



MEMORANDUM

TO: Livingston Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: April 16, 2024

SUBJECT: April 22, 2024 Planning Commission Meeting

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The Livingston Municipal Planning Commission will hold its regularly scheduled meeting on Monday, April 22, 2024 at 5:00 pm at Livingston City Hall. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Approval of the February 26, 2024 minutes.
3. Consideration of preliminary subdivision plat for property located on Miller Street (Del Toro Division)\*
4. Consideration of final subdivision plat for property located on Hi Tech Drive and East 7<sup>th</sup> Street (ADAM Corporation Division)\*
5. Staff Report—Garrett Division and Rogers Division\*
6. Other Business as Necessary
7. Adjourn.

**\*See Agenda Review**

Chairperson – Philip McCormick \_\_\_\_ Robert Jolley \_\_\_\_ Matilda Speck \_\_\_\_ JJ Hollars \_\_\_\_

Bruce Elder \_\_\_\_ Ricky McDonald \_\_\_\_ Lashell Richardson \_\_\_\_ Phyllis Looper \_\_\_\_ Kristian Mansell \_\_\_\_

Others: \_\_\_\_\_

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**Agenda Review**

**Del Toro Division—Preliminary**

Frank Del Toro submitted a preliminary subdivision plat for the purpose of subdividing 5.326 acres into twenty-one (21) proposed new lots for property located on Miller Street. The proposed new lots would range in size from 0.172 acres (7,500 square feet) to 0.413 acres and all of the proposed new lots are currently vacant. The proposed new lots are zoned R-2 (High Density Residential) and is served by as existing six (6) inch water line, an existing eight (8) inch sewer line, an existing fire hydrant, a proposed six (6) inch water line, a proposed eight (8) inch sewer line, a proposed city street (Gracie Street) and would comply with all other requirements of the subdivision regulations and the zoning ordinance.

**ADAM Corporation Division—Final**

ADAM Corporation submitted a final subdivision plat for the purpose of subdividing 2.19 acres into six (6) proposed new lots for property located on Hi Tech Drive and East 7<sup>th</sup> Street. The proposed new lots would range in size from 0.172 acres (7,500 square feet) to 0.68 acres and all of the proposed new lots are currently vacant with the exception of Lot 4 which has an existing structure. The proposed new lots are zoned R-1 (Low Density Residential except for lots 1 and 2 which are zoned R-2 (High Density Residential). The proposed new lots are served by as existing six (6) inch water line, an existing sewer line, an existing fire hydrant, a proposed extension of an existing city street (East 7<sup>th</sup> Street) and would comply with all other requirements of the subdivision regulations and the zoning ordinance. The preliminary plat was approved at the September 27, 2021 PC meeting.

**Garrett Division—Final**

David Garrett submitted a final subdivision plat for the purpose of subdividing 6.28 acres into two (2) proposed new lots for property located on Hi Tech Drive and Preston Street. Lot 1 would consist of 2.09 acres and is currently vacant. Lot 2 would consist of 4.19 acres and is currently vacant. The proposed new lots are zoned R-2 (High Density Residential) and is served by as existing ten (10) inch water line, an existing eight (8) inch sewer line, an existing fire hydrant and would comply with all other requirements of the subdivision regulations and the zoning ordinance.

**Rogers Division—Final**

Carl Rogers submitted a final subdivision plat for the purpose of subdividing 7.42 acres into two (2) proposed new lots for property located on Celina Highway, Cash Street and North Oak Street. Lot 1 would consist of 2.86 acres and is currently vacant. Lot 2 would consist of 4.56 acres and is currently vacant. The proposed new lots are zoned C-1 (Local Commercial) and is served by as existing one (1) inch water line, an existing four (4) inch sewer line and would comply with all other requirements of the subdivision regulations and the zoning ordinance.

Chairperson – Philip McCormick \_\_\_\_ Robert Jolley \_\_\_\_ Matilda Speck \_\_\_\_ JJ Hollars \_\_\_\_

Bruce Elder \_\_\_\_ Ricky McDonald \_\_\_\_ Lashell Richardson \_\_\_\_ Phyllis Looper \_\_\_\_ Kristian Mansell \_\_\_\_

Others: \_\_\_\_\_

\_\_\_\_\_

**REPORT OF MEETING  
LIVINGSTON MUNICIPAL PLANNING COMMISSION  
FEBRUARY 26, 2024**

**MEMBERS PRESENT**

JJ Hollars  
Robert Jolley  
Matilda Speck  
Philip McCormick  
Ricky McDonald

**MEMBERS ABSENT**

Lashell Richardson  
Bruce Elder

**STAFF PRESENT**

Tommy Lee, UCDD Staff Planner

**OTHERS PRESENT**

Phyllis Looper, City Recorder  
Kristian Mansell, Codes Enforcement Officer  
Kimberly Peek  
Andy Mitchell  
Brian McMeans  
Christopher Emery  
Lisa Emory  
Ron Lane

**ITEM 1: CALL TO ORDER**

Upon determining a quorum was present, a special called meeting of the Livingston Municipal Planning Commission (PC) was called to order by Chairman Philip McCormick at 5:00 p.m. on February 26, 2024 at the Livingston City Hall Conference Room.

**ITEM 2: APPROVAL OF JANUARY 22, 2024 MINUTES**

After the meeting was called to order, Chairman McCormick asked for approval of the minutes from the meeting held on January 22, 2024. After discussion, Matilda Speck made a motion to dispense with the reading of the minutes and approve the minutes as presented. Ricky McDonald seconded and the motion passed with a vote of all ayes.

**ITEM 3: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON WOODLAND STREET AND VIRGINIA STREET (CUNNINGHAM DIVISION)**

Brian McMeans submitted a final subdivision plat on behalf of Randall Cunningham for the purpose of subdividing 2.09 acres into four (4) proposed new lots for property located on Woodland Street and Virginia Street. Lot 1 would consist of 0.35 acres and is currently vacant. Lot 2 would consist of 0.35 acres and is currently vacant. Lot 3 would consist of 0.68 acres and is currently vacant. Lot 4 would consist of 0.71 acres, an existing residential structure and three (3) existing accessory structures. Lots 1 and 4 would front Woodland Street and Lots 2 and 3 would front Virginia Street. The proposed new lots are zoned R-1 (Low Density Residential) and is served by as existing six (6) inch water line, an existing eight (8) inch sewer line, an existing fire hydrant and would comply with all other requirements of the subdivision regulations and the zoning ordinance. After discussion, Ricky McDonald made a motion to approve the submitted final subdivision plat pending that all required signatures be obtained. Matilda Speck seconded and the motion passed with a vote of all ayes.

**ITEM 4: CONSIDERATION OF REQUEST TO REZONE PROPERTY LOCATED ON JAMESTOWN HIGHWAY (FURTHER DESCRIBED AS MAP 045N, GROUP F, PARCEL 036.04) FROM I-1 (LIGHT INDUSTRIAL) TO C-3 (GENERAL COMMERCIAL) (EMERY REQUEST)**

Staff Planner submitted a rezoning request on behalf of Christopher Emery for the purpose of rezoning property located on Jamestown Highway (further described as Map 045N, Group F, Parcel 036.04) from I-1 (Light Industrial) to C-3 (General Commercial). Staff Planner stated that the reason for the request is so that Emery can construct a two-story building with a commercial use in the first floor and a residential use on the second floor. After discussion, Ricky McDonald made a motion to recommend to the Board of Mayor and Alderman the aforementioned parcel be rezoned from I-1 to C-3. Robert Jolley seconded and the motion passed with a vote of all ayes.

**ITEM 5: CONSIDERATION OF FINAL SITE PLAN TO ESTABLISH A MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON MCHENRY STREET AND MILLER STREET (MITCHELL SITE PLAN)**

Staff Planner submitted a final site plan on behalf of Andy Mitchell for the purpose of establishing a multi-family residential development on McHenry Street and Miller Street. Staff stated that the development would consist of eight (8) individual residential structures, an office building and a proposed through street. Staff stated that the street and the common areas would be maintained by a home owner's association. Staff stated that the Board of Zoning appeals has already granted variances for a sixteen (16) foot front setback variance, twelve (12) foot intersection variance and a sixteen (16) foot right-of-way variance. Staff stated that the proposed site plan complied with all other requirements of the zoning code. After discussion, Ricky McDonald made a motion to approve the submitted site plan. Robert Jolley seconded and the motion passed with a vote of all ayes.

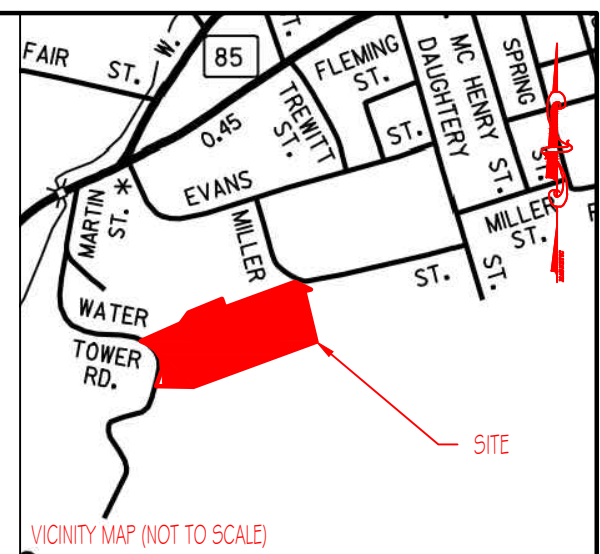
**ITEM 6: CONSIDERATION OF FINAL SITE PLAN TO ESTABLISH A RESTAURANT ON BRADFORD HICKS DRIVE (BRAZEN QUE SITE PLAN)**

Staff Planner submitted a final site plan on behalf of Brazen Que for the purpose of establishing a restaurant to be located on Bradford Hicks Drive. Staff stated that the proposed site plan complied with all requirements of the zoning code. After discussion, Matilda Speck made a motion to approve the submitted site plan. Robert Jolley seconded and the motion passed with a vote of all ayes.

With no other business to discuss, Ricky McDonald made a motion to adjourn. Matilda Speck seconded and the motion passed with a vote of all ayes. The next scheduled meeting of the Livingston Municipal Planning Commission is March 25, 2024.

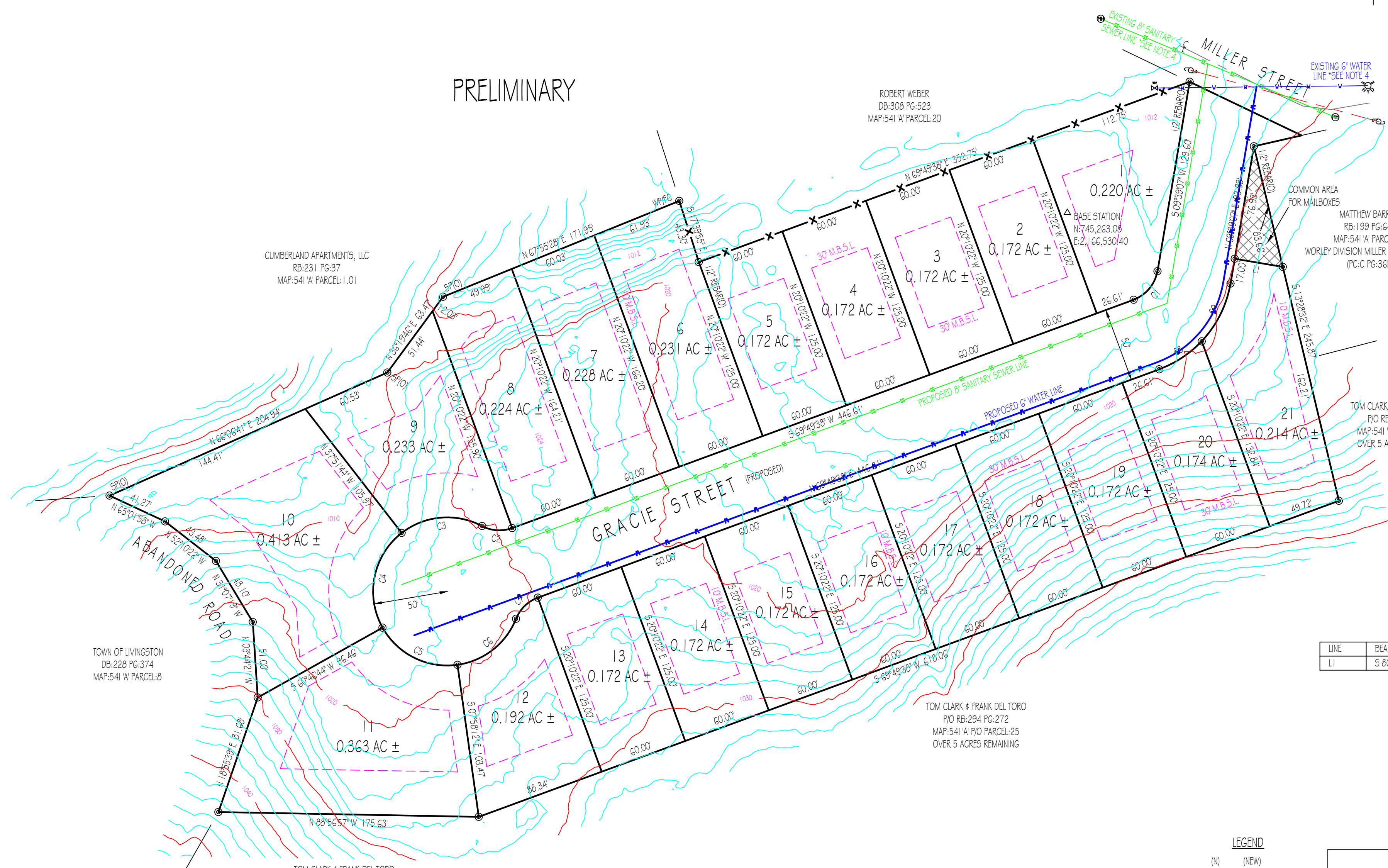
CTL

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	26.26'	25.07'	S 39°44'23" W	60°10'30"
C2	25.00'	21.03'	20.41'	N 86°04'41" W	48°11'23"
C3	50.00'	57.49'	54.38'	S 85°04'38" W	65°52'45"
C4	50.00'	71.00'	65.18'	S 11°27'30" W	81°21'32"
C5	50.00'	59.99'	56.46'	S 63°35'44" E	68°44'57"
C6	50.00'	52.70'	50.30'	N 51°50'01" E	60°23'33"
C7	25.00'	21.03'	20.41'	N 45°43'56" E	48°11'23"
C8	75.00'	34.61'	34.30'	N 56°36'30" E	26°26'16"
C9	75.00'	44.16'	43.53'	N 26°31'15" E	33°44'14"



- NOTES:
- THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
  - THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
  - THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47133001148, EFFECTIVE MAY 18, 2009.
  - INFORMATION FROM UTILITY COMPANY WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY OR DIAL 811.
  - PROPERTY IS LOCATED IN ZONE R-2 WITHIN LIVINGSTON CITY LIMITS AND IS SUBJECT TO ALL ZONING REGULATIONS FOR ZONE R-2.
  - ALL CONTOURS ARE TAKEN FROM STATE OF TENNESSEE LIDAR (LIGHT DETECTION AND RANGING), CONTOUR INTERVAL IS 2 FOOT.
  - MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: 30'  
SIDE: ONE OR TWO STORY: 10'  
THREE STORY: 15' (ZONING RESTRICTIONS)  
REAR: 30'

PRELIMINARY

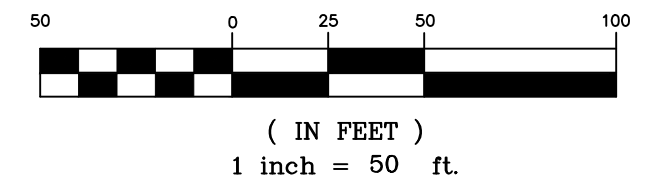


LINE	BEARING	DISTANCE
LI	S 80°20'53" E	32.86'

LEGEND

- (N) (NEW)
- (O) (OLD)
- CL CENTERLINE
- PP POWER POLE
- FL FENCE LINE
- WP FENCE CORNER
- WP WOOD POST
- SP STEEL POST
- WL WATER LINE
- SS SANITARY SEWER
- MH MANHOLE
- FH FIRE HYDRANT
- WV WATER VALVE

GRAPHIC SCALE



GPS CERTIFICATION:  
I, ALLEN MAPLES, JR., HEREBY CERTIFY THAT THIS PLAT 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: POSITIONAL ACCURACY - 0.05 FEET  
B: TYPE OF GPS FIELD PROCEDURE - REAL TIME KINEMATIC  
C: DATES OF SURVEY - 12/07/2023  
D: DATUM/EPOCH - NAD83 (2011) / EPOCH:2010.0000  
E: PUBLISHED/FIXED-CONTROL USE - ASSUMED (AS SHOWN ON PLAT)  
F: GEIOD MODEL - GEIOD 2018  
G: COMBINED GRID FACTOR(S) - 0.99994969  
H: CONVERGENCE ANGLE - 0°23'37"

TOM CLARK & FRANK DEL TORO  
P/O RB:294 PG:272  
MAP:541 'A' P/O PARCEL:25  
OVER 5 ACRES REMAINING

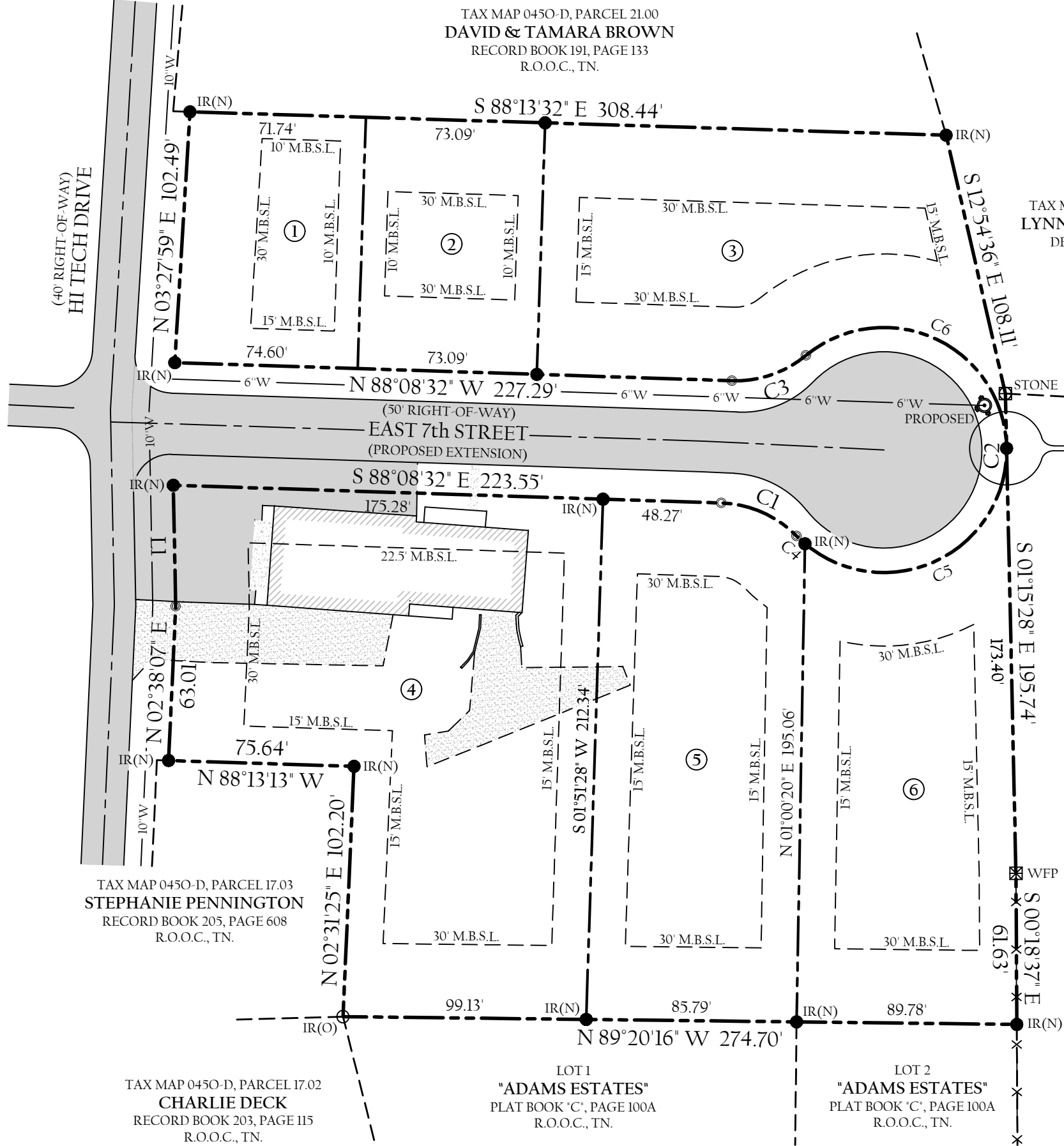
CUMBERLAND APARTMENTS, LLC  
RB:231 PG:37  
MAP:541 'A' PARCEL:1.01

TOWN OF LIVINGSTON  
DB:228 PG:374  
MAP:541 'A' PARCEL:8

ROBERT WEBER  
DB:308 PG:523  
MAP:541 'A' PARCEL:20

TOM CLARK & FRANK DEL TORO  
P/O RB:294 PG:272  
MAP:541 'A' P/O PARCEL:25  
OVER 5 ACRES REMAINING

PRELIMINARY PLAT FOR HILLSIDE VALLEY SUBDIVISION	
PRESENTED TO CITY OF LIVINGSTON PLANNING COMMISSION	
DEVELOPER: FRANK DEL TORO	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 21 NORTH SPRING STREET	ADDRESS: 38 MAYBERRY STREET
SPARTA, TN 38583	SPARTA, TN 38583
TELEPHONE:(615)574-8420	TELEPHONE: (931) 837-5446
P/O RB:294 PG:272	TAX MAP:541 'A' P/O PARCEL:25
DATE: 12/7/2023	6TH C.D. - OVERTON COUNTY, TN
SCALE:1"=50'	ACREAGE SUBDIVIDED: 5.326 AC ±
DRAWING #23-329 C	NUMBER OF LOTS: 21



TAX MAP 0450-D, PARCEL 21.00  
**DAVID & TAMARA BROWN**  
 RECORD BOOK 191, PAGE 133  
 R.O.O.C., TN.

TAX MAP 0450-D, PARCEL 19.00  
**LYNN & ANITA BURNETT**  
 DEED BOOK 215, PAGE 46  
 R.O.O.C., TN.

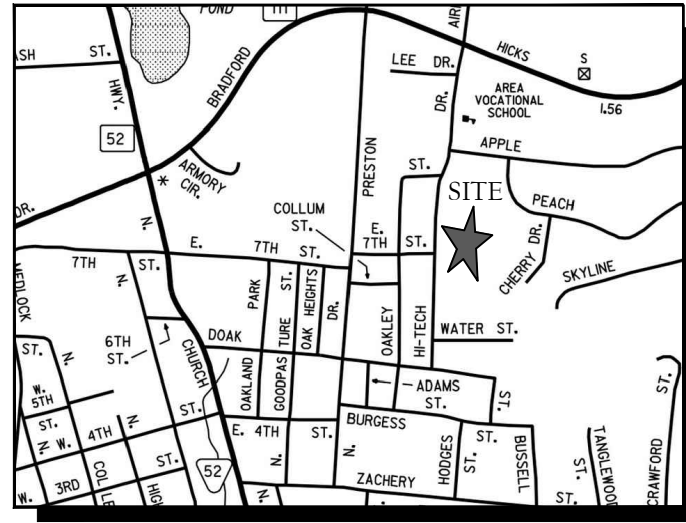
TAX MAP 0450-D, PARCEL 17.03  
**STEPHANIE PENNINGTON**  
 RECORD BOOK 205, PAGE 608  
 R.O.O.C., TN.

TAX MAP 0450-D, PARCEL 17.02  
**CHARLIE DECK**  
 RECORD BOOK 203, PAGE 115  
 R.O.O.C., TN.

LOT 1  
**"ADAMS ESTATES"**  
 PLAT BOOK "C", PAGE 100A  
 R.O.O.C., TN.

LOT 2  
**"ADAMS ESTATES"**  
 PLAT BOOK "C", PAGE 100A  
 R.O.O.C., TN.

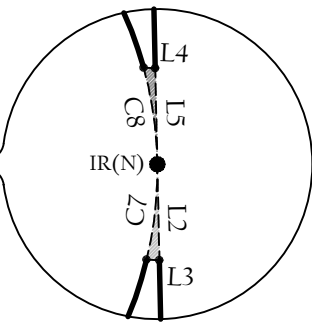
TAX MAP 0450-D, PARCEL 17.01  
**LARRY W. GUNNELS**  
 DEED BOOK 232, PAGE 436  
 R.O.O.C., TN.



VICINITY MAP (NOT TO SCALE)

LOT TABLE

NO.	SQ. FEET	ACRES
1	7,500	0.17
2	7,500	0.17
3	16,781	0.39
4	29,440	0.68
5	17,638	0.40
6	16,673	0.38



INGRESS/EGRESS EASEMENTS  
 (RB.180/P.587)

SUBDIVISION EXHIBIT  
**ADAM ESTATES, PHASE III**  
 6th CIVIL DISTRICT,  
 OVERTON COUNTY, TENNESSEE

DRAWN BY: _____	TLD	ACRES: _____	2.19
NUMBER OF LOTS: _____	6	JOB NUMBER: _____	21-039
PARCEL #: p/o MAP 0450-D, PARCEL 20.00		DATE: _____	04-27-2023
ADDRESS: _____	675 7th STREET	SCALE: _____	1"=50'

**OWNERS**  
 ASSURANCE DEVELOPMENT  
 & MANAGEMENT CORP.  
 P.O. BOX 98  
 LIVINGSTON, TN. 38570  
 931-510-9044

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

D:\PROJECTS\2023\04-27-2023\ADAM ESTATES\ADAM ESTATES PHASE III\ADAM ESTATES PHASE III.dwg

**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 Livingston Planning Commission. I further certify that the degree of precision (linear and angular) meets the standards required of an Urban and Subdivision Survey 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 Livingston Municipal Planning Commission.



Date Signed \_\_\_\_\_ Surveyor's Signature \_\_\_\_\_

**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, and parks as shown to the public or private use noted. We further acknowledge that any change to this subdivision constitutes a re-subdivision and requires the approval of the Planning Commission.

Date Signed \_\_\_\_\_ Owner's Signature \_\_\_\_\_

Date Signed \_\_\_\_\_ Owner's Signature \_\_\_\_\_

**CERTIFICATION OF 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 Signed \_\_\_\_\_ Water/Sewer Utility District Representative \_\_\_\_\_

**CERTIFICATION OF EXISTING STREETS**

I hereby certify that the streets shown on this plat have the status of accepted public streets regardless of current condition.

Date Signed \_\_\_\_\_ Mayor or City Road Supervisor \_\_\_\_\_

**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 Livingston Municipal Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Livingston Municipal Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Overton County, Tennessee.

Date Signed \_\_\_\_\_ Secretary, Livingston Municipal Planning Commission \_\_\_\_\_

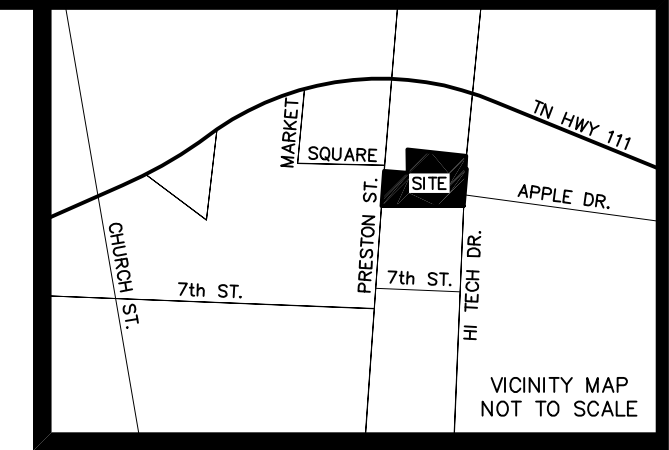
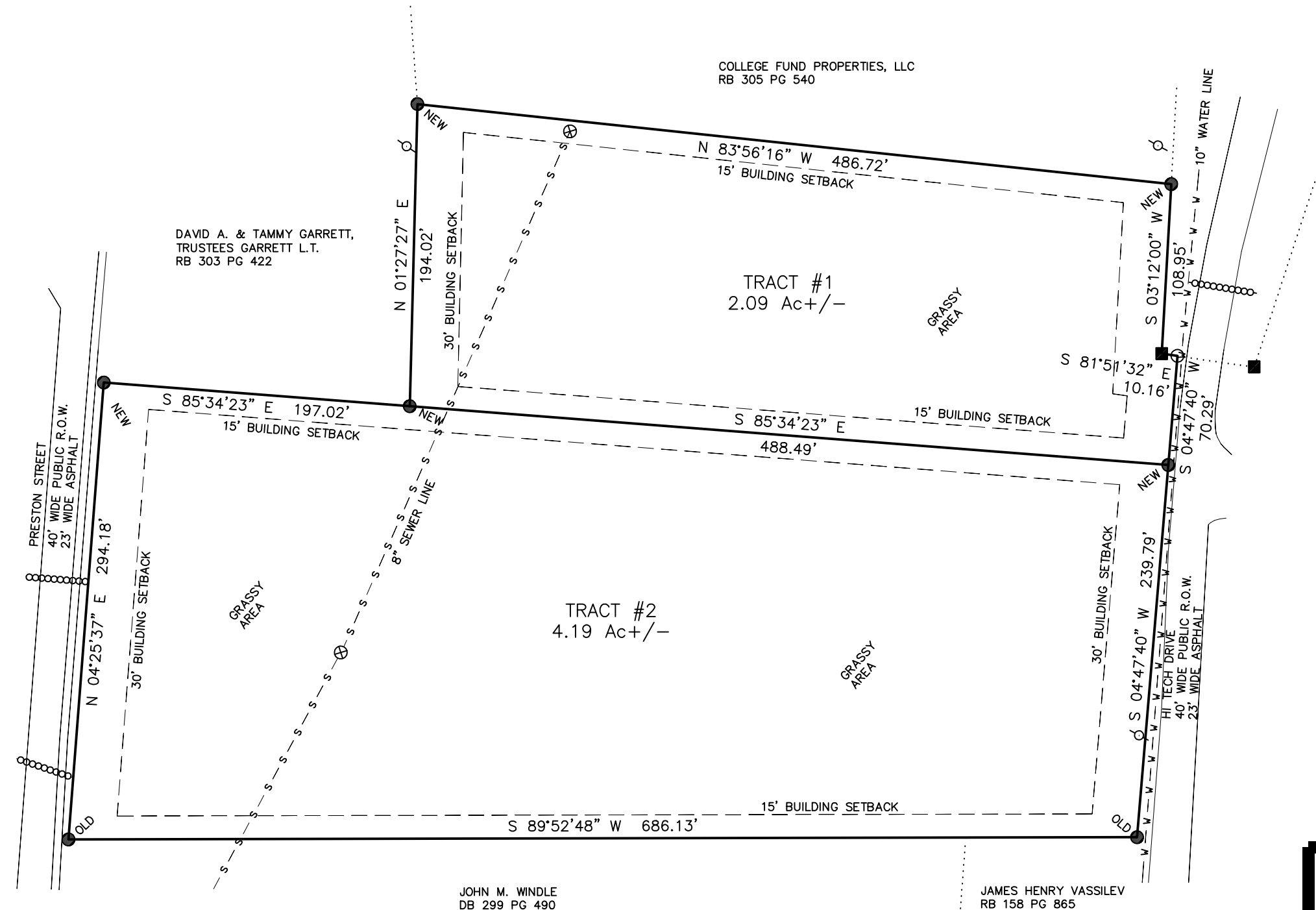
**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**

According to the FEMA FIRM # 47133C0114B dated May 18, 2009.

- X : No areas of the subject property depicted on this plat are in a SFHA
- \_\_\_ : All of the subject property depicted on this plat is in a SFHA
- \_\_\_ : Shaded area(s) of the subject property depicted on this plat are in a SFHA

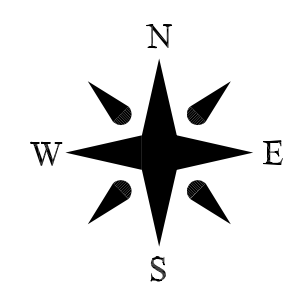
**NOTES**

1. The property shown hereon is currently zoned R-2.
2. All property improvements shown hereon are existing features as of the date of this plat.
3. This plat and its associated elements, including the field coordinates upon which it is based, are proprietary material and information and may not be reproduced or disseminated without the expressed written consent of Global Surveying, LLC.
4. This survey is subject to any and all rights-of-way, easements, exceptions, setbacks, and restrictions, recorded and unrecorded, which may affect this property.
5. The proper utility authority having jurisdiction should verify the location of any utility affecting the property shown hereon.
6. This survey was completed using the latest recorded property deeds at the date of the completed field work.
7. This survey does not represent a title search or a guarantee of title and was completed without the benefit of an abstract of title.



**LEGEND**

- 0.5" Iron RoD
- 6" Concrete Monument (Old)
- ⊕ PK Nail (New)
- Road R.O.W.
- ⊗ Drain
- ⊗ Water Meter
- ⊗ Sanitary Sewer Manhole
- ⊗ Utility Pole
- ⊗ Culvert
- s - Sewer Line
- v - Water Line



**CAMPBELL SUBDIVISION**  
FOR  
COLLEGE FUND PROPERTIES, LLC  
PRESENTED TO  
LIVINGSTON MUNICIPAL PLANNING COMMISSION

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DEVELOPER: COLLEGE FUND PROPERTIES, LLC	SURVEYOR: GLOBAL SURVEYING, LLC
ADDRESS: 506 CROSS AVENUE LIVINGSTON, TN 38570	ADDRESS: 50 HUNTERS REST LANE PIPERTON, TN 38017
TELEPHONE: (615) 516-8194	TELEPHONE: (901) 207-4775

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ENGINEER: _____	OWNER: DAVID & TAMMY GARRETT
ADDRESS: _____	ADDRESS: 170 CECIL STOCKTON LANE LIVINGSTON, TN 38570
TELEPHONE: _____	TELEPHONE: (615) 397-6337

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ACREAGE SUBDIVIDED: 6.28+/-	TAX MAP 045J GROUP A PARCEL 003.00
NUMBER OF LOTS: 2	SCALE: 1"=80'
DATE: MARCH 18, 2024	DEED REFERENCE: RB 135 PG 970

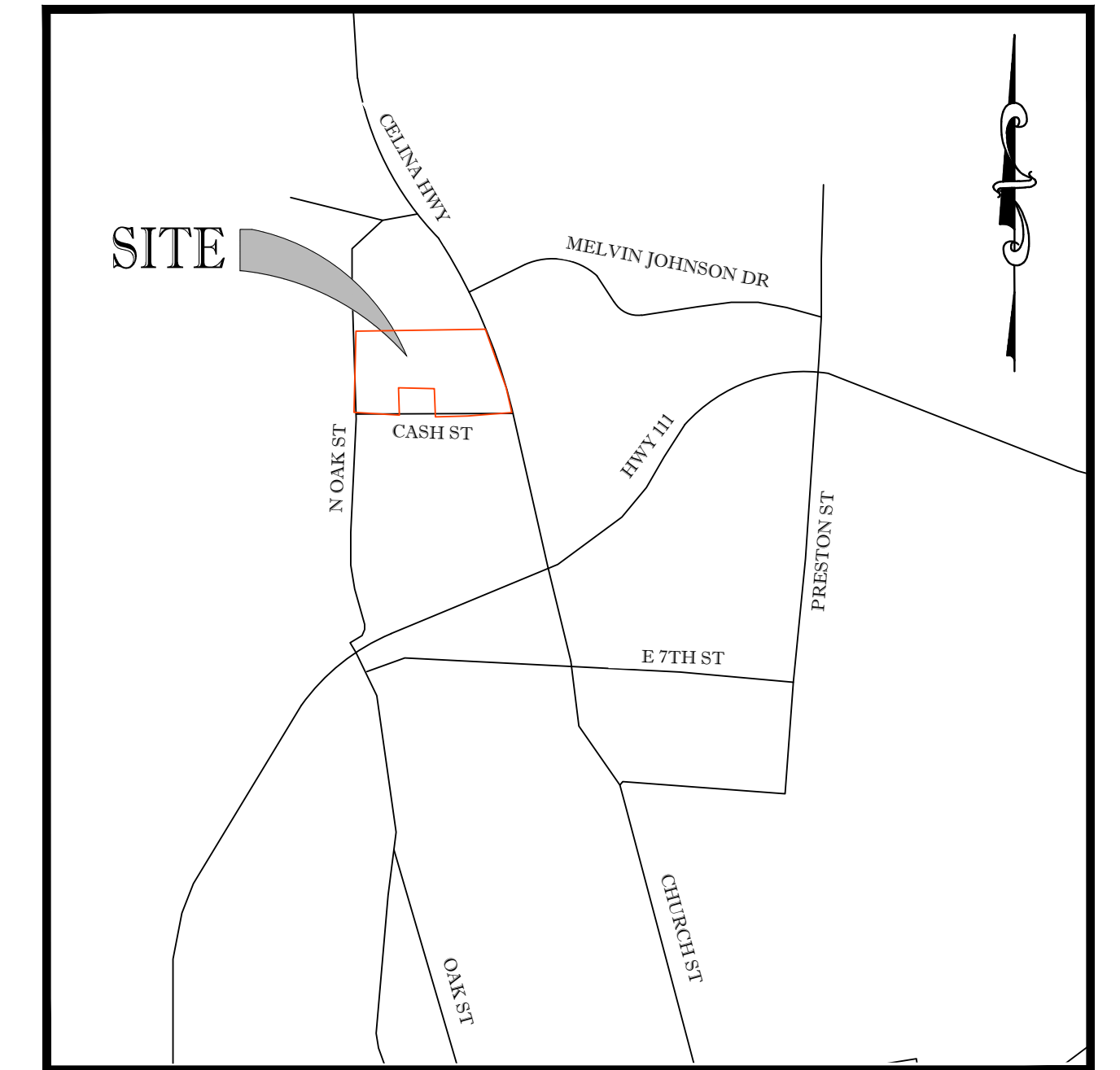
**GLOBAL**  
SURVEYING LLC  
50 Hunters Rest Lane / Piperton, TN 38017  
1-800-603-6994  
www.surveytn.com

# FINAL PLAT OF ROGERS SUBDIVISION

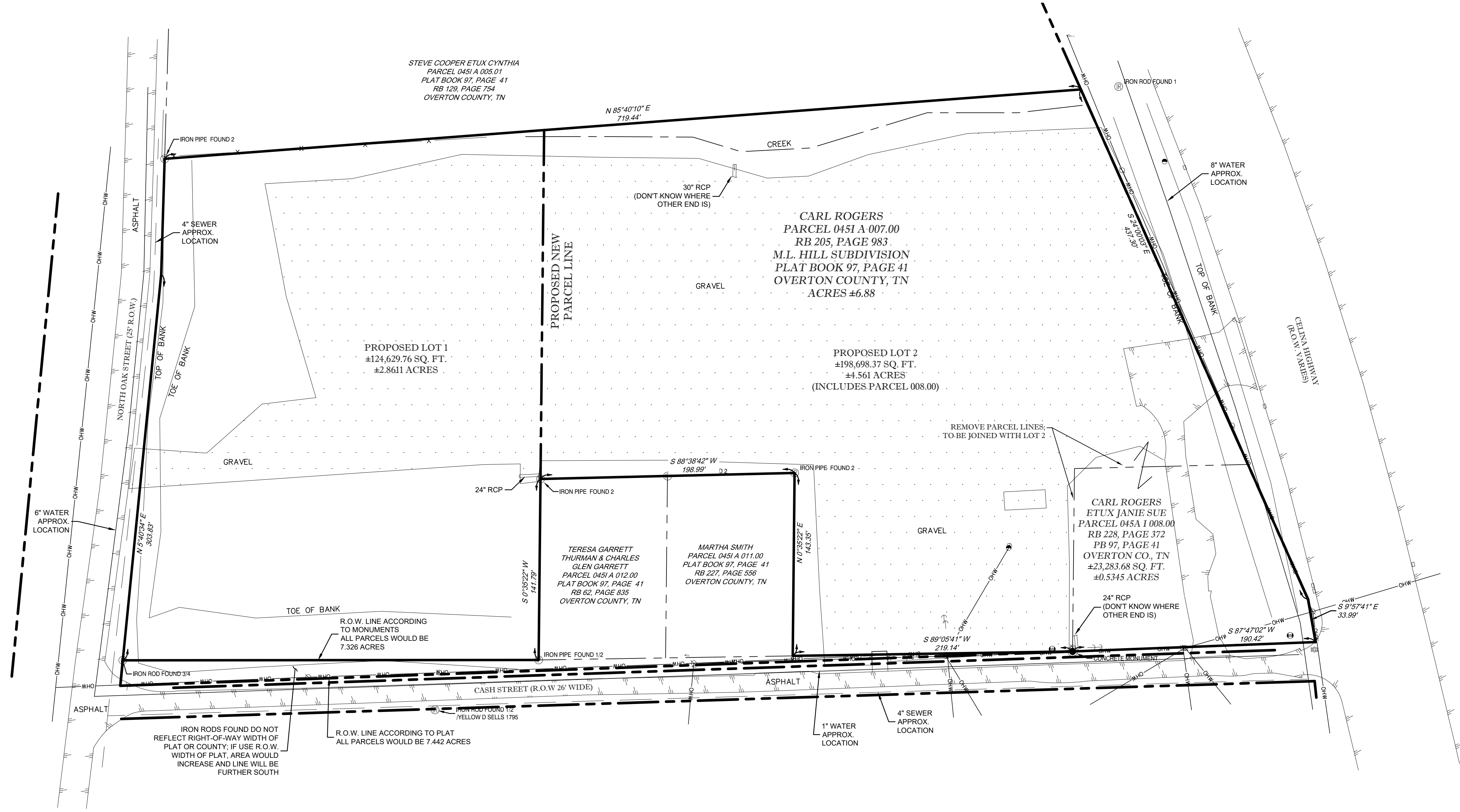
ROGERS PROPERTY  
207 CELINA HIGHWAY  
6TH CIVIL DISTRICT, OVERTON COUNTY,  
CITY OF LIVINGSTON, TENNESSEE  
TOTAL ACRES OF ORIGINAL TRACTS: 7.4 ACRES  
DEED REFERENCE: RECORD BOOK 205, PAGE 983  
RECORD BOOK 228, PAGE 372  
M.L. HILL SUBDIVISION-PLAT BOOK 97, PAGE 41  
TAX MAP PARCEL: 0451 A 007.00 & 008.00

The undersigned and CARLSON ENVIRONMENTAL CONSULTANTS, PC, make no representations or guarantees as to the information reflected hereon pertaining to assessments, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

THIS SURVEY MAP OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A TENNESSEE REGISTERED LICENSED SURVEYOR UNDER CHAPTER RULES 0820-03 & 0820-04.08 OF RULES AND REGULATIONS OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.



VICINITY MAP  
1" = 1000'



**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) 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, I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS NOT PROHIBITED UNDER ANY CURRENT DEED RESTRICTIONS OR COVENANTS ON THE PROPERTY.

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

**CERTIFICATE OF EXISTING SEWER:**

I HEREBY CERTIFY THAT SEWER LINES ARE IN PLACE AND ARE MAINTAINED BY CITY OF LIVINGSTON SEWER DEPARTMENT. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE APPROVAL OF ANY FURTHER SEWER APPURTENANCES AND IS APPROVED SUBJECT TO ANY SUBDIVISION REGULATIONS/POLICIES OR IMPROVEMENTS AS REQUIRED BY PRESIDING UTILITY DISTRICT.

DATE \_\_\_\_\_ AUTHORIZED SIGNATURE \_\_\_\_\_

**SURVEYOR'S NOTES:**

- THE INTENT OF THIS SURVEY IS TO PREPARE A TWO LOT SUBDIVISION AND BOUNDARY LINE REMOVAL TO DEPICT THE BOUNDARY FOR SAID NEWLY CREATED PARCEL(S). RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT THE WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF CARL ROGERS, CLINT CONNER, OR THE PARTIES CERTIFIED HEREON FOR THE EXPRESS PURPOSE STATED HEREIN. COPYING, DISTRIBUTING, AND/OR USING THIS DRAWING, IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN CONSENT FROM CARLSON ENVIRONMENTAL CONSULTANTS, PC, RETAINS THE RIGHT TO INTERPRET ANY INFORMATION CONTAINED HEREON.
- THE HORIZONTAL AND VERTICAL CONTROL MEASUREMENTS SHOWN HEREON ARE BASED ON A TRIMBLE S-5 ROBOTIC TOTAL STATION AND GPS MEASUREMENTS OBTAINED UTILIZING A "TRIMBLE R12 GNSS ROVER" REAL TIME KINEMATIC (RTK) RECEIVER USING "TSC-7 DATA COLLECTOR(S) WITH TRIMBLE ACCESS 2020 SOFTWARE". RTK CORRECTIONS WERE OBTAINED UTILIZING TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE NETWORK AND PROCESSED WITH TRIMBLE BUSINESS CENTER SOFTWARE.
- BEARINGS SHOWN HEREON AS (M) MEASURED ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NORTH AMERICAN DATUM OF 1983 / 2011 ADJUSTMENT (NAD 83/11), EPOCH 2010.00. THE BOUNDARY LINES WERE PLOTTED BASED ON SHOWN BOUNDARY AND ADJOINER MONUMENTS BASED ON LOCATIONS OBTAINED FROM TRIMBLE ROBOTIC TOTAL STATION AND TRIMBLE R12 GNSS RTK RECEIVER.
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/50 OF THE MAP SCALE ON SHEET 1. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
- THIS SITE MAY BE SUBJECT TO UTILITY INGRESS/EGRESS AND/OR RIGHT-OF-WAYS. CEC MAKES NO CERTIFICATION AS TO THE EXISTENCE, NON-EXISTENCE, OR ACCURACY OF SUB-SURFACE UTILITIES OR STREAMS AND ABOVE GROUND UTILITIES OTHER THAN THOSE NOTED HEREON. SEPTIC FIELD LOCATION IS APPROXIMATE, AND CEC MAKES NO CERTIFICATION AS TO THE LOCATION ACCURACY OF SEPTIC FIELD LINES.
- CARLSON ENVIRONMENTAL CONSULTANTS WAS NOT PROVIDED A TITLE REPORT, NOR DOES THIS BOUNDARY SURVEY REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND SITE IS SUBJECT TO ANY STATED FACTS THAT A CURRENT ACCURATE TITLE SEARCH MAY REVEAL.
- THIS PROPERTY IS LOCATED IN CITY OF LIVINGSTON (COMMUNITY NUMBER 470143), SUBJECT PROPERTY IS WITHIN FEMA FLOOD ZONE "X" (BASE FLOOD ELEVATION N/A), BASED ON THE FLOOD INSURANCE RATE MAP (FIRM), DATED MAY 18, 2009, PANEL 0114, SUFFIX B, AS REFERENCED ON FEMA MAP NUMBER 47133C0114B, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN HEREON.
- GROSS LAND AREA FOR ORIGINAL PARCELS 218,671 SQUARE FOOT OR 7.42 ACRES, MORE OR LESS.  
GROSS LAND AREA FOR NEWLY PROPOSED LOTS: LOT 1: 124,630 SQ. FT. OR 2.86 ACRES  
LOT 2: 198,698 SQ. FT. OR 4.56 ACRES

**CERTIFICATE OF APPROVAL FOR RECORDING:**

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

DATE \_\_\_\_\_ SECRETARY, OVERTON COUNTY REGIONAL PLANNING COMMISSION

**CERTIFICATE FOR LOTS FRONTING COUNTY OR STATE ROAD:**

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON IS SERVED BY A COUNTY OR STATE ROAD AND RIGHTS-OF-WAY ARE APPROPRIATE.

DATE \_\_\_\_\_ OVERTON COUNTY ROAD SUPERVISOR

**CERTIFICATE OF EXISTING WATER LINES:**

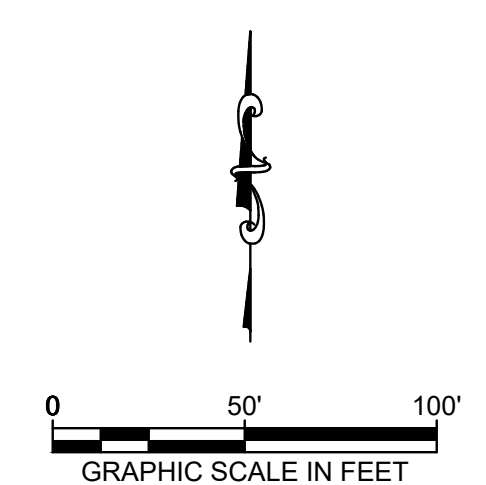
I HEREBY CERTIFY THAT WATER LINES ARE IN PLACE AND IS MAINTAINED BY CITY OF LIVINGSTON WATER DEPARTMENT. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE APPROVAL OF ANY FURTHER WATER METERS AND IS APPROVED SUBJECT TO ANY SUBDIVISION REGULATIONS/POLICIES OR IMPROVEMENTS AS REQUIRED BY PRESIDING UTILITY DISTRICT.

DATE \_\_\_\_\_ AUTHORIZED SIGNATURE \_\_\_\_\_

**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 PUTNAM COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN, TO THE SPECIFICATIONS OF THE OVERTON COUNTY REGIONAL PLANNING COMMISSION.

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



**LEGEND:**

- (CALC) CALCULATED
- (CONC) CONCRETE
- (DB) DEED BOOK
- (MEAS) FIELD MEASUREMENTS
- (FND) FOUND
- (I.B.) IRON PIPE
- (I.R.) IRON ROD
- (I.R.C.) IRON ROD W/ CAP
- (PB) PLAT BOOK
- (P.O.B.) POINT OF BEGINNING
- (P.O.C.) POINT OF COMMENCEMENT
- (R#) REFERENCE TO DEED OR SURVEY
- (RB) RECORD BOOK
- (R.O.W.) RIGHT-OF-WAY
- (SQ.F.) SQUARE FEET
- (S.O.B.) REGISTER'S OFFICE OF OVERTON COUNTY TENNESSEE
- ⊕ IRON PIPE
- ⊙ IRON ROD
- CONCRETE MONUMENT
- FOUND
- ⊙ ANCHOR
- ⊕ FIRE HYDRANT
- ⊕ WOOD POWER POLE
- ⊕ WATER METER
- ⊕ TELEPHONE RISER
- ⊕ OVER HEAD WIRES
- x FENCE LINE
- ⊕ SEPTIC TANK

REV	MM/DD/YR	DESCRIPTION	DWN BY	APP BY

**CERTIFICATIONS:**

I, LEE D. WILSON, DO HEREBY CERTIFY THAT A PORTION OF THIS SURVEY WAS COMPLETED WITH GPS EQUIPMENT. THE PORTION OF THE SURVEY PERFORMED WITH GPS EQUIPMENT INCLUDES APPROXIMATELY 50% OF ADJOINING MONUMENTATION, A PORTION OF ROADS AND SITE IMPROVEMENTS, AND TWO SITE CONTROL POINTS. THIS WAS PERFORMED UNDER MY SUPERVISION WITH THE FOLLOWING INFORMATION:  
 A. TYPE OF SURVEY: REAL TIME KINETIC (RTK)  
 B. POSITIONAL ACCURACY: 0.05'  
 C. DATE OF SURVEY: JANUARY 20, 2024  
 D. DATUM/EPOCH: NAD83/2011, EPOCH 2010.00  
 E. FIXED CONTROL USED: TDOT GNSS REFERENCE NETWORK  
 F. GEOID MODEL: GEOID18

I DO HEREBY CERTIFY THAT THIS IS A CATEGORY II AND IV SURVEY WHICH MEETS OR EXCEEDS A MINIMUM UNADJUSTED RATIO OF PRECISION OF 1:7,500 AS SHOWN HEREON, AND HAS BEEN PERFORMED UNDER MY SUPERVISION IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DATE OF LAST FIELD WORK: JANUARY, 2024  
DATE OF PLAT OR MAP: MARCH, 2024

LEE D. WILSON, FOR THE FIRM  
TENNESSEE REGISTERED LAND SURVEYOR #3402  
CARLSON ENVIRONMENTAL CONSULTANTS, PC  
TENNESSEE BUSINESS CONTROL #001050441

TITLE: FINAL PLAT OF ROGERS SUBDIVISION

PROJECT: 207 CELINA HIGHWAY  
6TH CIVIL DISTRICT, OVERTON COUNTY  
LIVINGSTON, TENNESSEE

CLIENT: EXIT AUCTION REALTY  
FOR CARL ROGERS

CARLSON ENVIRONMENTAL CONSULTANTS, PC  
1127 CURTIS STREET, STE 100 MONROE, NORTH CAROLINA 28112 (704) 283-9785 (704) 283-9785 905 WEST BROAD ST., STE A-1 COOKEVILLE, TENNESSEE 38501 (931) 267-6907

CEC LB# 8396 SCALE: 1" = 50' PROJECT NO.: 3220101

DWG: 207 Celina Hwy\_Grid\_OPTION2

DATE: MARCH 4, 2024

SHEET NO.: 1 OF 1

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