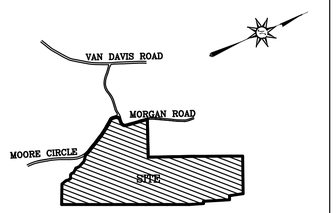

VICINITY MAP (NOT TO SCALE)

TAX MAP 13 PORTION PARCEL 11.02

LEGEND

IPS	○	IRON PIN SET
IPF	●	IRON PIN FOUND
WFP	⌧	WOOD FENCE POST
CM	■	CONCRETE MONUMENT

Acres Subdivided 173.60 Acres
20' Utility/Drain Easm't. on Lot Lines Abutting Public Road
Tract Not In Flood Area--FIRM MAP 47011C 0040 E--02/02/2007 ZONE X
Present Zoning FAR
Iron Pins Placed On All Corners
This Plat Subdivides Property In DB 2144 Pg. 959
Water By Cleveland Utilities
Electricity By Volunteer Electric
Sewer By Individual Septic Systems
10' Utility & Drain. Easm't. On Lines Forming Outside Boundary
5' Utility & Drainage Easement On All Interior Lot Lines
■ Denotes Concrete Monuments

RESTRICTIONS RECORDED IN DB. 2367 PG. 183
ORIGINAL BOUNDARY DATE: 12/12/2006
TRACTS ADDED: 11/07/2016

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	28.82'	472.60'	3°29'37"	N 26°09'29" W	28.81'
C2	98.08'	125.00'	44°57'31"	N 15°42'14" W	95.59'
C3	38.09'	110.00'	19°50'20"	N 86°23'04" E	37.90'
C4	63.26'	110.00'	32°57'07"	N 59°59'21" E	62.39'
C5	66.50'	110.00'	34°38'26"	N 26°11'35" E	65.50'
C6	35.41'	685.00'	2°57'42"	N 10°21'13" E	35.40'
C7	136.30'	491.99'	15°52'24"	S 58°48'54" E	135.87'
C8	150.15'	541.99'	15°52'24"	S 58°48'54" E	149.67'
C9	277.87'	283.94'	56°04'14"	S 78°54'49" E	266.91'
C10	228.94'	233.94'	56°04'14"	S 78°54'49" E	219.91'
C11	29.01'	75.00'	22°09'35"	N 84°07'51" E	28.83'
C12	48.35'	125.00'	22°09'35"	N 84°07'51" E	48.04'
C13	54.66'	175.00'	17°53'49"	S 75°50'27" E	54.44'
C14	70.28'	225.00'	17°53'49"	S 75°50'27" E	70.00'

LINE	BEARING	DISTANCE
L1	N 58°24'10" W	66.14'
L2	N 60°09'22" W	49.71'
L3	N 33°17'19" W	29.80'
L4	N 49°51'30" W	33.32'
L5	N 23°29'13" W	49.94'
L6	N 21°19'28" W	52.04'
L7	N 20°31'48" W	72.85'
L8	N 19°56'53" W	89.12'
L9	N 29°37'48" W	20.57'
L10	N 39°03'44" W	79.10'
L11	N 51°11'47" W	26.08'
L12	N 41°08'13" W	25.49'
L13	N 10°00'33" W	46.95'
L14	N 15°24'19" W	39.13'
L15	N 18°52'52" W	54.51'
L16	N 18°16'22" W	56.14'
L17	N 21°18'26" W	61.06'
L18	N 28°42'34" W	64.40'
L19	N 43°17'59" W	42.36'
L20	N 75°41'43" W	15.79'
L21	N 34°37'16" W	51.56'
L22	N 77°22'20" W	29.23'
L23	S 86°01'05" E	40.70'
L24	N 08°52'22" E	51.58'
L25	N 08°52'22" E	15.96'

BASIS OF BEARINGS
TENNESSEE GRID NORTH (NAD 83)

SWALLOWS
DB 1105 PG 977

MORGANTON ESTATES
PB 5 PG 15

TRACT 1
1358100.0 SF
31.18 Acres

TRACT 2
2184761.2 SF
50.16 Acres

TRACT 3
260251.5 SF
5.97 Acres

TRACT 4
261398.1 SF
6.00 Acres

TRACT 5
814092.8 SF
18.69 Acres

TRACT 6
435615.2 SF
10.00 Acres

TRACT 7
827644.6 SF
19.00 Acres

TRACT 8
1419865.8 SF
32.60 Acres

MINIMUM SETBACKS

FRONT SETBACK	25.0
REAR SETBACK	15.0
SIDELINE SETBACK	10.0
SIDE STREET SETBACK	25.0

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 PER 35,000 AS SHOWN HEREON

CHARLES R. BROWN R.L.S. No. 1552

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

0 200' 400' 600'
1" = 200' GRAPHIC SCALE

FINAL PLAT OF
BOUNDARY SURVEY
SCALE: 1" = 200.0' NOVEMBER 07, 2016
THIRD CIVIL DISTRICT
BRADLEY COUNTY TENNESSEE
FOR: NAME
STEET ADDRESS
CITY, STATE ZIP PHONE (???) ???-????