

HSG DWG NO. 2020-291-3
DATE: 9-2020

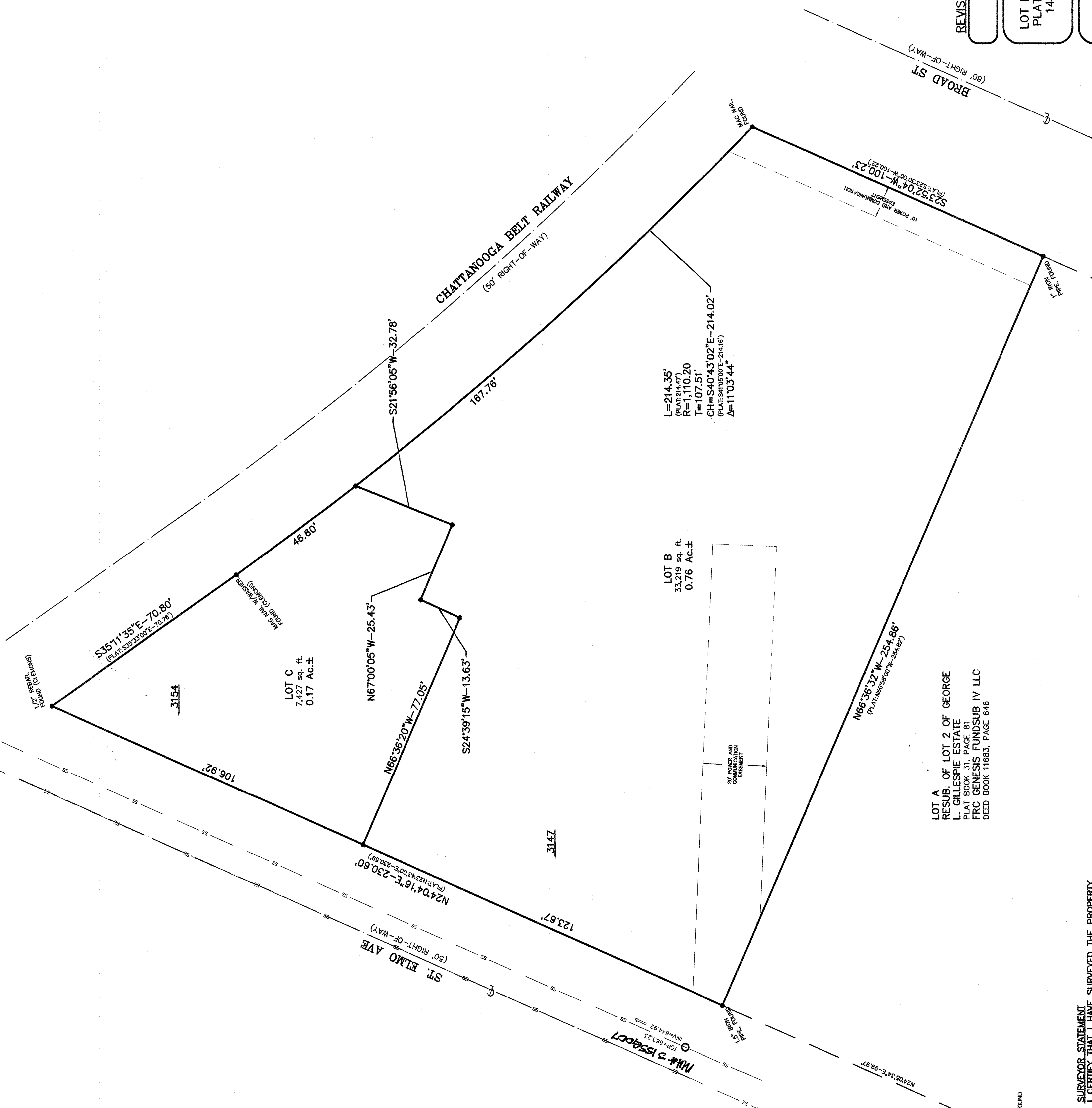
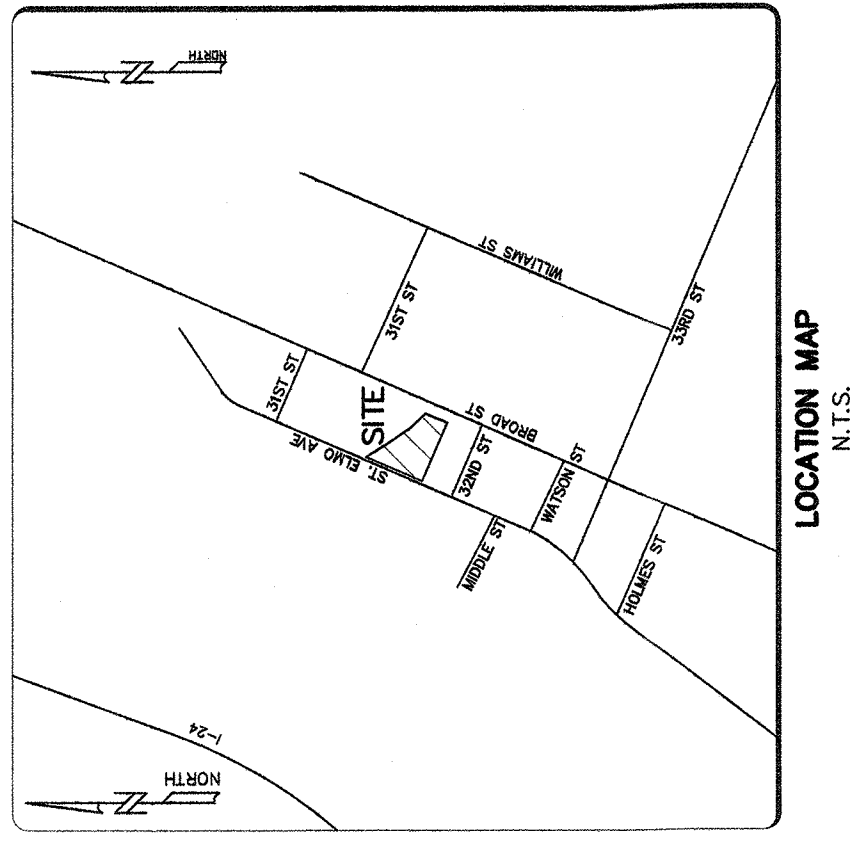
MT# 5155F003
TOP=655.20
INVERT=654.50
MT# 5155F011
TOP=655.20
INVERT=654.50

- NOTES:
- 1.) PRESENT ZONING CLASSIFICATION UCC.
 - 2.) AREA SUBDIVIDED BY THIS PLAT IS 0.94 ACRES±.
 - 3.) TAX MAP NUMBER 155E-A-001.
 - 4.) THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED IN DEED BOOK 11771, PAGE 142 CHATTANOOGA COUNTY, TENNESSEE.
 - 5.) THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE SUBDIVISION REGULATIONS OF THE CITY OF CHATTANOOGA.
 - 6.) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS.
 - 7.) LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
 - 8.) PUBLIC SANITARY SEWERS ARE AVAILABLE BY GRAVITY FLOW.
 - 9.) STREET ADDRESS 3147 BROAD ST.
 - 10.) CITY ORDINANCE #12900 ENTITLED "STORMWATER RUNOFF AND EROSION CONTROL" SHALL APPLY TO ANY DISCHARGE OF SAME FROM THIS SUBDIVISION OF PROPERTY. DRAINAGE FACILITY IN SUCH A MANNER AS TO PREVENT STORMWATER FROM BEING DISCHARGED INTO ANY ADJACENT WATERWAY OR CAUSING DAMAGE TO ADJACENT PROPERTY.
 - 11.) IMPROVE STORM WATER RUNOFF FLOW UNLESS APPROVED BY THE CITY ENGINEER.
 - 12.) ALL CORNERS ARE 1/2" REBAR W/CAP UNLESS NOTED OTHERWISE.
 - 13.) A 5' PRIVATE DRAINAGE EASEMENT SHALL BE RESERVED ALONG THE INSIDE OF ALL SIDE AND REAR LOT LINES. THESE DRAINAGE EASEMENTS SHALL BE AUTOMATICALLY ABANDONED IF TWO OR MORE LOTS ARE COMBINED FOR A SINGLE PARCEL. A 5' PRIVATE DRAINAGE EASEMENT IS REQUIRED.
 - 14.) DONE WITHOUT THE BENEFIT OF TITLE COMMITMENT.
 - 15.) BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS LOCATED IN ZONE "X" AND IS NOT IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 47065C0339C, DATED 02/03/2016.

RECORDED PLAT DOES NOT
TRANSFER PROPERTY OWNERSHIP
DEED MUST BE RECORDED

APPROVED FOR RECORDING
HAMILTON COUNTY GED TECH
DATE: 12/14/2021
BY: [Signature]
JURISDICTIONAL AUTHORITY
DATE: 12/14/2021
BY: [Signature]
CHATTANOOGA REGIONAL
PLANNING COMMISSION
DATE: 12/14/2021
BY: [Signature]
TOTAL FEES \$17.00
State of Tennessee Hamilton County
Recorder of Deeds

Book/Page: P3 122 / 195
Instrument: 202112020240
1 Page PLAT/LARGE
Recorded by TC on 12/20/2021 at 2:37 PM
PLAT/LARGE
DATA PROCESSING FEE
15.00
2.00

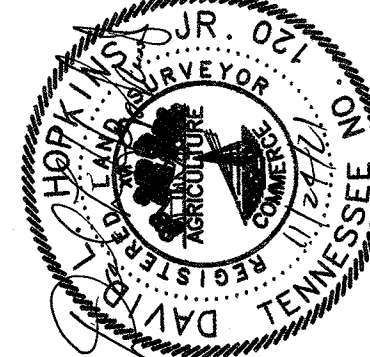


LOT A
RESUB. OF LOT 2 OF GEORGE
L. GILLESPIE ESTATE
PLAT BOOK 31, PAGE 81
FRC GENESIS FUNDSUB IV LLC
DEED BOOK 11683, PAGE 646

LOT B
33,219 sq. ft.
0.76 Ac.±

LOT C
7,427 sq. ft.
0.17 Ac.±

SURVEYOR STATEMENT
I CERTIFY THAT I HAVE SURVEYED THE PROPERTY
HEREON, THAT THE SURVEY IS CORRECT TO THE
BEST OF MY KNOWLEDGE AND BELIEF, THAT THE
SURVEY WAS DONE IN COMPLIANCE WITH CURRENT
TENNESSEE SURVEYING PRACTICES AND
THAT THE RATIO OF PRECISION OF UNADJUSTED
SURVEY IS >1:10,000 (CATEGORY I)



OWNER STATEMENT
I CERTIFY THAT I AM THE OWNER IN FEE
SIMPLE OF THE PROPERTY SHOWN AND
ADOPT THIS AS MY PLAN OF SUBDIVISION.

HAISTEN FAMILY PARTNERS, LLC
1463 MARKET ST, STE 104
CHATTANOOGA, TN 37402
423-503-8349

REVISED PLAT LOTS B AND C
GEORGE L. GILLESPIE ESTATE

LOT B, RESUBDIVISION OF A PORTION OF LOT 2 GEORGE GILLESPIE ESTATE,
PLAT BOOK 31, PAGE 81, AND AS DESCRIBED IN DEED BOOK 11771, PAGE
142, R.O.H.C., CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

HOPKINS SURVEYING GROUP
175 Hamm Road - P.O. Box 4366
Chattanooga, Tennessee 37405
(423) 267-3751 Office
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DRAWN BY: ZA
SCALE: 1" = 20'
PROPERTY ADDRESS: 3147 BROAD ST
SHEET NO. 1 OF 1
DATE: 10/20/2021
DWG NO. 2021-319-2
REF. DWG. 2020-291-3
TAX MAP NO. 155E-A-001

DWG. NO.: 2021-319-2