

Tax Map: 40L "B" Part of Parcel 05 & 08  
LOCATION MAP (N.T.S.)

**PERPETUAL STORM WATER FACILITY MAINTENANCE AGREEMENT**

This plot contains storm water storage facilities known as or shown as detention/retention ponds or storm water storage facilities on the plot. With regard to future maintenance, it is expressly understood and agreed by the developer and by the owner of any specific lot and/or tract within the plotted subdivision that the developer and/or owner of lots or tracts shall be responsible for the maintenance of all storm water storage facilities including but not limited to detention and/or retention ponds as shown on this plot. Specifically, the developer or owner of real property that is served by an onsite or offsite storm water management facility including storm water storage facilities shall be responsible for maintenance, repair and operation, during the development. The developer's responsibility will terminate after a two year period from the issuance of a land disturbance permit upon satisfying two conditions: 1) Successful completion of post construction disturbance permit in accordance with Sections 18-308 and 18-307 of Ordinance # 2004-41 of the City of Cleveland Storm Water Regulations specifically Sections 18-308 and 18-307, and 2) The sale or transfer of ownership of 51% of all those lots, tracts and/or parcels in the plotted subdivision. All individual lot, parcel, tract owners in the plotted subdivision shall have an easement interest in the storm water storage facilities for water run off from all lots in the subdivision. The private storm water facilities shall include but are not limited to storm water storage facilities, detention and retention ponds, structural and non-structural storm water facilities and open channel conveyances not located within the public right of way.

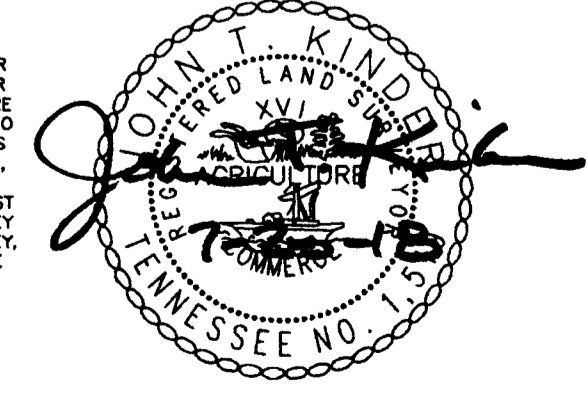
The future maintenance, repair and operation of the private storm water facilities shall be the responsibility of all subdivision lot owners of record of those lots shown on the recorded plat. In the event a subdivision is developed in phases then all subsequently developed lots in the subdivision including all future phases of the subdivision shall share the same easement as those lot owners shown in the initial plat and/or plots. It being the intent that all lot owners in any particular subdivision, whether in the initial or any later phase shall share equally in the future easement rights in and to the storm water storage facilities as well as share equally in the future maintenance and upkeep of the storm water storage facilities. There shall be and is a storm water storage basin easement as to any plot containing a storm water detention basin. This storm water detention basin easement shall be a 20 foot wide access easement. This easement shall be for the purpose of allowing city engineering personnel, storm water inspectors, grading equipment operators, storm water monitoring personnel and/or other necessary personnel to investigate, inspect, repair and/or maintain the detention basin or storm water quality structure as needed to determine proper functioning, need for maintenance, maintenance and/or other necessary repairs and/or situations that may occur in times of emergency or urgent conditions. This twenty (20) foot access easement is as shown on this recorded plat and shall be used as a means of ingress and egress to and from storm water detention basins and shall constitute a public right of way for at least twenty (20) feet road frontage and must be easily traversable by potential grading equipment as well as those individuals noted above. This twenty (20) foot storm water detention basin access easement area shall contain any buildings or structures, large trees or heavy shrubbery, utility poles, manholes, overhead utility lines without adequate clearance, deep ditches or channels and/or any other structures or items causing the storm water detention basin to be inaccessible.

However, the property owner is permitted to plant small shrubs of little or no value that can be easily removed or cleared. Small fences may also be placed in the area that can be easily removed, any fencing should contain a gate through the fence. Solid gates shall be placed there by the lot owner at the expense of the lot owner. Any structure located upon the storm water detention basin access easement area must be portable and easily removed. The City of Cleveland shall not be and is not responsible for any damage to any structure, fence, utility or vegetation located within this storm water detention basin access easement area. The utilities or vegetation located within this storm water detention basin access easement area across this storm water detention basin easement area as they deem the same necessary to inspect and/or maintain the storm water detention facility. The City of Cleveland shall not be responsible for the repair or replacement of structures, fences, utilities and/or vegetation located upon the storm water detention basin access easement area. This storm water detention basin easement area is normal access for heavy equipment access rather than emergency passenger vehicle access.

Ownership of each private storm water facility shall be equally apportioned to each parcel over which the storm water storage facility lies. However, maintenance of these private storm water facilities serving multiple parcels shall be the cumulative responsibility of every lot and/or tract owner of record of any plotted lot or tract in the subdivision who shall have easement rights for water runoff from their individual lots and/or tracts flow in and to any storm water storage facility and/or detention or retention pond as shown on the recorded plat in the subdivision. Each lot owner in the subdivision shall share equally in the cost of all maintenance, upkeep and/or repair of storm water storage facility and/or detention/retention pond. However, in the event, the negligence of any one individual lot and/or tract owner, then the individually negligent lot or tract owner shall be solely responsible for the repair of the damage caused by his or her negligence and/or the acts of his or her agents. In the event, storm water facilities are not properly maintained as set out herein in the City of Cleveland, it shall require the subdivision/parcel owners of record to perform the maintenance and the repair at the expense of the parcel owners served by said facilities and pursuant to the terms of Section 18-305, Section 18-308 (a). The City may file suit against the lot and/or tract owners seeking relief from a court of proper jurisdiction to require said lot and/or tract owners to pay for said maintenance and upkeep of these storm water storage facilities as set out herein and/or as set out in the ordinance. In the event it shall be necessary to file suit then the party or parties failing to be in violation of the ordinance and/or in violation of this maintenance agreement shall be responsible to pay the court costs paid and any attorney fees incurred by the City of Cleveland in having the ordinance and/or this maintenance agreement enforced.

Developed by **Epperson Homes LLC**  
Dated this 1st day of August 2018

THIS PLAT IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, AND/OR RESTRICTIONS THAT MAY EXIST, EITHER WRITTEN OR NOT WRITTEN, RECORDED OR NOT RECORDED, EASEMENTS, RESTRICTIONS, & OTHER USES MAY EXIST THAT ARE NOT CLEARLY DEFINED BY THE LATEST DEED, THEREFOR NOT SHOWN HEREON, NO TITLE ABSTRACT WAS PERFORMED OR OBTAINED BY THIS FIRM. THE USE OF THIS SURVEY PLAT IS STRICTLY LIMITED TO THE CLIENT FOR WHOM IT WAS PREPARED, AS LISTED HEREON.  
IT IS HEREBY CERTIFIED THAT THIS PLAT IS A TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE & BELIEF, & WAS PREPARED FROM AN ACTUAL FIELD SURVEY BY ME OR UNDER MY DIRECT SUPERVISION, THAT THIS IS A CATEGORY 1 SURVEY, WITH AN ERROR OF CLOSURE OF THE UNADJUSTED SURVEY NOT EXCEEDING ONE FOOT PER TEN THOUSAND FEET.

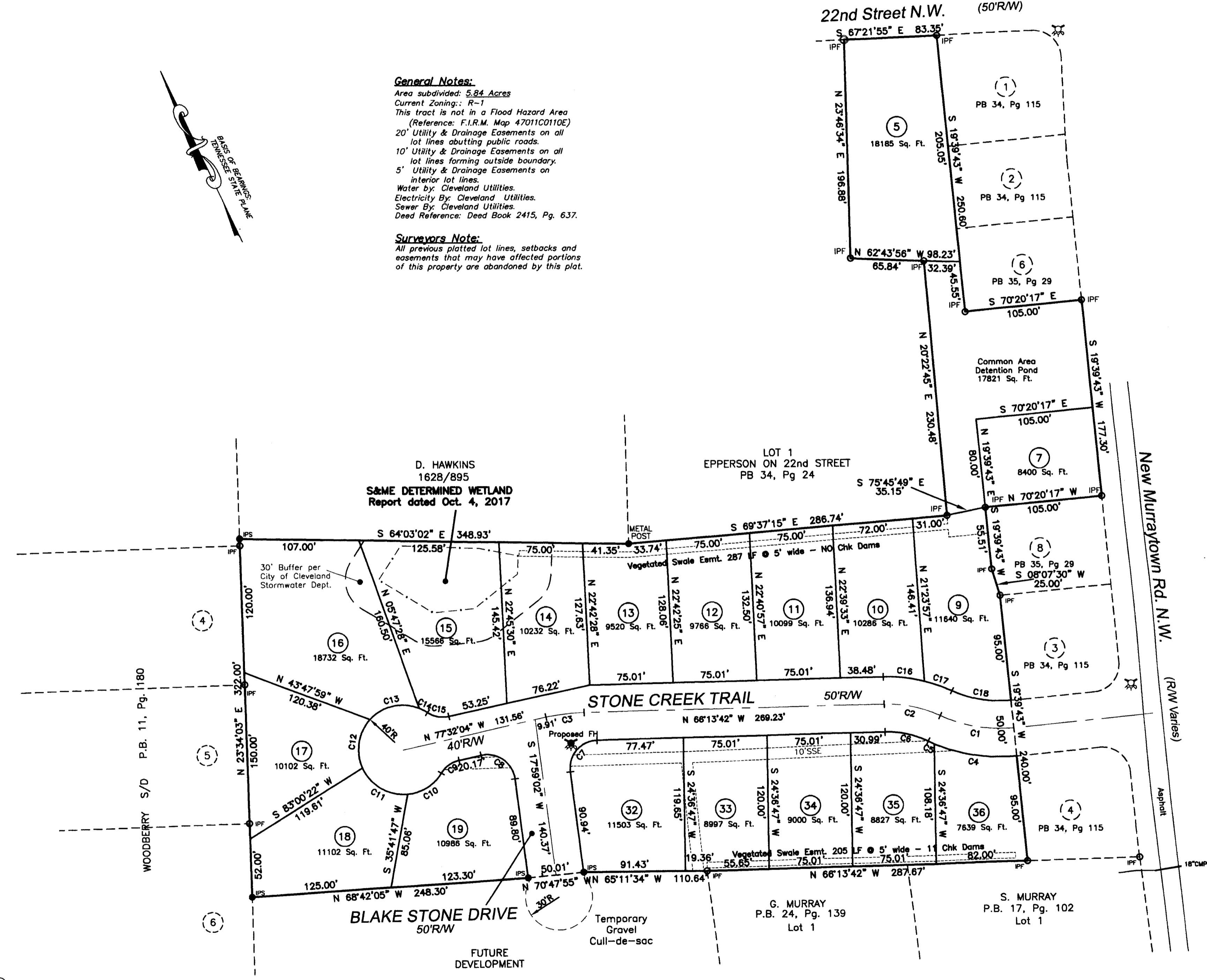


**CLEVELAND SURVEYING COMPANY**  
1523 South Lee Highway  
Cleveland, Tennessee 37311  
Telephone (423) 479-1829

**General Notes:**  
Area subdivided: 5.84 Acres  
Current Zoning: R-1  
This tract is not in a Flood Hazard Area  
(Reference: F.L.R.M. Map 47011C0110E)  
20' Utility & Drainage Easements on all lot lines abutting public roads.  
10' Utility & Drainage Easements on all lot lines forming outside boundary.  
5' Utility & Drainage Easements on interior lot lines.  
Water by: Cleveland Utilities.  
Electricity by: Cleveland Utilities.  
Sewer by: Cleveland Utilities.  
Deed Reference: Deed Book 2415, Pg. 637.

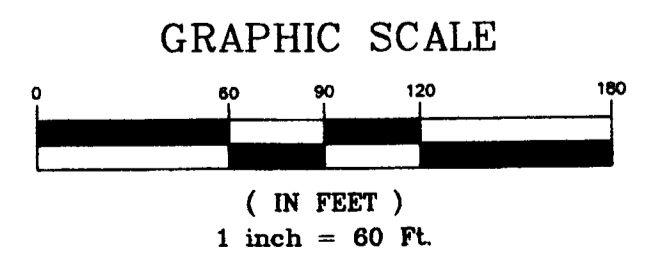
**Surveyors Note:**  
All previous platted lot lines, setbacks and easements that may have affected portions of this property are abandoned by this plat.

D. HAWKINS  
1628/895  
S&ME DETERMINED WETLAND  
Report dated Oct. 4, 2017



**Building Setbacks:**  
Front: 25'  
Rear: 15'  
Side Street: 25'  
Sideline: 10'

Note: Greater setbacks may be required by Recorded Restrictions



08/01/2018 - 09:15 AM  
18009312  
1 PGS:AL-\$15.00 PLAT  
BATCH: 206291  
PLAT BOOK: PB33  
PAGE: 119  
REC FEE 16.00  
DP FEE 2.00  
TOTAL 17.00  
STATE OF TENNESSEE, BRADLEY COUNTY  
DINA SWAFFORD  
REGISTER OF DEEDS

THE PLANS SUBMITTED FOR THIS PLAT MEET THE REQUIREMENTS OF THE CITY OF CLEVELAND AND HAVE BEEN INSTALLED ACCORDING TO  
7-31-18 [Signature] CLEVELAND UTILITIES  
DATE

THE CITY ENGINEER, HAVING REVIEWED THIS PLAT, APPROVES THE SAME AS SHOWN HEREON.  
7-25-2018 [Signature] CITY ENGINEER  
DATE

ALL THE REQUIREMENTS HAVING BEEN FULLFILLED PURSUANT TO THE SUBDIVISION REGULATIONS OF THE CITY OF CLEVELAND, THIS PLAT IS GIVEN FINAL APPROVAL

7-26-18 [Signature] PLANNING COMMISSION SECRETARY  
DATE

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

8/1/18 Epperson Homes LLC

- LEGEND**
- PMS POINT NOT SET
  - ⊙ PPS IRON PIN SET (1/2" REBAR W/GAP)
  - ⊖ IFF IRON PIPE FOUND
  - ⊞ SSE SANITARY SEWER EASEMENT
  - ⊞ FIRE HYDRANT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	67.88'	125.00'	31°06'48"	S 54°46'53" E	67.05'
C2	51.84'	110.00'	27°00'13"	S 52°43'35" E	51.36'
C3	34.33'	75.00'	11°18'29"	N 71°52'53" E	34.45'
C4	75.61'	150.00'	28°52'56"	S 55°53'49" E	74.82'
C5	5.84'	150.00'	2°13'52"	S 40°20'25" E	5.84'
C6	40.06'	85.00'	27°00'13"	S 52°43'35" E	39.69'
C7	41.80'	25.00'	95°47'15"	N 65°49'20" E	17.10'
C8	41.68'	25.00'	95°31'05"	S 29°48'31" E	17.02'
C9	20.15'	25.00'	46°11'13"	S 79°22'20" W	19.61'
C10	37.22'	40.00'	53°18'40"	N 82°56'04" E	35.89'
C11	50.02'	40.00'	71°39'03"	S 34°39'05" E	46.83'
C12	46.13'	40.00'	66°04'40"	S 34°16'47" W	43.62'
C13	48.65'	40.00'	69°41'04"	N 77°50'21" W	45.71'
C14	8.13'	40.00'	11°38'58"	N 37°10'20" W	8.12'
C15	20.15'	25.00'	46°11'13"	S 54°26'27" E	19.61'
C16	37.26'	135.00'	15°48'55"	S 58°19'14" W	37.15'
C17	26.36'	135.00'	11°11'18"	N 44°49'08" W	26.32'
C18	54.30'	100.00'	31°06'48"	S 54°46'53" E	53.64'

**FINAL PLAT**  
**STONE CREEK SUBDIVISION**  
**LOTS 5, 7, 9-19 & 32-36**

LOCATED IN THE SECOND CIVIL DISTRICT  
CLEVELAND, BRADLEY COUNTY, TENNESSEE

SCALE 1"=60' JULY 9, 2017

FOR: EPPERSON HOMES, LLC  
3231 BLUFF DRIVE N.W.  
CLEVELAND, TN 37312  
PHONE: (423) 479-9042