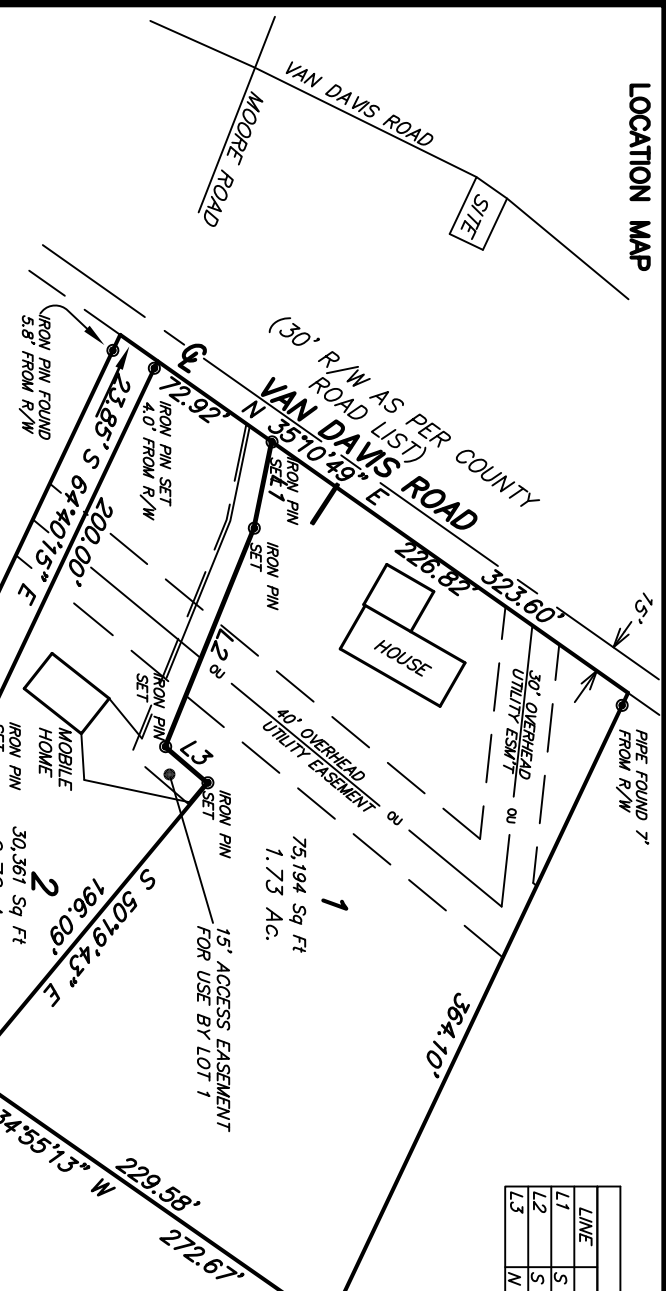


LOCATION MAP



LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 78°21' E	45.85	
L2	S 67°54'12" E	122.83	
L3	N 40°29'29" E	28.95	



NOTES

- PRESENT ZONING: FAR
- TAX ID: 013-014.00 & 014.01
- TOTAL AREA: 9.94 AC
- THIS PLAT SUBDIVIDES PART OF PROPERTY DESCRIBED BY DEED RECORDED IN D.B. 391-118 & 1242-462, ROBCT
- EASEMENTS:
20' DRAINAGE & UTILITY ON STREET LINES
10' DRAINAGE & UTILITY ON EXTERIOR LINES
- SETBACKS:
25'-FRONT; 15'-REAR; 10'-SIDE
- WATER BY: CLEVELAND UTILITIES
- ELECTRICITY BY: VOLUNTEER ENERGY
- SEPTIC BY: INDIVIDUAL SYSTEMS
- RESTRICTION (IF ANY) TO BE INCLUDED IN DEED OF CONVEYANCE.
- AS PER FIRM PANEL NO. 47011C0025E, DATED 2-02-07, THESE LOTS ARE NOT IN A FLOOD HAZARD AREA.
- A VARIANCE WAS GRANTED BY THE BRADLEY COUNTY REGIONAL PLANNING COMMISSION TO NOT REQUIRE ADDITIONAL RIGHT OF WAY DEDICATION ALONG VAN DAVIS ROAD. VARIANCE GRANTED: MAY 19, 2022
- SEE SUBDIVISION PLAT RECORDED IN ROBCT CONCERNING LOTS 1 & 2.

PLAT OF A SURVEY AND DIVISION OF PROPERTY ON VAN DAVIS ROAD, SECOND CIVIL DISTRICT, BRADLEY COUNTY, TENNESSEE, AS DESCRIBED BY DEEDS RECORDED IN D.B. 391-PG. 118 & D.B. 1242-482, ROBCT TAX ID: 013-014.00 & 014.01

FOR: MIKE HALE
CRYE-LIEKE AUCTION

DATE: 5-08-2022 **SCALE: 1"=100'**



I HEREBY CERTIFY THAT THIS IS A CATEGORY TWO LAND SURVEY, WITH AN UNADJUSTED ERROR OF CLOSURE GREATER THAN 1/10,000, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. GPS EQUIPMENT WAS USED IN THE PROCESS OF THIS SURVEY.

RICHMOND SURVEYING CO.
363 FIRST STREET, SW
CLEVELAND, TN, 37311
PHONE: 423-479-7749

