



VI-CINITY MAP
TAX MAP 06
PARCEL 10-7
(NOT TO SCALE)

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN, 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--IN-WAY FOR PUBLIC USE AND ANY OTHER AREAS SO DESIGNATED AND IS ALSO ESTABLISHING EASEMENTS AS SPECIFIED ON THE PLAT.

Thomas Coomes

T. COOMES
1140/912

LEGEND
WPS ○ IRON PIN SET
WPF ● IRON PIN FOUND

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



BROWN SURVEYING COMPANY, L.L.C.
282 CHURCH STREET S.E.
CLEVELAND, TENNESSEE 37311
PHONE (423) 479-9464



09/08/2010 12:00 PM
10010846
BATCH 2241
PLAT BOOK: PB25
PAGE: 93
REC.FEE 15.00
OFFICE 0.00
TOTAL 15.00
DINA SWAFFORD
REGISTERED PLAT CLERK

4.79 Acres

0.80 Acres
THIS TRACT TO BE ADDED
TO TRACT 4 (PARCEL 10-9)

PROPERTY LINE IS
CENTER LINE OF CREEK

N. COBLENTZ
37/880



I hereby certify that all the requirements of approval have been fulfilled pursuant to the subdivision regulations of BRADLEY COUNTY, TENNESSEE that pertain to my department

Date	<i>8/13/10</i>	<i>[Signature]</i>
Date		Pike Road Department
Date		Gas Company
Date		Electric System
Date		Water System
Date	<i>8/13/10</i>	<i>[Signature]</i> Secretary Planning Commission

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REGISTERED PLAT CLERK

PLAT APPROVAL IS HEREBY GRANTED FOR THIS PROPERTY, OWNED BY THOMAS COOMES IN BRADLEY COUNTY, TN, AS BEING SUITABLE FOR SURFACE SEWAGE DISPOSAL WITH THE LISTED OR ATTACHED RESTRICTIONS. ANY CUTTING, FILLING OR ALTERATIONS OF THESE CONDITIONS MAY VOID THIS APPROVAL.

THIS LOT IS SUITABLE FOR SURFACE SEWAGE DISPOSAL WITH PROPER STRUCTURE, DRIVEWAY AND UTILITY LOCATIONS OUTSIDE THE SOL AREA. LOT CAN ACCOMMODATE A STRUCTURE CONSISTING OF _____ BEDROOMS.

Paul B. Burchett *8-24-10*
ENVIRONMENTAL SPECIALIST DATE
DIV. OF GROUND WATER PROTECTION

Acres Subdivided 5.59
20' Utility/Drain Easement on Lot Lines Abutting Public Road
Front Not in Flood Area--FIRM MAP 47011C 0230 E 2/2/2007
Present Zoning - FAE
Iron Pins Placed On All Corners
This Plat Subdivides Property in DB 1674, Pg. 880.
Water By Doses Utilities
Electricity By Volunteer Electric
Sewer By Individual Septic Systems
10' Utility & Drain Easement On Lines Farming Outside Boundary
5' Utility & Drainage Easement On All Interior Lot Lines
16 Dimes Concrete Monuments

FINAL PLAT OF
THOMAS COOMES PROPERTY
SCALE: 1" = 60' AUGUST 13, 2010

FIRST CIVIL DISTRICT
BRADLEY COUNTY TENNESSEE

FOR: THOMAS COOMES
501 STRAWHILL RD SE
CLEVELAND, TENNESSEE 37323 PHONE (423) 715-1854

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 1/10,000 AS SHOWN HEREON
Charles R. Brown *[Signature]*
CHARLES R. BROWN R.L.S. No. 1352