BK:25 PG:276-276

P2022000017

FILED IN OFFICE
CLERK OF COURT
03/01/2022 08:41 AM
TRACY BROWN, CLERK
SUPERIOR COURT
CATOOSA COUNTY, GA

Tracy Brown

1490961829
PARTICIPANT ID

GA State Plane West

0 50 100 150
SCALE: 1 INCH = 50 FEET

PATRICIA SUTTLE &
GARY SUTTLE
DB 1796, PG 639

1/2" IPF

N 89°34'29" E 534.88' TOTAL

1/2" IRF

374.44'

IRS

160.44'

20'

N 17°02'21" W
114.43'
EAST TEEMS RD. (40' R/W)
139.43' TOTAL

S 00°53'31" E
67.17'

TRACT 1
0.81 ACRES +/-
CLOSURE: 1 IN 405,047'

TRACT 2
0.80 ACRES +/-
CLOSURE: 1 IN 198,704'

IRS

342.46'
S 85°48'39" W

176.53'
S 00°41'05" W

JOSHUA & STACIA
FESSENDEN
PB 22, PG 254

25'

IRS

342.46'
S 85°48'39" W

1/2" IPF

N 06°39'23" E
52.13'

IRS

156.90'
N 85°26'19" W

1/2" IRF

CHERRY HART
DB 252, PG 780

150.06'

WOODSTATION
ZION CHURCH
PN: 00310043

1/2" IRF

VF: 59-HENDERSON, EARL-1
FB:
JOB: 20-422
FF: 47-213
DRAFTED BY: TONY LEMONS
CHECKED BY: JEFF DAWSON

NILES SURVEYING CO., INC.
LAND SURVEYING--MAPPING--FLOOD CONSULTATION

CERTIFICATE OF AUTHORIZATION NUMBER LSF 0000090
3962 CHURCHILL ROAD
CHATTANOOGA, TENNESSEE 37406-1616
PHONE: (423) 624-5041 FAX: (423)629-7813
EMAIL: admin@nilessurvey.com

OWNER CERTIFICATE
"I hereby adopt this as my plan of subdivision and certify that the rights-of-way are dedicated to the public use forever. I also certify that there are no encumbrances on the property to be dedicated and that I am the owner of the property shown in fee simple."

James Earl & Sharon R Henderson

JAMES EARL & SHARON R HENDERSON
408 SPARKS STREET
RINGGOLD, GA 30736

SURVEYOR CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED 3126 LAND SURVEYOR JEFF CRAIG DAWSON

Jeff C. Dawson, LS # 3126 Date

LOCATION MAP
(NOT TO SCALE)

General Notes
1. The purpose of this plat is to subdivide the property recorded in Deed Book 2064, page 43, tax parcel 00310046 and create Tracts 1 & 2.
Area of property surveyed: 1.61 acres +/-.
2.Current owner: James Earl & Sharon R henderson, Deed Book 2064, Page 43.
3. According to FEMA Flood Insurance Rate Map (FIRM) Panel 13047C0150E(effective date: 09/11/2009), this property is not subject to the 1% chance Special Flood Hazard Area (SFHA)
This plat shows all designated flood plain areas on the subject property according to maps published by F.E.M.A. for the National Flood Insurance Program (N.F.I.P.). any lots lying within a portion of this area must comply completely with the N.F.I.P. and a Flood Certificate must be prepared before and after construction of any permanent structures on the subject lot and a copy must be filed with Catoosa County Codes Enforcement.
3. All corners are 1/2" iron rebar with yellow plastic cap labeled "Niles Surveying" set unless otherwise noted. (IRS = Iron Rod Set) (IRF = Iron Rod Found)
4.This survey conducted utilizing a Sokkia iX-505 Robotic total station.
5. The field data upon which this plat is based has a closure precision of 1 foot in 22,611 feet and an angular error of 1 second per angle point and was not adjusted.
6. Bearing basis: Georgia State Plane West.
7.This plat has been calculated for closure and found to be accurate to a precision as noted.
8. Last date of field survey: February 16, 2022
10. No parking on the public Right of Way.
11. Best Management Practices (BMP's) OCGA 12-7-6 Subsection (b) Section iv - min. req. for erosion and sediment control shall be followed prior to and during any c32)
12. Current Zoning: R-1. setback lines (unless otherwise noted) front : 30', side: 10', rear: 25'
13. Catoosa County Ordinance Number 07-001, being an amendment of ordiance number 34-37 states: "(c)" responsible parties: the record owner of any lands, property or partsthereof, where any activity which violates this ordinance takes place, is place, is permitted or exists, and each and every other individual or entity who is directly or indirectly responsible for said activity, shall each be guilty of a separate offense and violation of this ordinance." and applies to all construction activity within this development.

Environmental Health Services
182 Tiger Trail
Reviewed by:
Soils date/limitations on file
Date: 2/23/22
Comments: Septic system location plans on file

DATE: 2/24/22
PLANNING AND ZONING COMMISSION MEMBER

APPROVED
BY:
DATE: 2-25-22
DIRECTOR OF STORM WATER MANAGEMENT
ZONING ADMINISTRATOR
CATOOSA COUNTY, GEORGIA

I HEREBY CERTIFIES THAT
I HAVE FOUND TO
BEING OF THE LAND
AFORESAID AND
FOR THE CLERK OF

2/25/2022
DATE

FINAL PLAT
HENDERSON SUNDIVISION
EAST TEEMS ROAD
LOCATED IN LAND LOT 143
27TH DISTRICT, 3RD SECTION
OF CATOOSA COUNTY, GEORGIA
1" = 50' ---- FEBRUARY 15, 2022

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2701665&key1=25&key2=276&county=23&countyname=CATOOSA&userid=278634&appid... 1/1