To: Marion County Regional Planning Commission

From: Renea Wilson

Date: January 2, 2024

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

There were **4** Staff Approved Plat for **December 2023**.

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

              **Surveyor:**  Sam Clemons/Clemons Surveying

              **Property Owner(s):**  Buddy N. Freeman

              **Property Address:**  McCann Road

              **Parcel ID Number(s):**  107 025.00

**Analysis:**    This plat divides the 2.74-acre parcel into two lots, both with frontage on McCann Road, a county-maintained road. Water is said to be by individual well, and sewage disposal is by individual septic.

**Registered with Marion County Register of Deeds:**  12/01/2023

1. **Plat Title:**  Final Plat – River Gorge Ranch – Phase 1-B – Revised Lot 1196

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

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

              **Property Address:**  Split Rail Way

              **Parcel ID Number(s):**  129 002.12 & 002.13

**Analysis:**    This plat combines lots 1196 and 1198 in River Gorge Ranch Phase 1B.  The resulting lot will be served by individual well and individual septic.  The lot has frontage on Split Rail Way, which has not yet been completed.  Construction of this road is covered by a road bond on file with the Marin County attorney and Highway Department.

**Registered with Marion County Register of Deeds:**  12/15/2023

1. **Plat Title:**  Final Plat Meeks Property at Gizzard Creek

              **Surveyor:**  Sam Clemons/Clemons Surveying

              **Property Owner(s):**  Donald Meeks

              **Property Address:** 1991 Gizzard Creek Road

              **Parcel ID Number(s):**  025 046.15

**Analysis:**    This plat divides an acre from the existing tract as 1991 Gizzard Creek Road. The parcel is said to have water access and existing septic. Gizzard Creek is not on the county road list and appears to be a privately maintained road. Review by the County Highway Superintendent is recommended.

**Registered with Marion County Register of Deeds:**  12/21/2023

1. **Plat Title:**  Final Plat Smith Road Subdivision

              **Surveyor:**  Sam Clemons/Clemons Surveying

              **Property Owner(s):**  Daniel and Cynthia Bryan

              **Property Address:** 136 Smith Road

              **Parcel ID Number(s):**  097 013.00

**Analysis:**    This plat creates two lots at the corner of Smith Road and Poplar Grove Road, both county-maintained roads. Water is said to be available, and sewage disposal is said to be by existing septic systems. One home encroaches on the setback, but the home is to be removed.

**Registered with Marion County Register of Deeds:**  12/21/2023