

REFERENCE MATERIAL & NOTES:

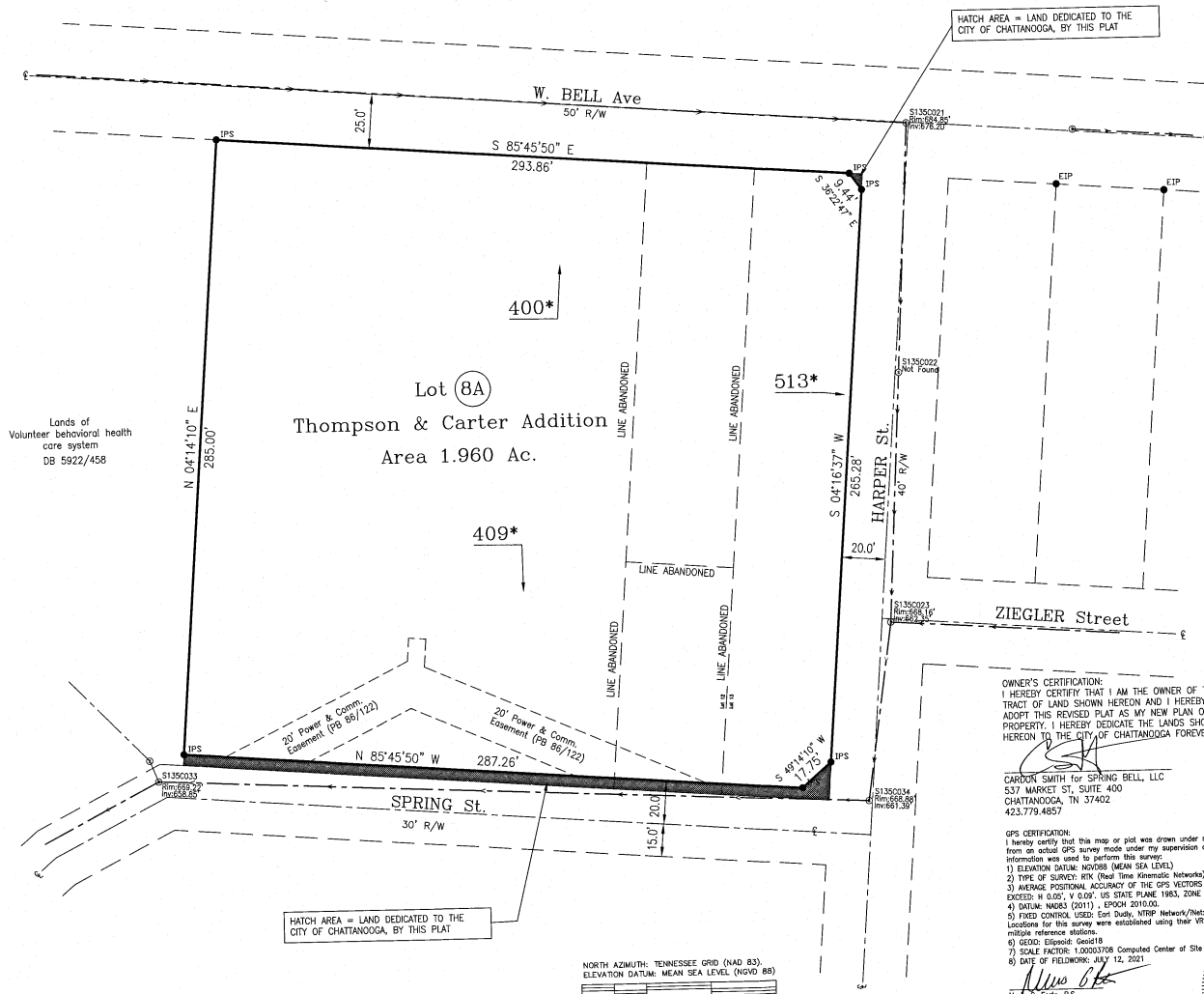
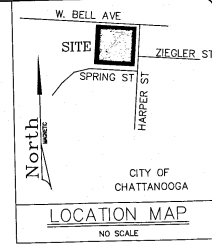
- ELEVATION DATUM: MEAN SEA LEVEL (NAVD 88)
- TAX ID: 135C-0-407, 008 & 009
- DEED BOOK 12837, PAGE 867, HAMILTON CO., TN
- THIS PLAT REVISES PLAT BOOKS 2/17 & 86/122, Thompson & Carter Addition LOTS 8A, 12 & 13, BLOCK 4, HAMILTON CO., TN
- ATTENTION IS CALLED TO THE CITY OF CHATTANOOGA CODES AS AMENDED
- LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE
- PUBLIC SANITARY SEWER AVAILABLE BY GRAVITY FLOW
- CITY ORDINANCE # 13251, ENTITLED STORM WATER RUNOFF AND EROSION CONTROL SHALL APPLY TO ANY DISCHARGE OF THE SAME FROM THIS PROPERTY
- ZONE E-CX-3
- TOTAL AREA = 1.960 ACRES±
- NO FILL MATERIAL IS TO BE PLACED ON A CONSTRUCTED DRAINAGE FACILITY IN SUCH A MANNER AS TO IMPEDE STORM WATER RUNOFF FLOW UNLESS APPROVED BY THE CITY ENGINEER.
- ALL MATTERS OF RECORD ARE EXEMPTED FROM THIS PLAN
- OWNER OF RECORD: SPRING BELL, LLC
- THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF CHATTANOOGA, TN.
- THE PURPOSE OF THIS PLAT IS TO REMOVE ALL INTERIOR LOT LINES AND TO DEDICATE LAND (HATCH AREAS) TO THE CITY OF CHATTANOOGA
- LOT (8A) = LOT NUMBER
- \*ALTERNATE ADDRESSES BASED ON ACCESS TO ROAD.
- REGARDLESS OF ZONING CLASSIFICATION, BUILDING ARE SUBJECT TO MANDATED NATIONAL ELECTRICAL SAFETY CODE (NEC) SETBACK REQUIREMENTS FROM POWER LINES.

RECORDED PLAT DOES NOT  
TRANSFER PROPERTY OWNERSHIP  
DEED MUST BE RECORDED

APPROVED FOR RECORDING  
Hamilton Co. Geospatial Technology

DATE: 9-22-2023  
BY: Sara Swilley  
JURISDICTIONAL AUTHORITY  
DATE: 9-22-23  
BY: [Signature]  
CHATTANOOGA COUNTY REGIONAL  
PLANNING COMMISSION  
DATE: 9/21/23  
BY: [Signature]

Sheet No. P3 128 / 139  
Inventor: 2023092000018  
1 Page PLAT LARGE  
Recorded by TN on 09/20/23 at 03:08 PM  
PLAT LARGE  
DATA PROCESSING FEE: 15.00  
2.00  
TOTAL FEES: \$11.00  
Map of Tennessee Prepared by the  
Registrar of Deeds: MARC GRANT



HATCH AREA = LAND DEDICATED TO THE  
CITY OF CHATTANOOGA, BY THIS PLAT

Lands of  
Volunteer behavioral health  
care system  
DB 5922/458

OWNER'S CERTIFICATION:  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE  
TRACT OF LAND SHOWN HEREON AND I HEREBY  
ADOPT THIS REVISED PLAT AS MY NEW PLAN OF  
PROPERTY. I HEREBY DEDICATE THE LANDS SHOWN  
HEREON TO THE CITY OF CHATTANOOGA FOREVER.

CARDON SMITH for SPRING BELL, LLC  
537 MARKET ST, SUITE 400  
CHATTANOOGA, TN 37402  
423.779.4857

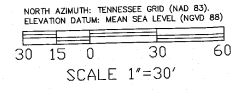
GPS CERTIFICATION:  
I hereby certify that this map or plat was drawn under my supervision  
from an actual GPS survey made under my supervision and the following  
information was used to perform this survey:  
1) ELEVATION DATUM: NAVD88 (MEAN SEA LEVEL)  
2) TYPE OF SURVEY: RTK (Real Time Kinematic Network)  
3) HORIZONTAL ACCURACY OF THE GPS VECTORS DOES NOT  
EXCEED: H 0.05', V 0.09'. US STATE PLANE 1983, ZONE TN-4100  
4) DATUM: NAD83 (2011) - EPOCH 2010.00  
5) FIXED CONTROL USED: Ecol Duty, NTRP Network/Net: NET\_3, GPS  
Locations for this survey were established using their VRS consisting of  
multiple reference stations.  
6) GEOID: Ellipsoid: Geoid18  
7) SCALE FACTOR: 1.00003708 Computed Center of Site  
8) DATE OF FIELDWORK: JULY 12, 2021  
Mark E. Fortin, P.S.  
TN-1959  
DATE: 9/3/2023

FLOOD HAZARD NOTE:  
THIS PROPERTY LIES WITHIN  
ZONE "X" (OUTSIDE NORMAL  
FLOODING) AS DEFINED BY  
THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY FLOOD  
MAP OF CHATTANOOGA, TN  
COMMUNITY PANEL NUMBER  
47065C-0329-C  
DATED FEBRUARY 3, 2016

LEGEND

- EIP = EXISTING IRON PIN
- IPS = IRON PIN SET
- PKF = PK NAIL FOUND
- PKS = PK NAIL SET
- RRS = RAILROAD SPIKE
- PRC = POWER & COMMUNICATION
- SMH = SEWER MANHOLE

THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND  
PER ABOVE GROUND EXAMINATION OF THE SITE, BASED ON VISIBLE INDICATIONS.  
IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS  
AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES  
BEFORE THE START OF CONSTRUCTION ON THIS PROJECT. THIS NOTICE APPLIES  
TO INFORMATION SHOWN ON THIS PLAN OR ANY ASSOCIATES PLAN FOR THIS  
PROJECT - INCLUDING PLANS OF THE SAME PREPARED BY OTHERS.  
CALL BEFORE YOU DIG! CALL- 811



BEGINNING POINT SURVEYS, INC.  
Consulting Land Surveyors  
101 Tuxedo Circle, Chattanooga TN 37411  
(423) 624-0020

REVISED PLAT  
LOT 8A, THOMPSON & CARTER ADDITION  
CHATTANOOGA, HAMILTON CO., TN  
PREPARED FOR  
SPRING BELL LLC

DATE	REVISION
9/14/2023	1

SHEET NO. 1 OF 1  
JOB NO. TN-2138-HC

