

APPROVED FOR RECORDING
 HAMILTON COUNTY GIS DEPT
 DATE: 10/27/04
 BY: [Signature]

RECORDED PLAT DOES NOT
 TRANSFER PROPERTY
 OWNERSHIP
 TIED MUST BE RECORDED

GENERAL NOTES

1. Zoned: R-17Z
2. Subdivision Deed Book 7312 Pg. 908
3. This plat is developed in accordance with the City of Chattanooga Subdivision Regulations.
4. Area subdivided: 23.48 Acres
5. Water Supply by: Tennessee American Water Company
6. Public sanitary sewers are available by gravity flow.
7. No 18" 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.
8. City Ordinance #8843 entitled "Stormwater Run-Off and Erosion Control" shall apply to any discharge of the same from this subdivision of property.
9. See Map #170 D-48-8.08
10. The City of Chattanooga is not responsible to construct or maintain drainage easements, storm sewer easements, private roads or drainage detention areas.
11. Drainage Detention Areas and facilities installed by the developer may not be filled, altered or changed in any way without permission from the City Engineer's Office.
12. The Electric Power Board has a blanket easement on entire development on per Deed Book 7312, Page 908.
13. The 100 Year Base Flood Elevation is 690 per FEMA Flood Map.
14. The development conforms to Ordinance Number 10448.
15. The City of Chattanooga reserves the right to access the area of the 50' E.P.O. easements beyond drainage areas and facilities.
16. Callaway Court is a private road. Callaway Court is not maintained by the City of Chattanooga. Nothing herein should be interpreted to mean that the City of Chattanooga will have or in the future assume maintenance responsibility for Callaway Court.
17. The owner of Lot 1 is responsible to maintain drainage facilities on Lot 1.
18. A 10' private drainage easement is reserved along the outer boundaries of Lot 1 against Davidson Road Frontage and the lines with a private drainage easement show. This easement is automatically abandoned if no easement is required.

I hereby certify that I have surveyed the property shown hereon. That this is correct to the best of my knowledge and belief and that the ratio of precision of the consolidated survey exceeds 1 per 10,000 as shown herein. This is a Class "1" survey.

[Signature]
 JAMES G. COFFEE
 CSEP ENGINEERING GROUP
 2710-B LAYTON BLVD
 MEMPHIS, TN 37343

I certify that I have reviewed or designed all new roads, drainage, domestic water and sanitary sewers on these or this plat and that the design meets proper engineering.

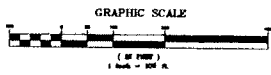
[Signature]
 CSEP ENGINEERING GROUP (James G. Coffey, P.E.)
 2710-B Layton Blvd.
 MEMPHIS, TN 37343
 (423) 847-9100 Office

I hereby certify that I am the owner in fee simple of this property and I hereby adopt this plat.

[Signature]
 DON MOON
 PO Box 177
 Signal Mt., TN 37377
 (423) 563-3142

FINAL PLAT

GARDENS AT HERITAGE GREEN	
LOT 1	
CHATTANOOGA, TENNESSEE	
Date: 10/26/2004	Drawn: JGC & JSC
Scale: 1"=100'	Checked: JGC
CSEP ENGINEERING GROUP	
2710-B Layton Blvd. Memphis, TN 37343 (423) 847-9100 Office (423) 847-9188 Fax	DESIGNED: JGC 10/27/04 Des. No. [Blank] Checked: [Blank]



SCALE OF STATE GRID COORDINATES

