

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

Donald Warner

MINIMUM SETBACKS

FRONT SETBACK	50.0
REAR SETBACK	20.0
SIDELINE SETBACK	20.0
SIDE STREET SETBACK	50.0

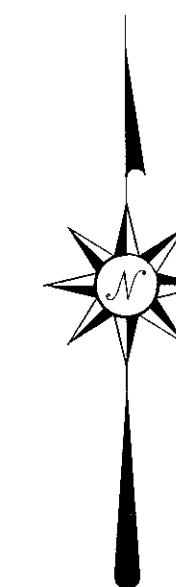
LEGEND

IPS	○	IRON PIN SET
PF	●	IRON PIN FOUND
GUY	+	GUY WIRE
EBK	⊕	ELECTRIC BOX
PP	⊖	POWER POLE
WM	⊗	WATER METER
FH	⊙	FIRE HYDRANT
SMH	⊚	SEWER MAN HOLE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF SURVEY.

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION THE CONTRACTOR SHALL CALL TENNESSEE ONE-CALL. PHONE 1-800-351-1111

BASIS OF BEARINGS
DB: 220 PG. 339



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

4/11/15 *Kon Webb*
CLEVELAND UTILITIES

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

6-16-2015 *Brian Beal*
CITY ENGINEER

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

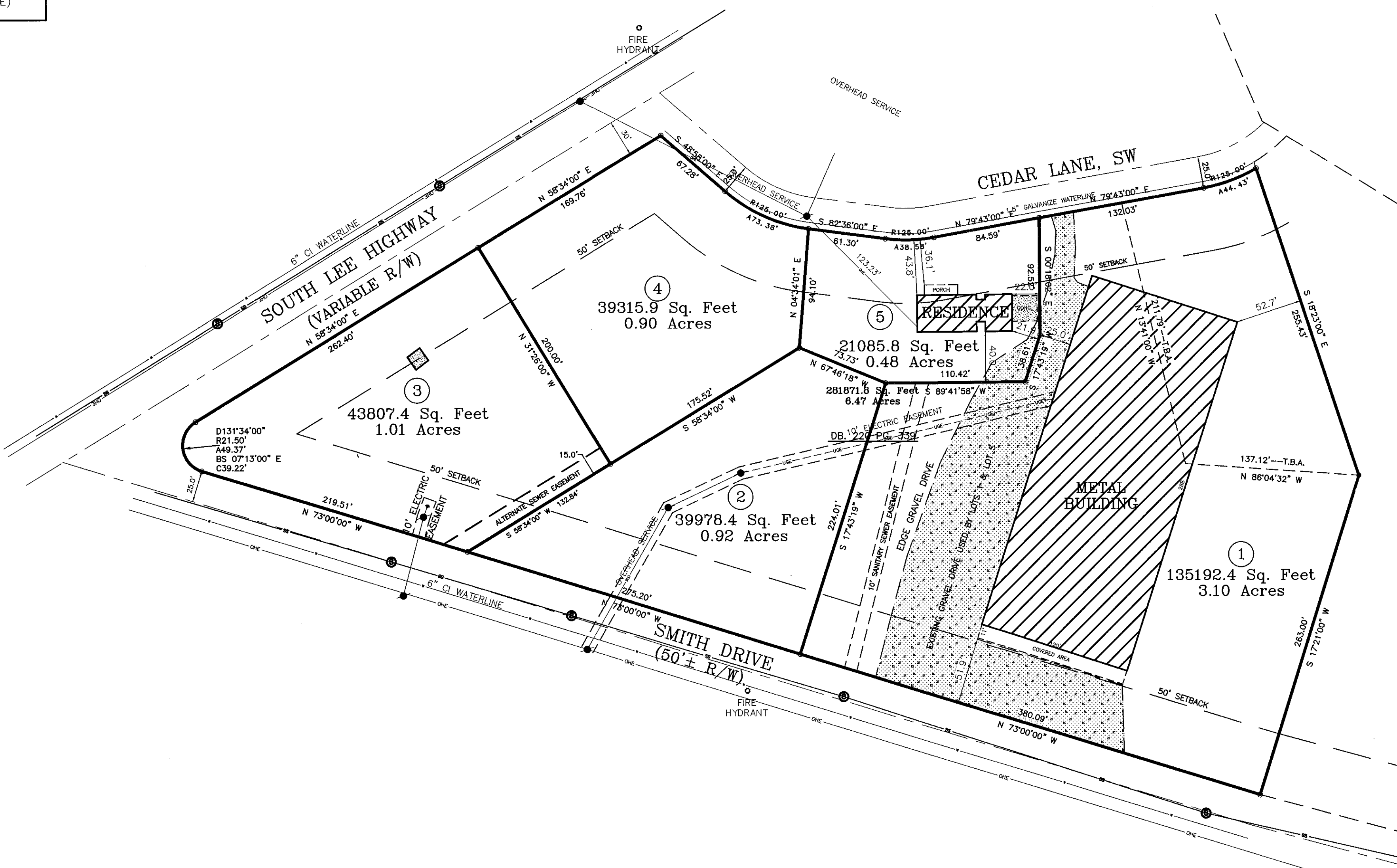
4/14/15 *John S. [Signature]*
SECRETARY PLANNING COMMISSION

06/17/2015 - 02:51 PM
15007377
1 PGS AL \$15.00 PLAT
BATCH: 199639
PLAT BOOK: PB29
PAGE: 110

REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, BRADLEY COUNTY
DINA SWAFFORD
REGISTERED CLERK

TAX MAP 057B GRP K PARCEL 1.02 & 1.03



UNITED CHRISTIAN CHURCH PROPERTY
DB: 303 PG. 294
199885.7 Sq. Feet
4.56 Acres

PERPETUAL STORM WATER FACILITY MAINTENANCE AGREEMENT

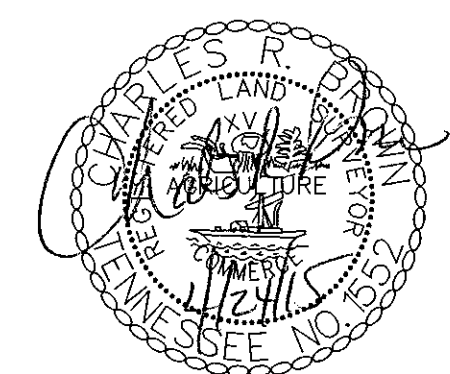
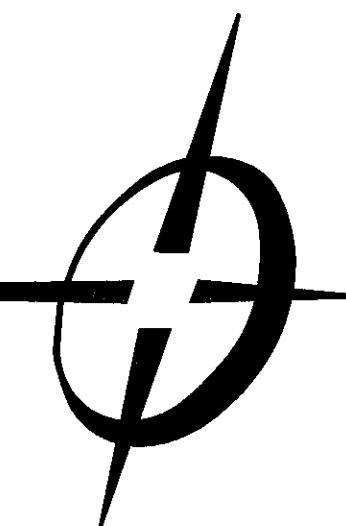
This plat contains storm water storage facilities known as or shown as detention/retention ponds or storm water storage facilities on the plat. With regard to future maintenance, it is expressly understood that the developer and/or owner of any specific lot and/or tract within the subdivision including all future phases of the subdivision shall share the same easement as those lot owners shown in the initial plat and/or plots. 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 any 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 plot 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 open 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. Said 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 structures, 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 on any plotted lot or tract in the subdivision who shall have easement rights for the repair or replacement of the storm water storage facility and/or storm water storage facility and/or detention/retention ponds in the subdivision. Each owner of a storm water storage facility and/or detention/retention ponds in the subdivision shall be solely responsible for the repair or replacement of the storm water storage facility and/or detention/retention ponds 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 or replacement of the storm water storage facility and/or detention/retention ponds caused by the negligence of his or her agents. In the event, storm water facilities are not properly maintained as set out in this agreement, the City of Cleveland shall require the subdivision parcel owners of record served to perform the maintenance and the repair at the expense of the subdivision owners served by said facilities and pursuant to the terms set forth in Section 5 (b). The City may file suit against the lot and/or tract owners seeking relief from a court of law in the event the lot and/or tract owners fail to pay for said maintenance and upkeep of these storm water facilities as set out herein and/or as set out in the ordinance. In the event the lot and/or tract owners fail to pay for said maintenance and upkeep of these storm water facilities as set out herein and/or as set out in the ordinance, the lot and/or tract owners 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.

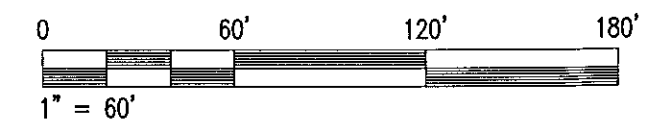
Donald Warner
Developer
Dated this June day of 27, 2015

BSC



BROWN SURVEYING COMPANY, LLC
148 TERRI LN. SW
McDONALD, TN. 37353
423-479-9464
WWW.CBROWN@BROWNSURVEYING.NET

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1/789 138.321 AS SHOWN HEREON.
Charles R. Brown
CHARLES R. BROWN R.L.S. No.1552 DATE



ACRES SUBDIVIDED 6.41 AC.
15' UTILITY/DRAIN EASMT. ON LOT LINES ABUTTING PUBLIC ROAD
TRACT NOT IN FLOOD AREA--FIRM MAP 47011C 0119 E DATE: 02/02/2007
TOPO--NONE
THIS PLAT SUBDIVIDES PROPERTY IN DB 220 Pg. 339
WATER BY CLEVELAND UTILITIES 265
ELECTRICITY BY CLEVELAND UTILITIES 473
SEWER BY CLEVELAND UTILITIES
10' UTILITY/DRAINAGE EASMT. ON LINES FORMING OUTSIDE BOUNDARY
5' UTILITY/DRAINAGE EASEMENT ON ALL INTERIOR LOT LINES UNLESS A SMALLER SETBACK IS NOTED
PRESENT ZONING--CH

FINAL PLAT
UNITED CHRISTIAN CHURCH PROPERTY
SCALE: 1" = 60'
APRIL 24, 2015
FOURTH CIVIL DISTRICT
CLEVELAND - BRADLEY COUNTY TENNESSEE
FOR: UNITED CHRISTIAN CHURCH
2200 PEERLESS ROAD, NW
CLEVELAND, TN. 37312--PHONE: 423-472-7271