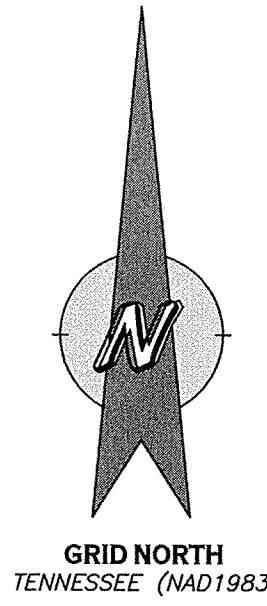


REVISED LOT 4, WATERSIDE SUBDIVISION

RECORDED PLAT DOES NOT
TRANSFER PROPERTY OWNERSHIP
DEED MUST BE RECORDED

Book/Page **P3 111 / 147**
Instrument: 2018030100105
1 Page PLAT-LARGE
Recorded by TLF on 3/12/2018 at 12:22 PM
PLAT-LARGE 15.00
DATA PROCESSING FEE 2.00
TOTAL FEES \$17.00
State of Tennessee-Hamilton County
Register of Deeds. **PAM HURST**



The permanent Drive Easement Lifestyle Way is to be privately maintained by the owners and not by the city. The owners are responsible for providing all utilities and services to the existing public road. Present owner or owners will not convey, sell or transfer any properties as shown hereon until a covenant is signed and recorded to run with the land, which sets forth the responsibilities of access maintenance, unless it is so stated in the deed of conveyance that the new owners will be responsible for access maintenance.

City Ordinance No. 12900 entitled "Stormwater Run-off and Erosion Control" shall apply to any discharge of same from this subdivision of property.

LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITY OR UTILITY CONNECTIONS ARE AVAILABLE.

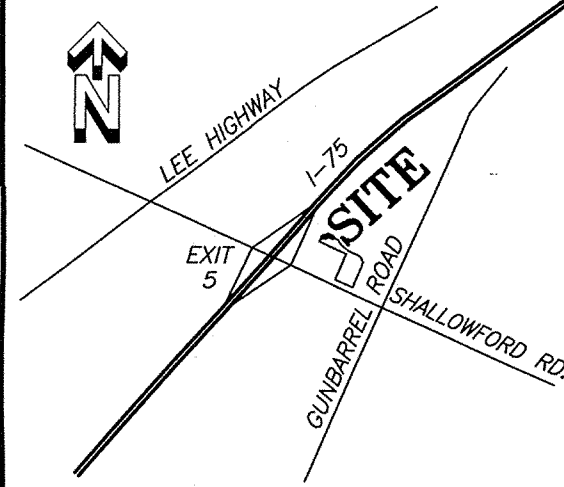
THIS SUBDIVISION HAS BEEN DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE CHATTANOOGA SUBDIVISION REGULATIONS.

NO FILL MATERIAL CAN BE PLACED IN A CONSTRUCTED DRAINAGE FACILITY IN SUCH A MANNER AS TO IMPEDE STORM WATER RUNOFF FLOW UNLESS APPROVED BY THE CITY ENGINEER.

CITY OF CHATTANOOGA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS.

LEGEND	
● IRON PIN FOUND	□ FIRE HYDRANT
○ IRON PIN SET (IPS)	□ UTILITY POLE
△ COMPUTED POSITION (NO MONUMENT)	□ WATER VALVE
○ ROCK	□ WATER METER
□ OR CONCRETE MONUMENT	□ GAS METER
RB REBAR	□ GAS VALVE
OTP OPEN TOP PIPE	□ PROPERTY LINE
CTP CRIMP TOP PIPE	--- LAND LOT LINE
P.O.B. POINT OF BEGINNING	--- RIGHT OF WAY
R/W RIGHT OF WAY	--- P O/H POWER
P/L PROPERTY LINE	--- T O/H TELEPHONE
C/L CENTERLINE	--- X-X FENCE
N/F NEW OR FORMERLY	--- S-S STREAM OR POND
DB/pg DEED BOOK/PAGE	--- G UG GAS LINE
PB/pg PLAT BOOK/PAGE	--- E UG POWER
PP UTILITY POLE	--- S-S SEWER LINE
LL LAND LOT	--- W WATER LINE
RCP REINFORCED CONC. PIPE	--- C US COMMUNICATIONS
CMP CORRUGATED METAL PIPE	--- S STORM LINE
CPP CORRUGATED PLASTIC PIPE	--- R/R TRACKS
--- ASPHALT	--- EXIST. CONTOUR
--- CONCRETE	--- EXIST. INDEX CONTOUR
--- GRAVEL	--- PROP. CONTOUR
	--- PROP. INDEX CONTOUR

MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS. ALL IPS ARE CAPPED 5/8" REBAR UNLESS OTHERWISE NOTED.



VICINITY MAP (NOT TO SCALE)

DISCLOSURE & NOTICE
This drawing and any findings does not constitute a title or legal opinion by Chastain & Associates, P.C. Any provided certification is a statement based on facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied. Other documents or conditions may exist that would affect this property. As a unique pictorial and graphic professional work, this survey is subject to the Copyright laws of the United States. The latest date of field survey work is the date applicable to provisions of Statutes of Limitation. No certification or liability is extended to any party not named hereon. Subsurface matters not certified unless excavated.

IN GOD WE TRUST

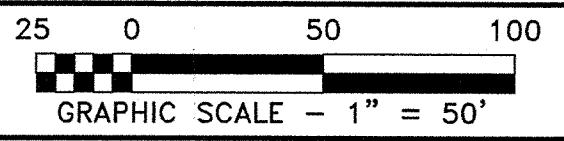
"Thou shalt not remove thy neighbor's landmark, which they of old time have set."
Deuteronomy 19:14 KJV

PREPARED BY
CHASTAIN & ASSOCIATES, P.C.
SURVEYING~PLANNING~CONSULTING



"Covering Dixie Like The Dew"
CHASTAINASSOCIATES.COM
(706)276-7528 (770)889-1770
email: INFO@CHASTAINASSOCIATES.COM

288 N. Main St. Ellijay, GA 30540
GEORGIA CERTIFICATE OF AUTH. LSP000781
TENNESSEE PROFESSIONAL REG. NO. 1937 & 2997
NORTH CAROLINA LAND SURVEYING FIRM C-3198
ALABAMA LAND SURVEYING FIRM CA-852-LS
SOUTH CAROLINA SURVEYING FIRM COA No. 5205



NOTE: IMPROVEMENTS EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON UPON THE REQUEST OF CLIENT.

TAX MAP NUMBER:
149H A 019.01

PURPOSE OF THIS PLAT: TO COMBINE A PORTION OF LOT 8, WATERSIDE SUBDIVISION WITH LOT 4, WATERSIDE SUBDIVISION. SEE PB 92, pg 179 & PB 108, pg 51 FOR PREVIOUS RECORDING AND FOR OTHER NOTES AND RESTRICTIONS.

VESTING DEEDS FOR AREAS BEING COMBINED ARE RECORDED AT DB 8589, pg 129, DB 9116, pg 511, & DB 10994, pg 201.

PUBLIC SANITARY SEWERS ARE AVAILABLE BY GRAVITY FLOW.

COMBINATION SURVEY
PREPARED FOR
Waterside Property Investment, LLC

REVISED LOT 4, WATERSIDE SUBDIVISION
CITY OF CHATTANOOGA
HAMILTON COUNTY, TENNESSEE
DATE: MAY 12, 2017

REVISIONS:	DATE	COMMENT



I hereby certify that this survey is a category I, the ratio of precision of the unadjusted survey is 1/38,148, and that this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Jeffrey T. Vick
Jeffrey T. Vick
Tennessee Registered Land Surveyor No. 2997

CERTIFICATE OF OWNERSHIP
I CERTIFY THAT I, THE OWNER IN FEE SIMPLE OF THE PROPERTY SHOWN, ADOPT THIS AS MY PLAN OF SUBDIVISION.

WATERSIDE PROPERTY INVESTMENT, LLC
801 BROAD ST., SUITE 200
CHATTANOOGA, TN 37402
423-308-1830

SIGNATURE: *Jeffrey T. Vick*

FLOOD STATEMENT:
THIS PROPERTY IS DENIED AS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF FLOOD INSURANCE RATE MAP (F.I.R.M.) 47065C03676 DATED: 2/3/2016.
THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. CHASTAIN & ASSOCIATES, P.C. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.



LINE	BEARING	DISTANCE
1	S44°37'51"W	46.76'
2	S28°45'09"W	26.10'
3	S39°28'11"W	72.35'
4	N50°30'55"W	95.49'
5	N50°30'55"W	118.76'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	294.00'	89.54'	89.19'	N77°01'27"E
C2	121.00'	96.69'	94.14'	S88°48'31"E
C3	45.00'	68.03'	61.73'	N66°55'33"E
C4	45.00'	67.28'	61.19'	N19°36'54"W
C5	94.00'	113.95'	107.10'	S79°21'22"W
C6	94.00'	29.33'	29.21'	S35°41'32"W
C7	114.50'	38.94'	38.75'	S17°00'35"W
C8	25.00'	42.25'	37.40'	S41°08'46"E
C9	175.00'	155.47'	150.41'	S64°54'35"W