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**RESOLUTION NO. 2015-068**

**A RESOLUTION APPROVING SUBDIVISION APPLICATION NUMBER 2015-068,  
A REQUEST FOR A PRELIMINARY PLAT FOR LOTS 1 THRU 49 OF THE  
RIVERBAY ESTATES SUBDIVISION**

**WHEREAS**, RLS Surveying and MAP Engineers submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for the Preliminary Plat for Lots 1 thru 49 of the Riverbay Estates Subdivision; and,

**WHEREAS**, the Preliminary Plat proposes to subdivide Hamilton County Tax Map 011D-A-022 and 022.01; and,

**WHEREAS**, on December 14<sup>th</sup>, 2015 the Chattanooga-Hamilton County Regional Planning Commission, pursuant to the provisions of the Hamilton County Subdivision Regulations conducted a public hearing on said Preliminary Plat; and,

**WHEREAS**, all materials submitted and related to the Preliminary Plat have been reviewed by utilities, Hamilton County Departmental staff, and other departments and agencies involved in the subdivision review are found to be in compliance with the Hamilton County Subdivision Regulations; and,

**WHEREAS**, the Planning Commission heard and considered all statements related to the proposed Preliminary Plat; and,

**WHEREAS**, there was no opposition present for the application for the Preliminary Plat.


**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission, on December 14<sup>th</sup>, 2015 does hereby approve the Preliminary Plat for Riverbay Estates Subdivision, Lots 1 thru 49 subject to the following conditions:

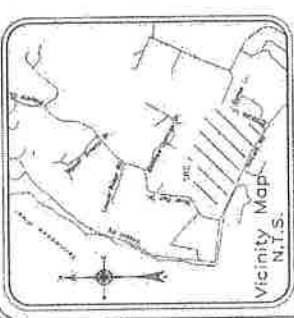
- Hamilton County Groundwater Protection approval of septic tank use for these proposed lots

A copy of the approved Preliminary Plat is hereby attached as part of this Resolution.

Approved this 15<sup>th</sup> Day of December 2015

Respectfully Submitted

  
\_\_\_\_\_  
John Bridger, Secretary



- NOTICE:**
- The R-L-S Group, Inc. is not liable for errors, omissions, or omissions in this plan or any information derived therefrom.
  - It is the responsibility of the client to verify the accuracy of all data provided to the R-L-S Group, Inc.
  - The R-L-S Group, Inc. is not liable for any errors or omissions in this plan or any information derived therefrom.
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Curve #	Chord Length	Radius	Delta	Chord Length
17	114.30	100.00	13.43	114.30
18	171.30	150.00	17.00	171.30
19	192.20	170.00	18.00	192.20
20	147.20	130.00	15.00	147.20
21	111.20	100.00	12.00	111.20
22	101.20	90.00	11.00	101.20
23	111.20	100.00	12.00	111.20
24	111.20	100.00	12.00	111.20
25	111.20	100.00	12.00	111.20

Curve #	Chord Length	Radius	Delta	Chord Length
26	111.20	100.00	12.00	111.20
27	111.20	100.00	12.00	111.20
28	111.20	100.00	12.00	111.20
29	111.20	100.00	12.00	111.20
30	111.20	100.00	12.00	111.20
31	111.20	100.00	12.00	111.20
32	111.20	100.00	12.00	111.20
33	111.20	100.00	12.00	111.20
34	111.20	100.00	12.00	111.20
35	111.20	100.00	12.00	111.20

Curve #	Chord Length	Radius	Delta	Chord Length
36	111.20	100.00	12.00	111.20
37	111.20	100.00	12.00	111.20
38	111.20	100.00	12.00	111.20
39	111.20	100.00	12.00	111.20
40	111.20	100.00	12.00	111.20
41	111.20	100.00	12.00	111.20
42	111.20	100.00	12.00	111.20
43	111.20	100.00	12.00	111.20
44	111.20	100.00	12.00	111.20
45	111.20	100.00	12.00	111.20

Curve #	Chord Length	Radius	Delta	Chord Length
46	111.20	100.00	12.00	111.20
47	111.20	100.00	12.00	111.20
48	111.20	100.00	12.00	111.20
49	111.20	100.00	12.00	111.20
50	111.20	100.00	12.00	111.20
51	111.20	100.00	12.00	111.20
52	111.20	100.00	12.00	111.20
53	111.20	100.00	12.00	111.20
54	111.20	100.00	12.00	111.20
55	111.20	100.00	12.00	111.20

Curve #	Chord Length	Radius	Delta	Chord Length
56	111.20	100.00	12.00	111.20
57	111.20	100.00	12.00	111.20
58	111.20	100.00	12.00	111.20
59	111.20	100.00	12.00	111.20
60	111.20	100.00	12.00	111.20
61	111.20	100.00	12.00	111.20
62	111.20	100.00	12.00	111.20
63	111.20	100.00	12.00	111.20
64	111.20	100.00	12.00	111.20
65	111.20	100.00	12.00	111.20

Curve #	Chord Length	Radius	Delta	Chord Length
66	111.20	100.00	12.00	111.20
67	111.20	100.00	12.00	111.20
68	111.20	100.00	12.00	111.20
69	111.20	100.00	12.00	111.20
70	111.20	100.00	12.00	111.20
71	111.20	100.00	12.00	111.20
72	111.20	100.00	12.00	111.20
73	111.20	100.00	12.00	111.20
74	111.20	100.00	12.00	111.20
75	111.20	100.00	12.00	111.20

**DETAIL: TYPICAL ROAD 'A' SECTION**

**DETAIL: TYPICAL ROAD 'B' SECTION**

**THE R-L-S GROUP LAND SURVEYING**

Being the Property Subdivision Being Book 8453, Page 852 of Chatham, Hamilton County

Preliminary Plat - Lots 1 thru 9

Surveyed by: R. L. Smith, P.E. (1937-1981)

Approved by: [Signature]

Date: 11/13/2021

Book: 8453, Page: 852

**THE R.L.S. GROUP**  
**LAND SURVEYING**  
 1525 NORTH AVENUE, SUITE 100  
 CHATTANOOGA, TENNESSEE 37424  
 PHONE (423) 841-0121 • FAX (423) 841-0124  
 WWW.RLSGROUP.COM

Preliminary Plat - Lots 1 thru 49  
 Riverboy Estates Subdivision  
 Being the Property Described in  
 Deed Book 645B, Page 862  
 Chattanooga, Hamilton County  
 Tennessee

Drawing No.	121010
Project No.	121010
Client	SEALCO, INC.
Scale	AS SHOWN
Date of Issue	12/11/2014
Checked by	12/11/2014
Drawn by	12/11/2014
Scale	AS SHOWN

Plate Stamp Ltd  
 121010

Page 2

APPROVED FOR RECORDING  
 HAMILTON COUNTY CLERK  
 DATE: 12/11/2014  
 INSTRUMENT NO.: 121010  
 CHATTANOOGA/HAMILTON CO.  
 PUBLIC RECORDS DEPARTMENT  
 HAMILTON COUNTY, TENNESSEE  
 DATE: 12/11/2014

**LEGEND**

- Centerline (Road)
- Centerline (Stream)
- Centerline (Utility)
- Centerline (Sewer)
- Centerline (Water)
- Centerline (Gas)
- Centerline (Electric)
- Centerline (Telephone)
- Centerline (Cable)
- Centerline (Fiber Optic)
- Centerline (Other)
- Centerline (Proposed)
- Centerline (Abandoned)
- Centerline (Discontinued)
- Centerline (Relocated)
- Centerline (New)
- Centerline (Existing)
- Centerline (Future)
- Centerline (Historic)
- Centerline (Survey)
- Centerline (Boundary)
- Centerline (Easement)
- Centerline (Right of Way)
- Centerline (Zoning)
- Centerline (Other)

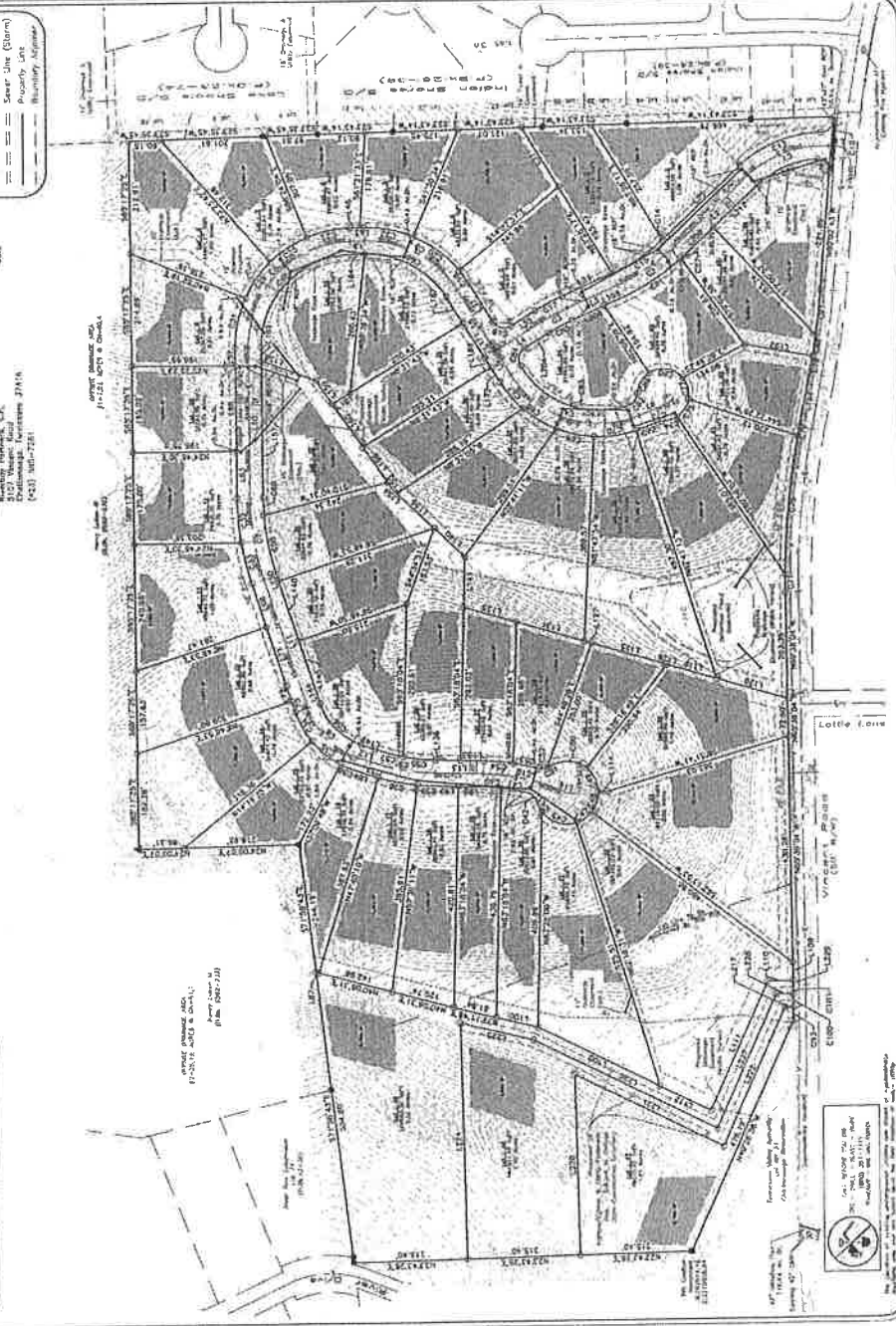
**Scale 1" = 100'**

**North Arrow**

**UTM**  
 UTM Zone 18Q UTM Easting: 650000 UTM Northing: 4000000

1. This plat is a preliminary plat and is not intended to be recorded.
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**Vicinity Map**  
 N.T.S.



NOT TO SCALE  
 THIS MAP IS A PRELIMINARY PLAT AND IS NOT INTENDED TO BE RECORDED.  
 IT IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.  
 THE SURVEYOR ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.  
 THE SURVEYOR'S OFFICE IS LOCATED AT 1525 NORTH AVENUE, SUITE 100, CHATTANOOGA, TENNESSEE 37424.  
 PHONE: (423) 841-0121 • FAX: (423) 841-0124  
 WWW.RLSGROUP.COM

