RECORDED PLAT
TRANSFER PROPERTY
DEED MUST BE R

APPROVED FOR RECORDING
HAMILTON COUNTY GEOSPATIAL TECHNOLOGY
DATE 05/05/25
BY
HAMILTON COUNTY GROUNDWATER PROTECTION
DATE
BY
HAMILTON COUNTY WATER QUALITY
DATE 05/05/25
BY
JURISDICTIONAL AUTHORITY
DATE
BY
CHATTAHAM CNTY REGIONAL PLANNING COMMISSION
DATE
BY

P3 133

TOTAL FEES

N
W E
S
TENNESSEE STATE PLANE (NAD 83)

HAMILTON COUNTY, TENNESSEE

LOCATION MAP
N.T.S.

RAILROAD RIGHT-OF-WAY

R=5574.75'
L=234.40'
CH=S73°09'37"W
CL=234.38'

R=5574.75'
L=113.84'
CH=S71°22'35"W
CL=113.84'

IR(N)

100.0'

10.0'

SSDS EASEMENT
8,897 SQ. FT.

N24°20'31"W
139.87'

CENTERLINE OF DITCH

LOT 1
1.25± ACRES

S24°20'31"E
309.85'

S72°41'43"W
99.92'

LOT 2
1.11± ACRES

S24°20'31"E
132.04'

10' DRAINAGE EASEMENT ESTABLISHED BY THIS PLAT

S24°15'40"E
185.35'

QUEEN MAYFIELD
DEED BOOK "T" VOL. 26 PAGE 310
R.O.H.C.

CARPORT

EXISTING DRIVEWAY

EXISTING BUILDING

8469

8455

10' POWER & COMMUNICATION EASEMENT ESTABLISHED BY THIS PLAT

R=979.79'
L=97.63'
CH=N73°02'31"E
CL=97.59'

IR(O)

96'± TO HAILYS POND DRIVE

25.0'

S14°06'11"E
27.84'

14.4'

S75°53'50"W
42.05'

24" RCP

18" CMP

S75°53'50"W
211.26'

OLD CLEVELAND PIKE

LOT 2
CARL GREEN S/D
ON OLD CLEVELAND PIKE
PLAT BOOK 44 PAGE 174
R.O.H.C.

LOT 1
CARL GREEN S/D
ON OLD CLEVELAND PIKE
PLAT BOOK 44 PAGE 174
R.O.H.C.

GENERAL NOTES

1. PRESENT ZONING: A-1
2. AREA SUBDIVIDED BY THIS PLAT IS 2.36 AC.±.
3. LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
4. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED IN DEED BOOK 12563 PAGE 537, R.O.H.C.
5. THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF HAMILTON COUNTY UNLESS OTHERWISE NOTED.
6. 5/8" IRON ROD WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
7. TAX MAP NUMBER: 131 016.
8. THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN ACCESS EASEMENTS, DRAINAGE EASEMENTS, DRIVEWAYS, OR SERVICE ROADS.
9. PURPOSE OF PLAT:
ESTABLISH NEW LOT LINES AS SHOWN HEREON.
10. BY GRAPHIC PLOTTING ONLY (SUBJECT TO MAP SCALE UNCERTAINTY) THIS PROPERTY IS LOCATED IN ZONE "X" UNSHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL AREA, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 3, 2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD INVESTIGATION WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE REQUIRED TO VERIFY THIS DETERMINATION OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" UNSHADED" DENOTES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN.
11. NO POOLS WITHOUT PRIOR WRITTEN APPROVAL FROM HAMILTON COUNTY GROUNDWATER PROTECTION.
12. HATCHED AREA IS A SUBSURFACE SEWAGE DISPOSAL SYSTEM EASEMENT. ANY CUTTING, FILLING, OR CONSTRUCTION WITHIN TEN (10) FEET OF THIS AREA WITHOUT PRIOR APPROVAL FROM THE GWP AND RECORDING OF A CORRECTIVE PLAT MAY RENDER THIS LOT UNBUILDABLE. ANY CUTTING WITHIN TWENTY-FIVE (25) FEET OF THIS AREA GREATER THAN 12 INCHES FOR ANY REASON WITHOUT PRIOR WRITTEN APPROVAL FROM THE GWP AND RECORDING OF A CORRECTIVE PLAT MAY RENDER THIS LOT UNBUILDABLE.
13. LOT 2 HAS NOT BEEN EVALUATED PURSUANT TO THIS PLAT REVIEW FOR AN SSD SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS LOT OR THE EXISTING SYSTEM.
14. ALL NOTES REGARDING THE SUBSURFACE SEWAGE DISPOSAL SYSTEM EASEMENT WILL BECOME NULL AND VOID IF THE HOME IS CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM.
15. HAMILTON COUNTY GROUNDWATER PROTECTION MAY REQUIRE THAT THE SSDS EASEMENT BE FIELD LOCATED BY A SURVEYOR PRIOR TO SSD PERMIT ISSUANCE IF WE ARE UNABLE TO VERIFY COMPLIANCE WITH THE REGULATIONS DURING OUR SITE VISIT.
16. LOT 1 IS APPROVED FOR A MAXIMUM NUMBER OF TWO (2) BEDROOMS WITH NO TUBS OVER 40 GALLONS.
17. WATER QUALITY EASEMENTS AND OTHER DRAINAGE RELATED FACILITIES INSTALLED BY THE DEVELOPER CANNOT BE FILLED, ALTERED, OR CHANGED IN ANY WAY WITHOUT PERMISSION FROM THE HAMILTON COUNTY WATER QUALITY PROGRAM.
18. THE OWNERS OF ALL LOTS ARE RESPONSIBLE TO MAINTAIN WATER QUALITY EASEMENTS TO THE STANDARDS OF THE HAMILTON COUNTY WATER QUALITY PROGRAM RULES AND REGULATIONS.
19. THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN WATER QUALITY EASEMENTS OR ANY DRAINAGE RELATED FACILITIES.
20. THE HAMILTON COUNTY WATER QUALITY PROGRAM RESERVES THE RIGHT AT ANYTIME TO ACCESS WATER QUALITY EASEMENTS TO INSPECT AREAS AND FACILITIES.
21. THE HAMILTON COUNTY WATER QUALITY PROGRAM RULES AND REGULATIONS SHALL APPLY TO ANY DISCHARGE OF STORM WATER FROM THIS SUBDIVISION.
22. LAND DISTURBANCE IS PROHIBITED IN STREAM/RIPARIAN BUFFER. NO CLEARING, GRADING, GRUBBING OR TREE REMOVAL ALLOWED WITHOUT APPROVAL FROM THE HAMILTON COUNTY WATER QUALITY PROGRAM.

CERTIFICATION OF SURVEYOR

THIS IS A CATEGORY I (URBAN & SUBDIVISION) SURVEY. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A POSITIONAL TOLERANCE OF 0.07 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 247,207 FEET.

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY AND REGISTERED WITH THE STATE OF TENNESSEE, THAT THE SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TENNESSEE, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Charles E. Schaerer
CHARLES E. SCHAERER
REGISTERED LAND SURVEYOR
TENNESSEE #700
4/16/2025

OWNER'S/DEVELOPER'S CERTIFICATION

I, (WE) THE UNDERSIGNED OWNER (IN FEE SIMPLE) OF THIS PROPERTY, I CERTIFY THAT I AM THE OWNER AND DO HEREBY ADOPT THIS PLAN OF SUBDIVISION.

AARON LEON PICKETT
8455 OLD CLEVELAND PIKE
OOLTEWAH, TN 37363
423-421-0964

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REVISIONS

NO.	DATE

FINAL PLAT

BEING SURVEY OF THE PROPERTY
DESCRIBED IN DEED BOOK 12563 PAGE 537
SECOND CIVIL DISTRICT
HAMILTON COUNTY, TENNESSEE

DRAWN BY: R.D.B.	APPROVED: CES
DATE: APRIL 2, 2025	CHECKED: CES
SCALE: 1"=30'	FIELD: AUGUST 15, 2024
SHEET NO. 1 OF 1	DWG. NO. 24-103