

EVANS REAL ESTATE

18 West 2nd St.

Parsons, TN 38363

731-847-4561

Evansrealestate.net

Thank you for your interest RIVERSONG!! We believe this development along the scenic Buffalo River will bring years of enjoyment for you and your family.

The lots have City Water and Electric available along the gravel road and are ready for you to get hooked up after purchase. Electric and Water meters will be at the buyer's expense.

Owner Financing is available with at least a 20% down payment.

We are excited to talk with you about Riversong. Feel free to give any of the Realtors at our firm a call with any questions you might have.

WE LOOK FORWARD TO HEARING FROM YOU!

**Alan Evans, Broker
Listing Agent**

731-549-5356

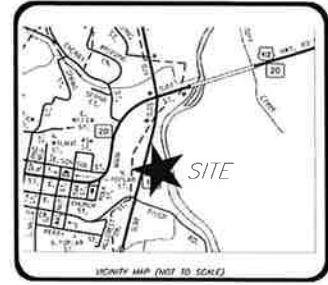
Adam Pratt, Affiliate Broker

731-733-1138

Lori Yarbro, Affiliate Broker

731-549-6963

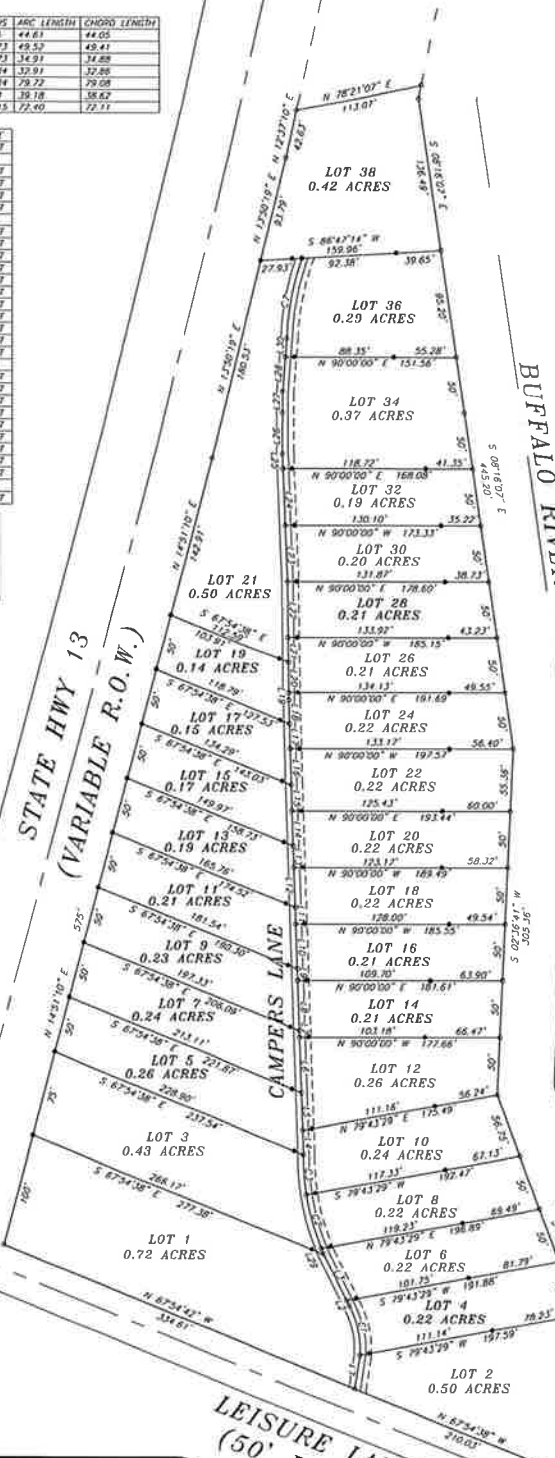
RIVERSONG RIVER LOTS



NUMBER	CHORD	DIRECTION	BEARINGS	ARC LENGTH	CHORD LENGTH
C1	S 12°20'14" E		80.95	44.63	44.65
C2	S 15°21'50" E		214.23	49.57	49.41
C3	S 04°05'56" E		214.23	34.97	34.88
C4	S 21°22'26" E		180.84	39.91	32.88
C5	N 39°48'30" E		180.84	79.72	79.08
C6	N 37°37'09" E		66.74	39.18	38.62
C7	S 10°47'19" W		232.15	72.40	72.11

NUMBER	DIRECTION	DISTANCE
L1	N 09°05'24" E	29.77 FT
L2	N 26°38'24" W	5.42 FT
L3	N 26°21'21" E	45.56 FT
L4	N 01°26'50" E	21.41 FT
L5	N 01°54'36" W	32.81 FT
L6	N 01°54'36" W	48.48 FT
L7	N 01°54'36" W	5.81 FT
L8	N 01°54'36" W	44.16 FT
L9	N 01°54'36" W	10.13 FT
L10	N 01°54'36" W	39.84 FT
L11	N 01°54'36" W	14.45 FT
L12	N 01°54'36" W	25.52 FT
L13	N 01°54'36" W	18.77 FT
L14	N 01°54'36" W	31.20 FT
L15	N 01°43'27" W	21.08 FT
L16	N 01°38'05" W	22.22 FT
L17	N 01°38'05" W	21.91 FT
L18	N 01°38'05" W	20.78 FT
L19	N 00°44'52" W	6.80 FT
L20	N 00°44'52" W	26.37 FT
L21	N 00°44'52" W	23.11 FT
L22	N 00°44'52" W	49.48 FT
L23	N 00°14'49" W	49.50 FT
L24	N 00°14'49" W	49.52 FT
L25	N 00°14'49" W	13.02 FT
L26	N 00°09'55" E	35.47 FT
L27	N 00°09'55" E	18.00 FT
L28	N 00°29'16" E	39.57 FT
L29	N 22°42'01" E	5.47 FT
L30	N 04°22'18" W	16.51 FT

LEGEND
 - - - - - ELECTRIC
 ○ POINT NOT SET
 ● 1/2" IRON PIN SET



I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:7,500 AS SHOWN HEREON.

DATE: _____
 JASON W BRITT IN RLS 2904

STATE OF TENNESSEE
 DEPARTMENT OF REVENUE AND COMMERCE
 COMMISSIONER OF REVENUE
 DIVISION OF WATER RIGHTS
 100 TENNESSEE BLDG
 400 N. MAIN, TENNESSEE 37003
 PHONE (615) 388-3101 FAX (615) 388-3102

General approval is hereby granted for Lots 23 and 31, 25, 26, 32, 34, 35, and 38 of the Buffalo River Sub. The following shall be deemed general restrictions, and shall apply to all lots with specific restrictions, in each lot within the general restrictions.

General Restrictions: Prior to any construction of a structure, permanent or mobile, the plan for the same shall be submitted to and approved by the Environmental Specialist with the Buffalo River Water Protection in Perry County. Any building or filling after October 31, 2012, may require the site evaluation, design review, action review, and EIR review and discharge permit as applicable for useage disposal areas. Structures must be properly located in stable ground free from the field of a stream within the regulated water ways, wetlands and dry river beds to be located as the property owner shall determine. The EIR Specialist will map delineate suitable wet areas for this subproject to the site Environmental Office.

N.A.R.S. designates National Sewage Disposal System.

- Lot 1: Suitable for the subsurface sewage disposal system to be located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of available soils area lot can accommodate a structure not to exceed 3 bedrooms.
- Lot 1 and 1: Suitable for the subsurface sewage disposal system to be located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of available soils area lot can accommodate a structure not to exceed 3 bedrooms.
- Lot 4: Suitable for the subsurface sewage disposal system to be located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of available soils area lot can accommodate a RV limited to 100 gallons per day.
- Lot 5: Suitable for the subsurface sewage disposal system to be located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of available soils area lot can accommodate a RV limited to 100 gallons per day.
- Lot 6: Suitable for the subsurface sewage disposal system to be located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of available soils area lot can accommodate a RV limited to 100 gallons per day.
- Lot 7: Suitable for the subsurface sewage disposal system to be located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of available soils area lot can accommodate a RV limited to 100 gallons per day.
- Lot 8: Suitable for the subsurface sewage disposal system to be located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of available soils area lot can accommodate a RV limited to 100 gallons per day.
- Lot 9: Suitable for the subsurface sewage disposal system to be located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of available soils area lot can accommodate a RV limited to 100 gallons per day.
- Lot 10: Suitable for the subsurface sewage disposal system to be located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of available soils area lot can accommodate a RV limited to 100 gallons per day.
- Lot 11: Suitable for the subsurface sewage disposal system to be located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of available soils area lot can accommodate a RV limited to 100 gallons per day.
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- Lot 13: Suitable for the subsurface sewage disposal system to be located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of available soils area lot can accommodate a RV limited to 100 gallons per day.
- Lot 14: Suitable for the subsurface sewage disposal system to be located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of available soils area lot can accommodate a RV limited to 100 gallons per day.
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- Lot 20: Suitable for the subsurface sewage disposal system to be located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of available soils area lot can accommodate a RV limited to 100 gallons per day.
- Lot 21: Suitable for the subsurface sewage disposal system to be located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of available soils area lot can accommodate a RV limited to 100 gallons per day.
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- Lot 37: Suitable for the subsurface sewage disposal system to be located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of available soils area lot can accommodate a RV limited to 100 gallons per day.
- Lot 38: Suitable for the subsurface sewage disposal system to be located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of available soils area lot can accommodate a RV limited to 100 gallons per day.

Date: _____
 JWS
 JWS
 JWS

RIVERSONG RIVER LOTS
 JASBRO HOLDINGS INC PROPERTY
 3rd CIVIL DISTRICT OF PERRY COUNTY, TENNESSEE

DRAWN:	DATE:	CURRENT OWNER INFORMATION:
J. BRITT	9/26/2023	JASBRO HOLDINGS INC DEED BOOK D10, PAGE 915 TAX MAP 076, PL. 44.01
APPROVED:	PROJ. FILE:	
J. BRITT	LDG2023	
SCALE:	SHEET:	PROJECT:
1" = 50'	1 OF 1	LEISURE LANE & STATE HWY 13 PROJECT Broderick

LAND DEVELOPMENT GROUP, LLC.
 ENGINEERING • SURVEYING • ENVIRONMENTAL CONSULTING
 P.O. BOX 304 354 JOY LANE LEXINGTON, TN 37551
 VOICE: 731-249-5782 www.landdevgroup.com

RIVERSONG RIVER LOTS

PRICE SHEET

Lot 1	Not for Sale	
Lot 2	Not for Sale	
Lot 3	\$35,000	1 Bedroom
Lot 4	\$35,000	RV Only
Lot 5	\$20,000	RV Only
Lot 6	\$35,000	RV Only
Lot 7	\$20,000	RV Only
Lot 8	\$35,000	RV Only
Lot 9	\$20,000	RV Only
Lot 10	\$35,000	RV Only
Lot 11	\$20,000	RV Only
Lot 12	\$35,000	RV Only
Lot 13	\$20,000	RV Only
Lot 14	\$35,000	RV Only
Lot 15	\$20,000	RV Only
Lot 16	\$35,000	RV Only
Lot 17	\$20,000	RV Only
Lot 18	\$35,000	RV Only
Lot 19	\$20,000	RV Only
Lot 20	\$35,000	RV Only
Lot 21	\$20,000	RV Only
Lot 22	\$35,000	RV Only
Lot 24	\$35,000	RV Only
Lot 26	\$35,000	RV Only
Lot 28	\$35,000	RV Only
Lot 30	\$35,000	RV Only
Lot 32	\$35,000	RV Only
Lot 34	\$40,000	RV Only
Lot 36	\$40,000	RV Only
Lot 38	\$50,000	RV Only

EVANS REAL ESTATE

731-847-4561

Alan Evans, Broker

RESTRICTIONS FOR RIVERSONG RIVER LOTS

JASBRO HOLDINGS, INC, is the fee owner of the following-described real property located in the Third Civil District of Perry County, Tennessee, same being the real property now duly platted as "RIVERSONG RIVER LOTS" as such plat is now recorded in Plat Book ____, Page ____, ROPCT, which is incorporated herein by reference for a complete description, hereby makes the following declarations as to the limitations, restrictions and uses to which the lots or tracts constituting such subdivision may be put, and hereby specifies that such declarations shall constitute covenants to run with all the land, as provided by law, and shall be binding on all parties and on all persons claiming under them, and for the benefit of and limitations on all future owners, and this declaration is upon the terms and conditions as follows:

1. The purpose of these restrictions is to ensure the use of the property attractive purposes, to prevent nuisances, to prevent the impairment of the attractiveness of the property, and to maintain the desired tone of the community, and thereby to secure to each site owner the full benefit and enjoyment of his home with no greater restriction on the free and undisturbed use of his site than is necessary to insure the same advantages to the other site owners.

2. Permanent improvements, including dwelling structures, may be erected, but are not recommended since the site is subject to flooding which normally occurs during the months of November through May.

3. No camper or other recreational vehicles, tents, awnings, or other obstructions which would tend to impair the view of adjacent recreational lot owners will

be placed or parked closer than ten (10) feet from the banks of the Buffalo River.

4. Any water use facilities constructed on any of the recreational lots, including boat houses, piers, etc., shall be subject to approval, and the rules and regulations of any and all local, state and/or federal statutes and agencies.

5. No living trees shall be removed or damaged that are located on any of the recreational lots other than those necessary to be removed to provide proper parking space and campers or other recreational vehicles.

6. All lots must be kept free of litter and garbage at all times, and grass and weeds must be mowed at regular intervals.

7. Utility authorities may establish easements wherever and whenever necessary for the installment of any type of utility for the use of one or more lot owners.

8. No lot shall be re-subdivided, or shall a fractional portion be sold; however, this restriction is not meant to prevent multiple ownership of a single lot, but to prevent the physical size of the lots being decreased.

9. Non-operative or abandoned vehicles which are left on any lot for a period exceeding ninety (90) days shall be forfeited and the owner of the lot shall indemnify any person or persons for any monies expended in procuring the removal of same including reasonable attorney fees.

10. No excavating of stone, gravel or other minerals shall be made on any lot, except for reasonable lot improvements.

11. No signs of any kind shall be erected and displayed to public view on any lot except a sign advertising the property for sale or rent.

12. No individual water supply system shall be permitted on any lot unless such system is constructed and used in accordance with all local and state laws, rules, and regulations. For Water Meter installation contact the City of Linden 931-589-2736.

13. No individual sewage disposal system shall be permitted on any lot unless such system is constructed and used in accordance with all local and state laws, rules, and regulations. Septic tank permit applications can be found online at TN.GOV by searching "septic permit application" or "septic permit dwelling new conventional".

14. All recreational lots are subject to any applicable county, state and/or federal rules and regulations.

15. It is mandatory for all lot owners to become members of the Riversong Lot Owner's Association, and be governed by and subject to its by-laws, rules, and regulations.

16. If any one or more of the provisions of this instrument are, at any time, declared void or inoperative by any Court of competent jurisdiction, the remaining provisions shall continue in full force and effect, and shall not otherwise be affected thereby.

17. The Association will be the governing body to enforce the Restrictions and not the developer.

18. Any all terrain vehicles (ATV's and UTV's), golf carts, automobiles of any kind, and any other type of vehicle must not exceed 10 miles per hour in speed while in use in the Riversong Development.

19. Each lot owner is entitled to Quite Enjoyment of their lot.

20. Any Modifications to the Buffalo River Bank must approved by The Tennessee Department of Environment & Conservation (TDEC).

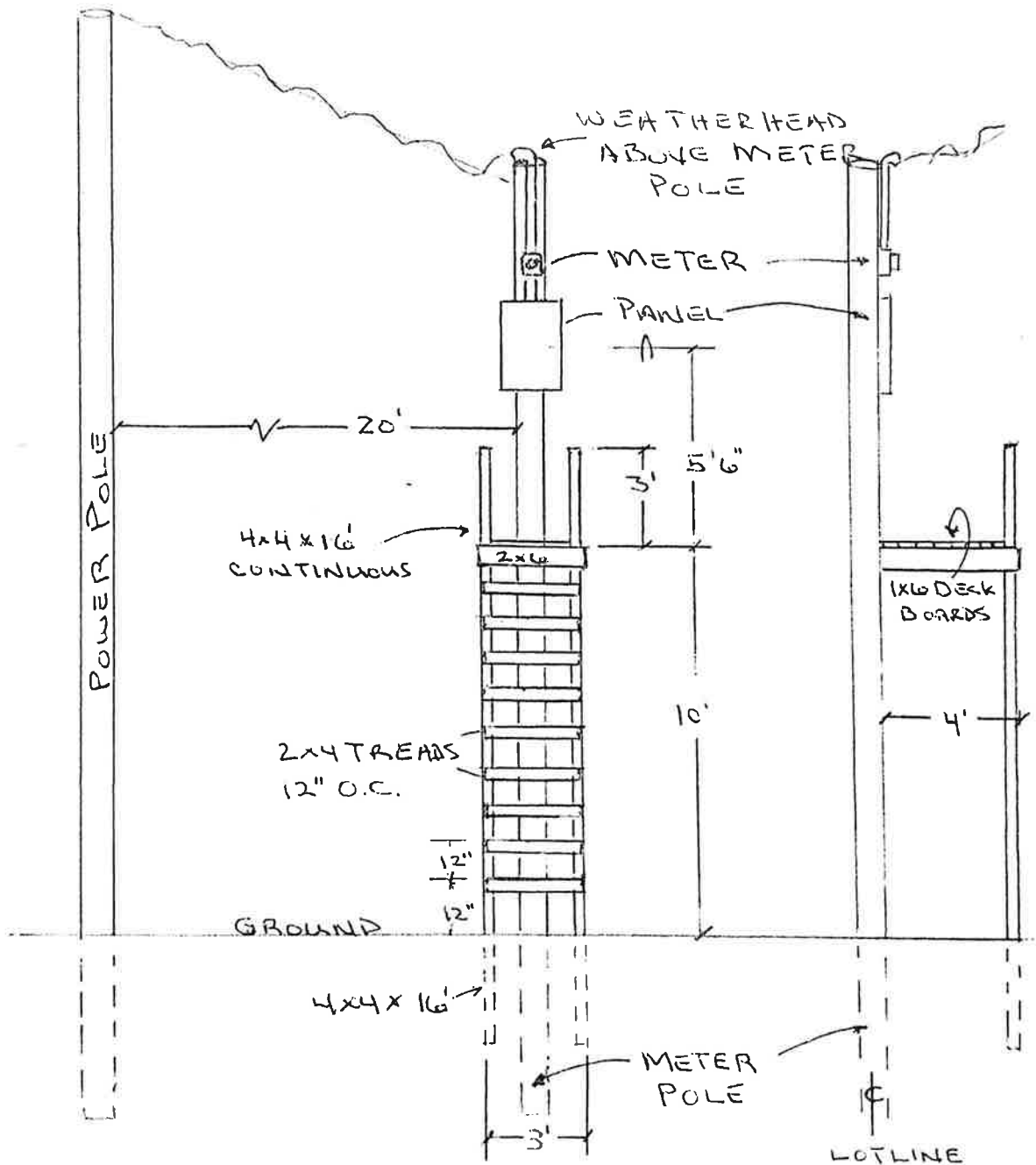
21. All Electric Meter Service poles shall be set 20 feet from the existing power poles and must be set on the property line. The meter pole platform shall be built in accordance to the specs as shown on Exhibit "A" (Meter Pole and Platform Detail) of these restrictions.

22. All Electrical service to Camper, RV or Residence shall be in accordance with the Specs provided by Meriwether Lewis Electric and shown on Exhibit "B" (Meter Pole to Recreational Vehicle). These specs are subject to update by Meriwether Lewis Electric.

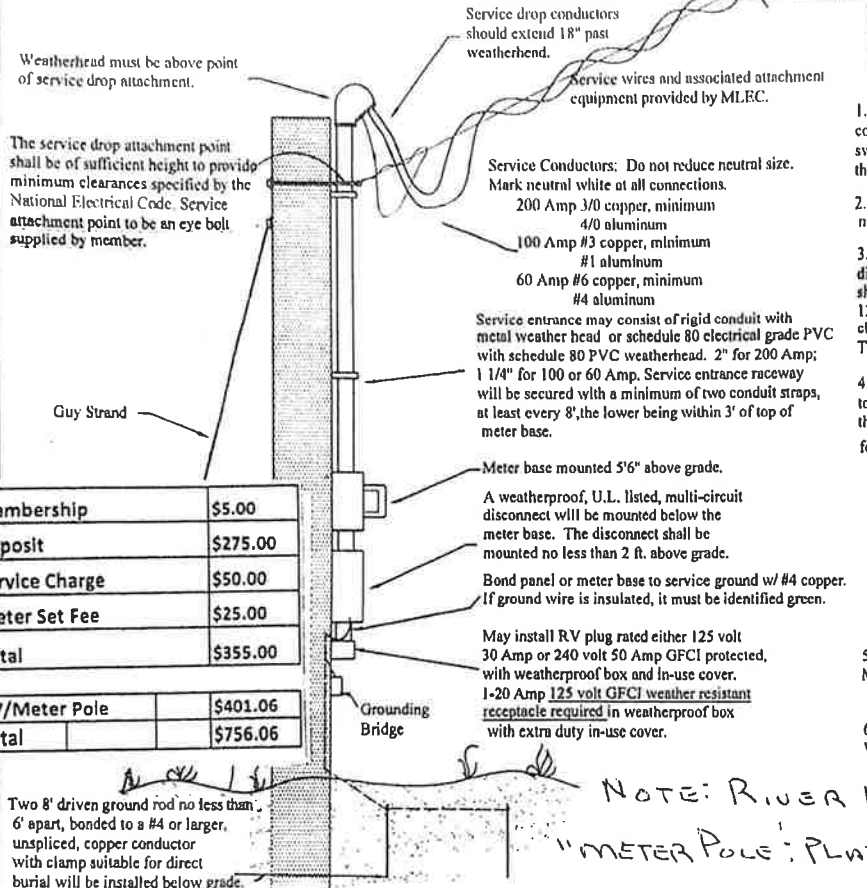
Any of the aforesaid restrictions of said subdivision may be amended by a vote of the majority of the lot owners, each lot owner having one (1) vote per lot owned.

RIVERSIDE RIVER LOTS

METER POLE & PLATFORM DETAIL



Meter Pole to Recreational Vehicle



Membership	\$5.00
Deposit	\$275.00
Service Charge	\$50.00
Meter Set Fee	\$25.00
Total	\$355.00

RV/Meter Pole	\$401.06
Total	\$756.06

Request and purchase state electrical permits
615-741-7170
<https://core.ccr.gov>

1. All wiring on the meter pole including conduit, weatherhead, meter base, disconnect switch and ground wire shall belong to the consumer.
2. National Electrical Safety Code clearance must be maintained at all times.
3. The meter pole shall be a round 6" diameter pole or stronger. The pole should be tall enough to maintain 12' clearance over ground and 18' clearance over roads and streets. The pole must be acceptable to MLEC.
4. If the distance from the last MLEC pole to the meter pole is greater than 100', the meter pole must be guyed to the following specifications:
 - (a) the anchor shall be buried a minimum of 12' from the meter pole at a depth of 4'6" in line with the pull of the electric service wires.
 - (b) minimum guying material shall be: 6000# anchor plate, 3/8" guy strand, 5/8" x 5' thimble eye anchor rod.
5. Location of pole to be determined by MLEC engineering department.
6. Inspection by the Tennessee State Wiring Inspector is required.

NOTE: RIVER LOTS USE "METER POLE" PLATFORM DETAIL

File: meterpoleRV.dwg
Revised By: Engineering
Date: 2/9/2022

Owner May Finance
20% down Required
8% Interest Rate
Up to 10 year term

SAMPLE

PROMISSORY NOTE

\$28,000.00

March 1 2024

KNOW ALL MEN BY THESE PRESENTS: That for value received, WE, JOHN DOE, of 123 Anywhere St, Anywhere, TN, 37096, hereby promise to pay to the order of **JASBRO HOLDINGS, INC.** Address 844 Old Hwy 13 North: Linden, TN 37906, in legal tender at 844 Old Hwy 13 North,, Linden, TN 37096, or such other place as the legal holder hereof may designate in writing, the sum of TWENTY EIGHT THOUSAND DOLLARS AND 00/100 -----
-----(\$28,000.00)-----DOLLARS, payable in One Hundred Twenty (120) monthly installments at eight percent (8%) interest in the amount of \$339.72, with the first installment due on the 1st day of April, 2024, and on each succeeding monthly date until the final payment being due on the 1st day of March, 2029 and the entire balance is paid in full.

The makers of the note agree to pay a 5% late fee after 15 days past due on payment.

The makers reserve the right to pay all or any part of said indebtedness prior to maturity without penalty, at their option. In the event of default in the payment when due, the entire balance may be declared due and payable at the option of the legal holder hereof.

The makers hereof waive presentment for payment, protest, notice of protest, dishonor and non-payment of this Note, and do agree that if the same is not paid according to the terms hereof, or if the same is place into the hands of an attorney at law for collection, protection, or enforcement, to pay all cost therefore and all legal expenses, attorneys fee, court cost or other expenses incident thereto.

This Note is secured by a separate Deed of Trust on real estate located in the ___ Civil District of Perry County, Tennessee, executed of even date herewith.

WITNESS my signature this the ___ day of March 2024.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION
COLUMBIA ENVIRONMENTAL FIELD OFFICE
DIVISION OF WATER RESOURCES
1421 HAMPSHIRE PIKE
COLUMBIA, TENNESSEE 38401
PHONE (931) 380-3371 STATEWIDE 1-888-891-8332 FAX (931) 380-3397

General approval is hereby granted for Lots 1-22 and 24, 26, 28, 30, 32, 34, 36, and 38 defined in Riversong Sub. The following shall be defined as general restrictions and shall apply to all lots with specific restrictions on each lot following general restrictions.

General Restrictions: Prior to any construction of a structure, permanent or mobile, the plans for the exact house/structure location and the subsurface sewage system must be approved by the Environmental Specialist with the Division of Ground Water Protection in Perry County. Any cutting or filling after October 23, 2023, may render the site unsuitable. Drainageways, gullied areas, cut and fill material and disturbed soil areas are unsuitable for sewage disposal areas. Structures must be properly located to obtain gravity flow to drain field or a pump will be required. Water taps, waterlines and driveways should be located at side property lines unless otherwise noted. The High Intensity Soils Map designating suitable soil areas for this subdivision is on file at the Environmentalist's office.

S.S.D.S. denotes Subsurface Sewage Disposal System.

- Lot 1: Suitable soil for subsurface sewage disposal system is located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of useable soils area lot can accommodate a structure not to exceed 2 bedrooms.
- Lot 2 and 3: Suitable soil for subsurface sewage disposal system is located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of useable soils area lot can accommodate a structure not to exceed 1 bedroom.
- Lot 4: Suitable soil for subsurface sewage disposal system is located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of useable soils area lot can accommodate a RV limited to 100 gallons per day flow.
- Lot 5: Suitable soil for subsurface sewage disposal system is located on the eastern portion of the lot. With proper structure, driveway, and utility locations outside of useable soils area lot can accommodate a RV limited to 100 gallons per day flow.
- Lot 6: Suitable soil for subsurface sewage disposal system is located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of useable soils area lot can accommodate a RV limited to 100 gallons per day flow.
- Lot 7: Suitable soil for subsurface sewage disposal system is located on the eastern portion of the lot. With proper structure, driveway, and utility locations outside of useable soils area of lot can accommodate a RV limited to 100 gallons per day flow.
- Lot 8: Suitable soil for subsurface sewage disposal system is located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of useable soils area lot can accommodate a RV limited to 100 gallons per day flow.
- Lot 9: Suitable soil for subsurface sewage disposal system is located on the eastern portion of the lot. With proper structure, driveway, and utility locations outside of useable soils area lot can accommodate a RV limited to 100 gallons per day flow.
- Lots 10-13: Suitable soil for subsurface sewage disposal system is located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of useable soils area lot can accommodate a RV limited to 100 gallons per day flow.
- Lot 14: Suitable soil for subsurface sewage disposal system is located on the eastern portion of the lot. With proper structure, driveway, and utility locations outside of useable soils area lot can accommodate a RV limited to 100 gallons per day flow.
- Lots 15-22: Suitable soil for subsurface sewage disposal system is located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of useable soils area lot can accommodate a RV limited to 100 gallons per day flow.
- Lots 24, 26, 28, 30, 32, 34, 36, and 38: Suitable soil for subsurface sewage disposal system is located on the entire portion of the lot. With proper structure, driveway, and utility locations outside of useable soils area lot can accommodate a RV limited to 100 gallons per day.