



THE PERMANENT ACCESS EASEMENT IS TO BE PRIVATELY MAINTAINED BY THE OWNERS AND NOT BY THE GOVERNMENT OF POLK COUNTY. THE OWNERS ARE RESPONSIBLE FOR PROVIDING ALL DESIRED UTILITIES AND SERVICES TO THE PUBLIC ROAD. THE GOVERNMENT OF POLK COUNTY IS NOT RESPONSIBLE FOR PROVIDING SERVICES BEYOND THE LIMITS OF THE PUBLIC ROAD.
THE PRIVATE EASEMENT SHALL BE USED AS A UTILITY EASEMENT.

PRIVATE ROAD CONTAINS 6.05 ACRES
ACRES SUBDIVIDED 87.53
TOPO FROM FIELD DATA
15' UTILITY/DRAIN EASMT. ON LOT LINES ABUTTING PUBLIC ROAD
TRACT IS IN FLOOD AREA-FIRM MAP 470261 0100 B ZONE A
PRESENT ZONING- RESIDENTIAL
IRON PINS PLACED ON ALL CORNERS UNLESS NOTED
THIS PLAT SUBDIVIDES PROPERTY IN DB 243 PG. 451
WATER BY OCOEE UTILITY DISTRICT
ELECTRICITY BY VOLUNTEER ELECTRIC
SEWER BY BENTON UTILITIES
10' UTILITY/DRAINAGE EASMT. ON LINES FORMING OUTSIDE BOUNDARY
5' UTILITY/DRAINAGE EASEMENT ON ALL INTERIOR LOT LINES
TAX MAP 87 PARCEL 28 AND PORTION OF 40 & 2
DEED BOOK WD-237 PAGE 286 & WD-226 PAGE 368

FINAL PLAT
OCOEE RIDGE
SCALE: 1" = 100' FEBRUARY 4, 2008
FIRST CIVIL DISTRICT
POLK COUNTY TENNESSEE
FOR: CHRIS WHITE
4121 MITCHELL RD. N.W.
CLEVELAND, TN. 37312 PHONE (423) 715-1596

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CLEVELAND, TN 37320-6072
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OCOEE RIDGE

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DRAWN BY: JCL
DATE: 4/24/08
CHECKED: JDT

REVISIONS

PROJECT NO:

SHEET NO.