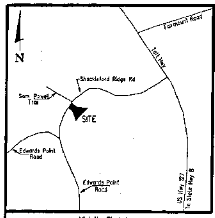
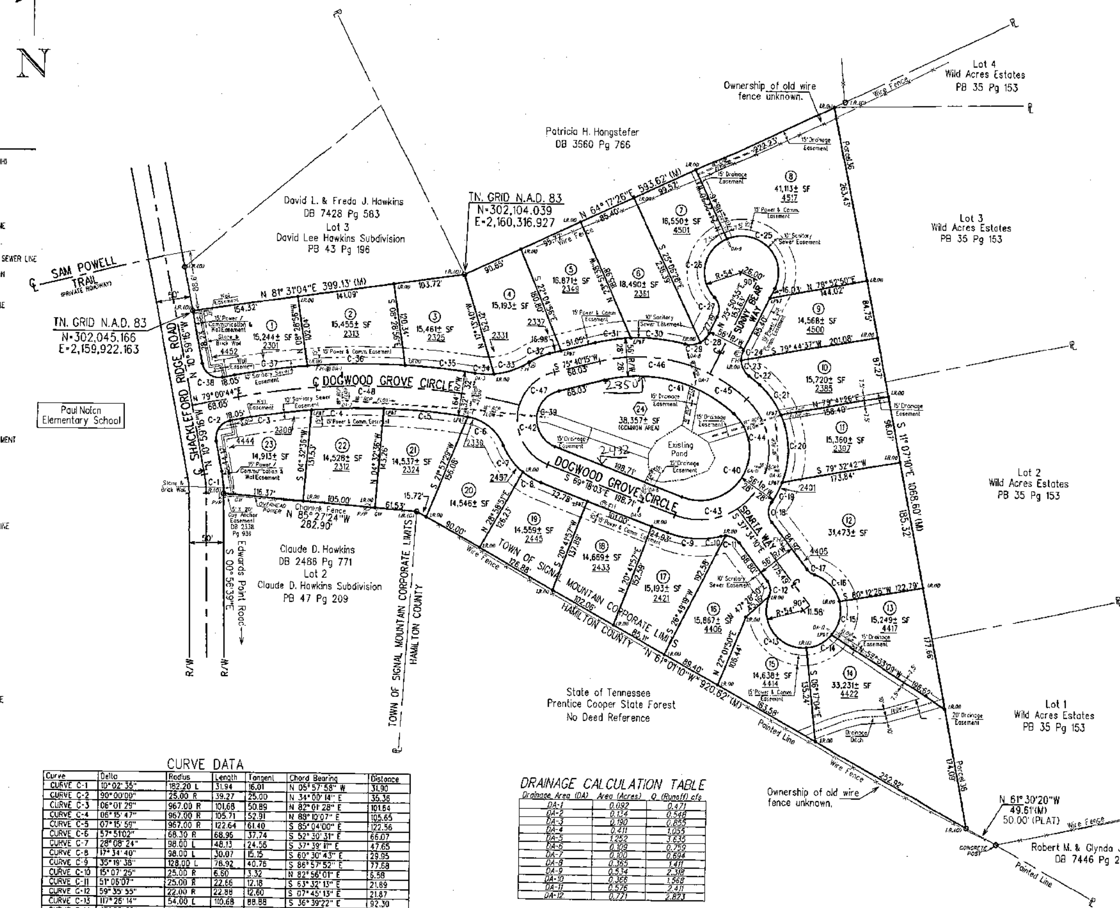


TN. GRID (NAD 83)

LEGEND

- (SA) SANITARY MANHOLE (SAMH)
- (ST) STORM MANHOLE (STMH)
- C.O. CLEAN OUT
- W.V. WATER VALVE
- W UNDERGROUND WATER LINE
- G UNDERGROUND GAS LINE
- SA UNDERGROUND SANITARY SEWER LINE
- FM UNDERGROUND FORCE MAIN
- PROPERTY LINE
- ADJOINERS PROPERTY LINE
- RIGHT-OF-WAY
- L/P LIGHT POLE
- P/P POWER POLE
- S/P SIGNAL POLE
- FH FIRE HYDRANT
- I.R.(O) IRON ROD (OLD) EXISTING
- I.R.(N) IRON ROD (NEW) SET
- EXT. MON. EXISTING CONCRETE MONUMENT
- GW GUY WIRE
- SPIKE RAILROAD SPIKE SET
- GM GAS METER
- GV GAS VALVE
- UGP UNDERGROUND ELECTRIC LINE
- OHP OVERHEAD ELECTRIC LINE
- OHT OVERHEAD TELEPHONE
- UGT UNDERGROUND TELEPHONE
- TELE. PED. TELEPHONE PEDESTAL
- x FENCE
- WM WATER METER
- TC TOP OF CASTING
- IE INVERT ELEVATION
- MSL MEAN SEA LEVEL
- CATCH BASIN (CB)
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- DIP DUCTILE IRON PIPE
- R/W RIGHT-OF-WAY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- M.W. MONITOR WELL
- B.H. BOREHOLE
- (M) FIELD MEASUREMENT
- (Deed) DEED CALL
- GUARD RAIL
- PL PROPERTY LINE
- CL CENTERLINE
- SF SQUARE FEET
- 2301 STREET ADDRESS
- LP&T LEAD PLUG & TACK IN SIDEWALK



CURVE DATA

Curve	Delta	Radius	Length	Tangent	Chord Bearing	Distance
CURVE C-1	10°02'35"	182.20 L	31.94	16.01	N 05°57'58" W	31.90
CURVE C-2	90°00'00"	25.00 R	39.27	25.00	N 34°00'14" E	35.36
CURVE C-3	06°01'29"	967.00 R	101.68	50.89	N 82°01'28" E	101.64
CURVE C-4	06°15'47"	967.00 R	105.71	52.91	N 88°10'07" E	105.65
CURVE C-5	07°15'59"	967.00 R	122.64	61.40	S 85°04'00" E	122.56
CURVE C-6	57°51'02"	68.30 R	68.96	37.74	S 52°30'31" E	66.07
CURVE C-7	28°08'24"	98.00 L	48.13	24.56	S 37°39'11" E	47.65
CURVE C-8	17°34'40"	98.00 L	30.07	15.15	S 60°30'43" E	29.95
CURVE C-9	35°19'38"	128.00 L	78.92	40.76	S 86°57'52" E	77.68
CURVE C-10	15°07'25"	25.00 R	6.60	3.32	N 82°56'01" E	6.58
CURVE C-11	51°06'07"	25.00 R	22.66	12.18	S 63°32'13" E	21.89
CURVE C-12	59°35'55"	22.00 R	22.88	12.60	S 07°45'13" E	21.87
CURVE C-13	117°26'14"	54.00 L	110.68	88.88	S 36°39'22" E	92.30
CURVE C-14	45°02'09"	54.00 L	42.45	22.39	N 62°06'27" E	41.46
CURVE C-15	54°06'21"	54.00 L	50.99	27.58	N 12°32'14" E	49.12
CURVE C-16	58°56'05"	54.00 L	55.54	30.51	N 43°58'59" W	53.13
CURVE C-17	35°52'52"	22.00 R	13.78	7.12	N 55°30'36" W	13.55
CURVE C-18	72°21'39"	25.00 R	31.57	18.28	N 01°23'23" W	29.52
CURVE C-19	14°24'34"	128.00 L	32.19	16.18	N 27°35'19" E	32.11
CURVE C-20	44°46'58"	128.00 L	100.05	52.74	N 02°00'36" W	97.52
CURVE C-21	23°56'23"	128.00 L	53.48	27.14	N 36°22'14" W	53.09
CURVE C-22	04°23'37"	263.00 L	20.17	10.09	N 50°32'14" W	20.16
CURVE C-23	50°19'30"	30.00 R	26.35	14.09	N 27°34'17" W	25.51
CURVE C-24	28°15'28"	30.00 R	14.80	7.55	N 11°43'12" E	14.65
CURVE C-25	139°32'34"	54.00 L	131.52	146.54	N 43°55'23" W	101.34
CURVE C-26	110°28'14"	54.00 L	104.12	77.80	S 11°04'08" W	88.72
CURVE C-27	70°00'47"	25.00 R	30.55	17.51	S 09°09'28" E	28.68
CURVE C-28	34°56'15"	30.00 R	18.29	9.44	S 43°19'03" W	18.01
CURVE C-29	43°38'43"	30.00 R	22.85	12.01	S 82°36'32" W	22.30
CURVE C-30	17°22'18"	263.00 L	79.74	40.18	N 84°15'15" W	79.43
CURVE C-31	11°23'21"	263.00 L	52.28	26.23	S 81°21'55" W	52.19
CURVE C-32	19°12'28"	98.00 L	32.85	16.58	S 66°04'00" W	32.70
CURVE C-33	27°50'37"	112.00 R	54.43	27.76	S 70°23'05" W	53.89
CURVE C-34	14°15'36"	112.00 R	27.88	14.07	N 68°33'48" W	27.80
CURVE C-35	05°42'12"	1031.00 L	102.63	51.36	N 84°17'08" W	102.58
CURVE C-36	07°54'47"	1031.00 L	142.39	71.31	S 88°54'25" W	142.28
CURVE C-37	05°56'18"	1031.00 L	106.85	53.48	S 81°58'53" W	106.81
CURVE C-38	90°00'00"	25.00 R	39.27	25.00	N 55°59'16" W	35.36
CURVE C-39	144°58'18"	42.00 L	106.27	133.09	S 03°11'06" W	80.11
CURVE C-40	159°02'22"	72.00 L	199.85	389.23	N 31°10'46" E	141.60
CURVE C-41	55°59'20"	207.00 L	202.28	110.04	N 76°20'05" W	194.33
CURVE C-42	85°27'39"	70.00 L	104.41	64.66	S 26°34'14" E	95.00
CURVE C-43	54°27'46"	100.00 L	95.06	51.46	N 83°28'04" E	91.52
CURVE C-44	104°34'36"	100.00 L	182.52	129.33	N 03°56'53" E	158.22
CURVE C-45	15°48'39"	235.00 L	64.85	32.63	N 56°14'45" W	64.64
CURVE C-46	40°10'41"	235.00 L	164.79	85.95	N 84°14'25" W	161.44
CURVE C-47	59°30'39"	70.00 L	72.71	40.02	S 45°54'55" W	69.48
CURVE C-48	23°39'14"	999.00 R	412.42	209.13	S 89°09'39" E	409.50

DRAINAGE CALCULATION TABLE

Drainage Area (DA)	Area (Acres)	Q (Runoff) cfs
DA-1	0.092	0.471
DA-2	0.124	0.548
DA-3	0.190	0.855
DA-4	0.411	1.055
DA-5	1.252	3.635
DA-6	0.109	0.759
DA-7	0.100	0.694
DA-8	0.365	1.411
DA-9	0.534	2.318
DA-10	0.366	1.568
DA-11	0.576	2.411
DA-12	0.771	2.823

APPROVED FOR RECORDING
HAMILTON CNTY G'S DEPT
DATE: 4-1-08
BY: [signature]
HAMILTON COUNTY WWTA
DATE: 4/2/08
BY: [signature]
TOWN OF SIGNAL MOUNTAIN
DATE: 4/9/08
BY: [signature]
SIGNAL MOUNTAIN PLANNING COMMISSION SECRETARY
DATE: 4/9/08
BY: [signature]
CHATT./HAM CNTY REGIONAL PLANNING COMMISION STAFF
INITIAL
DATE: 04-02-2008
BY: [signature]

Instrument: 2008... Book and Page: P3 93 P9 19
PLAT-LEGE $15.00
DATA PROCESSING FEE $2.00
Total Fees: $17.00
Date: 4/9/2008
Time: 3:14:37 PM
Contact: Pam Hurst, Register
Hamilton County, Tennessee

SURVEY NOTES:

1. The basis for North orientation is: Tennessee State Grid, North American Datum 1983 (NAD 83).
2. The location of existing underground utilities, whether public or private, are shown in approximate location only and are based upon the field location of the visible utility appurtenances. CONTACT ALL UTILITY OWNERS TO VERIFY THE EXISTENCE AND EXACT LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
3. This survey is based upon the most recent recorded deed information for the subject property and is subject to the findings of title by a Tennessee attorney-at-law regarding rights of ownership, easements (written and unwritten), and other matters of title.
4. No wetland, hazardous waste, or other environmental review/survey conducted as part of the Survey performed herein.
5. Iron pins at all corners unless otherwise shown hereon.
6. Number of acres surveyed: 12.918 acres, more or less.
7. This plat subdivides deed(s): Deed Book 8050, Page 196, R.O.H.C. Tax Map 88, Parcel 35
8. The present zoning is: RE, Residential Estate
Minimum building setback requirements per the current Signal Mountain Zoning Ordinance: Front 40 feet, Side 15 feet, Rear 25 feet.
9. The source of water supply is: Walden Ridge Utility District
10. Sewer: Low pressure sanitary sewers provided by Hamilton County WWTA.
11. F.E.M.A. Flood Insurance Rate maps are not in print for this area due to mountain elevation.
12. This subdivision has been developed according to the design standards of the Subdivision Regulations of the TOWN OF SIGNAL Mountain.
13. The owner/developer is to install all drainage structures and improved easements as shown. The maintenance of drainage easements is the responsibility of the property owner and not the local government.
14. Lot number 24 as shown hereon is a community lot, no building permit is to be issued for a residential, commercial, or industrial building on the community lot. Lot 24 to be used for recreational purposes only. Maintenance to be assumed by the developer until lot is deeded to home owners in the subdivision, or to a homeowners association.
15. Proposed use of lots: Single family dwelings (Lots 1-23) & recreational lot (Lot 24).
16. No fill materials to be placed in a constructed drainage facility in such a manner as to impede storm water runoff flow unless approved by the Town of Signal Mountain.
17. (1) Lot number
18. No lots in the development shall be sold and not more than four (4) building permits shall be issued for non-contiguous lots until the proposed building(s) is connected to an existing functioning, operational, public sanitary sewer system which is connected to the Sewer Treatment Plant. Building permits shall only be issued subject to the terms of a Subdivision Development Contract pursuant to Section 208, Subdivision development of the Town of Signal Mountain Subdivision Regulations.
19. Per requirements of the Town of Signal Mountain, houses must be located no more than 250 feet from a fire hydrant.
20. Power & Comm. Easement = Power and Communication Easement.
21. The stone & brick walls located on Lot 1 and Lot 23 near the Eastern margin of Shackleford Ridge Road as shown hereon have an easement that runs with the 15 foot power & communication along Shackleford Ridge Road, other portions of the walls have an easement as shown.

ENGINEER'S STATEMENT OF DESIGN

I hereby certify that I have reviewed the roadways, drainage, and sanitary sewers as shown on this plat and that the design meets proper engineering criteria.

[signature] 4-1-08
Benjamin C. Nemec, P.E. Tn. Reg. No. 104112 Date

(Seal: BENJAMIN C. NEMEC, REGISTERED ENGINEER, AGRICULTURE, No. 104112, STATE OF TENNESSEE) 4-1-08

CERTIFICATION OF SURVEY

I hereby certify: that I have surveyed the property shown hereon; that this survey is correct to the best of my knowledge and belief; and, that this is a Category I Survey and that the Ratio of Precision of the unadjusted survey is 1:10,000+ as shown hereon.

[signature] 4-1-08
Wilburn N. Holden Tn. Reg. No. 1826 Date

CERTIFICATE OF OWNERSHIP

I / We certify that I / We are the owners in fee simple of the property shown and adopt this as our plan of subdivision and dedicate the road right-of-way as shown to the public use forever. I / We certify that there are no encumbrances on the property dedicated.

[signature] 4/1/08
Authorized Agent of Sparta Homes, LLC Date
4446 Shackleford Ridge Road
Signal Mountain, Tennessee 37377
Phone 323-363-7458

GRAPHIC SCALE - FEET: 100 0 100 200 300

FINAL PLAT

LOTS 1 - 24
DOGWOOD GROVE SUBDIVISION

Town of Signal Mountain, Third Civil District of Hamilton County, Tennessee

Property of
Sparta Homes, LLC
Shackleford Ridge Road
Signal Mountain, Tennessee 37377
Survey for: Sparta Homes
4446 Shackleford Ridge Road
Signal Mountain, Tennessee 37377
Phone 323-363-7458

TM 88, PARCEL 35 — DB 8050 Pg 196

Scale: 1" = 100'	Dsgn:	Chkd:	Project No. 32846-03
Date: 4/01/08	Drwn: WNH	Appvd: WNH	

SHEET 1 of 1 Sheets

BWSC — BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS PLANNERS LANDSCAPE ARCHITECTS AND SURVEYORS
820 Broad Street Suite 200, Chattanooga, Tennessee 37402
Phone (423) 756-3025 Fax (423) 756-8477