STORM EASEMENT #1		
NO.	BEARING	DISTANCE
L32	N71°33'20"W	49.79'
L33	N68°26'35"W	449.86'
L34	S38°27'40"W	183.75'
L35	N51°32'20"W	10.00'
L36	N38°27'40"E	191.17'
L37	S68°26'35"E	315.51'
L38	S67°07'00"E	110.94'
L39	S65°05'05"E	80.72'

STORM EASEMENT #2		
NO.	BEARING	DISTANCE
L40	N07°05'01"E	190.48'
L41	S82°54'59"E	10.00'
L42	S07°05'01"W	194.53'
L43	N60°53'22"W	10.79'

ACQUISITION OF PROPERTY		
LINE	BEARING	DIST.
L44	N. 23° 50' 15" E.	5.54'
L45	S. 65° 59' 01" E.	636.98'
L46	S. 23° 54' 20" W.	29.89'
L47	N. 65° 05' 05" W.	662.48'
L48	N. 65° 05' 07" W.	89.41'
L49	N. 67° 07' 00" W.	166.0'
L50	N. 57° 00' 00" W.	349.63'
L51	N. 32° 55' 01" E.	26.79'
L52	S. 64° 44' 51" E.	35.58'
L53	S. 23° 51' 16" W.	7.33'

CURVE	BEARING	CH L.	ARC L.	RAD.
C4	N. 69° 28' 15" E.	35.74'	39.82'	25.00'
C5	S. 61° 03' 55" E.	538.49'	538.93'	3860.61'
C6	S. 20° 27' 18" E.	34.92'	38.65'	25.00'

STORM EASEMENT #3		
NO.	BEARING	DISTANCE
L44	N67°30'39"W	354.13'
L45	N57°47'32"E	3.89'
L46	N30°09'01"E	6.89'
L47	S67°30'39"E	326.50'
L48	S65°05'01"E	29.14'
CURVE DATA		

NO.	ARC	RAD	CH BR	CH DIST
C3	9.94'	50.00'	S50°24'25"W	9.92'

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT HE OWNS THE LAND BEING SUBDIVIDED THAT THERE ARE NO PREVIOUS PRIVATE RESTRICTIONS AGAINST SUBDIVIDING; THAT ALL TENNESSEE STATE TAXES, BRADLEY COUNTY TAXES, AND OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID; AND THAT HE IS DEDICATING THE ROAD RIGHTS-OF-WAY FOR PUBLIC USE AND ANY OTHER AREAS SO DESIGNATED AND IS ALSO ESTABLISHING EASEMENTS AS SPECIFIED ON THE PLAT

5/15/25 Ronald L. Barker
DATE OWNER

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT HE OWNS THE LAND BEING SUBDIVIDED THAT THERE ARE NO PREVIOUS PRIVATE RESTRICTIONS AGAINST SUBDIVIDING; THAT ALL TENNESSEE STATE TAXES, BRADLEY COUNTY TAXES, AND OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID; AND THAT HE IS DEDICATING THE ROAD RIGHTS-OF-WAY FOR PUBLIC USE AND ANY OTHER AREAS SO DESIGNATED AND IS ALSO ESTABLISHING EASEMENTS AS SPECIFIED ON THE PLAT

5/16/2025 Patricia D. Studer
DATE: OWNER

OWNERS:
DAKOTA SAGE, A TENNESSEE GENERAL PARTNERSHIP
BOX 3510
CLEVELAND TN, 37320
PHONE: (423) 718-6062

OWNER:
TENNESSEE CHRISTIAN PREPARATORY SCHOOL
100 STUART RD NE
CLEVELAND TN, 37312

DETENTION POND EASEMENT		
NO.	BEARING	DISTANCE
L20	S60°53'22"E	80.86'
L21	S29°01'43"E	86.61'
L22	S30°09'01"W	34.89'
L23	S57°47'32"W	27.00'
L24	S48°24'16"W	88.58'
L25	S53°08'11"W	33.33'
L26	S69°34'59"W	26.39'
L27	N87°29'20"W	66.79'
L28	N45°20'03"W	44.85'
L29	N33°01'36"E	145.29'
L30	N34°37'44"E	62.24'
L31	N36°12'54"E	49.78'

15' SEWER EASEMENT		
NO.	BEARING	DISTANCE
L1	S23°50'15"W	138.28'
L2	S25°36'20"W	127.12'
L3	N67°02'17"W	244.79'
L4	S56°24'31"W	210.54'
L5	S55°49'13"W	362.35'
L6	S31°41'17"W	114.26'
L7	N50°06'49"E	286.48'
L8	S71°05'02"E	324.64'
L9	S18°54'58"W	15.00'
L10	N71°05'02"W	316.19'
L11	S50°06'49"W	323.05'
L12	S31°41'17"W	0.88'
L13	S66°00'16"E	15.14'
L14	N31°41'17"E	167.82'
L15	N55°49'13"E	365.63'
L16	N56°24'31"E	218.69'
L17	S67°02'17"E	248.34'
L18	N25°36'20"E	262.11'
L19	S64°23'40"E	10.73'
CURVE DATA		

NO.	ARC	RAD	CH BR	CH DIST
C1	6.83'	25.00'	S64°11'49"W	6.81'
C2	8.34'	50.00'	S67°14'49"W	8.33'

Notes:

GPS BRx7

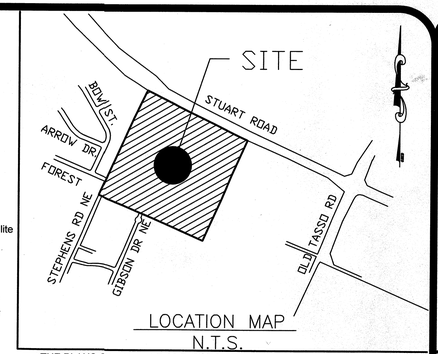
For boundary and topographic aspects of this survey, RTK GPS positional data was observed on/between the dates of 10-25-2023 utilizing a Carlson BRx7 multi-frequency receiver. The grid coordinates of the Fixed Station(s) shown were derived by an RTK unit using TDOT network referenced to NAD 83 (2011) EPOCH (2010), Geoid 18

Positional accuracy of the GPS vectors does not exceed: H 0.098', V0.197'
Distance in US Survey Feet. Unless otherwise stated
Combined Grid Factor: 0.999910093093 centered on Fixed Station 1 location being, N: 313914.65', E: 2317161.33', ELE: 919.73' as shown on map.

NOTES:
1) Total area subdivided: 20.54 Acres
2) Present Zoning: CH (Highway Commercial) and CG
3) Tax ID: 042 - Parcel 6.00
4) This plat subdivides property described by deed recorded in DB. 2650 PG. 741.
5) This plat was made in accordance with the subdivision regulations of the city of Cleveland, Tennessee.
6) Utility Providers:
Electricity by: Cleveland Utilities
Water by: Cleveland Utilities
Sewage Disposal by: Sanitary Sewer (Cleveland Utilities)
Gas by: Chattanooga Gas
7) As per FEMA flood map no. 47011C0129E. eff. 2/2/2007. This tract does not lie in a flood hazard area.
8) Restrictions (if any) are to be included in deed of conveyance.
9) The fieldwork was completed on: 11/1/23.
10) The purpose of this plat is to create the the above described lots.
11) Bearings for the survey are based on TN. State grid and were obtained utilizing satellite observations.
12) Stormwater detention is required for Lots #1 & #2 in accordance with the Cleveland Stormwater Ordinance. SWD is required for those areas of Lot #1 & #2 that doesn't drain to the existing detention pond.
13) No access from Lots 1 & 2 to Stuart Road unless approved by the City of Cleveland.
14) Stormwater Detention for Lots 1 & 2 provided in detention basin on Lot 3. Portions of Lot 1 & 2 that do not drain to detention basin may require additional detention. Water quaintly for has not been provided for any lots.

Easements:
20' drainage & utility easement along all lot lines abutting public roads.
10' drainage & utility easements along all lines forming outside boundary of subdivision.
5' drainage & utility easement along all interior lot lines.

Setbacks:
Front - 50'
Side - 20'- (5' minor accessory)
Rear - 20'- (5' minor accessory)



LOCATION MAP
N.T.S.

THE PLANS SUBMITTED FOR THIS PLAT MEET THE REQUIREMENTS OF THE CITY OF CLEVELAND AND AND HAVE BEEN INSTALLED ACCORDINGLY

5-14-2025 DATE: CLEVELAND UTILITIES

5-14-2025 DATE: CLEVELAND UTILITIES ELECTRIC DIVISION

THE CITY ENGINEER, HAVING REVIEWED THIS PLAT, APPROVES THE SAME AS SHOWN HEREON.

5-16-2025 DATE: CITY ENGINEER

ALL THE REQUIREMENTS HAVING BEEN FULFILLED PURSUANT TO THE SUBDIVISION REGULATIONS OF THE CITY OF CLEVELAND, THIS PLAT IS GIVEN FINAL APPROVAL

5-16-25 DATE: SECRETARY PLANNING COMMISSION

PERPETUAL STORM WATER FACILITY MAINTENANCE AGREEMENT

This plat contains storm water storage facilities known as or shown as detention /retention ponds or storm water storage facilities on the plat. With regard to future maintenance, it is expressly understood and agreed by the developer and by the owner of any specific lot and/or tract within the platted subdivision that the developer and/or owner of lots or tracts shall be responsible for the maintenance of all storm water storage facilities including but not limited to detention and/or retention ponds as shown on this plat. Specifically, the developer or owner or real property that is served by an onsite or offsite storm water management facility including storm water storage facilities shall be responsible for maintenance, repair and operation, during site development. The developers' responsibility will terminate after a two year period from the issuance of a land disturbance permit upon satisfying two conditions: 1) Successful completion of post construction in accordance with Sections 18-306 and 18-307 of Ordinance # 2004-41of the City of Cleveland Storm water Regulations specifically Sections 18-306 and 18-307, and 2) The sell or transfer of ownership of 51% of all those lots, tracts and/or parcels in the platted subdivision. All individual lot, parcel, tract owners in the platted subdivision shall have an easement interest in the storm water storage facilities for water run off from all lots in the subdivision. The private storm water facilities shall include but are not limited to storm water storage facilities, detention and retention ponds, structural and non-structural storm water facilities and open channel conveyances not located within the public right of ways.

The future maintenance, repair and operation of the private storm water facilities shall be the responsibility of all subdivision lot owners of record of those lots shown on the recorded plat. In The event, a subdivision is developed in phases than all subsequently developed lots in the subdivision including all future phases of the subdivision shall share the same easement as those lot owners shown in the initial plat and/or plats. It being the intent that all lot owners in any particular subdivision; whether in the initial or any later phase shall share equally in the easement rights in and to the storm water storage facilities as well as share equally in the future maintenance and upkeep of the storm water storage facilities. There shall be and is a storm water storage basin easement as to any plat containing a storm water detention basin. This storm water detention basin easement shall be a 20 foot wide access easement. This easement shall be for the purpose of allowing city engineering personnel, storm water inspectors, grading equipment operators, storm water monitoring personnel and/or other necessary personnel to investigate, inspect, repair and/or maintain the detention basin or storm water quality structure as needed to determine proper functioning, need for maintenance, maintenance and/or other necessary repairs and/or situations that may occur in times of emergency or urgent conditions. This twenty (20) foot access easement is as shown on this recorded plat and shall be used as a means of ingress and egress to and from storm water detention basins and must abut on a public right of way for at least twenty (20) feet road frontage and must be easily traversable by potential grading equipment as well as those individuals noted above. this twenty (20) foot storm water detention basin access easement area shall not contain any buildings or structures, large trees or heavy shrubbery, utility poles, manholes, overhead utility lines without adequate clearance, deep ditches or channels and/or any other structures or items causing the storm water detention basin to be inaccessible.

However, the property owner is permitted to plant small shrubs of little or no value that can be easily removed or cleared. Small fences may also be placed in this area that can be easily removed. Any fencing should contain a gate through the fence. (Said gate shall be placed there by the lot owner at the expense of the lot owner.) Any structure located upon the storm water detention basin access easement area must be portable and quickly and easily removable. The City of Cleveland shall not be and is not responsible for any damage to any structure, fence, utilities or vegetation located within this storm water detention basin access easement area. The City of Cleveland and/or its designated agents and/or officials shall have access over and across this storm water detention basin easement area as they deem the same necessary to inspect and/or maintain the storm water detention facility. The City of Cleveland shall not be responsible for the repair or replacement of structures, fences, utilities and/or vegetation located upon the storm water detention basin access easement area. This storm water detention basin easement area is normally intended for heavy equipment access rather than ordinary passenger vehicle access.

Ownership of each private storm water facility shall be equally appropriated to each parcel over which the storm water storage facility lies. However, maintenance of these private storm water facilities serving multiple parcels shall be the cumulative responsibility of every lot and/or tract owner of record of any plotted lot or tract in the subdivision who shall all have easement rights for water runoff from their individual lot and/or tracts flow in and to any storm water storage facility and/or detention or retention pond as shown on the recorded plat in the subdivision. Each lot owner in the subdivision shall share equally in the cost of all maintenance, upkeep and/or repair of storm water storage facility and/or detention/ retention pond. However, in the event, damage to the storm water storage facility and/or detention/ retention pond is caused by the sole negligence of any one individual lot and/or tract owner, then the individually negligent lot or tract owner shall be solely responsible for the repair of the damage caused by his or her negligence and/or the acts of his or her agents. In the event, storm water facilities are not properly maintained as set out herein in the City of Cleveland, it shall require the subdivision/ parcel owners of record served to perform the maintenance and the repair at the expense of the parcel owners served by said facilities and pursuant to the terms of Section 18-305, Section 5 (f) (iii). The City may file suit against the lot and/ or tract owners seeking relief from a court of proper jurisdiction to require said lot and/or tract owners to pay for said maintenance and upkeep of these storm water storage facilities as set out herein and /or as set out in the ordinance. In the event it shall be necessary to file suit then the party or parties found to be in violation of the ordinance and/or in violation of this maintenance agreement shall be responsible to pay the court costs paid and any attorney fees incurred by the City of Cleveland in having the ordinance and/ or this maintenance agreement enforced.

Ronald L. Barker
Developer

Dated this 16 day of 5 20 25

05/16/2025 - 12:36 PM
25005921
1 PGS:AL-$15.00 PLAT
BATCH: 335625
PLAT BOOK: PB45
PAGE: 43
REC FEE 15.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, BRADLEY COUNTY
DINA SWAFFORD
REGISTER OF DEEDS

CERTIFICATE OF ACCURACY

I hereby certify that this is a category "1" survey and the ratio of precision of the unadjusted survey exceeding 1:10,000 and that this survey was done in compliance with current Minimum Standards of Practice for the State of Tennessee.

4/16/25 2025 Date
Registered Land Surveyor
Tennessee Certificate No. 2033

LEGEND OF SYMBOLS

- Boundary Line
- Adjacent Property (not surveyed)
- IR(O) Iron Rod (Found)
- IR(N) Iron Rod (New)
- MAG(N) MAG Nail (NEW)
- Power Pole
- Light Pole
- SS Sanitary Sewer MH
- Clean Out
- FH Fire Hydrant
- WM Water Meter
- Area Drain

100 50 0 100 200
1" = 100'

X:\Brock\Ron Barker - FBC Family Life Property\Charis\ Dakota Sage Survey 2023 PLAT (Final Plat).dwg May 13, 2025 - 9:42am emiller - LDS Copyright 2025

Project: Subdivision of Dakota Sage, a Tennessee General Partnership
Stuart Road
Cleveland, Tennessee

LAND DEVELOPMENT SOLUTIONS
310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281

Drawing Description: Final Plat

No.	Date	Revision

Drawn By
Checked
Approved
Job No. 2023069
Scale 1"=100'
Date 11-13-2023

Sheet No. 1