To: Marion County Regional Planning Commission

From: Renea Wilson

Date: October 3, 2023

Subject:  **September 2023** Staff Approved Plats Report

There were **7** Staff Approved Plats for **September 2023**.

1. **Plat Title:**  Final Plat Deer Haven

              **Surveyor:**  Sam Clemons/Clemons Surveying

              **Property Owner(s):** Beverly Smith

              **Property Address:**  5639 South Pittsburg Mountain Road

              **Parcel ID Number(s):**  135 021.00

**Analysis:**    This plat divides the existing parcel into two lots. Both lots have frontage on South Pittsburg Mountain Road. Water is said to be available and wastewater disposal will be by individual septic.

**Registered with Marion County Register of Deeds:**  09/08/2023

1. **Plat Title:**  Final Plat Trussell Property

              **Surveyor:**  Sam Clemons/Clemons Surveying

              **Property Owner(s):** Jeffery and Kimberly Trussell

              **Property Address:**  South Pittsburg Mountain Road

              **Parcel ID Number(s):**  134 012.27

**Analysis:**    This plat creates a 0.34 lot with frontage on Stoneclift Drive. Public water is said to be available.

**Registered with Marion County Register of Deeds:**  09/11/2023

1. **Plat Title:**  Revised Final Plat for River Gorge Ranch – Phase 1 C – Lot 1275 and 1276

              **Surveyor:**  Jeff Elliott/Elliott Land Surveying

              **Property Owner(s):** Thunder Air Inc

              **Property Address:**  Catfish View

              **Parcel ID Number(s):**  129 003.17 and 003.18

**Analysis:** This plat adjusts the lot lines between Lots 1275 and 1276 of Phase 1 C of River Gorge Ranch Subdivision.  The road is said to be covered by a performance guarantee.

Though described as a lot line abandonment, a new lot line is being drawn and therefore must meet the requirements of a minor plat.

**Registered with Marion County Register of Deeds:**  09/18/2023

1. **Plat Title:**  Final Plat River Gorge Ranch – Phase 1-B – Lot 1319

**Surveyor:**  Jeff Elliott/Elliott Land Surveying

              **Property Owner(s):**  Thunder Air Inc.

              **Property Address:**  Cannon Way

              **Parcel ID Number(s):**  129 002.53 & 002.54

**Analysis:**    This plat combines 2 lots into 1.  The two lots have frontage on a road which has not been constructed yet.  The road is covered by a road bond on file with the Marion County attorney and the Highway Department.  Water is said to be by individual well and wastewater disposal will be by individual septic.

**Registered with Marion County Register of Deeds:**  09/18/2023

1. **Plat Title:**  Final Plat River Gorge Ranch – Phase 1-C – Lots 1223 - 1225

              **Surveyor:**  Jeff Elliott/Elliott Land Surveying

              **Property Owner(s):**  Thunder Air Inc.

              **Property Address:**  Catfish View

              **Parcel ID Number(s):**  129 002.75, 002.76 & 002.77

**Analysis:**    This plat combines 3 lots into 2.  The two lots have frontage on Catfish View, a road which has not been constructed yet.  The road is covered by a road bond on file with the Marion County attorney and the Highway Department.  Water is said to be by individual well and wastewater disposal will be by individual septic.

**Registered with Marion County Register of Deeds:**  09/18/2023

1. **Plat Title:**  Final Plat River Gorge Ranch – Phase 1-C – Lots 1261-1263

              **Surveyor:**  Jeff Elliott/Elliott Land Surveying

              **Property Owner(s):**  Thunder Air Inc.

              **Property Address:**  Arrowhead Lane, Catfish View, Yaki Point

              **Parcel ID Number(s):**  129 009.48, 009.49, 009.50

**Analysis:**    This plat combines three lots to create two lots.  Both lots are corner lots having access from Catfish View and two side streets.  The roads have not yet been constructed but are said to be covered by an approved performance guarantee.

Because a new lot line is being created, this plat does not qualify as a lot line abandonment.  However, it qualifies to be staff approved.

**Registered with Marion County Register of Deeds:**  09/18/2023

1. **Plat Title:**  Final Plat Daniel P. Cartwright Subdivision

              **Surveyor:**  Chris Farris/Farris Surveying

              **Property Owner(s):**  Daniel P. Cartwright

              **Property Address:**  1747 Condra Switch Road

              **Parcel ID Number(s):**  015 031.00

**Analysis:**    This plat creates a 1.99-acre lot, with over 80 acres of the property remaining.  Lot 1 has frontage on Condra Switch Road, a county-maintained road.  This property is said to have access to public water and natural gas/  Sewage disposal will be by septic.

**Registered with Marion County Register of Deeds:**  09/21/2023