

LINE	BEARING	DISTANCE
L1	N 88°19'58" W	48.50
L2	S 43°13'59" E	38.50
L3	N 27°25'37" W	3.58
L4	N 27°25'37" W	80.14
L5	N 27°25'37" W	18.50
L6	S 51°30'23" E	43.43
L7	S 28°29'04" W	58.44
L8	S 28°29'04" W	44.50
L9	S 13°30'19" W	73.89
L10	S 03°39'05" W	60.81
L11	S 40°21'31" E	87.05
L12	N 43°13'01" W	118.11
L13	S 43°13'01" W	13.07
L14	N 21°43'19" E	41.28
L15	S 21°43'19" E	18.50
L16	S 43°13'01" W	84.21
L17	N 43°13'01" W	6.05
L18	N 40°21'31" E	41.28
L19	S 40°21'31" E	45.76
L20	S 03°39'05" W	129.28
L21	S 03°39'05" W	44.10
L22	N 03°39'05" E	47.77

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	275.00	75.88	75.82	N 30°18'49" W
C2	150.00	36.00	35.92	N 34°18'10" W
C3	150.00	73.13	72.40	N 50°58'41" W
C4	150.00	73.13	72.40	N 23°24'05" E
C5	200.00	134.99	131.43	N 02°58'24" E
C6	25.00	37.87	34.21	N 28°48'20" E
C7	120.00	89.29	86.33	N 53°53'43" E
C8	120.00	89.29	86.33	N 29°47'54" E
C9	25.00	23.18	22.38	N 49°18'58" E
C10	25.00	48.70	48.85	N 47°54'04" E
C11	25.00	93.39	93.13	N 16°17'11" W
C12	25.00	86.81	86.43	N 8°32'43" E
C13	25.00	68.81	68.51	N 09°00'11" E
C14	25.00	23.18	22.38	N 53°51'31" W
C15	25.00	48.70	48.85	N 43°52'43" E
C16	25.00	93.39	93.13	S 77°38'48" E
C17	25.00	33.31	30.90	S 45°23'24" W
C18	200.00	42.71	42.82	N 61°59'28" W
C19	200.00	101.37	100.29	S 68°58'41" E
C20	75.00	20.50	20.49	N 88°20'09" E
C21	75.00	78.38	74.84	N 55°52'53" W
C22	175.00	46.78	46.64	N 18°12'50" W
C23	175.00	73.98	73.43	N 01°18'38" E
C24	175.00	39.02	38.27	N 08°37'10" E
C25	25.00	47.15	40.48	N 57°40'41" E
C26	80.00	39.00	38.62	N 54°19'00" W
C27	175.00	81.70	81.39	N 50°27'41" W
C28	175.00	90.00	89.01	S 79°17'45" E
C29	175.00	100.00	98.64	N 09°08'50" W
C30	175.00	49.80	49.70	N 52°13'25" E
C31	175.00	85.83	85.27	N 32°38'10" E
C32	50.00	48.10	46.27	N 09°50'15" W
C33	50.00	96.19	95.04	N 12°58'06" E
C34	50.00	65.00	60.52	N 34°52'35" E
C35	50.00	39.99	38.24	N 25°18'48" W
C36	25.00	33.58	31.11	N 09°42'58" W
C37	125.00	31.33	31.43	N 52°58'28" E
C38	125.00	210.38	186.40	S 68°34'18" E
C39	130.00	80.23	86.23	N 60°11'52" W
C40	25.00	18.26	17.82	N 09°08'50" W
C41	25.00	18.26	17.82	N 74°18'13" E
C42	25.00	21.03	20.41	N 27°44'42" E
C43	25.00	42.05	40.82	N 27°44'42" E
C44	25.00	21.03	20.41	N 74°18'13" E
C45	25.00	42.05	40.82	N 60°11'52" W
C46	50.00	52.38	50.00	S 66°50'58" E
C47	50.00	52.38	50.00	S 33°59'05" E
C48	50.00	42.05	40.82	N 20°28'51" W
C49	125.00	21.03	21.03	N 08°30'10" W
C50	125.00	50.35	50.31	N 08°30'10" W
C51	225.00	32.08	32.03	N 09°30'20" W
C52	225.00	34.37	34.32	N 11°27'31" E
C53	75.00	40.84	40.15	S 80°17'04" E
C54	75.00	29.34	29.15	N 53°33'14" W
C55	125.00	106.69	102.57	N 66°30'07" E
C56	25.00	33.57	33.07	N 51°13'12" W
C57	175.00	44.95	44.85	N 21°13'12" W
C58	175.00	14.11	14.10	N 30°53'51" W
C59	125.00	82.11	81.47	N 18°28'03" W
C60	125.00	37.40	37.40	N 37°41'11" W
C61	225.00	74.23	73.89	N 79°43'21" E
C62	225.00	84.55	84.33	N 53°09'06" E

LINE	BEARING	DISTANCE
L42	N 30°20'02" W	73.85
L43	N 30°20'02" W	68.12
L44	S 57°07'15" W	61.05
L45	N 18°02'48" E	24.59
L46	N 18°02'48" E	40.00
L47	N 18°02'48" E	34.60
L48	N 18°02'48" E	29.29
L49	N 18°02'48" E	7.93
L50	S 09°20'11" E	28.19
L51	S 57°07'15" W	57.84
L52	N 20°31'45" W	20.91
L53	N 20°31'45" W	20.91
L54	N 20°31'45" W	20.91
L55	N 20°31'45" W	20.91
L56	N 20°31'45" W	20.91
L57	N 20°31'45" W	20.91
L58	N 20°31'45" W	20.91
L59	N 20°31'45" W	20.91
L60	N 20°31'45" W	20.91
L61	N 20°31'45" W	20.91
L62	N 20°31'45" W	20.91
L63	N 20°31'45" W	20.91
L64	N 20°31'45" W	20.91
L65	N 20°31'45" W	20.91
L66	N 20°31'45" W	20.91
L67	N 20°31'45" W	20.91
L68	N 20°31'45" W	20.91
L69	N 20°31'45" W	20.91
L70	N 20°31'45" W	20.91
L71	N 20°31'45" W	20.91
L72	N 20°31'45" W	20.91
L73	N 20°31'45" W	20.91
L74	N 20°31'45" W	20.91
L75	N 20°31'45" W	20.91
L76	N 20°31'45" W	20.91
L77	N 20°31'45" W	20.91
L78	N 20°31'45" W	20.91
L79	N 20°31'45" W	20.91
L80	N 20°31'45" W	20.91
L81	N 20°31'45" W	20.91
L82	N 20°31'45" W	20.91
L83	N 20°31'45" W	20.91
L84	N 20°31'45" W	20.91
L85	N 20°31'45" W	20.91
L86	N 20°31'45" W	20.91
L87	N 20°31'45" W	20.91
L88	N 20°31'45" W	20.91

C129	200.00'	130.84'	128.52'	S 85°54'37" E
C130	600.00'	439.66'	429.89'	S 82°48'51" E
C131	150.00'	108.68'	105.77'	S 41°10'32" E
C132	600.00'	439.66'	429.89'	S 82°48'51" E
C133	150.00'	108.68'	105.77'	S 41°10'32" E
C134	125.00'	56.10'	55.83'	S 12°38'17" E
C135	125.00'	43.30'	43.00'	S 15°08'54" E
C136	200.00'	83.64'	83.03'	N 73°17'08" W
C137	150.00'	150.42'	144.20'	N 28°23'52" E
C138	150.00'	46.13'	47.82'	N 08°51'18" E
C139	48.58'	104.15'	88.50'	N 18°25'37" E

FINAL PLAT PHASE I
FALCON CREST
SCALE: 1" = 100' MARCH 6, 2008
SECOND CIVIL DISTRICT
BRADLEY COUNTY TENNESSEE
FOR: LAKE MANTOOTH
P.O. BOX 765
CHARLESTON, TENNESSEE 37310 PHONE (423) 667-9663

NOTE: ANY WATER METERS SET AT OR ABOVE ELEVATION 925 MAY NOT DELIVER SUFFICIENT PRESSURE TO SATISFY THE PROPERTY OWNERS REQUIREMENTS. IT SHALL BE THE PROPERTY OWNERS RESPONSIBILITY TO INSTALL A BOOSTER PUMP ON THEIR SERVICE LINE IF THEY REQUIRE ADDITIONAL WATER PRESSURE ABOVE THAT PROVIDED BY CLEVELAND UTILITIES.

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 11-2-08 Health Department
Date 11-2-08 Pike Road Department
Date 9-12-08 Gas Company
Date 9-12-08 Electric System
Date 9-12-08 Water System
Date 3 Nov 08 Secretary Planning Commission

11/04/2008-02:23 PM
08016750

PLAT BOOK : PB25
PAGE : 22

RAYMOND SWAFFORD
COUNTY CLERK

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A ONLY 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

Lake Mantoth

50' R/W TO BE DEEDED TO DON HARRIS TRACT

ACRES SUBDIVIDED 34.50 AC
20' UTILITY/DRAIN EASEMENT ON LOT LINES ABUTTING PUBLIC ROAD TRACT NOT IN FLOOD AREA—FIRM MAP 47011C 0040 E ZONE X
TOPOG FROM FIELD DATA
THIS PLAT SUBDIVIDES PROPERTY IN DB 1724 Pg. 282
WATER BY CLEVELAND UTILITIES
ELECTRICITY BY CLEVELAND UTILITIES
SEWER BY INDIVIDUAL SEPTIC SYSTEMS
10' UTILITY/DRAINAGE EASEMENT ON LINES FORMING OUTSIDE BOUNDARY
IRON PINS SET ON ALL CORNERS

BROWN SURVEYING COMPANY
282 CHURCH STREET S.E.
CLEVELAND, TENNESSEE 37311
PHONE (423) 479-4559

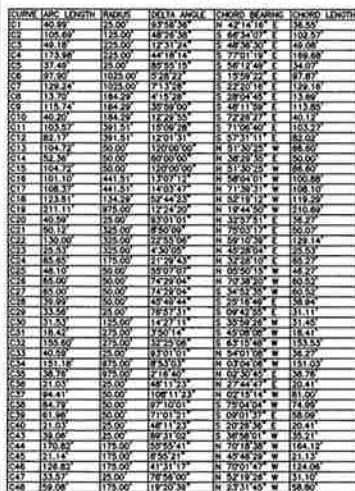
MINIMUM SETBACKS
FRONT SETBACK 25.0
REAR SETBACK 15.0
SIDELINE SETBACK 10.0
SIDE STREET SETBACK 25.0

APPROVAL IS HEREBY GRANTED FOR LOTS 1-45 AS SHOWN ON THIS PLAT. LOTS 1-45 ARE APPROVED FOR SUBDIVISION AS SHOWN SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED RESTRICTIONS.

LOT 1-45 IS APPROVED FOR 3 BR.
LOTS 28,29 ARE APPROVED FOR 2 BR.
THE CONSTRUCTION OF DWELLINGS WITH LARGE FLOOR PLANS OR GROUND SHAPED CONFIGURATIONS MAY REDUCE THE NUMBER OF BEDROOMS FOR DWELLING ALLOWED.
IMPROPER POSITIONING OF HOUSE SITE MAY RESULT IN A REDUCTION OF THE NUMBER OF BEDROOMS THAT EACH LOT CAN SUSTAIN.

SOME LOTS MAY REQUIRE PUMP SYSTEMS TO TRANSFER SEPTIC TANK EFFLUENT TO AREAS OF THE LOT WITH SUITABLE SOIL CONDITIONS FOR DISPOSAL.
APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.

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 PRESSION OF THE UNADJUSTED SURVEYS IS 1 PER 33,550 AS SHOWN HEREON
Charles R. Brown R.L.S. No. 1552
DATE 11-10-08
ENVIRONMENT SPECIALIST,
DIV. OF GROUND WATER PROTECTION

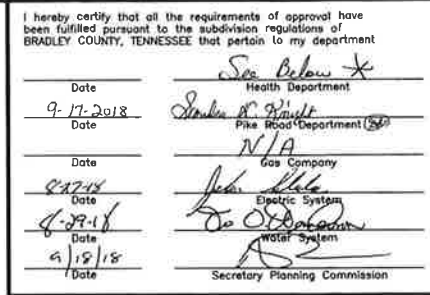


Lake Manitoba

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

GREATER SETBACKS MAY BE REQUIRED BY
RECORDED RESTRICTIONS & HEALTH DEPT.

GREATER SETBACKS MAY BE REQUIRED TO MEET
THE MINIMUM LOT WIDTHS AS SHOWN ON THE PLAT.



* M. H. H. 08/14/15
ENVIRONMENT SPECIALIST, DATE
DIV. OF GROUND WATER PROTECTION

S&D RESTRICTIONS:

- (1) THE SHADED AREAS SHOWN ON LOTS (IF APPLICABLE) ARE RESERVED FOR FIELD LINE USE ONLY. ANY INTERFERENCE IN THESE AREAS MAY VOID THIS APPROVAL.
- (2) LOT 66 IS APPROVED FOR A STANDARD HORIZONTAL SUBSURFACE SEMI-DE POSITIVE SYSTEM SERVING A MAXIMUM OF TWO BEDROOMS.
- (3) LOT 66 IS APPROVED FOR A STANDARD HORIZONTAL SUBSURFACE SEMI-DE POSITIVE SYSTEM SERVING A MAXIMUM OF THREE BEDROOMS.
- (4) A DETAILED SITE PLAN FOR LOT 7 SHOWING ALL INFRASTRUCTURE INCLUDING SURFACE WATER DRAINAGE(S) MUST BE SUBMITTED AND APPROVED BY THE DEC-OWN PRIOR TO ANY CONSTRUCTION ACTIVITIES.

FINAL PL

FALCON CRES
SCALE: 1" = 100'

SECOND CIVIL DISTRICT
BRADLEY COUNTY

FOR: 4 STA
P.O. BOX

CHARLESTON, TN 37310

**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 UNDERSIGNED SURVEY IS 1 PER 35,000 AS SHOWN HEREON

Charles R. Brown *2/24/18*

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

ACRES SUBSIDIZED 25.60
20% UTILITY/DRAIN EASEMENT ON LOT LINES ABUTTING PUBLIC ROAD
TRACT NOT IN FLOOD AREA—FIRM MAP 470116 0040 E—02/02/2007 ZONE X
SECT PLAT SUBSIDIZED PRIORITY IN DB 1724 PA. 292
WATER BY CLEVELAND UTILITIES
ELECTRICITY BY VOLUNTEER ELECTRIC
SEWER BY INDIVIDUAL SEPTIC SYSTEMS
10% UTILITY/DRAINAGE EASEMENT ON LINES FORMING OUTSIDE BOUNDARY
5% UTILITY/DRAINAGE EASEMENT ON ALL INTERIOR LOT LINES
PRESENT ZONING—R-2
Iron Pins Placed On All Corners
Denotes Concrete Monuments

FINAL PLAT
FALCON CREST PHASE 2
SCALE: 1" = 100' AUGUST 24, 2018
SECOND CIVIL DISTRICT
BRADLEY COUNTY TENNESSEE
FOR: 4 STAR, LLC.
P.O. BOX 765
CHARLESTON, TN 37310 PHONE (423) 650-2925

19016145

1 PGS:AL-PLAT
BATCH: 228667PLAT BOOK: PB37
PAGE: 52

REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, BRADLEY COUNTY
DINA SWAFFORD
REGISTER OF DEEDSI HEREBY CERTIFY THAT THIS ONE LOT SUBDIVISION
PLAT MEETS THE REQUIREMENTS OF APPROVAL OF THE
BRADLEY COUNTY SUBDIVISION REGULATIONS AS SPE-
CIFIED IN THE SECTION 7.08 AND ELSEWHERE.

SECRETARY OF PLANNING COMMISSION

BRADLEY COUNTY PLANNER

3/19/19

DATE

3/18/19

DATE

BASIS OF BEARINGS
PLAT BOOK 25 PAGE 22FUTURE DEVELOPMENT
REMAINING PROPERTY OF
DB. 1724 PG. 292
172± ACRES REMAINING

VICINITY MAP (NOT TO SCALE)

TAX MAP 14E GROUP C PANCEL 3.00 & PT OF 15

MINIMUM SETBACKS

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

LEGEND

IPS ○ IRON PIN SET
IPF ● IRON PIN FOUND
T.B.A. — TO BE ABANDON

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 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.

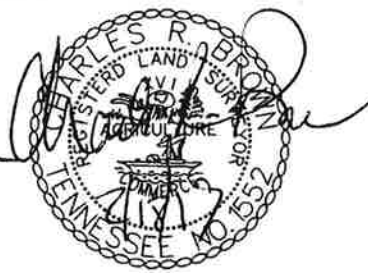
Lake Mantooth
LAKE MANTOOTH

12-11-19
OWNER

BSC

BROWN SURVEYING
COMPANY, LLC282 CHURCH STREET, S.E.
CLEVELAND, TN. 37311
423-479-9464

WWW.CBROWN@BROWNSURVEYING.NET



ACRES SUBDIVIDED 1.27
20' UTILITY/DRAINAGE EASMT. ON LOT LINES ABUTTING PUBLIC ROADS
10' UTILITY/DRAINAGE EASMT. ON LOT LINES FORMING OUTSIDE BOUNDARY
5' UTILITY/DRAINAGE EASMT. ON ALL INTERIOR LOT LINES
TRACT NOT IN FLOOD AREA--NONE--FIRM MAP 47011C 0040 E
DATED FEBRUARY 2, 2007
IRON PINS PLACED ON ALL CORNERS
RESTRICTIONS TO BE RECORDED
THIS PLAT SUBDIVIDES PROPERTY IN DB 1724 PAGE 292
WATER BY CLEVELAND UTILITIES
ELECTRICITY BY CLEVELAND UTILITIES
SEWER BY INDIVIDUAL SEPTIC SYSTEMS
PRESENT ZONING - R-2

APPROVAL IS HERE HEREBY GRANTED FOR LOTS 59 & 60, DEFINED AS
FALCON CREST, BRADLEY COUNTY TENNESSEE, AS BEING SUITABLE
FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED RESTRICTIONS.

PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT,
THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED
AND AN SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF WATER RESOURCES.
WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD
BE LOCATED AT SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY
CUTTING, FILLING, OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID
THIS APPROVAL.

Charles R. Brown 03/15/19
ENVIRONMENT SPECIALIST,
DIV. OF GROUND WATER RESOURCES

SSD RESTRICTIONS:

HOUSE LOCATION, STORM WATER POLLUTION PREVENTION PLANS, CONSTRUCTION
OF DWELLINGS WITH LARGE FLOOR PLANS, ODD SHAPED CONFIGURATIONS
EXCAVATED BASEMENTS, AS WELL AS TOPOGRAPHY OF PROPERTY MAY
RESULT IN REDUCTION OF BEDROOMS AND/OR SSD SYSTEM REQUIRING
TO BE PUMPED. PRIOR TO CONSTRUCTION THE PROPERTY OWNER NEEDS TO
CONTACT THIS OFFICE IN ORDER TO INSURE PROPER HOUSE SITE LOCATION.

LOT(S) 59 HAVE ADEQUATE SUITABLE SOIL TO INTALL AND DUPLICATE
A 2-1/2" BEDROOM CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL
(SSD) SYSTEM. A PUMP SYSTEM MAY BE REQUIRED FOR APPROVAL.
LOT(S) 60 HAVE ADEQUATE SUITABLE SOIL TO INTALL AND DUPLICATE
A 2-1/2" BEDROOM CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL
(SSD) SYSTEM. A PUMP SYSTEM MAY BE REQUIRED FOR APPROVAL.

Shaded areas are for SSDS use only.



FINAL PLAT

REVISION OF LOT 60--PB. 33 PG. 122
AND ADDING LOT 59

FALCON CREST

SCALE: 1" = 60'

FEBRUARY 18, 2019

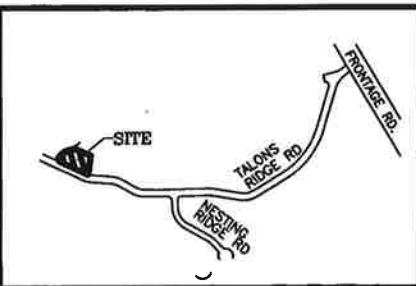
SECOND CIVIL DISTRICT
BRADLEY COUNTY TENNESSEE

FOR: 4 STAR, LLC.
P.O. BOX 765

CHARLESTON, TN 37310 PHONE (423) 667-9663

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 12,000 AS SHOWN HEREON.

Charles R. Brown 2/18/19
CHARLES R. BROWN R.L.S. No.1552 DATE



VICINITY MAP (NOT TO SCALE)

TAX MAP 14F GROUP H PARCEL 2.00 & 3.00



FUTURE DEVELOPMENT
REMAINING PROPERTY OF
DB. 1724 PG. 292
172± ACRES REMAINING

MINIMUM SETBACKS

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

LEGEND

- IPS ○ IRON PIN SET
IPF ● IRON PIN FOUND
T.B.A. — TO BE ABANDON

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 AND 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 RIGHT-OF-WAYS FOR PUBLIC USE AND ANY OTHER AREAS SO DESIGNATED AND IS ALSO ESTABLISHING EASEMENTS AS SPECIFIED ON THIS PLAT.

Lake Mantooth

LAKE MANTOOTH

OWNER

BSC

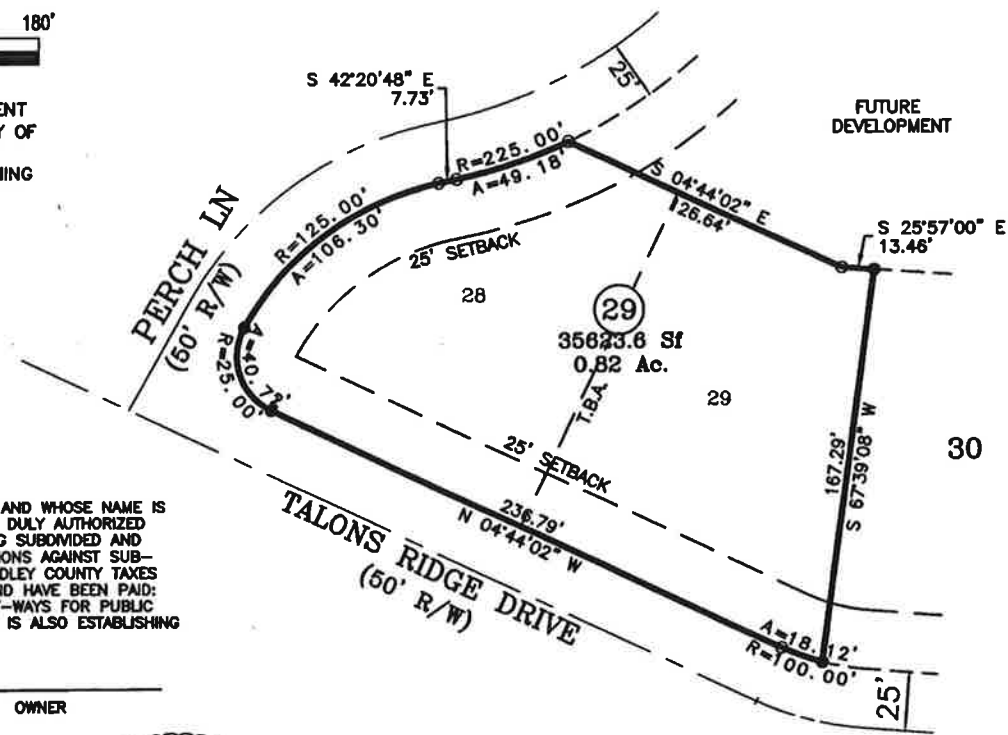
**BROWN SURVEYING
COMPANY, LLC**

282 CHURCH STREET, S.E.
CLEVELAND, TN. 37311
423-479-9464
WWW.CBROWN@BROWNSURVEYING.NET



I HEREBY CERTIFY THAT THIS ONE LOT SUBDIVISION PLAT MEETS THE REQUIREMENTS OF APPROVAL OF THE BRADLEY COUNTY SUBDIVISION REGULATIONS AS SPECIFIED IN THE SECTION 7.08 AND ELSEWHERE.

Jim M. Webb 12/27/17
SECRETARY OF PLANNING COMMISSION DATE
10/1... 12/29/17
BRADLEY COUNTY PLANNER DATE



ACRES SUBDIVIDED 1.27
20' UTILITY/DRAINAGE EASMT. ON LOT LINES ABUTTING PUBLIC ROADS
10' UTILITY/DRAINAGE EASMT. ON LOT LINES FORMING OUTSIDE BOUNDARY
5' UTILITY/DRAINAGE EASMT. ON ALL INTERIOR LOT LINES
TRACT NOT IN FLOOD AREA--NONE--FIRM MAP 47011C 0040 E
DATED FEBRUARY 2, 2007
IRON PINS PLACED ON ALL CORNERS
RESTRICTIONS TO BE RECORDED
THIS PLAT SUBDIVIDES PROPERTY IN DB 1724 PAGE 292.
WATER BY CLEVELAND UTILITIES
ELECTRICITY BY CLEVELAND UTILITIES
SEWER BY INDIVIDUAL SEPTIC SYSTEMS
PRESENT ZONING - R-2

"APPROVAL IS HEREBY GRANTED FOR LOTS 28, 29 DEFINED AS FALCON CREST IN BRADLEY COUNTY TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND A SSD PERMIT ISSUED BY THE DIVISION OF GROUND WATER PROTECTION. WATER TAPS, WATERLINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL."

Chris Webb ESI 12/29/2017
ENVIRONMENTAL SPECIALIST DATE

- LOT 29 IS SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH PROPER STRUCTURE, DRIVEWAY AND UTILITY LOCATIONS OUTSIDE THE USEABLE SOIL AREA; LOT CAN ACCOMMODATE A 3 BEDROOM STRUCTURE.

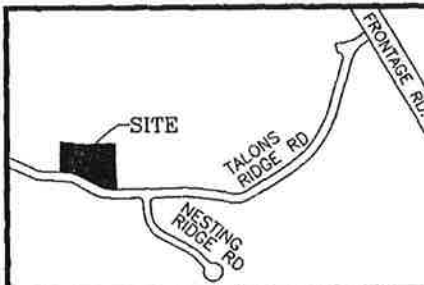
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 PER 12,000 AS SHOWN HEREON.
Charles R. Brown 12/21/17
CHARLES R. BROWN R.L.S. No.1552 DATE

FINAL PLAT
REVISION OF LOTS 28 & 29--PB. 25 PG. 22
FALCON CREST

SCALE: 1" = 60' DECEMBER 21, 2017

SECOND CIVIL DISTRICT
BRADLEY COUNTY TENNESSEE

FOR: 4 STAR, LLC.
P.O. BOX 765
CHARLESTON, TN 37310 PHONE (423) 667-9663



VICINITY MAP (NOT TO SCALE)

TAX MAP 14E GROUP B PARCEL 13,14,15



MINIMUM SETBACKS

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

LEGEND

IPS ○ IRON PIN SET
IPF ● IRON PIN FOUND



BSC

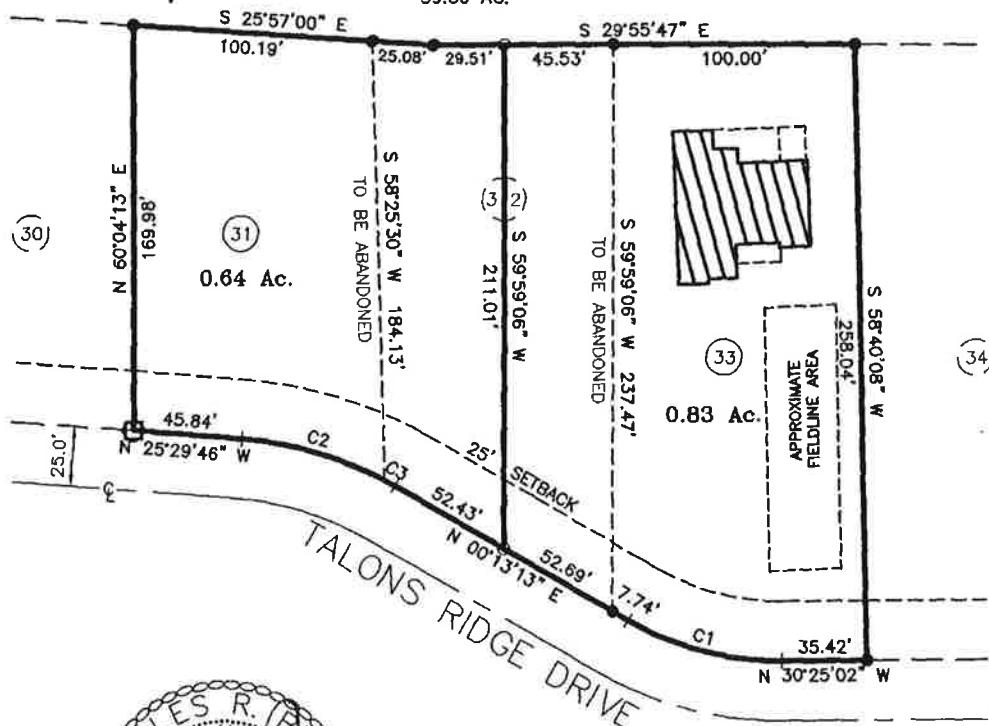
**BROWN SURVEYING
COMPANY, LLC**

282 CHURCH STREET, S.E.
CLEVELAND, TN. 37311
423-479-9464
WWW.CBROWN@BROWNSURVEYING.NET

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 AND 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 RIGHT-OF-WAYS FOR PUBLIC USE AND ANY OTHER AREAS SO DESIGNATED AND IS ALSO ESTABLISHING EASEMENTS AS SPECIFIED ON THIS PLAT.

Lake Mantooth
LAKE MANTOOTH OWNER LOTS 31 & 32
Leroy Charles Nelson
LEROY CHARLES NELSON OWNER LOT 33

FUTURE DEVELOPMENT
REMAINING PROPERTY OF
4 STAR LLC
DB 1724 PG 292
39.86 AC.



I HEREBY CERTIFY THAT THIS ONE LOT SUBDIVISION PLAT MEETS THE REQUIREMENTS OF APPROVAL OF THE BRADLEY COUNTY SUBDIVISION REGULATIONS AS SPECIFIED IN THE SECTION 7.08 AND ELSEWHERE.

SECRETARY OF PLANNING COMMISSION DATE

BRADLEY COUNTY PLANNER DATE

06/25/2012 - 04:10 PM

12008115

1 PGS: AL - PLAT
BATCH: 116207

PLAT BOOK: PB28
PAGE: 62

REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, BRADLEY COUNTY
DINA SWAFFORD
REGISTER OF DEEDS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00'	66.84'	66.05'	N 15°05'54" W	30°38'14"
C2	150.00'	62.45'	62.00'	N 13°34'07" W	23°51'17"
C3	150.00'	4.83'	4.83'	N 00°42'07" W	1°50'39"

ACRES SUBDIVIDED 1.47
20' UTILITY/DRAINAGE EASM'T. ON LOT LINES ABUTTING PUBLIC ROADS
10' UTILITY/DRAINAGE EASM'T. ON LOT LINES FORMING OUTSIDE BOUNDARY
5' UTILITY/DRAINAGE EASM'T. ON ALL INTERIOR LOT LINES
TRACT NOT IN FLOOD AREA--NONE--FIRM MAP 47011C 0040 E
DATED FEBRUARY 2, 2007
IRON PINS PLACED ON ALL CORNERS
RESTRICTIONS TO BE RECORDED
THIS PLAT SUBDIVIDES PROPERTY IN DB 1866 PAGE 213
WATER BY CLEVELAND UTILITIES 1978 372
ELECTRICITY BY CLEVELAND UTILITIES
SEWER BY INDIVIDUAL SEPTIC SYSTEMS
PRESENT ZONING - R-2

"APPROVAL IS HEREBY GRANTED FOR LOTS 31&33 DEFINED AS FALCON CREST IN BRADLEY COUNTY TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND A SSD PERMIT ISSUED BY THE DIVISION OF GROUND WATER PROTECTION. WATER TAPS, WATERLINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL"

ENVIRONMENTAL SPECIALIST

DATE

- LOT 31 IS SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH PROPER STRUCTURE, DRIVEWAY AND UTILITY LOCATIONS OUTSIDE THE USEABLE SOIL AREA; LOT CAN ACCOMMODATE A 3 BEDROOM STRUCTURE.

- LOT 33 HAS NOT BEEN EVALUATED, PURSUANT TO THIS PLAT REVIEW, FOR A SSD SYSTEM PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS LOT OR THE EXISTING SYSTEM.

FINAL PLAT

REVISION OF LOTS 31,32, & 33

FALCON CREST

SCALE: 1" = 60'

JUNE 11, 2012

SECOND CIVIL DISTRICT

BRADLEY COUNTY TENNESSEE

FOR: 4 STAR, LLC.

P.O. BOX 765

CHARLESTON, TN 37310 PHONE (423) 667-9663

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 THIS PROPERTY BY ME OR UNDER MY SUPERVISION AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 PER 12,000 AS SHOWN HEREON.

CHARLES R. BROWN

R.L.S. No.1552

DATE