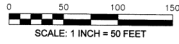
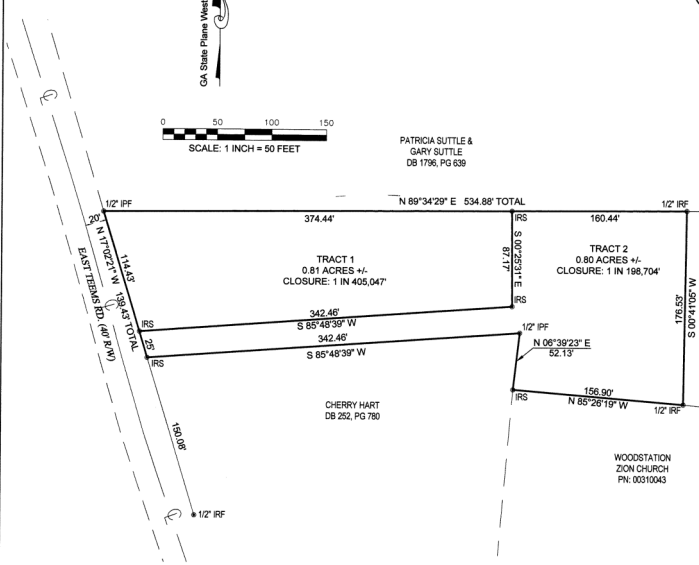


BK:25 PG:276-276
 P202200017
 FILED IN OFFICE
 CLERK OF COURT
 03/01/2022 09:41 AM
 TRACY NEWBY, CLERK
 SUPERIOR COURT
 CATOOSA COUNTY, GA
 Stacy Brown
 149981629
 PARTICIPANT ID



PATRICIA SUTTLE &
 GARY SUTTLE
 DB 1798, PG 639

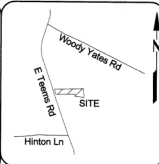


VF: 59-HENDERSON, EARL-1
 FB:
 JOB: 20-422
 FF: 47-213
 DRAFTED BY: TONY LEMONS
 CHECKED BY: JEFF DAWSON

NILES SURVEYING CO., INC.
 LAND SURVEYING-MAPPING-FLOOD CONSULTATION
 CERTIFICATE OF AUTHORIZATION NUMBER LSF 0000090
 3962 CHURCHILL ROAD
 CHATTANOOGA, TENNESSEE 37406-1618
 PHONE: (423) 624-9241 FAX: (423) 628-7818
 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
 406 SPARKS STREET
 RINGGOLD, GA 30736

SURVEYOR CERTIFICATION
 As required by subsection (d) of O.C.G.A. Section 15-8-67, this plat has been prepared by a land surveyor and approved by all appropriate 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 15-8-67.
 Jeff C. Dawson, L.S. # 3125 Date



- General Notes**
- 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 +/-.
 - Current owner: James Earl & Sharon R Henderson, Deed Book 2064, Page 43.
 - According to FEMA Flood Insurance Rate Map (FIRM) Panel 13047016E (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.
 - 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)
 - This survey conducted utilizing a Sokkia IX-505 Robotic total station.
 - 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.
 - Bearing basis: Georgia State Plane West.
 - This plat has been calculated for closure and found to be accurate to a precision as noted.
 - Last date of field survey: February 16, 2022
 - No parking on the public Right of Way.
 - Best Management Practices (BMP's) OCGA 12-7-8 Subsection (b) Section (v) - min. reg. for erosion and sediment control shall be followed prior to and during any c&z
 - Current Zoning: R-1, setback lines (unless otherwise noted) front: 30', side: 10', rear: 25'
 - Catoosa County Ordinance Number 07-001, being an amendment of ordinance number 34-37 states: "(c) responsible parties: the record owner of any lands, property or part thereof, where any activity which violates this ordinance takes place, is placed, 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: [Signature]
 Sub division on file
 Date: 2/15/22
 Comments: Setback compliance
 Location: Plans on file

APPROVED BY: [Signature]
 JEFF DAWSON
 CHIEF OF STORM WATER MANAGEMENT
 ZONING ADMINISTRATOR
 CATOOSA COUNTY, GEORGIA

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