9, 2022). SETBACKS: Front (Minor Streets) - 25', Side - 0', Rear - 20'.

LINE TYPE LEGEND: SEWER, STORM SEWER, OVERHEAD POWER, WATER, SETBACKS, AQUATIC BUFFER, WETLAND, ZONING.

LEGEND: POINT IN CREEK, TREE, MANHOLE, HIGHWAY MONUMENT, ELECTRIC ACCESS PANEL, POWER POLE, CABLE BOX, FENCE POST, DRAIN, WATER METER, TELEPHONE BOX, 1/2" PIPE (ext), FIRE HYDRANT, ROAD, WATER VALVE, 3/8" REBAR (found), METAL GRATE, BILLBOARD POLE, 1/2" REBAR (found), 6" CLEANOUT.

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line. This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic. Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.) Note: This property may be subject to utility ingress/egress and/or right-of-ways. The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL). I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice. Note: This survey and its representations are intended solely for the benefit of the surveyor's clients. Drawn by: JLG File No: 23-22c2 Phase II-A

Note A: Zoning Information is derived from the Official Zoning Map of Baxter, TN. Note B: Wetland Information shown hereon is derived from the plat in Plat Cabines K Page 160A as recorded in the Register's Office for Putnam County, Tennessee. The information on said plat was supplied by MRW Environmental, LLC. Note C: Aquatic Construction Buffer - 30 feet as measured from the edge of all major drainways and wetlands. Note E: The 150' TVA Powerline Easement as shown hereon is derived from Deed Book 70 Page 419 as recorded in the Register's Office for Putnam County, Tennessee.

GPS CERTIFICATION: I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey: (a) Type of Survey: Real Time Kinematic (b) Positional Accuracy: 0.05 feet (c) Date of Survey: February 2023 (d) Datum/EPOCH: NAD83(2011) Epoch 2010.00 (e) Published/Field-control used: TDOT CORS Network (f) Geoid Model: Geoid19 (g) Combined grid factor(s): 0.99998496 Christopher M. Vick, RLS #2164 VICK SURVEYING, LLC 2772 Hidden Cove Road, Cookeville, TN 38503

20TH CIVIL DISTRICT REF: Plat Cab L Page 22-A FINAL PLAT FOR PADDINGTON PLACE SUBDIVISION PHASE II-A PRESENTED TO CITY OF BAXTER MUNICIPAL PLANNING COMMISSION DEVELOPER: SCHUBERT ENTERPRISES LLC ADDRESS: P.O. BOX 1191 COOKEVILLE, TN 38503 TELEPHONE: 931-200-1057 ENGINEER: ADDRESS: TELEPHONE: ACREAGE SUBDIVIDED: 7.37 LOTS: 57 DEED BOOK REFERENCE: SEE PLAT SURVEYOR: CHRISTOPHER M. VICK ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN, 38506 TELEPHONE: 931-372-1286 OWNER: SCHUBERT ENTERPRISES LLC ADDRESS: P.O. BOX 1191 COOKEVILLE, TN 38503 TELEPHONE: 931-200-1057 TAX MAP: 63 PARCEL NO: 85498 & 85424 SCALE: 1"=60'-0" DATE: 01 FEB 2023