

LEGEND

- CAPPED IRON ROD SET
- IRON ROD FOUND
- ▲ PK NAIL SET
- ⊕ STORM MANHOLE
- ⊙ SEWER MANHOLE
- SURVEYED PROPERTY LINE
- PUBLIC R/W CENTERLINE
- ADDING PROPERTY LINE
- - - - - ABANDONED PROPERTY LINE
- - - - - LOT LINE ABANDONED BY THIS PLAT
- - - - - EASEMENTS
- - - - - SEWER LINE - SEE NOTES
- - - - - STORMWATER PIPES
- - - - - DETENTION
- - - - - FEMA FLOOD ZONE BOUNDARY

Owner's Certification

"I hereby adopt this as my plan of subdivision and certify that the Rights-of-Way are dedicated to the public use forever. I also certify that there are no encumbrances on the property to be dedicated and that I am the owner of the property shown in fee simple"

Andy Berka
 Andy Berka, Mayor
 CITY OF CHATTANOOGA, TENNESSEE
 101 E. 11th Street
 Chattanooga, TN 37402
 (423) 643-7800

Robert F. Alghart
 Robert F. Alghart, CTP CPA
 SVP & Chief Strategy Officer, Hannon Partners (USA) Inc.
 Executive Vice President, NB Coatings, Inc.
 11110 Berosa Road,
 Cleveland, OH 44132,
 (216) 534-4424

RECORDED PLAT DOES NOT
 TRANSFER PROPERTY OWNERSHIP
 DEED MUST BE RECORDED

APPROVED FOR RECORDING
 HAMILTON COUNTY GIS DEPT
 DATE 5-17-2020
 BY *[Signature]*
 JURISDICTIONAL AUTHORITY
 DATE 5-17-2020
 BY *[Signature]*
 CHATTA/HAM CNTY REGIONAL
 PLANNING COMMISSION
 DATE 5-5-20
 BY *[Signature]*

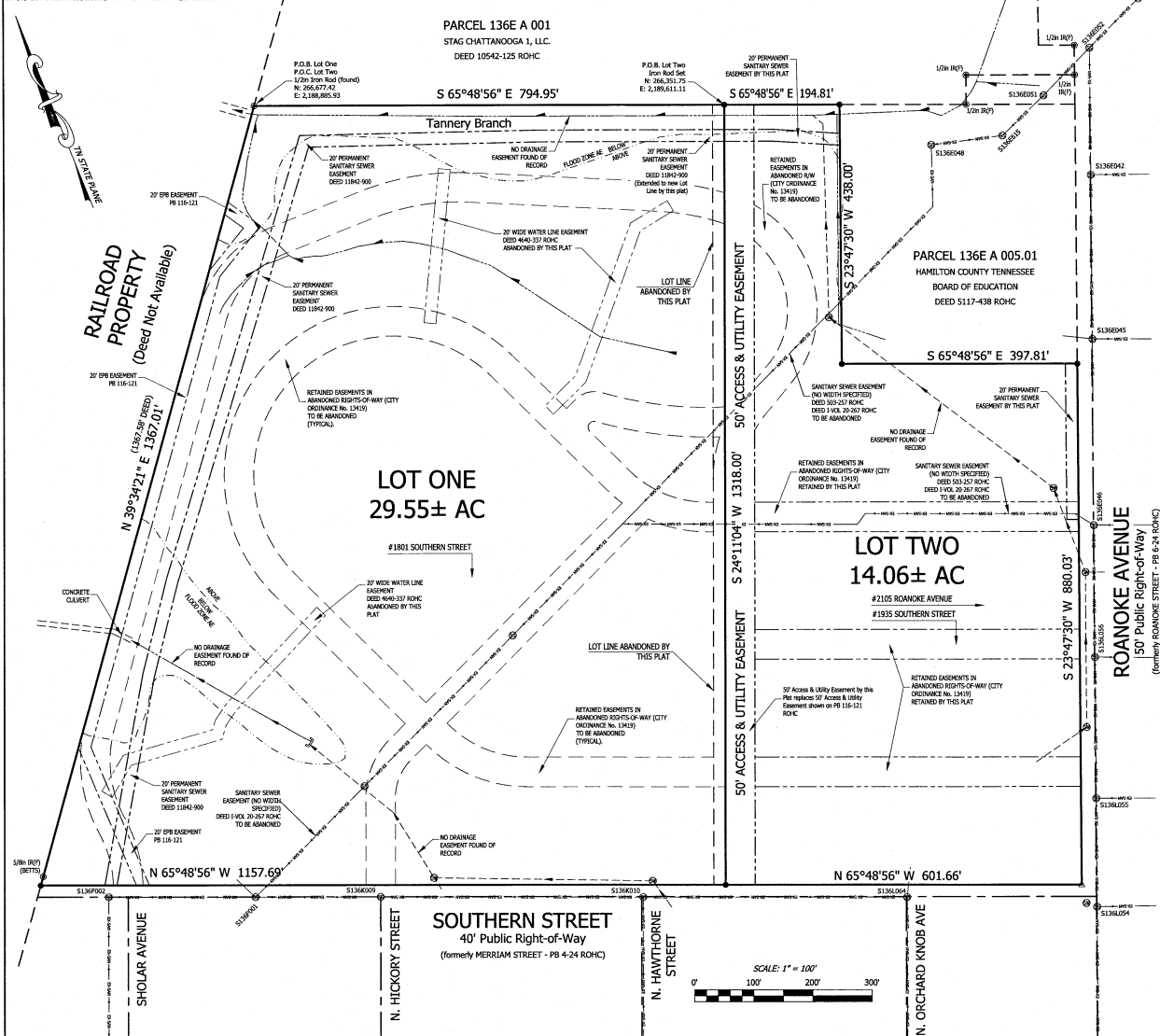
Sheet No. **P3 117 / 129**
 Submittal: 2020030600150
 1 Page PLAT LARGE
 Received by GIS on 5/15/2020 at 11:18 AM
 PLAT LARGE
 QA=PROCESSED/DATE
 TOTAL FEES \$17.80
 Hamilton County Recorder's Office
 Register of Deeds, MARC GRAYBART

NOTES

1. Present Zoning Classification M-1.
2. The purpose of this plat is to re-subdivide the property known as Lots One & Two, Plat Book 116, Page 121, ROHC, as shown hereon.
3. Area subdivided by this plat is 43.61 acres ±.
4. This Plat subdivides the property of record in Deeds 10196-426 & 11753-270 ROHC.
5. Tax Map Number: 136E A 005 & 005.02.
6. Basis of all bearings is Tennessee State Plane Coordinate System, NAD 83 (CORS), established by GPS Survey relative to Continuously Operating Reference Station Network Date of GPS Survey.
7. This subdivision has been developed according to the Subdivision Regulations of the City of Chattanooga.
8. Local Government does not certify that utilities or utility connections are available.
9. Public Sanitary Sewer is available by gravity flow as shown hereon.
10. City Ordinance No. 12900 entitled "Storm Water Run-Off and Erosion Control" shall apply to any discharge of same from this subdivision of property.
11. No fill material is to be placed into a constructed drainage facility in such a manner as to impede storm water runoff flow unless approved by the City Engineer.
12. No Title Examination was provided at time of Survey; there may be other easements not recorded and not shown on available drawings.
13. No Underground Utilities were located.
14. Plat Closure Error Ratio: Exceeds 1:15,000.
15. This property is subject to a Special Flood Hazard Area, ZONE AE per FEMA FIRM Map Panels 4705C0334G & C0342G, dated Feb. 3, 2016. ZONE AE: "Special Flood Hazard Areas subject to inundation by the 1% Annual Chance Flood, Base Flood Elevations Determined". Base Flood Elevation in area of Site (per FEMA FIRM Map Panels) is 657 feet NAVD83. This Survey does not include a Flood or Elevation Survey. Flood Zone Boundary is shown on this Survey based on FEMA Zone Boundary information only.
16. REFERENCE PRIOR SURVEYS: ALTA/NSPS Survey of same property by Earthwork, LLC, Project #16-018, dated 07-07-2016, & Survey of Record in Plat Book 116, Page 121, ROHC
17. Water Line Easements granted to City of Chattanooga by Deed 4640-337 ROHC are abandoned by this Plat.
18. Easements retained in Abandoned R/Ws (City Ordinance 13419) are abandoned by this plat, (except where specifically shown as retained hereon, within Lot Two only).
19. Sewer Line to be abandoned as shown, reference: Sewer Design Plans for City Project D-18-002, approved 08-21-19.
20. Drainage: Only principal drainage (such as creeks and routes of drainage entering or leaving property) is shown on this Survey Plat. Consult Reference Prior ALTA Survey for previous drainage internal to property. No new drainage Survey performed herein.

earthwork, llc
 4510 Turntable Rd, Suite 120
 Chattanooga, Tennessee 37421
 (423) 892-4780

REVISED PLAT
 LOT ONE & TWO, HARRIET TUBMAN SUBDIVISION
 CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

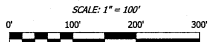


Surveyor's Certification

I certify that I have surveyed the property shown hereon; that the survey is correct to the best of my knowledge and belief; and that the ratio of precision of the unadjusted survey exceeds 1:15,000. This is a Category I Survey.



Dylon G. Brackett TN R.L.S. Reg. No. 2494
 4510 Turntable Rd, Suite 120
 Chattanooga, TN 37421
 (423) 892-4780



DWG. NO. 19025 Record Pkt.
 DATE: 02-26-2020
 SCALE: 1"=100'
 DRAWING: NS
 APPROVED: DGB

SHEET NO.
1

PROJECT NO.
 19-025