



RESOLUTION NO. 2016-012

**A RESOLUTION APPROVING SUBDIVISION APPLICATION NUMBER 2016-012,
A REQUEST FOR A FINAL PLAT FOR RIVERBAY ESTATES SUBDIVISION LOTS 1-THRU 49**

WHEREAS, RLS Surveying submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for the Final Plat for Riverbay Estates, Lots 1 thru 49; and,

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

WHEREAS, on February 08th, 2016 the Chattanooga-Hamilton County Regional Planning Commission, pursuant to the provisions of the Hamilton County Subdivision Regulations conducted a public hearing on said Final Plat; and,

WHEREAS, all materials submitted and related to the Final 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 Final Plat; and,

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

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on February 08th, 2016 does hereby approve the Final Plat for Riverbay Estates Subdivision Lots 1 thru 49 subject to the following conditions:

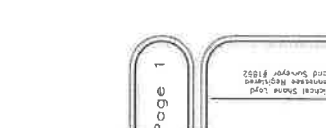
- Hamilton County Groundwater Protection approval of septic tank use for these proposed lots.
- Installation and completion of all required infrastructure related improvements as part of this subdivision development.
- Submittal of all required infrastructure "as-builts" to the appropriate department for review.

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

Approved this 9th Day of February 2016

Respectfully Submitted

Bryan Shults, Principal Planner



1. General vicinity identification of the site.
2. This map and tabulation is intended to illustrate the general location of the subject property and is not to be used for any other purpose.
3. The map was prepared using the most current aerial photography available.
4. The map was prepared using the most current aerial photography available.
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Approved for recording by the
 Hamilton County Auditor's Office
 Date: 12/21/2016
 Book: 453 Page: 18

The R.L.S. Group
 Land Surveying
 4335 West 10th Street
 Tulsa, Oklahoma 74107
 Phone: (918) 437-7777
 Fax: (918) 437-7778

Final Plat - Lots 1 thru 49
 Beryl Property Subdivision
 Chattahoochee, Hamilton County
 Deed Book 453, Page 862

Drawing No. 12318
 Date: 12/21/2016
 Prepared by: J. W. Adams
 Checked by: J. W. Adams
 Approved by: J. W. Adams

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| Course # | Course | Length | Bearing | Dist. | Chord Length |
|----------|--------------|---------|---------|-----------|--------------|
| 1 | S100°00'00"W | 82.20 | S80.0 | 47.5000 | 103.19 |
| 2 | N67°59'59"E | 124.56 | S24.6 | 91.1446 | 153.73 |
| 3 | S79°59'59"E | 145.94 | S62.0 | 79.7107 | 174.79 |
| 4 | N10°00'00"E | 135.45 | S90.0 | 84.2100 | 129.25 |
| 5 | N52°35'30"E | 153.56 | S35.5 | 99.2100 | 181.13 |
| 6 | N84°42'30"E | 164.56 | S22.0 | 109.2100 | 188.31 |
| 7 | S73°12'30"E | 172.95 | S68.3 | 120.2100 | 195.29 |
| 8 | S45°30'00"E | 184.00 | S57.0 | 132.0000 | 200.00 |
| 9 | S22°45'00"E | 198.00 | S53.0 | 143.0000 | 204.00 |
| 10 | S00°00'00"E | 216.00 | S90.0 | 156.0000 | 216.00 |
| 11 | N00°00'00"E | 234.00 | N90.0 | 171.0000 | 226.81 |
| 12 | N22°45'00"E | 254.00 | N53.0 | 188.0000 | 234.00 |
| 13 | N45°30'00"E | 276.00 | N62.0 | 207.0000 | 238.00 |
| 14 | N67°59'59"E | 300.00 | N67.6 | 227.0000 | 239.25 |
| 15 | N89°59'59"E | 325.94 | N70.0 | 247.0000 | 239.73 |
| 16 | N109°59'59"E | 353.94 | N75.0 | 268.0000 | 239.45 |
| 17 | N128°59'59"E | 384.00 | N81.3 | 290.0000 | 238.31 |
| 18 | N146°59'59"E | 416.00 | N86.3 | 313.0000 | 236.31 |
| 19 | N164°59'59"E | 450.00 | N90.0 | 337.0000 | 233.50 |
| 20 | N182°59'59"E | 486.00 | N92.7 | 362.0000 | 230.00 |
| 21 | N201°00'00"E | 524.00 | N96.3 | 388.0000 | 225.94 |
| 22 | N218°59'59"E | 564.00 | N100.0 | 415.0000 | 221.41 |
| 23 | N236°59'59"E | 606.00 | N102.7 | 443.0000 | 216.50 |
| 24 | N254°59'59"E | 650.00 | N105.0 | 472.0000 | 211.25 |
| 25 | N272°59'59"E | 700.00 | N106.3 | 502.0000 | 205.73 |
| 26 | N291°00'00"E | 756.00 | N106.3 | 533.0000 | 200.00 |
| 27 | N308°59'59"E | 818.00 | N105.0 | 565.0000 | 194.00 |
| 28 | N326°59'59"E | 886.00 | N102.7 | 600.0000 | 187.73 |
| 29 | N344°59'59"E | 960.00 | N99.0 | 637.0000 | 181.25 |
| 30 | N362°59'59"E | 1040.00 | N94.0 | 677.0000 | 174.63 |
| 31 | N381°00'00"E | 1126.00 | N88.0 | 720.0000 | 167.88 |
| 32 | N398°59'59"E | 1218.00 | N81.0 | 765.0000 | 161.00 |
| 33 | N416°59'59"E | 1316.00 | N73.0 | 812.0000 | 154.00 |
| 34 | N434°59'59"E | 1420.00 | N64.0 | 861.0000 | 147.00 |
| 35 | N452°59'59"E | 1530.00 | N54.0 | 912.0000 | 140.00 |
| 36 | N471°00'00"E | 1646.00 | N43.0 | 965.0000 | 133.00 |
| 37 | N488°59'59"E | 1768.00 | N31.0 | 1020.0000 | 126.00 |
| 38 | N506°59'59"E | 1896.00 | N19.0 | 1077.0000 | 119.00 |
| 39 | N524°59'59"E | 2030.00 | N6.0 | 1136.0000 | 112.00 |
| 40 | N542°59'59"E | 2170.00 | N0.0 | 1197.0000 | 105.00 |
| 41 | N561°00'00"E | 2316.00 | N6.3 | 1260.0000 | 98.00 |
| 42 | N578°59'59"E | 2468.00 | N12.7 | 1325.0000 | 91.00 |
| 43 | N596°59'59"E | 2626.00 | N19.0 | 1392.0000 | 84.00 |
| 44 | N614°59'59"E | 2790.00 | N25.7 | 1461.0000 | 77.00 |
| 45 | N632°59'59"E | 2960.00 | N32.0 | 1532.0000 | 70.00 |
| 46 | N651°00'00"E | 3136.00 | N37.7 | 1605.0000 | 63.00 |
| 47 | N668°59'59"E | 3318.00 | N43.0 | 1680.0000 | 56.00 |
| 48 | N686°59'59"E | 3506.00 | N47.7 | 1757.0000 | 49.00 |
| 49 | N705°00'00"E | 3700.00 | N52.0 | 1836.0000 | 42.00 |
| 50 | N722°59'59"E | 3900.00 | N55.0 | 1917.0000 | 35.00 |
| 51 | N741°00'00"E | 4106.00 | N57.0 | 1999.0000 | 28.00 |
| 52 | N758°59'59"E | 4318.00 | N58.0 | 2082.0000 | 21.00 |
| 53 | N776°59'59"E | 4536.00 | N58.0 | 2167.0000 | 14.00 |
| 54 | N794°59'59"E | 4760.00 | N57.0 | 2253.0000 | 7.00 |
| 55 | N812°59'59"E | 4990.00 | N55.0 | 2340.0000 | 0.00 |

| Course # | Course | Length | Bearing | Dist. | Chord Length |
|----------|---------------|----------|---------|------------|--------------|
| 56 | N830°59'59"E | 5226.00 | N51.0 | 2428.0000 | -7.00 |
| 57 | N848°59'59"E | 5458.00 | N47.0 | 2518.0000 | -14.00 |
| 58 | N866°59'59"E | 5706.00 | N43.0 | 2610.0000 | -21.00 |
| 59 | N884°59'59"E | 6070.00 | N39.0 | 2704.0000 | -28.00 |
| 60 | N902°59'59"E | 6450.00 | N35.0 | 2800.0000 | -35.00 |
| 61 | N921°00'00"E | 6846.00 | N31.0 | 2908.0000 | -42.00 |
| 62 | N938°59'59"E | 7258.00 | N27.0 | 3018.0000 | -49.00 |
| 63 | N956°59'59"E | 7686.00 | N23.0 | 3130.0000 | -56.00 |
| 64 | N974°59'59"E | 8130.00 | N19.0 | 3244.0000 | -63.00 |
| 65 | N992°59'59"E | 8590.00 | N15.0 | 3360.0000 | -70.00 |
| 66 | N1011°00'00"E | 9066.00 | N11.0 | 3478.0000 | -77.00 |
| 67 | N1028°59'59"E | 9558.00 | N7.0 | 3598.0000 | -84.00 |
| 68 | N1046°59'59"E | 10066.00 | N3.0 | 3720.0000 | -91.00 |
| 69 | N1064°59'59"E | 10590.00 | N0.0 | 3844.0000 | -98.00 |
| 70 | N1082°59'59"E | 11130.00 | N3.3 | 3970.0000 | -105.00 |
| 71 | N1100°59'59"E | 11686.00 | N6.3 | 4100.0000 | -112.00 |
| 72 | N1118°59'59"E | 12258.00 | N9.0 | 4232.0000 | -119.00 |
| 73 | N1136°59'59"E | 12846.00 | N11.0 | 4366.0000 | -126.00 |
| 74 | N1154°59'59"E | 13450.00 | N13.0 | 4502.0000 | -133.00 |
| 75 | N1172°59'59"E | 14070.00 | N15.0 | 4640.0000 | -140.00 |
| 76 | N1190°59'59"E | 14706.00 | N17.0 | 4780.0000 | -147.00 |
| 77 | N1208°59'59"E | 15358.00 | N19.0 | 4922.0000 | -154.00 |
| 78 | N1226°59'59"E | 16026.00 | N21.0 | 5066.0000 | -161.00 |
| 79 | N1244°59'59"E | 16710.00 | N23.0 | 5212.0000 | -168.00 |
| 80 | N1262°59'59"E | 17410.00 | N25.0 | 5360.0000 | -175.00 |
| 81 | N1280°59'59"E | 18126.00 | N27.0 | 5510.0000 | -182.00 |
| 82 | N1298°59'59"E | 18858.00 | N29.0 | 5662.0000 | -189.00 |
| 83 | N1316°59'59"E | 19606.00 | N31.0 | 5816.0000 | -196.00 |
| 84 | N1334°59'59"E | 20370.00 | N33.0 | 5972.0000 | -203.00 |
| 85 | N1352°59'59"E | 21150.00 | N35.0 | 6130.0000 | -210.00 |
| 86 | N1370°59'59"E | 21946.00 | N37.0 | 6290.0000 | -217.00 |
| 87 | N1388°59'59"E | 22758.00 | N39.0 | 6452.0000 | -224.00 |
| 88 | N1406°59'59"E | 23586.00 | N41.0 | 6616.0000 | -231.00 |
| 89 | N1424°59'59"E | 24430.00 | N43.0 | 6782.0000 | -238.00 |
| 90 | N1442°59'59"E | 25290.00 | N45.0 | 6950.0000 | -245.00 |
| 91 | N1460°59'59"E | 26156.00 | N47.0 | 7120.0000 | -252.00 |
| 92 | N1478°59'59"E | 27038.00 | N49.0 | 7292.0000 | -259.00 |
| 93 | N1496°59'59"E | 27936.00 | N51.0 | 7466.0000 | -266.00 |
| 94 | N1514°59'59"E | 28850.00 | N53.0 | 7642.0000 | -273.00 |
| 95 | N1532°59'59"E | 29780.00 | N55.0 | 7820.0000 | -280.00 |
| 96 | N1550°59'59"E | 30726.00 | N57.0 | 8000.0000 | -287.00 |
| 97 | N1568°59'59"E | 31688.00 | N59.0 | 8182.0000 | -294.00 |
| 98 | N1586°59'59"E | 32666.00 | N61.0 | 8366.0000 | -301.00 |
| 99 | N1604°59'59"E | 33660.00 | N63.0 | 8552.0000 | -308.00 |
| 100 | N1622°59'59"E | 34670.00 | N65.0 | 8740.0000 | -315.00 |
| 101 | N1640°59'59"E | 35696.00 | N67.0 | 8930.0000 | -322.00 |
| 102 | N1658°59'59"E | 36738.00 | N69.0 | 9122.0000 | -329.00 |
| 103 | N1676°59'59"E | 37796.00 | N71.0 | 9316.0000 | -336.00 |
| 104 | N1694°59'59"E | 38870.00 | N73.0 | 9512.0000 | -343.00 |
| 105 | N1712°59'59"E | 39960.00 | N75.0 | 9710.0000 | -350.00 |
| 106 | N1730°59'59"E | 41066.00 | N77.0 | 9910.0000 | -357.00 |
| 107 | N1748°59'59"E | 42188.00 | N79.0 | 10112.0000 | -364.00 |
| 108 | N1766°59'59"E | 43326.00 | N81.0 | 10316.0000 | -371.00 |
| 109 | N1784°59'59"E | 44480.00 | N83.0 | 10522.0000 | -378.00 |
| 110 | N1802°59'59"E | 45650.00 | N85.0 | 10730.0000 | -385.00 |
| 111 | N1820°59'59"E | 46836.00 | N87.0 | 10940.0000 | -392.00 |
| 112 | N1838°59'59"E | 48038.00 | N89.0 | 11152.0000 | -399.00 |
| 113 | N1856°59'59"E | 49256.00 | N91.0 | 11366.0000 | -406.00 |
| 114 | N1874°59'59"E | 50490.00 | N93.0 | 11582.0000 | -413.00 |
| 115 | N1892°59'59"E | 51740.00 | N95.0 | 11800.0000 | -420.00 |
| 116 | N1910°59'59"E | 53006.00 | N97.0 | 12020.0000 | -427.00 |
| 117 | N1928°59'59"E | 54288.00 | N99.0 | 12242.0000 | -434.00 |
| 118 | N1946°59'59"E | 55586.00 | N101.0 | 12466.0000 | -441.00 |
| 119 | N1964°59'59"E | 56900.00 | N103.0 | 12692.0000 | -448.00 |
| 120 | N1982°59'59"E | 58230.00 | N105.0 | 12920.0000 | -455.00 |
| 121 | N2000°59'59"E | 59576.00 | N107.0 | 13150.0000 | -462.00 |
| 122 | N2018°59'59"E | 60938.00 | N109.0 | 13382.0000 | -469.00 |
| 123 | N2036°59'59"E | 62316.00 | N111.0 | 13616.0000 | -476.00 |
| 124 | N2054°59'59"E | 63710.00 | N113.0 | 13852.0000 | -483.00 |
| 125 | N2072°59'59"E | 65120.00 | N115.0 | 14090.0000 | -490.00 |
| 126 | N2090°59'59"E | 66546.00 | N117.0 | 14330.0000 | -497.00 |
| 127 | N2108°59'59"E | 68088.00 | N119.0 | 14572.0000 | -504.00 |
| 128 | N2126°59'59"E | 69646.00 | N121.0 | 14816.0000 | -511.00 |
| 129 | N2144°59'59"E | 71220.00 | N123.0 | 15062.0000 | -518.00 |
| 130 | N2162°59'59"E | 72810.00 | N125.0 | 15310.0000 | -525.00 |
| 131 | N2180°59'59"E | 74416.00 | N127.0 | 15560.0000 | -532.00 |
| 132 | N2198°59'59"E | 76038.00 | N129.0 | 15812.0000 | -539.00 |
| 133 | N2216°59'59"E | 77676.00 | N131.0 | 16066.0000 | -546.00 |
| 134 | N2234°59'59"E | 79330.00 | N133.0 | 16322.0000 | -553.00 |
| 135 | N2252°59'59"E | 81000.00 | N135.0 | 16580.0000 | -560.00 |
| 136 | N2270°59'59"E | 82686.00 | N137.0 | 16840.0000 | -567.00 |
| 137 | N2288°59'59"E | 84388.00 | N139.0 | 17102.0000 | -574.00 |
| 138 | N2306°59'59"E | 86106.00 | N141.0 | 17366.0000 | -581.00 |
| 139 | N2324°59'59"E | 87840.00 | N143.0 | 17632.0000 | -588.00 |
| 140 | N2342°59'59"E | 89590.00 | N145.0 | 17900.0000 | -595.00 |
| 141 | N2360°59'59"E | 91356.00 | N147.0 | 18170.0000 | -602.00 |
| 142 | N2378°59'59"E | 93138.00 | N149.0 | 18442.0000 | -609.00 |
| 143 | N2396°59'59"E | 94936.00 | N151.0 | 18716.0000 | -616.00 |
| 144 | N2414°59'59"E | 96750.00 | N153.0 | 1900 | |

APPROVED FOR RECORDING
BY THE CLERK OF THE DISTRICT COURT
HAMILTON COUNTY, TENNESSEE
DATE: 12/21/2014
BY: _____

Page 2

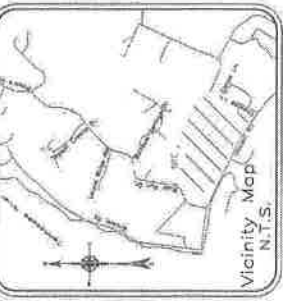
LEGEND

- Contour
- Non-Flow (Flow) Pipe
- Sewer Line
- Storm Sewer
- Electric
- Gas
- Water
- Telephone
- Cable
- Fiber Optic
- M.C.L. (Public & Comm. Exposed)
- M.C.L. (Private)
- Property Line
- Boundary Adjacent



NOTES:

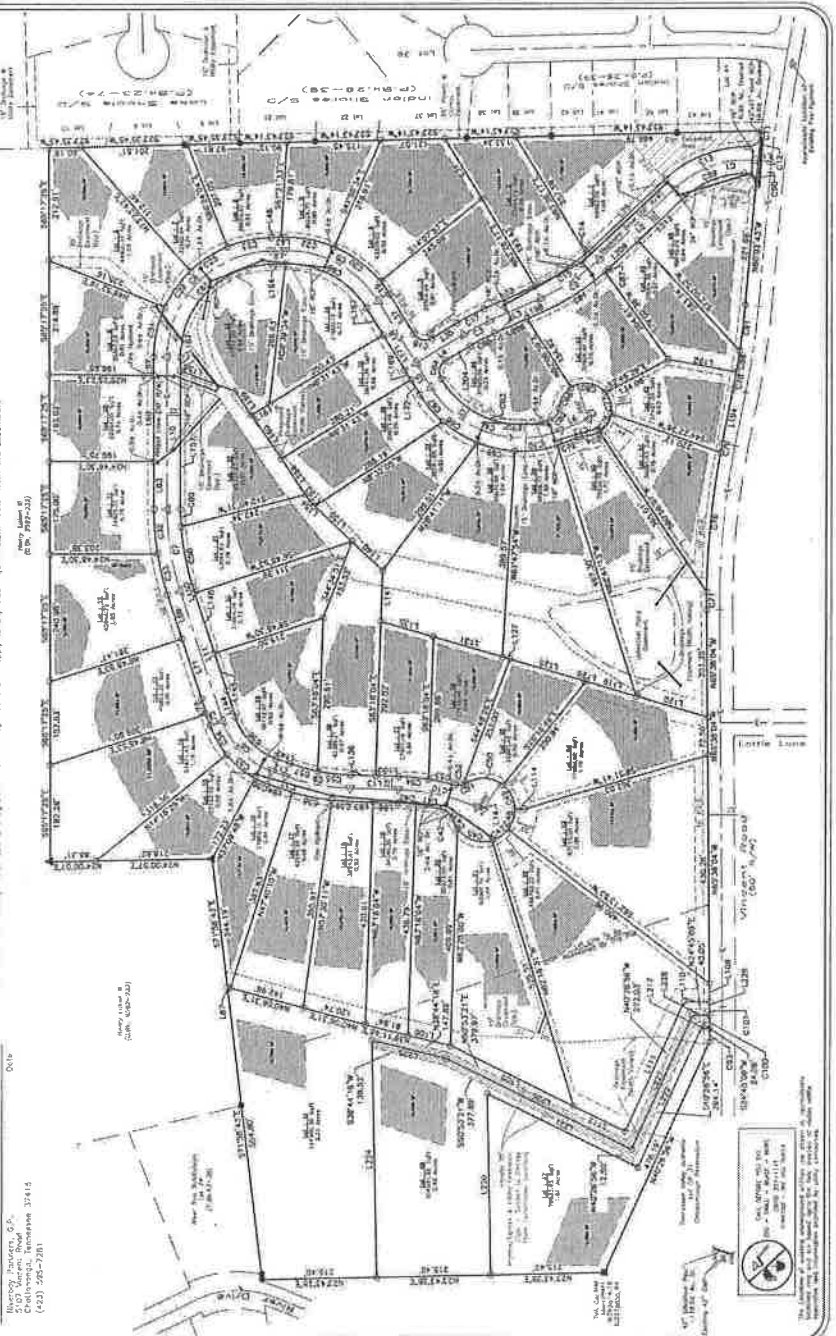
1. This plan is prepared in accordance with the provisions of the Tennessee Subdivision Act, Chapter 136, Tennessee Code Annotated, and the rules of the Board of Standards and Practices of the American Society of Professional Surveyors.
2. The plat contains the property described in Deed Book 8458, Page 582, Hamilton County, Tennessee, and all other lands and interests therein.
3. The plat contains the property described in Deed Book 8458, Page 582, Hamilton County, Tennessee, and all other lands and interests therein.
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28. The plat contains the property described in Deed Book 8458, Page 582, Hamilton County, Tennessee, and all other lands and interests therein.



OWNER CERTIFICATION:

I, the undersigned, being the owner of the property described herein, do hereby certify that the plat is a true and correct copy of the original as recorded in the office of the Clerk of the District Court of Hamilton County, Tennessee.

Witness my hand and seal of office this 21st day of December, 2014.
Clerk of the District Court
Hamilton County, Tennessee 37414
(615) 262-2801



RECEIVED

JAN 22 2016

Final Plat - Lots 1 thru 49
Using the Property Described in
Deed Book 8458, Page 582
Chattanooga, Hamilton County,
Tennessee

THE R-L-S GROUP
LAND SURVEYING
3725 OAKRIDGE DRIVE, SUITE 101
CHATTANOOGA, TENNESSEE 37414
TEL: (615) 241-1155 FAX: (615) 241-1156
WWW.RLSGROUP.COM