

OWNER'S CERTIFICATION

I/WE HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND CERTIFY THAT THERE ARE NO ENCUMBRANCES ON THE PROPERTY TO BE DEDICATED AND THAT I/WE ARE THE OWNER/OWNERS OF THE PROPERTY IN FEE SIMPLE.

BY: [Signature] TITLE: OWNER
EAST HAVEN PARTNERS, LLC
9453 BRADMORE LANE, STE 201
OOLTEWAH, TN 37363
PHONE: 423-593-4436

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OR MAP REPRESENTS A CATEGORY II SURVEY WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING ONE FOOT IN 12,258 FEET AND THAT SAID SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE STATE OF TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYING AS OF MARCH 13, 2011.

C. BARTON CRATTIS, L.S. 3742, C.F.M. S.F.S. (TN 003)

DATE: 7-7-20

RECORDED PLAT DOES NOT
TRANSFER PROPERTY OWNERSHIP
DEED MUST BE RECORDED

APPROVED FOR RECORDING

CHATT/HAM COUNTY
GROUNDWATER PROTECTION
DATE: 7-7-20
BY: [Signature]
HAM. CO. WITA
DATE: 7-7-20
BY: [Signature]
SODDY-DAISY MUNICIPAL
PLANNING COMMISSION
DATE: 7-7-20
BY: [Signature]

Sheet: **P3 118 / 145**
Drawing: 2020052700177
1 Page PLAT LARGE
Revised by ME on 8/27/2020 at 12:40 PM
PLAT LARGE
DATA PROCESSING FILE
16.00
2.00
TOTAL FEES \$17.00
Date of Next Periodic Fee: 8/27/2021
Plat: 118

GENERAL NOTES

- 1) AREA OF PROPERTY SUBDIVIDED:
LOT 1: 0.76 ACRES
LOT 2: 0.96 ACRES
LOT 3: 0.80 ACRES
TOTAL: 2.52 ACRES
- 2) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP
PANEL NO. #47065C03886, DATED FEB. 3, 2016,
THIS PROPERTY IS NOT SUBJECT TO THE 1% CHANCE
SPECIAL FLOOD HAZARD AREA (SFHA)
- 3) THIS PLAT DIVIDES THE PROPERTY DESCRIBED IN
DEED BOOK 11711, PAGE 354 (P.B. 92, PG. 66)
- 4) HAMILTON COUNTY TAX PARCEL: 066H-C-006
- 5) ALL CORNERS ARE A 1/2" IRON REBAR WITH A YELLOW
PLASTIC CAP LABELED "NILES SURVEYING" SET UNLESS
OTHERWISE NOTED.
- 6) LAST DATE OF FIELD SURVEY: JULY 07, 2020
- 7) PRESENT ZONING: C-2
SETBACKS: FRONT - 25'; REAR - 25'; SIDE - 10'
- 8) LOCAL GOVERNMENT DOES NOT CERTIFY THAT
UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
- 9) THIS PLAT HAS BEEN DEVELOPED IN ACCORDANCE WITH
THE PROVISIONS OF THE CITY OF SODDY-DAISY,
TENNESSEE SUBDIVISION REGULATIONS.
- 10) BASIS FOR ALL BEARINGS: PLAT BOOK 92, PAGE 66
- 11) PUBLIC SANITARY SEWERS ARE AVAILABLE BY WWTA
- 12) THE CITY OF SODDY-DAISY IS NOT RESPONSIBLE FOR
THE MAINTENANCE OF ANY DRAINAGE EASEMENTS.
- 13) SOURCE OF WATER SUPPLY IS BY NORTHWEST UTILITY
DISTRICT.
- 14) THE INTENT OF THE 10' PRIVATE SANITARY SEWER
EASEMENT IS TO BE 5' EITHER SIDE OF THE PIPE AS IT
WAS INSTALLED.
- 15) THE CITY OF SODDY-DAISY IS NOT RESPONSIBLE FOR
THE MAINTENANCE OF PRIVATE ACCESS EASEMENTS
- 16) UNDERGROUND UTILITIES SHOWN ARE FROM ONE CALL
MARKINGS AND PLAT BOOK 92, PAGE 66.

LEGEND:

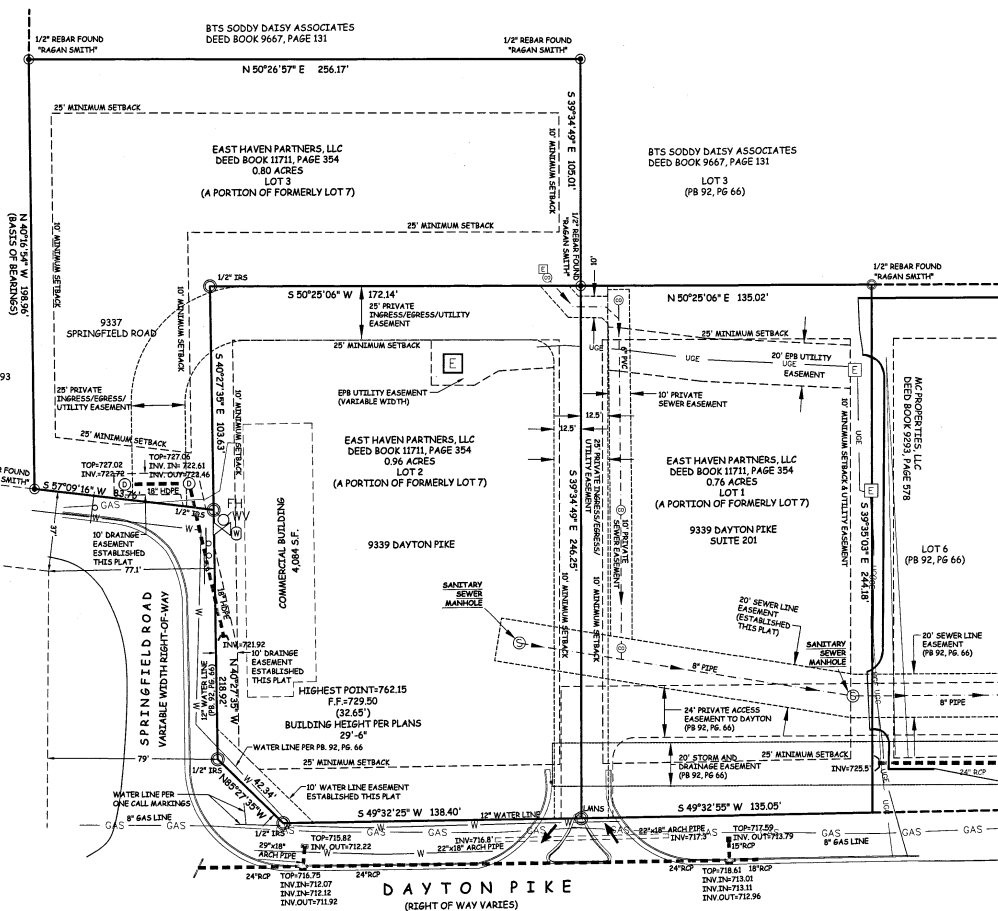
- - CORNERS FOUND, AS NOTED
- - CORNER SET, 1/2" REBAR WITH PLASTIC CAP "NILES SURVEYING"
- - FIRE HYDRANT
- - WATER VALVE
- - WATER METER
- - ELECTRIC TRANSFORMER
- - STORM DRAIN MANHOLE
- - SANITARY SEWER MANHOLE
- - SANITARY SEWER CLEANOUT
- - SIGN
- IRF - IRON ROD FOUND "AS NOTED"
- IRS - IRON ROD SET, SEE NOTE 5
- LMNS - LARGE MAGNETIC NAIL SET
- HDPE - HIGH-DENSITY POLYETHYLENE PIPE, AS NOTED
- - PROPERTY LINE
- - ADJACENT PROPERTY LINE
- - SANITARY SEWER LINE
- - UNDERGROUND GAS LINE
- - UNDERGROUND ELECTRIC LINE
- - UNDERGROUND COMMUNICATION LINE
- - WATER LINE
- - EASEMENT

PB 220 PG. 16
T08F: 19-423
R: 57 EAST HAVEN PARTNERS-I
FF: 46-100

NILES SURVEYING CO., INC.
LAND SURVEYING-MAPPING-FLOOD CONSULTATION

CERTIFICATE OF AUTHORIZATION NUMBER LSF 0000090
3982 CHURCHILL ROAD
CHATTANOOGA, TENNESSEE 37408-1616
PHONE: (423) 624-5041 FAX: (423) 629-7813
EMAIL: admin@nilessurveying.com

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REVISED PLAT
LOTS 1, 2 & 3

BEING A RESUBDIVISION OF LOT 7

**SOUTH HAVEN'S ADDITION TO
SODDY-DAISY SQUARE SUBDIVISION**

ORIGINALLY RECORDED IN
PLAT BOOK 92, PAGE 66
CITY OF SODDY-DAISY
HAMILTON COUNTY, TENNESSEE

DATE: JULY 07, 2020