

2004-170  
Waterhaven Development  
Partnership

RESOLUTION NO. 24405

A RESOLUTION APPROVING A PROPOSED FINAL PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PLANNED UNIT DEVELOPMENT KNOWN AS WATERHAVEN PLANNED UNIT DEVELOPMENT ON A TRACT OF LAND LOCATED AT 2869 HARRISON PIKE, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE FINAL PLANNED UNIT DEVELOPMENT PLAN ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

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WHEREAS, The Chattanooga City Council approved with conditions the special exceptions permit for the Preliminary Residential Planned Unit Development known as Waterhaven Planned Unit Development on September 14, 2004; and

WHEREAS, This property was rezoned to the R-T/Z Residential Townhouse/Zero Lot Line on June 8, 2005; and

WHEREAS, A final planned unit development plan has been submitted which substantially conforms to the preliminary planned unit development plan for Waterhaven Planned Unit Development; and

WHEREAS, The Chattanooga-Hamilton County Regional Planning Commission, as well as other affected agencies, have now reviewed the Final Residential Planned Unit Development Plan for recording; and

WHEREAS, The Chattanooga-Hamilton County Regional Planning Agency now has recommended that the Chattanooga City Council issue a special exceptions permit by Resolution to the applicant for the Final Residential Planned Unit Development, as shown by the attached Final Planned Unit Development Plan;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and hereby is granted a Final Planned Unit Development Special Exceptions Permit for a Residential Planned Unit Development on a tract of land located at 2869 Harrison Pike, known as Waterhaven Planned Unit Development, more particularly described as follows:

An unplatted track of land located at 2869 Harrison Pike, being the property described in Deed Book 6448, Page 256, ROHC. Tax Map 128G-A-001.

BE IT FURTHER RESOLVED, That the Final Planned Unit Development Plan for the Waterhaven Planned Unit Development, including the completion of all notes and conditions referenced on the attached Final Planned Unit Development Plan, are to be accomplished in accordance with the Planned Unit Development Plan.

ADOPTED: April 26, 2005

/add

P.U.D.: Waterhaven Planned Unit Development  
Lots 1-143

CASE NO.: 2004-170

DEVELOPER: Ronnie Dean, Trustee

SURVEYOR: Beginning Point Surveys

ENGINEER: MAP Engineers

STATUS: Final Planned Unit Development Plan

A. Planning Commission Requirements

1. For the adjoining Norfolk Southern Corporation property, show the deed reference of the owner and the type of development such as residential, industrial, etc.
2. Per Article 5, Section 1210 of the Chattanooga Zoning Ordinance, show how community lots and open space are to be maintained.
3. Article 5, Section 1208(3) of the Chattanooga Zoning Ordinance requires minimum 5' sidewalks or an equivalent paved internal pedestrian circulation system. If sidewalks are to be constructed on one or both sides of new streets, indicate such by note.
4. If sidewalks will not be installed, show the equivalent paved pedestrian circulation system.
5. Add the following note: "Only detached single-family houses with one house per lot and accessory uses are permitted on lots 2-26, 28-47, 50-136 and 138-142. Community Lots 1, 27, 48, 49, 137 and 143 are to be used for drainage, drainage detention, open space, recreation, community and greenway purposes".
6. Label lot 137 as a Community Lot.
7. Show the floodway boundary per F.E.M.A. F.I.R.M. No. 47065C-0353F and label it as such.
8. Show the pre-fill 661' contour line and indicate areas above and below. Per F.E.M.A. F.I.R.M. No. 47065C-0353F, this line is different from the 100 year flood line shown on the plat. If the 100 year flood line shown is post-fill, label it as such.
9. Change the zoning to R-T/Z.

10. Note that there are to be 138 dwelling units.
11. Note the total area of this development.
12. Note the density of the development.
13. Add the following note: "All roads are private. The City of Chattanooga is not responsible to construct or maintain any roads in this development".
14. As an alternative to showing the pre-fill 661' contour line, obtain and submit a letter of map amendment or revision from F.E.M.A. that the 100 year flood boundary is as shown.
15. Label all roads as "Private" on each street.
16. Add the following note: "The City of Chattanooga is not responsible to construct or maintain drainage easements, storm sewer easements or any ground, building, facility or anything else on any community lot".
17. Label road center lines as such on each street.
18. Add the following engineer's statement and have it signed by an engineer: "I certify that I have reviewed or designed all new roads, drainage, domestic water and sanitary sewers as shown on this P.U.D. and that the design meets proper engineering criteria". Add the seal and address of the engineer.
19. Add "See Sheet 1 of 5 for notes and certifications on Sheet 2 of 5, through Sheet 5 of 5".
20. Show curve data for the curved line of lot 143 adjoining the Norfolk Southern property on Sheet 4 of 5.
21. Change "Final Plat" to "Final Planned Unit Development Plan".
22. Delete note 10. This development is a planned unit development with private roads. Planned unit developments have different regulations from subdivisions.
23. Add the following note: "The only setbacks required are 25' from the center of South Chickamauga Creek, railroad rights-of-way, Harrison Pike right-of-way and the Norfolk Southern Corp. property

line, 10' from other road right-of-ways, and 10' between free-standing buildings. Other than above, no setbacks are required".

24. Note: "P & C Ease. = Power and Communication Easement".
25. Note: "SSE = Public Sanitary Sewer Easement".
26. In the notes, show a typical lot number surrounded by the hexagon and indicate this is a lot number
27. Delete lot numbers not surrounded by the hexagon. It is confusing to have two lot numbers on each lot.
28. Show the size and number of acres drained of drainage pipes which cross road center lines.
29. On Sheets 2 and 3 of 5, show all bearings, distances, curve data and beginning and ending points of curves for all lines of Community Lots 1 and 48.
30. On Sheet 3 of 5, show curve data for the curved frontage of Community Lot 143 on the CSX Railroad right-of-way. Show curve beginning point.
31. On Sheet 1 of 5, label Harrison Pike as such.
32. Note: "D.E. = Private Drainage Easement".
33. In the owner's certification, change "this final plat" to "this final planned unit development plan".
34. Show street addresses per the Chattanooga Technical Information office.
35. On all sheets, change "Sewer Easement" to "Public Sanitary Sewer Easement".
36. Add a 5' paving, right-of-way, sidewalk, utility and drainage easement along the cul-de-sac of Safehaven Court. Move the 10' Power and Communication Easement to be outside of this 5' easement.
37. Add the following note: "Per Ordinance 11565 and Resolution No. 24202, all building sites and HVAC units must be at least two feet (2') above the 100 year flood elevation".

38. Add the seal of the surveyor.

B. Chattanooga Sewer and Storm Water Requirements

1. Show 20' public sanitary sewer easements centered on all sewer lines in all private road right-of-ways.
2. Add the following note: "The City of Chattanooga reserves the right at any time to access road right-of-ways and community lots to inspect drainage detention facilities".
3. Add the following note: "Drainage detention areas and facilities installed by the developer cannot be filled, altered or changed in any way without permission from the City Engineer".
4. Add the following note: "No permanent structures or utilities, except utility crossings, are allowed in public sanitary sewer easements.
5. For all piped drainages on lots, change 8, 10' and other drainage easements to 15' private storm sewer easements.
6. On Sheet 2 of 5, make the following changes:
  - a. label the 20' public sanitary sewer easement for the 16" sewer in lot 1
  - b. show a 15' private storm sewer easement for the drainage pipe in lots 1 and 48 near Harrison Pike
  - c. add a 10' private drainage easement in lot 1 from the pipe near Harrison Pike to the creek. Show this easement west of the 20' public sanitary sewer easement
  - d. due to the depth of this sewer line after fill, widen the 20' sewer easement for File No. 50087 in lots 6 and 48 to a 30' public sanitary sewer easement
  - e. show a 15' private storm sewer easement for the drainage pipe in lot 48 opposite lot 9
  - f. widen the 10' drainage easement in lots 6 and 7 for the drainage pipe to a 15' private storm sewer easement

7. On Sheet 3 of 5, make the following changes:
  - a. show a 15' private storm sewer easement for the drainage pipe in lot 48 at lot 34
  - b. add a 10' private drainage easement across lot 48 from the pipe mentioned above
  - c. add a 15' private storm sewer easement for the drainage pipe in lot 49
  - d. due to the depth of this sewer line after fill, widen the 20' sewer easement for File No. 50084 in lots 27, 49, 50-55 and 143 to a 30' public sanitary sewer easement
  - e. show a 15' private storm sewer easement for the drainage pipe in lots 49 and 143 which crosses the road
8. On Sheet 5 of 5, show 10' private drainage easements along the lot lines between lots 56 and 57 and along lots 61 and 62 between the 15' private storm sewer easements for piped drainages and South Chickamauga Creek.
9. Questions about Chattanooga Sewer and Storm Water requirements should be directed to Mr. David Wilson at 425-7629.

C. Chattanooga Development Director Requirements

1. Covenants approved by the Chattanooga Development Director must be recorded which specify that the owners of lots 1-143 are responsible to maintain drainage detention facilities on community lots. Submit proposed covenants to the Chattanooga Development Director for his approval before this P.U.D. can be recorded.
2. Add the following note: "Owners of lots 1-143 are responsible to maintain drainage detention areas and facilities on community lots".
3. Questions about Chattanooga Development Director requirements should be directed to Mr. Joel Booth at 757-4886.

D. Utility Requirements

1. Show a 15' power and communication easement along Harrison Pike in lots 1 and 48.

2. Add the following note: "In addition to the easements shown herein, Waterhaven Drive and Safehaven Court are utility easements".
3. Add the following note: "All utilities have the perpetual right at any time to access all roads shown on this plat to install, maintain, upgrade, repair, inspect or patrol their facilities".
4. Add a 10' power and communication easement along the lot line between lots 16 and 17.
5. Add a 10' power and communication easement along the lot line between lots 25 and 26.
6. Add a 5' power and communication easement along the north line of lot 53.
7. Show a 10' power and communication easement along the lot line between lots 65 and 66.

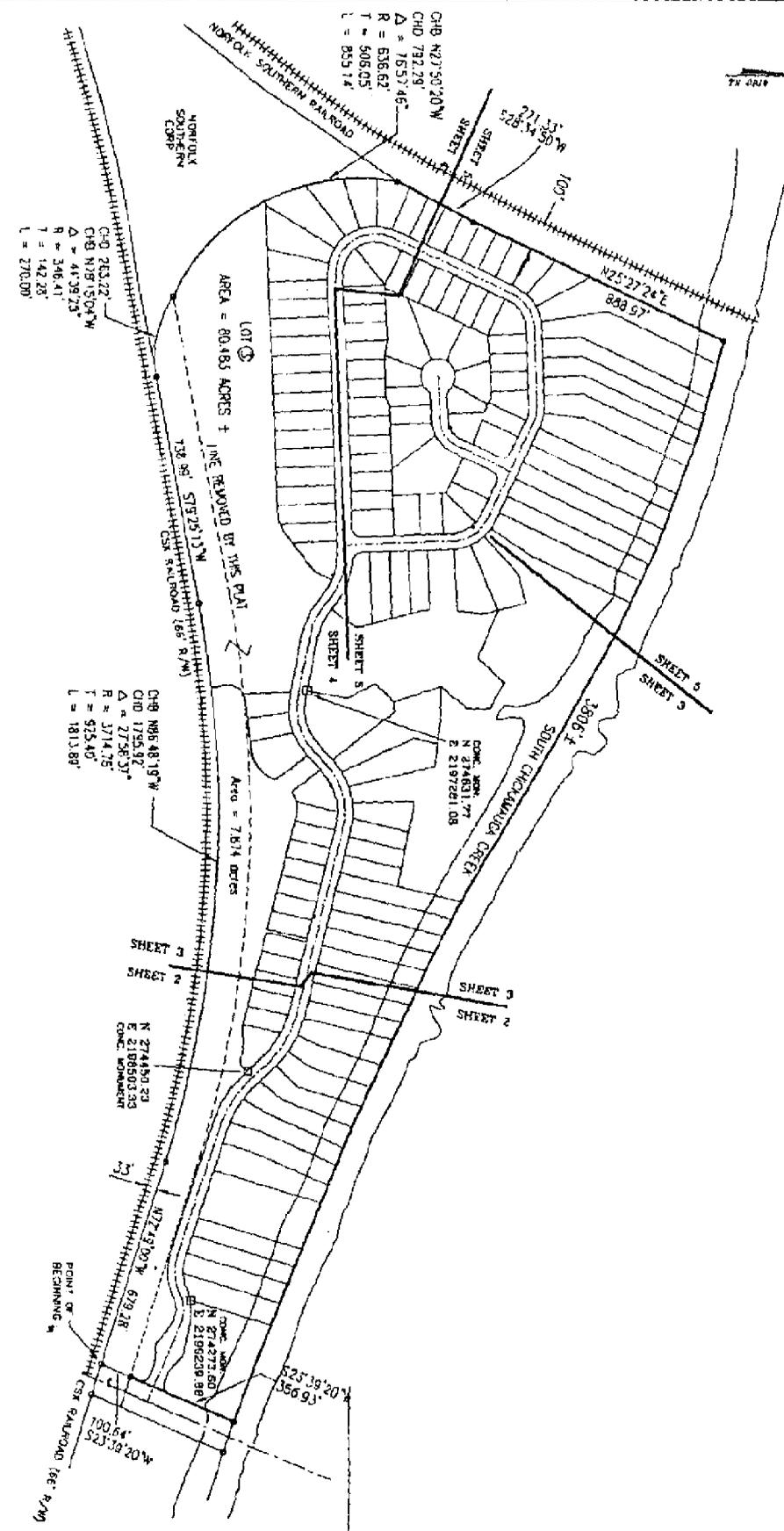
E. Tennessee Department of Health and Environment Requirements

1. Under current policies, the Mylar copy of the final plat cannot be recorded until the Tennessee Department of Health and Environment, Division of Water Supply has approved the water line extensions.

F. N.P.D.E.S. Permit

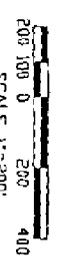
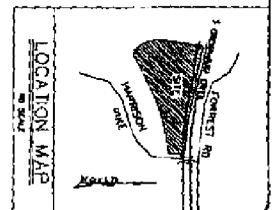
1. Since there is to be more than one acre of disturbed ground, including building sites, in this subdivision, an N.P.D.E.S. (National Pollutant Discharge Elimination System) Permit to discharge storm water associated with construction activity is necessary.
2. Although there is not local enforcement of this permit, the state can impose civil and criminal penalties on the developer for failure to obtain a permit when one is necessary. The developer should contact the following office to answer questions about filing such a permit:

Tennessee Department of Environment and Conservation  
Division of Water Pollution Control  
540 McCallie Avenue  
Suite 550  
Chattanooga, TN 37402 / (423) 634-5745



**FLOOD HAZARD NOTE:**  
 PORTION OF THIS PROPERTY IS IN FLOOD ZONE "A" (INDICATED BY HATCHING) AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NO. 13000-0151A-0000 OF DISTRICT NO. 10, MISSISSIPPI. THE FLOOD HAZARD ZONE IS SHOWN ON SHEET NUMBER 7, 2002 WEST VIRGINIA CODEBOOK 84.07

- REFERENCE MATERIAL & NOTES:**
- 1) ELEVATION DATUM: MEAN SEA LEVEL
  - 2) ALL MATTERS OF RECORD ARE STEPS
  - 3) ZERO BENCH MARK / 744 & 7150 / 111
  - 4) ATTENTION IS CALLED TO THE CITY OF CHATTANOOGA CODES AS AMENDED
  - 5) PLAT OF THE SITE, PARCELS 100-77, 100-78, 100-79, 100-80, 100-81, 100-82, 100-83, 100-84, 100-85, 100-86, 100-87, 100-88, 100-89, 100-90, 100-91, 100-92, 100-93, 100-94, 100-95, 100-96, 100-97, 100-98, 100-99, 100-100, 100-101, 100-102, 100-103, 100-104, 100-105, 100-106, 100-107, 100-108, 100-109, 100-110, 100-111, 100-112, 100-113, 100-114, 100-115, 100-116, 100-117, 100-118, 100-119, 100-120, 100-121, 100-122, 100-123, 100-124, 100-125, 100-126, 100-127, 100-128, 100-129, 100-130, 100-131, 100-132, 100-133, 100-134, 100-135, 100-136, 100-137, 100-138, 100-139, 100-140, 100-141, 100-142, 100-143, 100-144, 100-145, 100-146, 100-147, 100-148, 100-149, 100-150, 100-151, 100-152, 100-153, 100-154, 100-155, 100-156, 100-157, 100-158, 100-159, 100-160, 100-161, 100-162, 100-163, 100-164, 100-165, 100-166, 100-167, 100-168, 100-169, 100-170, 100-171, 100-172, 100-173, 100-174, 100-175, 100-176, 100-177, 100-178, 100-179, 100-180, 100-181, 100-182, 100-183, 100-184, 100-185, 100-186, 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100-964, 100-965, 100-966, 100-967, 100-968, 100-969, 100-970, 100-971, 100-972, 100-973, 100-974, 100-975, 100-976, 100-977, 100-978, 100-979, 100-980, 100-981, 100-982, 100-983, 100-984, 100-985, 100-986, 100-987, 100-988, 100-989, 100-990, 100-991, 100-992, 100-993, 100-994, 100-995, 100-996, 100-997, 100-998, 100-999, 100-1000



**DRAWER'S CERTIFICATION:**  
 I HEREBY CERTIFY THAT I AM THE OWNER  
 OF THE PROPERTY SHOWN HEREON, I HEREBY ADORN THIS  
 FINAL PLAT AS MY NEW PLAN OF  
 IMPROVEMENT.

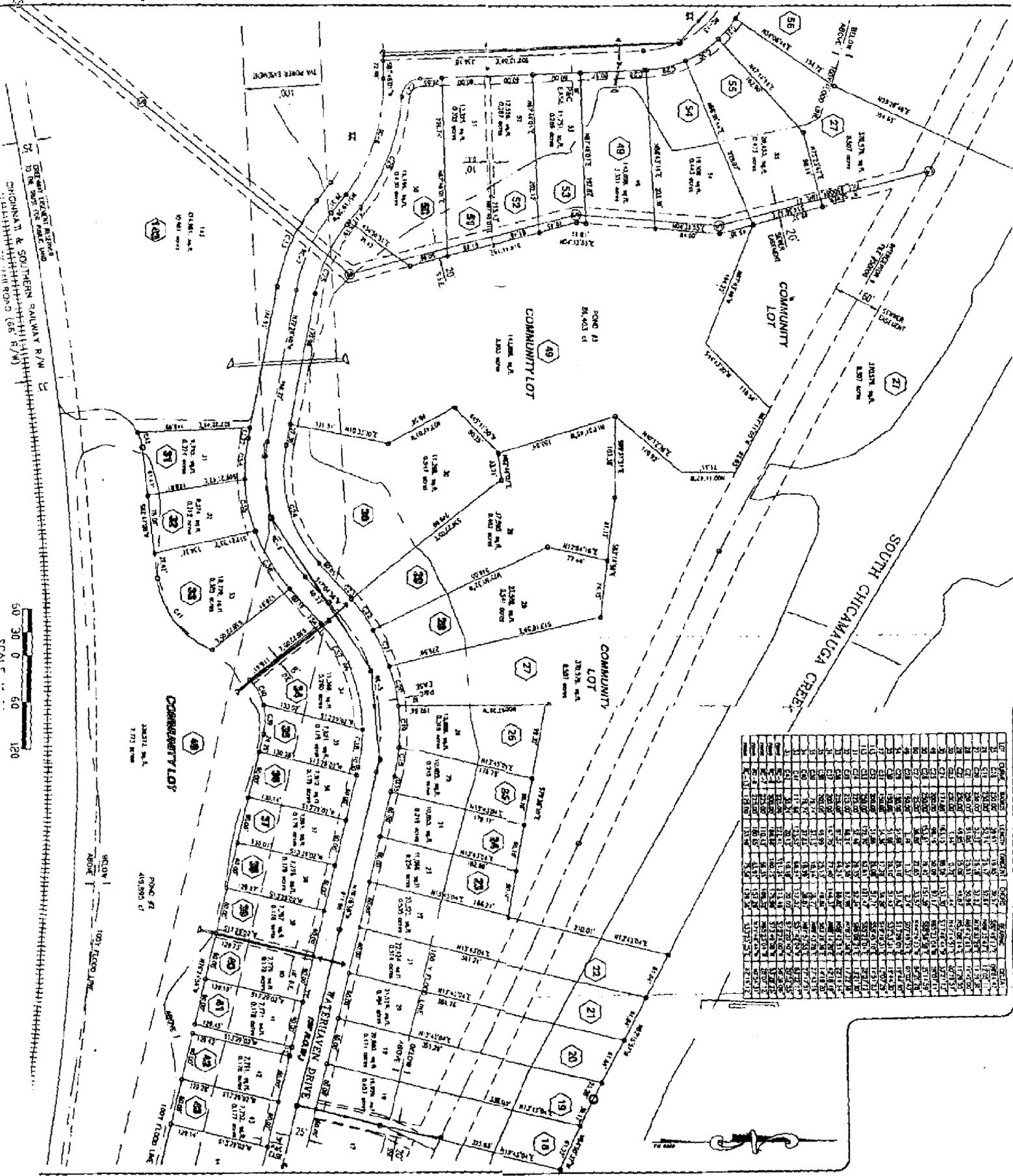
**SURVEYOR'S CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS IS A  
 CATEGORY 1 SURVEY AND THAT THE RATIO  
 OF PRECISION OF THE UNADJUSTED  
 SURVEY IS GREATER THAN 1:20,000 AS  
 SHOWN HEREON. I FURTHER CERTIFY THAT  
 I HAVE SUBMITTED THE PROPERTY SHOWN  
 HEREON AND THAT THIS SURVEY IS  
 CORRECT TO THE BEST OF MY KNOWLEDGE  
 AND BELIEF.

INVEST NO	DRAWN BY	DATE	REVISION	DATE
1	MP	2-13-2003		
5	MP	1-20-04		
	SECTION	1 & 2		
	COMMISSION	7		
	RANGE	6 & 8		

**FINAL PLAT**  
 WATERHAVEN SUBDIVISION  
 Hamilton Co. Tennessee  
 PREPARED FOR  
 WATERHAVEN PARTNERSHIP

**BEGINNING POINT SURVEYS, INC.**  
*Consulting Land Surveyors*  
 101 Tuxedo Circle, Chattanooga TN 37411  
 (423) 624-0020





CHICKAMAUGA & SOUTHERN RAILWAY R/W  
 100' FLOOR LINE

50 30 0 60 120  
 SCALE

LOT	AREA	PERCENT	TOTAL	AREA	PERCENT	TOTAL
10	1.23	0.01	11.23	1.23	0.01	11.23
11	1.23	0.01	11.23	1.23	0.01	11.23
12	1.23	0.01	11.23	1.23	0.01	11.23
13	1.23	0.01	11.23	1.23	0.01	11.23
14	1.23	0.01	11.23	1.23	0.01	11.23
15	1.23	0.01	11.23	1.23	0.01	11.23
16	1.23	0.01	11.23	1.23	0.01	11.23
17	1.23	0.01	11.23	1.23	0.01	11.23
18	1.23	0.01	11.23	1.23	0.01	11.23
19	1.23	0.01	11.23	1.23	0.01	11.23
20	1.23	0.01	11.23	1.23	0.01	11.23
21	1.23	0.01	11.23	1.23	0.01	11.23
22	1.23	0.01	11.23	1.23	0.01	11.23
23	1.23	0.01	11.23	1.23	0.01	11.23
24	1.23	0.01	11.23	1.23	0.01	11.23
25	1.23	0.01	11.23	1.23	0.01	11.23
26	1.23	0.01	11.23	1.23	0.01	11.23
27	1.23	0.01	11.23	1.23	0.01	11.23
28	1.23	0.01	11.23	1.23	0.01	11.23
29	1.23	0.01	11.23	1.23	0.01	11.23
30	1.23	0.01	11.23	1.23	0.01	11.23
31	1.23	0.01	11.23	1.23	0.01	11.23
32	1.23	0.01	11.23	1.23	0.01	11.23
33	1.23	0.01	11.23	1.23	0.01	11.23
34	1.23	0.01	11.23	1.23	0.01	11.23
35	1.23	0.01	11.23	1.23	0.01	11.23
36	1.23	0.01	11.23	1.23	0.01	11.23
37	1.23	0.01	11.23	1.23	0.01	11.23
38	1.23	0.01	11.23	1.23	0.01	11.23
39	1.23	0.01	11.23	1.23	0.01	11.23
40	1.23	0.01	11.23	1.23	0.01	11.23
41	1.23	0.01	11.23	1.23	0.01	11.23
42	1.23	0.01	11.23	1.23	0.01	11.23
43	1.23	0.01	11.23	1.23	0.01	11.23
44	1.23	0.01	11.23	1.23	0.01	11.23
45	1.23	0.01	11.23	1.23	0.01	11.23
46	1.23	0.01	11.23	1.23	0.01	11.23
47	1.23	0.01	11.23	1.23	0.01	11.23
48	1.23	0.01	11.23	1.23	0.01	11.23
49	1.23	0.01	11.23	1.23	0.01	11.23
50	1.23	0.01	11.23	1.23	0.01	11.23
51	1.23	0.01	11.23	1.23	0.01	11.23
52	1.23	0.01	11.23	1.23	0.01	11.23
53	1.23	0.01	11.23	1.23	0.01	11.23
54	1.23	0.01	11.23	1.23	0.01	11.23
55	1.23	0.01	11.23	1.23	0.01	11.23
56	1.23	0.01	11.23	1.23	0.01	11.23
TOTAL	112.30	100.00	112.30	112.30	100.00	112.30

DRWING NO.	100	DATE	7-10-2005
DECKED BY	MEP		
SCALE	1"=40'		
SECTION	1 & 2		
TOWNSHIP	1		
RANGE	4 W		

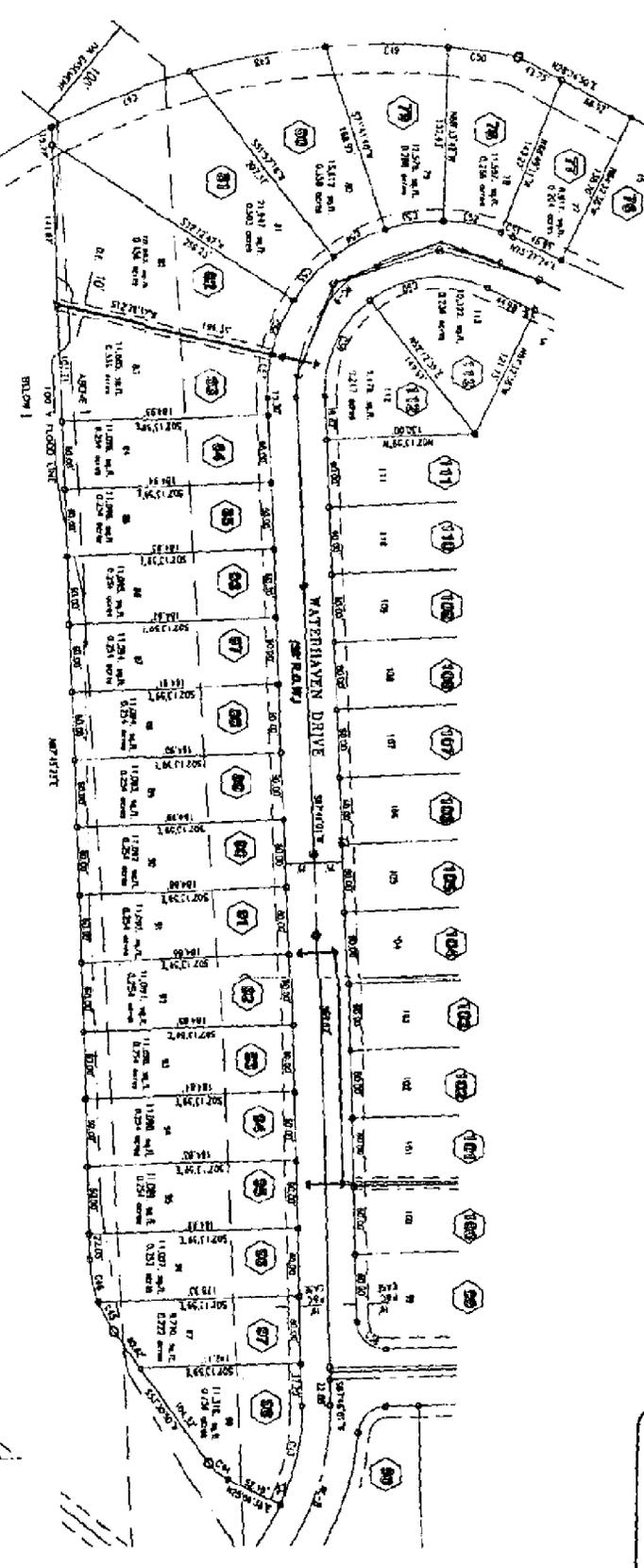
**FINAL PLAT**  
 WATERHAVEN SUBDIVISION  
 Hamilton Co. Tennessee  
 PREPARED FOR  
 WATERHAVEN PARTNERSHIP

**BEGINNING POINT SURVEYS, INC.**  
 Consulting Land Surveyors  
 101 Turcote Circle, Chattanooga TN 37411  
 (423) 824-0020

LOT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT
1	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
2	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
3	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
4	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
5	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
6	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
7	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
8	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
9	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
10	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
11	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
12	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
13	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
14	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
15	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
16	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
17	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
18	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
19	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
20	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
21	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
22	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
23	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
24	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
25	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
26	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
27	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
28	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
29	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
30	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
31	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
32	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
34	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
35	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
36	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
37	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
38	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
39	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
40	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
41	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
42	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
43	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
44	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
45	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
46	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
47	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
48	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
49	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
51	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
52	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
53	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
54	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
55	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
56	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
57	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
58	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
59	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
60	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
61	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
62	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
63	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
64	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
65	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
66	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
67	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
68	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
69	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
70	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
71	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
72	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
73	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
74	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
75	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
76	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
77	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
78	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
79	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
80	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
81	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
82	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
83	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
84	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
85	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
86	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
87	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
88	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
89	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
90	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
91	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
92	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
93	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
94	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
95	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
96	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
97	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
98	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
99	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
100	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00



CINCINNATI & SOUTHERN RAILWAY R/W  
 C&S RAILROAD (VARIABLE R/W)  
 COMMUNITY LOT  
 0.1881 ACRES  
 NEARLY SQUARE



SHEET NO. <b>4</b> OF <b>5</b>	DRAWN BY: <b>WCF</b>	REVISION	DATE
	CHECKED BY: <b>WCF</b>		
	DATE: <b>7-10-2005</b>		
	SCALE: <b>1"=60'</b>		
	SECTION: <b>1 &amp; 2</b>		
TOWNSHIP: <b>7</b>			
RANGE: <b>4 W</b>			

**FINAL PLAT**  
 WATERHAVEN SUBDIVISION  
 Hamilton Co. Tennessee  
 PREPARED FOR  
 WATERHAVEN PARTNERSHIP

**BEGINNING POINT SURVEYS, INC.**  
*Consulting Land Surveyors*  
 101 Tuxedo Circle, Chattanooga TN 37411  
 (423) 624-0020

