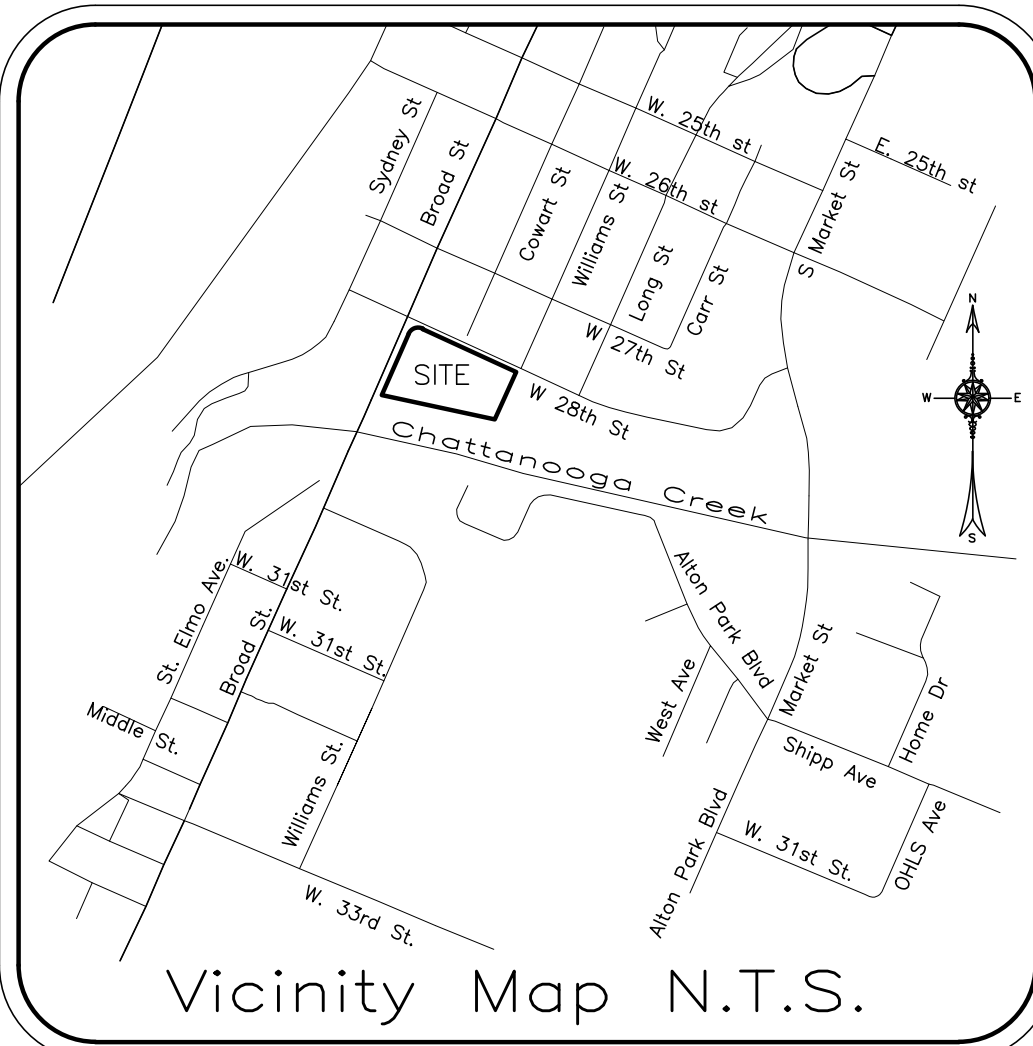
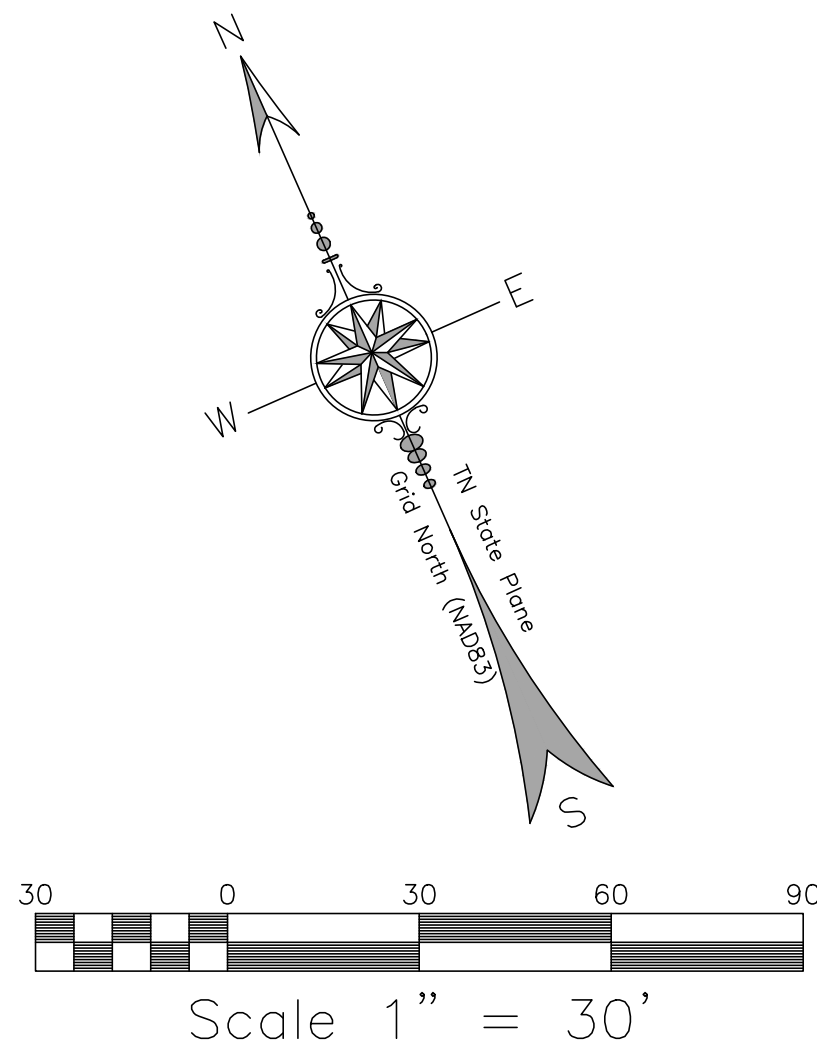




- ## NOTES
1. Present zoning classification M-1.
 2. Area subdivided by this plat is 4.53 acres.
 3. This plat subdivides the property described in Deed Book 7014, Page 445.
 4. This subdivision has been developed according to the Subdivision Regulations of the City of Chattanooga.
 5. Local Government does not certify that utilities or utility connections are available.
 6. Public sanitary sewers are available by gravity flow.
 7. City Ordinance #13251 entitled "Stormwater Management" shall apply to any discharge of same from this subdivision of property.
 8. No fill material can be placed in a constructed drainage facility in such a manner as to impede stormwater runoff flow unless approved by the City Engineer.
 9. Tax Parcel 155C-L-001.01.
 10. The City of Chattanooga is not responsible to construct or maintain drainage easements.
 11. This survey was conducted without the benefit of a complete and current title commitment.
 12. I, hereby certify after examination of the current F.E.M.A.—Flood Insurance Rate Map No. 47065C0339G that the subject property lies in zone(s) "X" thereon and a portion DOES NOT lie within the 100 year flood hazard area. The reference map bears a revised date of February 02, 2016.
 13. I, certify that I have surveyed the property hereon, that this survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey is $>1:10,000$ (Category I) as shown hereon.
 14. The purpose of this plat is to abandon utility easements in City Ordinance No. 8049 and add additional easements.



LEGEND

- ☉ Centerline
 ● Iron Rod (Found)
 ⬤ Iron Pipe (Found)
 ■ Concrete Monument (Found)
 ▲ P.K. Nail (Found)
 △ P.K. Nail (Set)
 ○ Iron Rod (Set)
 ⊙ Manhole

OWNER CERTIFICATION

I/We the undersigned owner(s) (in fee simple) of the property indicated hereon, do hereby adopt this plan of subdivision.

Davis & Davis Rugs, Inc
300 W. 28th St
Chattanooga, TN 37408
423-756-4004

Date _____

APPROVED FOR RECORDING
HAMILTON COUNTY
GEOSPATIAL TECHNOLOGY
DATE: _____
BY: _____

JURISDICTIONAL AUTHORITY
DATE: _____
BY: _____

CHATTANOOGA/HAMILTON CO
REGIONAL PLANNING COMM.
DATE: _____
BY: _____

Michael Shane Loyd
Tennessee Registered
Land Surveyor #1862

Drawing No.	23070-Plat
Tax Map No.	155C-L-001.01
File Name	300 W 28th Street
Drawn By	TAP
Checked By	MSL
Date of Survey	04/17/2024
Date of Last Revision	04/17/2024

Final Plat
Tract 1
Seaboard Subdivision
(Plat Book 39, Page 41)
Chattanooga, Hamilton County
Tennessee

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The Location of existing underground utilities are shown at approximate locations only and are based upon the field location of visible utility apparatus and information provided by utility companies.