

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00	29.36	27.70	N 78°47'09" E	67°17'42"
C2	25.00	51.45	42.84	N 08°36'39" W	117°54'42"
C3	125.00	9.92	9.92	N 24°42'29" E	04°32'57"
C4	25.00	48.65	43.90	N 40°15'03" E	35°38'05"
C5	25.00	39.27	35.36	N 22°34'00" W	90°00'00"
C6	1025.00	40.60	40.60	N 68°42'58" E	02°16'11"
C7	25.00	42.82	37.77	N 18°30'11" W	98°07'38"
C8	25.00	35.72	32.76	S 71°29'49" W	81°52'22"
C9	25.00	39.27	35.36	S 43°28'01" E	90°00'00"
C10	125.00	15.87	15.88	S 05°10'11" W	07°16'24"
C11	125.00	14.77	14.76	S 03°57'02" W	04°50'05"
C12	25.00	39.27	35.36	N 48°31'58" E	90°00'00"
C13	125.00	48.32	48.02	S 77°23'30" E	22°09'01"
C14	125.00	47.48	47.18	S 19°41'01" W	21°45'15"
C15	125.00	47.30	47.02	N 80°41'31" E	21°40'58"
C16	25.00	39.27	35.36	S 67°28'00" W	90°00'00"
C17	125.00	51.08	50.71	S 04°41'20" E	23°24'20"
C18	125.00	52.33	50.05	S 04°48'08" E	23°05'43"
C19	125.00	40.17	40.00	N 78°48'24" W	18°24'48"
C20	150.00	75.99	75.18	S 15°02'49" W	29°01'39"
C21	100.00	62.19	61.20	N 40°15'03" E	35°38'05"
C22	1000.00	205.65	205.28	N 63°57'34" E	11°48'58"
C23	150.00	58.78	58.43	N 80°41'31" E	21°40'58"
C24	150.00	57.99	57.63	S 77°23'30" E	22°09'01"
C25	100.00	174.27	153.04	S 18°23'30" E	99°51'00"
C26	100.00	137.71	127.08	S 72°59'00" W	78°54'00"

LINE	DIRECTION	DISTANCE
L1	S 20°32'56" E	38.94'
L2	S 82°59'10" E	14.70'

I HEREBY CERTIFY THAT ALL THE REQUIREMENTS OF APPROVAL HAVE BEEN FULFILLED PURSUANT TO THE BRADLEY COUNTY, TENNESSEE SUBDIVISION REGULATIONS OF BRADLEY COUNTY THAT PERTAIN TO MY DEPARTMENT OR POSITION

Richard Alford  
COUNTY HEALTH DEPARTMENT  
DATE: 7-7-94

Bob Hughes 7-12-94  
SUPT. FIRE-ROAD DEPT.  
DATE:

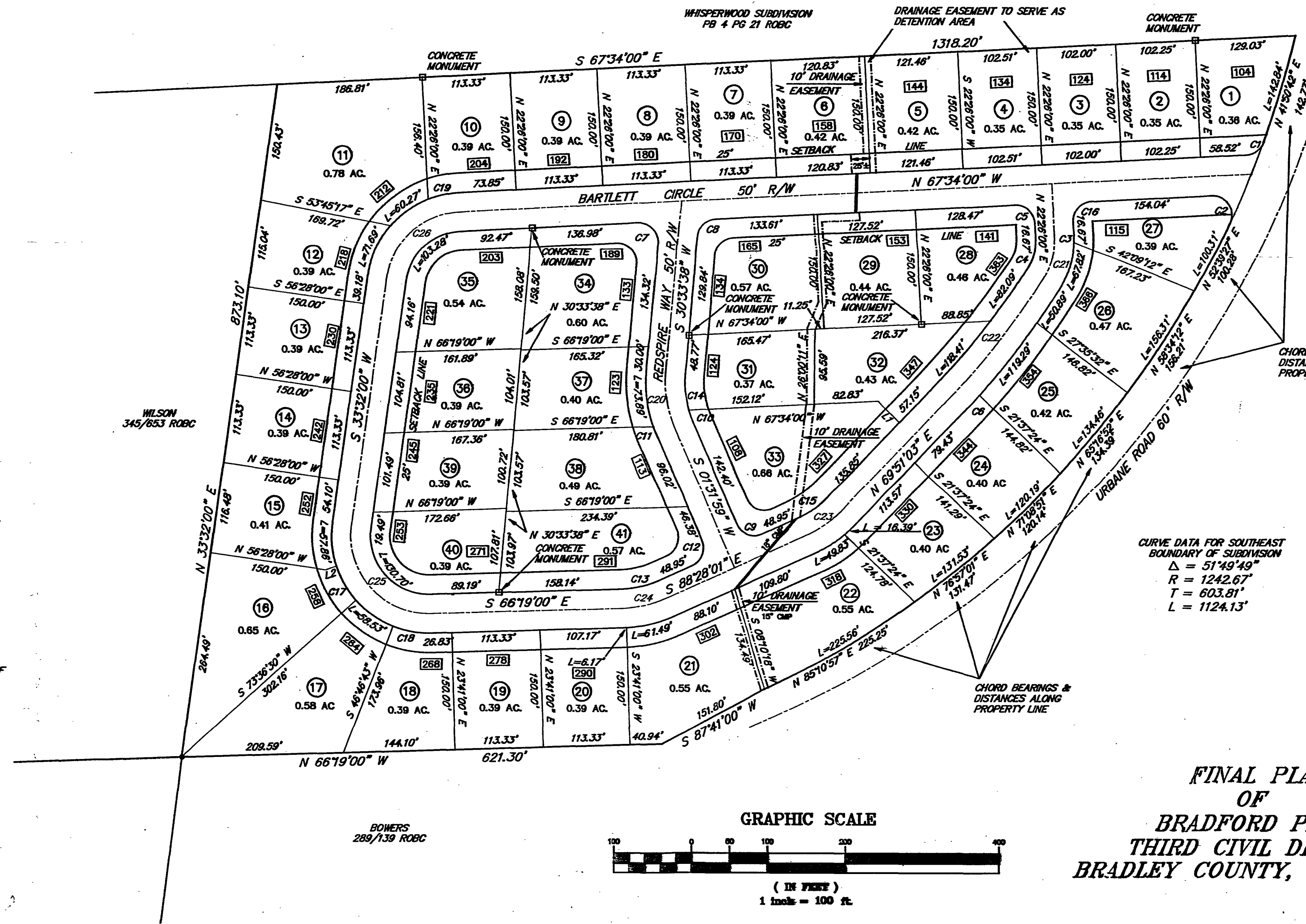
Loekie Beckner  
MANAGER, ELECTRIC SYSTEM  
DATE: 7-7-94

Linda R. Hatcher 7-13-94  
SECRETARY BRADLEY CO. PLANNING COMMISSION  
DATE:

Jim Wilson  
WATER UTILITY  
DATE: 7-8-94

VICINITY MAP N.T.S.

- NOTES:
- PROPERTY AS SHOWN IS NOT IN A FLOOD HAZARD AREA (F.I.R.M. REF. 470357-0808 DATED 9/4/91).
  - AREA SUBDIVIDED IS 21.9 ACRES
  - WATER SOURCE - CLEVELAND UTILITIES
  - ELECTRIC SOURCE - VOLUNTEER ELECTRIC
  - DEED SUBDIVIDED - 274/480
  - IRON RODS (1/2" REBAR) SET AT ALL LOT CORNERS
  - CONCRETE MONUMENTS SHOWN HAVE BEEN SET AS PER THIS SURVEY
  - SETBACKS: 25' STREET  
15' REAR  
10' SIDE
  - PROPERTY ADDRESS - 200
  - EASEMENTS:  
15' UTILITY ON STREET LINES  
10' DRAINAGE & UTILITY ON EXTERIOR LINES  
5' DRAINAGE & UTILITY ON INTERIOR LINES
  - 0.34 ACRES = 15,000 SQUARE FEET
  - PRIVATE COVENANTS TO BE RECORDED.



OWNER'S CERTIFICATION  
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.

Northside Properties Corp., Stephen R. Jay, President 7/6/94  
OWNER DATE

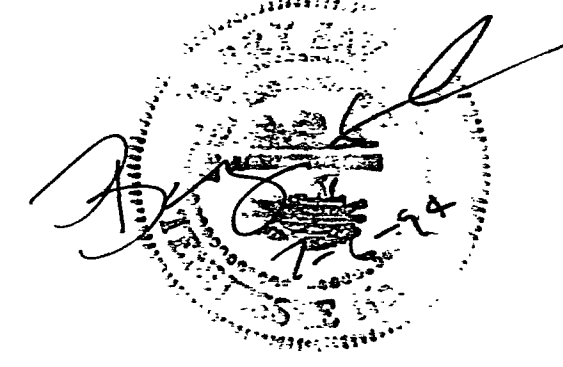
SURVEYOR'S CERTIFICATION  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:12,000' AS SHOWN HEREON. THIS IS A CATEGORY TWO SURVEY.

By: [Signature] 1618  
SURVEYOR IN R.L.S. #

7-6-94  
DATE

CURVE DATA FOR SOUTHEAST BOUNDARY OF SUBDIVISION  
Δ = 51°49'49"  
R = 1242.67'  
T = 603.81'  
L = 1124.13'

7/14/94  
11/20/94  
1500-1500  
3392.6  
Bill



FINAL PLAT  
OF  
BRADFORD PLACE  
THIRD CIVIL DISTRICT  
BRADLEY COUNTY, TENNESSEE

SAVAGE SURVEYING & MAPPING

BARRY SAVAGE P.L.S.  
P.O. BOX 2164  
CLEVELAND, TENNESSEE 37320  
615-472-3900

SERVING EAST TENNESSEE & NORTH GEORGIA  
DATE: 6/29/94 SCALE: 1"=100'  
DRAWN BY: BES JOB NO. 94-022

DEVELOPER:  
NORTHSIDE PROPERTIES  
4375 N. OGDEN STREET  
P.O. BOX 4323  
CLEVELAND, TN 37320-4323  
615-338-3530

Bradley County Health Department  
201 Dooley Street, S.E.  
Cleveland, TN 37364-7398

July 7, 1994

Subject: Bradford Place Subdivision

To Whom It May Concern:

On this date, I made a field inspection for final approval of Bradford Place Subdivision.

This subdivision is hereby granted final approval with the following restrictions:

I. Because of lot sizes all lots are restricted to three bedroom houses or less.

A. Lots 1, 2, 23, 24, and 41 must have at least 1,980 square feet of usable soil for septic system and duplication area.

B. Lots 29 and 33 must have at least 2,280 square feet of usable soil.

C. All other lots with the exception of lots 12, 15, 16, and 19 must have 1,800 square feet of usable soil.

D. Lots 12, 15, 16, and 19 need 1,500 square feet of usable soil for septic system and duplication.

II. All utilities must be taken up property lines if underground system is used.

Lot 1 - Minimum set back from street with house site field lines in back.

Lot 2 - Minimum set back from street and close to lot line 1 with field lines in back.

Lots 3 & 4 - Same as Lot 2.

Lot 5 - Set house close to lot 6 with minimum set back from street. May set house near drain or in low area and pump to the top of the hill.

Lot 6 - Set house close to back lot line and near drain. Stub out plumbing high on house with field lines on side and front.

Lot 7 - Set house close to back lot line with field lines in front.

Lot 8 - Set house close to lot line 9 and close to back lot line or set house close to lot line 9 with minimum set back from street.

Lot 9 - Same as lot 8 but close to lot line 10.

Lot 10 - Same as lots 8 & 9.

Lot 11 - Set house on crest of hill approximately 75 or 80 feet from street with field lines in back.

Lot 12, 13, 14, 15 - Set house on back lot line with field lines in front.

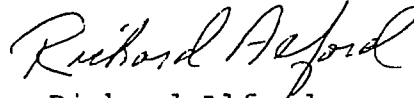
Lot 16 - Hold house site close to lot line 15 with minimum set back from street and field lines in front.

- Lot 17 - Hold house site close to lot line 16 and minimum set back from street and field lines in back.
- Lot 18 - Hold house site close to lot line 17 with minimum set back from street and field lines in back.
- Lot 19 - Hold house site close to lot line 18 with minimum set back from street and field lines in back.
- Lot 20 - Hold house site close to lot line 19 with minimum set back from street and field lines in back.
- Lot 21 - Hold house site close to lot line 20 with minimum set back from street and field lines in back.
- Lot 22 - Hold house site close to street in bad soil with field lines in back or close to lot 23. This may require pumping.
- Lot 23 - Hold house site close to Urbane Road or back lot line and close to lot line 23 with field lines in front.
- Lot 24 - Same as lot 23 but field lines will require curtain drain around field lines.
- Lot 25 - Hold house site close to lot line 24 with a minimum set back from subdivision street and field lines in back toward Urbane Road.
- Lot 26 - Hold house site close to lot line 25 with minimum set back from street and field lines in back.
- Lot 27 - Hold house site close to lot line 26 and close to Urbane Road with field lines in front and side.
- Lot 28 - Hold house site close to back lot line and close to lot line 29 with field lines in front.
- Lot 29 - Hold house site close to back lot line and close to drain easement. Septic system will have to be pumped to high part of lot close to lot line 28.
- Lot 30 - Hold house site close to drain easement and close to street with field lines on right side of lot. A curtain drain may need to be installed around field lines.
- Lot 31 - Hold house site close to street with field lines in back.
- Lot 32 - Hold house site minimum set back from street with field lines in back.
- Lot 33 - Same as lot 32.
- Lot 34 - Hold house site as high on lot as possible with minimum set back from street and field lines in back.
- Lot 35 - Hold house site close to lot line 36 with a minimum set back from street and field lines in back.
- Lot 36 - Hold house site close to lot line 39 with a minimum set back from street and field lines in back.
- Lots 37 & 38 - Hold house site close to back lot line on highest part of lot with field lines in front.
- Lots 39 & 40 - Hold house site close to street with a minimum set back from street and field lines in back or on left side of lot.
- Lot 41 - Hold house site high on lot and close to lot line 40 with field lines in back or on left side of lot.

Each buyer and/or developer should be made aware of these restrictions and understand that failure to follow

them will result in no approval of their individual sub-surface disposal system by this office. These restrictions are formulated to give the best utilization of the area available for sewage disposal.

If I can be of further assistance to you, please call me at the Bradley County Health Department (476-0568).

A handwritten signature in cursive script that reads "Richard Alford".

Richard Alford  
Env. Spec. III