



1 PGS: AL - PLAT
BATCH: 139898

PLAT BOOK: PB30
PAGE: 51

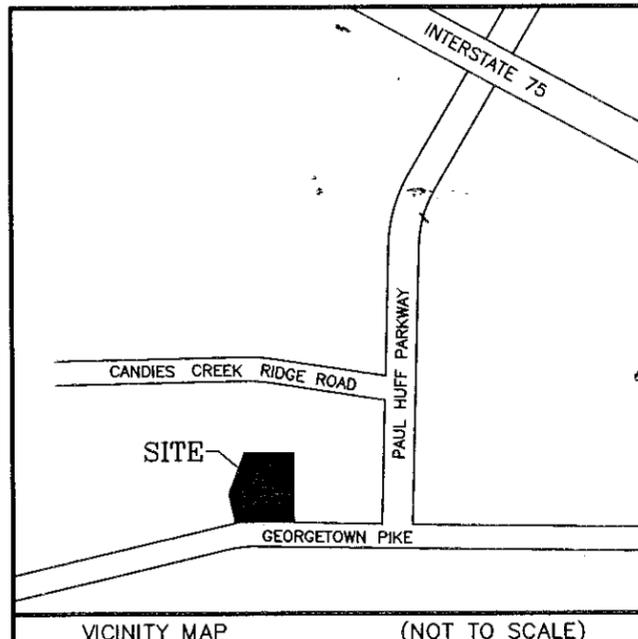
REC FEE 15.00
DP FEE 2.00
TOTAL 17.00

STATE OF TENNESSEE, BRADLEY COUNTY
DINA SWAFFORD
REGISTER OF DEEDS

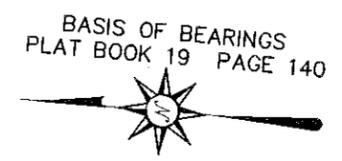
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT HE OWNS THE LAND BEING SUBDMDED AND THAT THERE ARE NO PREVIOUS PRIVATE RESTRICTIONS AGAINST SUB-DIVIDING; THAT ALL TENNESSEE STATE TAXES, BRADLEY COUNTY TAXES AND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

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS MINOR SUBDIVISION PLAT MEETS THE REGULATIONS OF THE CITY OF CLEVELAND SUBMISION REGULATIONS AS PER SECTION 7.08 AND ELSEWHERE.

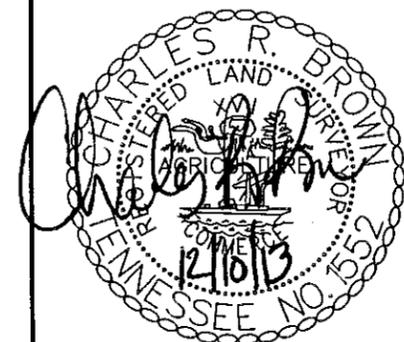
[Signature] 1/7/14
SECRETARY OF PLANNING COMMISSION DATE



VICINITY MAP (NOT TO SCALE)
TAX MAP 33F GROUP A PARCEL 5

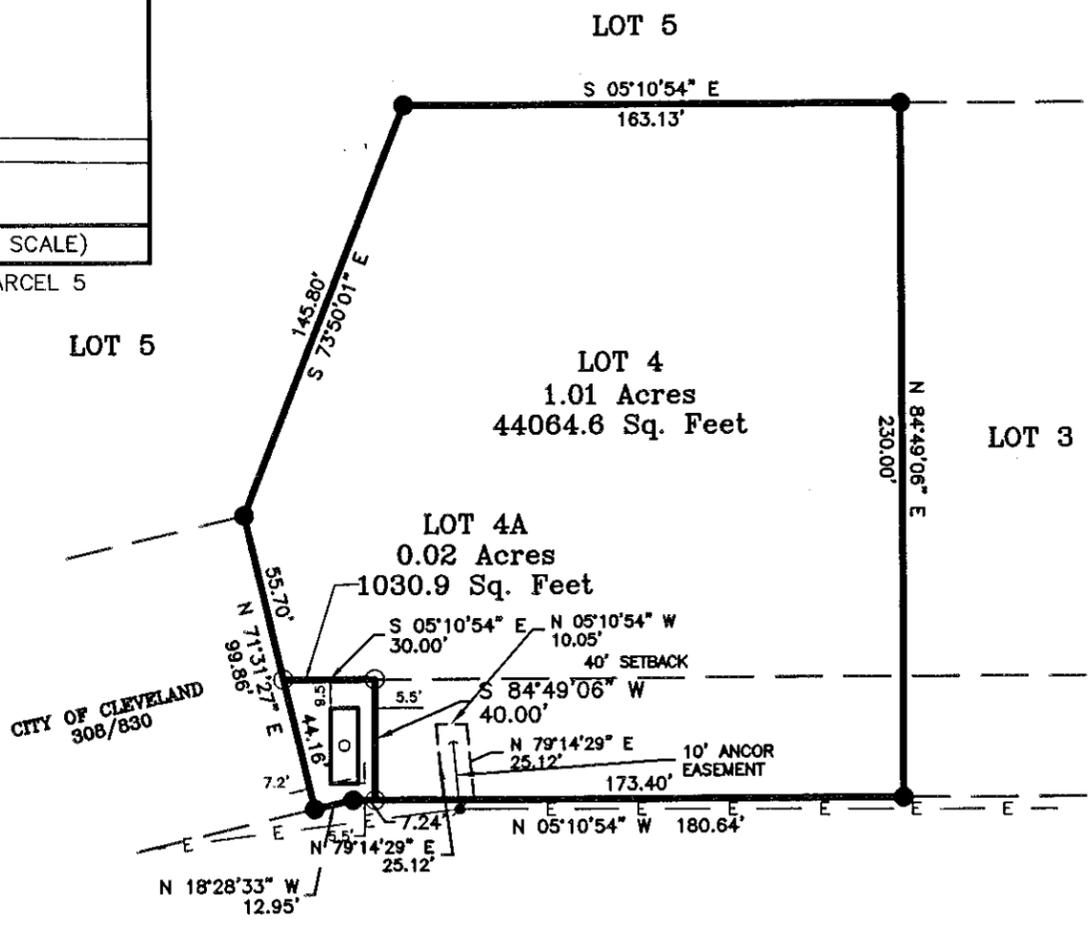
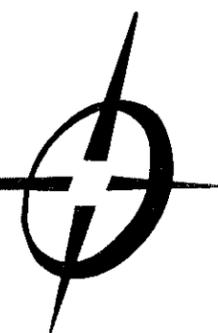


LEGEND
IPS ○ IRON PIN SET
IPF ● IRON PIN FOUND



BSC

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



ACRES SUBDIVIDED 1.03
15' UTILITY/DRAINAGE EASM'T.ON LOT LINES ABUTTING PUBLIC ROADS
10' UTILITY/DRAINAGE EASEMENT ON LOT LINES FORMING OUTSIDE BOUNDARY
7.5' UTILITY/DRAINAGE EASEMENT ON ALL INTERIOR LOT LINES
TRACT NOT IN FLOOD AREA--NONE--FIRM MAP 47011C 0109 E
DATED - FEBRUARY 2, 2007 ZONE X
IRON PINS PLACED ON ALL CORNERS
RESTRICTIONS TO BE RECORDED
THIS PLAT SUBDMIDES PROPERTY IN DB 1647 PAGE 22.
WATER BY CLEVELAND UTILITIES
ELECTRICITY BY CLEVELAND UTILITIES
SEWER BY CLEVELAND UTILITIES
PRESENT ZONING - CH

Lot 4A not intended for use to support human occupancy

MINIMUM SETBACKS

FRONT SETBACK	40.0
REAR SETBACK	10.0
SIDELINE SETBACK	10.0
SIDE STREET SETBACK	40.0



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 PBR 35,000 AS SHOWN HEREON.

[Signature] 12/10/13
CHARLES R. BROWN R.L.S. No.1552 DATE

GEORGETOWN PIKE (HIGHWAY 60)
RIGHT-OF-WAY VARIES

FINAL PLAT
REVISION OF LOT 4 - PLAT BOOK 19 PAGE 140
CANDIES CREEK CROSSING

SCALE: 1" = 60' DECEMBER 10, 2013

FOURTH CML DISTRICT
CLEVELAND - BRADLEY COUNTY TENNESSEE

FOR: JIM WORKMAN
425 25th STREET
CLEVELAND, TENNESSEE 37312 PHONE (423) 472-2173