

17/74

State of Tennessee, County of BRADLEY  
Received for record the 13 day of  
NOVEMBER 2003 at 1:25 PM. (REC# 144080)  
Recorded in official records  
Book PB17 pages 74- 74  
State Tax \$ .00 Clerks Fee \$ .00,  
Recording \$ 17.00, Total \$ 17.00,  
Register of Deeds RAYMOND SNAFFORD  
Deputy Register BONNIE WILSON

BK PB17 PG 74

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE  
THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS  
OF THE CITY OF CLEVELAND SUBDIVISION REGULATIONS AS  
SPECIFIED IN SECTION 7.08, AND ELSEWHERE.  
*[Signature]* 11/13/03  
PLANNING DIRECTOR DATE

The owner of the land shown upon 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 state and county laws and other assessments currently  
due on this land, are paid, and that he is dedicating the road  
right-of-ways for public use; plus any other areas so designated  
and is also establishing easements as specified on this plat.

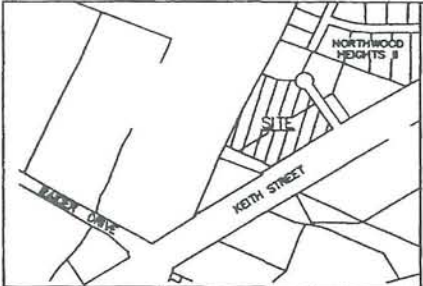
*[Signature]* 11-13-03  
OWNER DATE  
*[Signature]* 11-13-03  
OWNER DATE

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 10,000 AS SHOWN HEREON  
*[Signature]* 11-12-03  
JOHN T KINDER R.L.S. No. 1519

A RESUBDIVISION OF DOGWOOD PARK  
LOT 1 & ADDITIONAL PROPERTY  
FINAL PLAT  
**CREEKSIDE**

Lying on Keith Street  
1st Ward, 4th Civil District  
Cleveland, Bradley Co, Tennessee  
Scale: 1"=100' November 10, 2003  
For Jenkins & Cate  
P O Box 54 B  
Cleveland, TN 37364  
(423) 472-8080

CSC PROJECT # 020518



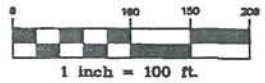
TAX MAP 42-H GROUP "E" PARCELS 14 & 15  
LOCATION MAP (N.T.S.)

AREA SUBDIVIDED: 4.14 Acres  
PRESENT ZONING: COMMERCIAL, HIGHWAY  
THIS PLAT SUBDIVIDES: D B 1080, Pg. 818 & D B 1275, Pg. 810  
WATER SOURCE: CLEVELAND UTILITIES  
SANITARY SEWER PROVIDER: CLEVELAND UTILITIES  
ELECTRICAL POWER PROVIDER: CLEVELAND UTILITIES  
IRON RODS (1/2") SET AT ALL CORNERS, UNLESS NOTED OTHERWISE.  
15' UTILITY/DRAINAGE EASEMENTS ON LOT LINES ABUTTING PUBLIC ROADS.  
10' UTILITY/DRAINAGE EASEMENTS ON ALL EXTERIOR LOT LINES.  
5' UTILITY/DRAINAGE EASEMENTS ON ALL INTERIOR LOT LINES.  
THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS NOT SHOWN.  
THIS TRACT OF LAND IS NOT IN A FLOOD HAZARD AREA PER  
F.J.R.M. 470015-0001-D, DATED APRIL 2, 1993.  
THE DETENTION POND EASEMENT IS INCLUDED TO ALLOW THE CITY TO ENTER  
THE PROPERTY TO MAKE EMERGENCY REPAIRS. THE POND IS TO BE MAINTAINED  
BY THE OWNER OF LOT 1. THE POND SHALL NOT BE FILLED IN OR ALTERED  
WITHOUT THE WRITTEN PERMISSION OF THE PLANNING COMMISSION UPON  
THE RECOMMENDATION OF THE CITY ENGINEER.  
UTILITY SERVICE (ELECTRIC, ECT.) TO LOT 1 IS PROVIDED BY UNDERGROUND  
LINES CROSSING SAID LOT FROM KEITH STREET, THE LOCATION OF WHICH  
ARE UNKNOWN BY THIS PLAT. THE DEVELOPER GRANTS CLEVELAND UTILITIES  
A 10' UTILITY EASEMENT CENTERED ON SAID LINES WHEREVER THEY EXIST.

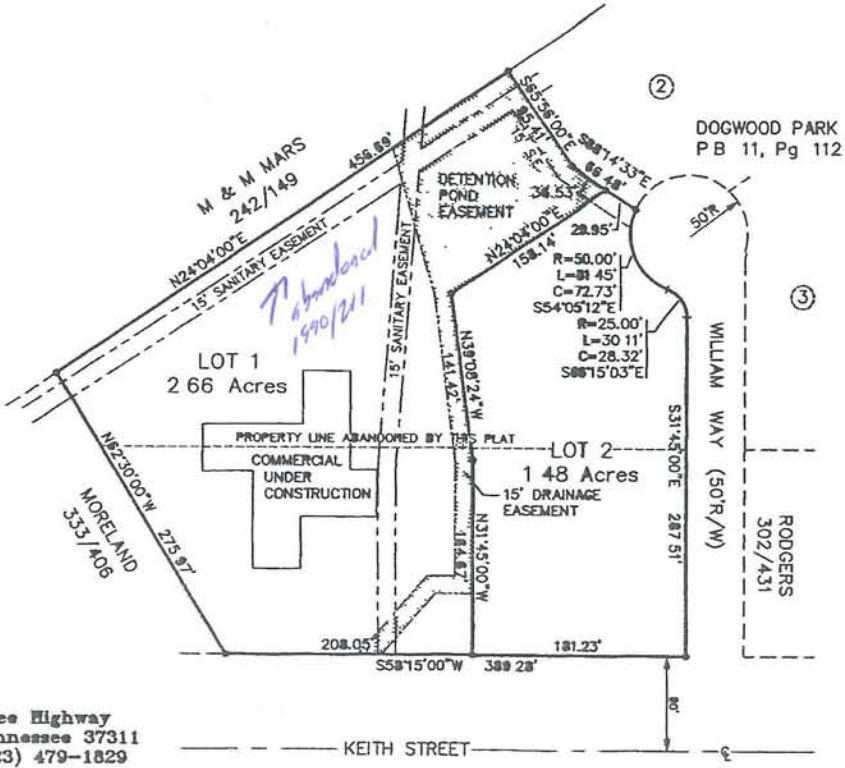
MINIMUM BUILDING SETBACKS

FRONT	50'
REAR	20'
SIDEYARD	20'

BASIS OF BEARINGS  
PRIOR BOUNDARY SURVEY BY CSC



**CLEVELAND SURVEYING COMPANY**  
1523 South Lee Highway  
Cleveland, Tennessee 37311  
Telephone (423) 479-1829



12 2003  
*[Signature]*