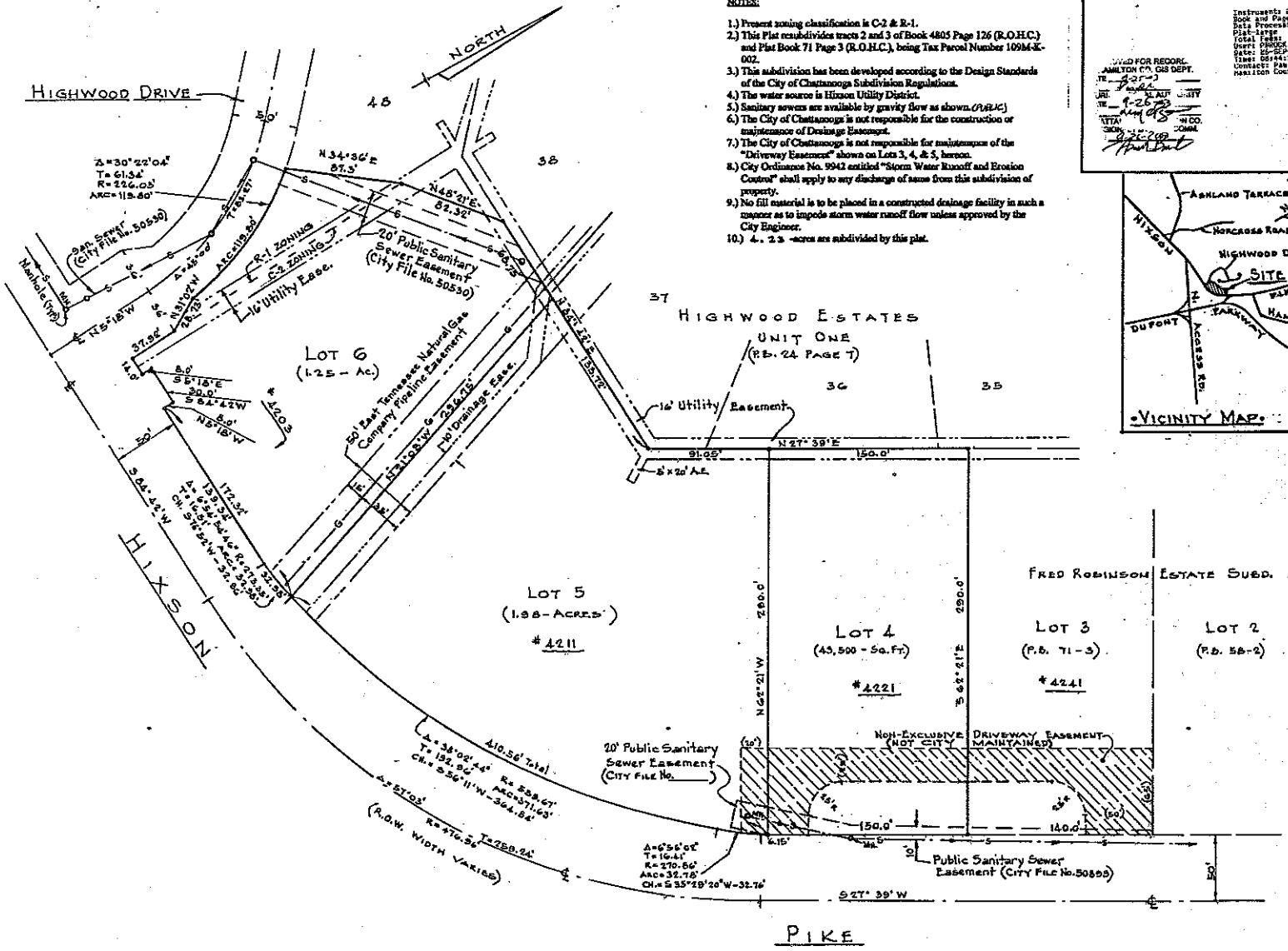
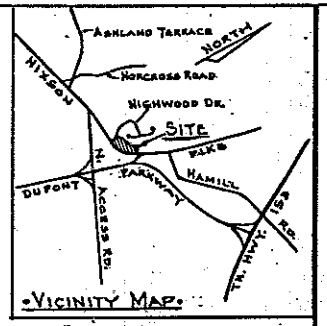
73-24

NOTES:

1.) Present zoning classification is C-2 & R-1.
2.) This Plat resubdivides tracts 2 and 3 of Book 4805 Page 126 (R.O.H.C.) and Plat Book 71 Page 3 (R.O.H.C.), being Tax Parcel Number 109M-K-002.
3.) This subdivision has been developed according to the Design Standards of the City of Chattanooga Subdivision Regulations.
4.) The water source is Hixson Utility District.
5.) Sanitary sewers are available by gravity flow as shown. (PUBLIC)
6.) The City of Chattanooga is not responsible for the construction or maintenance of Drainage Easement.
7.) The City of Chattanooga is not responsible for maintenance of the "Driveway Easement" shown on Lots 3, 4, & 5, hereon.
8.) City Ordinance No. 9942 entitled "Storm Water Runoff and Erosion Control" shall apply to any discharge of same from this subdivision of property.
9.) No fill material is to be placed in a constructed drainage facility in such a manner as to impede storm water runoff flow unless approved by the City Engineer.
10.) 4.23 -acres are subdivided by this plat.

Filed for Record
Hamilton Co. GIS Dept.
Date 8-25-03
Time 9-26-03
Clerk
Instrument: 2003092500092
Book and Page: PB 73 24
Data Processing F $2.00
Plat-large $15.00
Total Fees: $17.00
User: PAMCK
Date: 25-SEP-2003
Time: 08:44:18 A
Contact: Pam Hurst, Register
Hamilton County Tennessee





I, the undersigned, hereby adopt this plat as my plan of subdivision and certify that I am the owner of the property in fee simple.

By: [signature]

Fountain Square Properties, LLC
P.O. Box 27
Chattanooga, TN 37401
267-8040

FINAL:
PLAN OF LOTS 4, 5 & 6,
RESUBDIVISION OF LOT 4,
FRED ROBINSON ESTATE SUBDIVISION
CHATTANOOGA ~ HAMILTON COUNTY, TN.
SCALE: 1" = 40' SEPT. 25, 2003

0 10 50 100 200 300
SCALE IN FEET

I, certify that I have surveyed the property hereon, that the 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)

HOPKINS SURVEYING GROUP, INC.
David L. Hopkins, Jr. - Registered Land Surveyor No. 120
175 Hamm Road – P.O. Box 4366
Chattanooga, Tennessee 37405
(423) 267-3751 Office / (423) 267-0611 Facsimile

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DAVID L. HOPKINS JR. REGISTERED LAND SURVEYOR TENNESSEE No. 120

DRAWING NO. 2003-421-3
FIELD BOOK
(See 1096-453-2 2003-117-3)