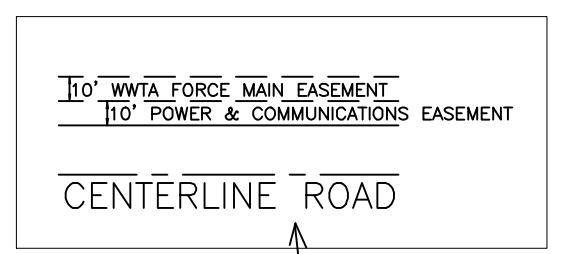
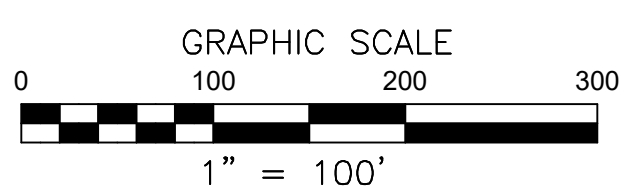


LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET
1	9,528	31	9,196
2	10,196	32	9,187
3	9,700	33	10,981
4	7,573	34	11,559
5	7,556	35	11,545
6	7,500	36	12,817
7	7,500	37	13,387
8	7,500	38	10,982
9	7,737	39	11,411
10	7,514	40	9,923
11	7,545	41	10,856
12	7,500	42	9,136
13	7,503	43	7,788
14	8,691	44	7,796
15	8,440	45	7,707
16	7,658	46	7,669
17	7,500	47	8,473
18	7,500	48	9,494
19	7,500	49	10,515
20	7,500	50	10,721
21	7,528	51	10,889
22	7,810	52	9,264
23	7,500	53	7,589
24	7,500	54	7,575
25	8,341	55	11,227
26	10,026		
27	7,814		
28	9,070		
29	14,362		
30	9,762		
TOTAL		497,041	

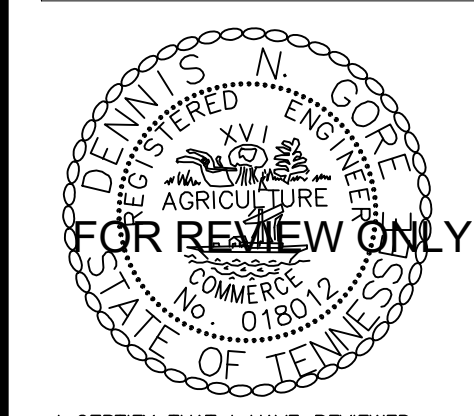
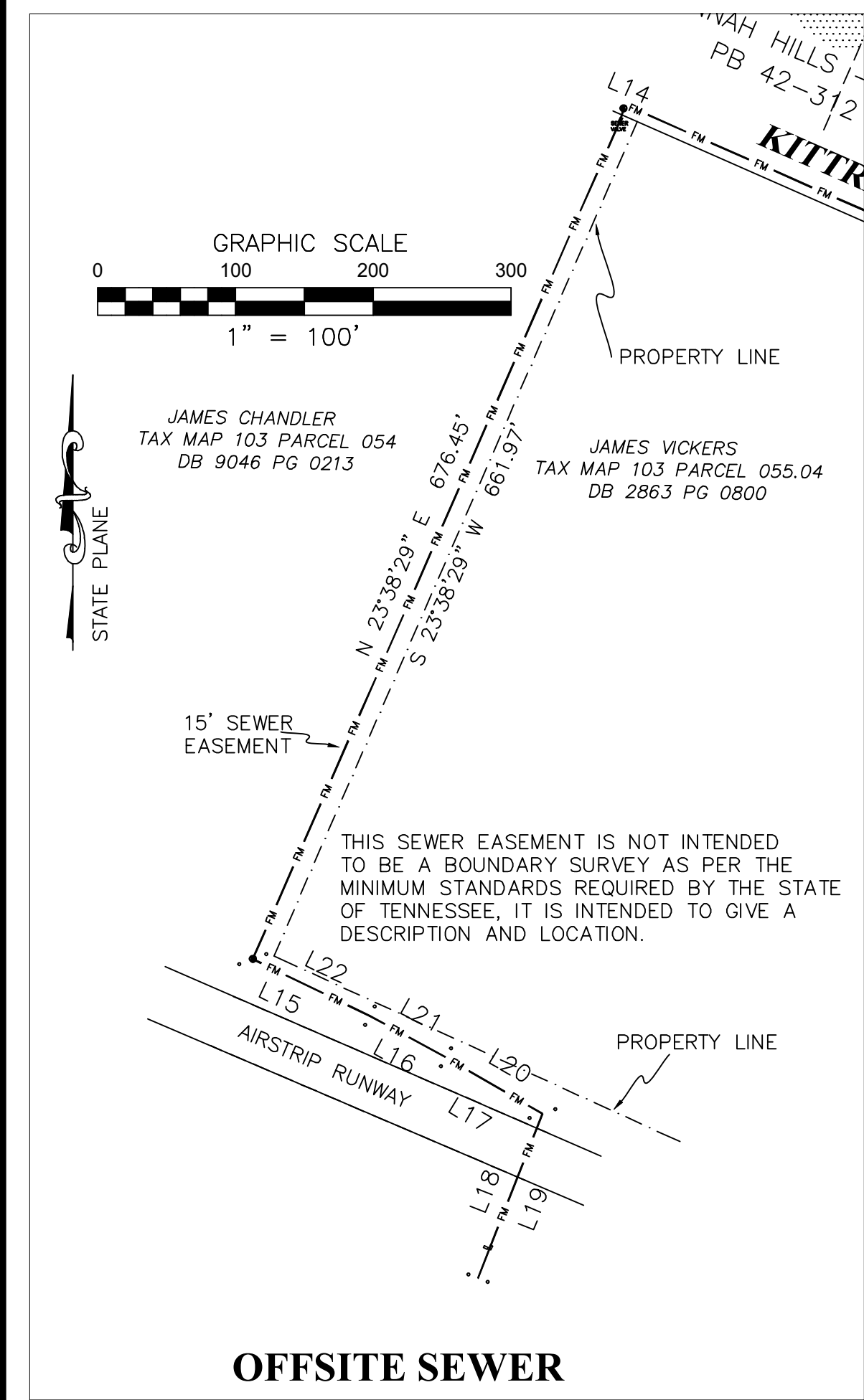
FOR REVIEW ONLY.



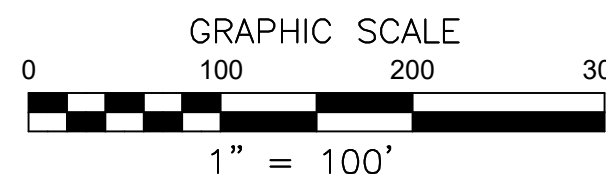
APPROVED FOR RECORDING
 HAMILTON CNTY GIS DEPT
 DATE: _____
 BY: _____

JURISDICTIONAL AUTHORITY
 DATE: _____
 BY: _____

CHATT/HAMILTON COUNTY REGIONAL
 PLANNING COMMISSION
 DATE: _____
 BY: _____

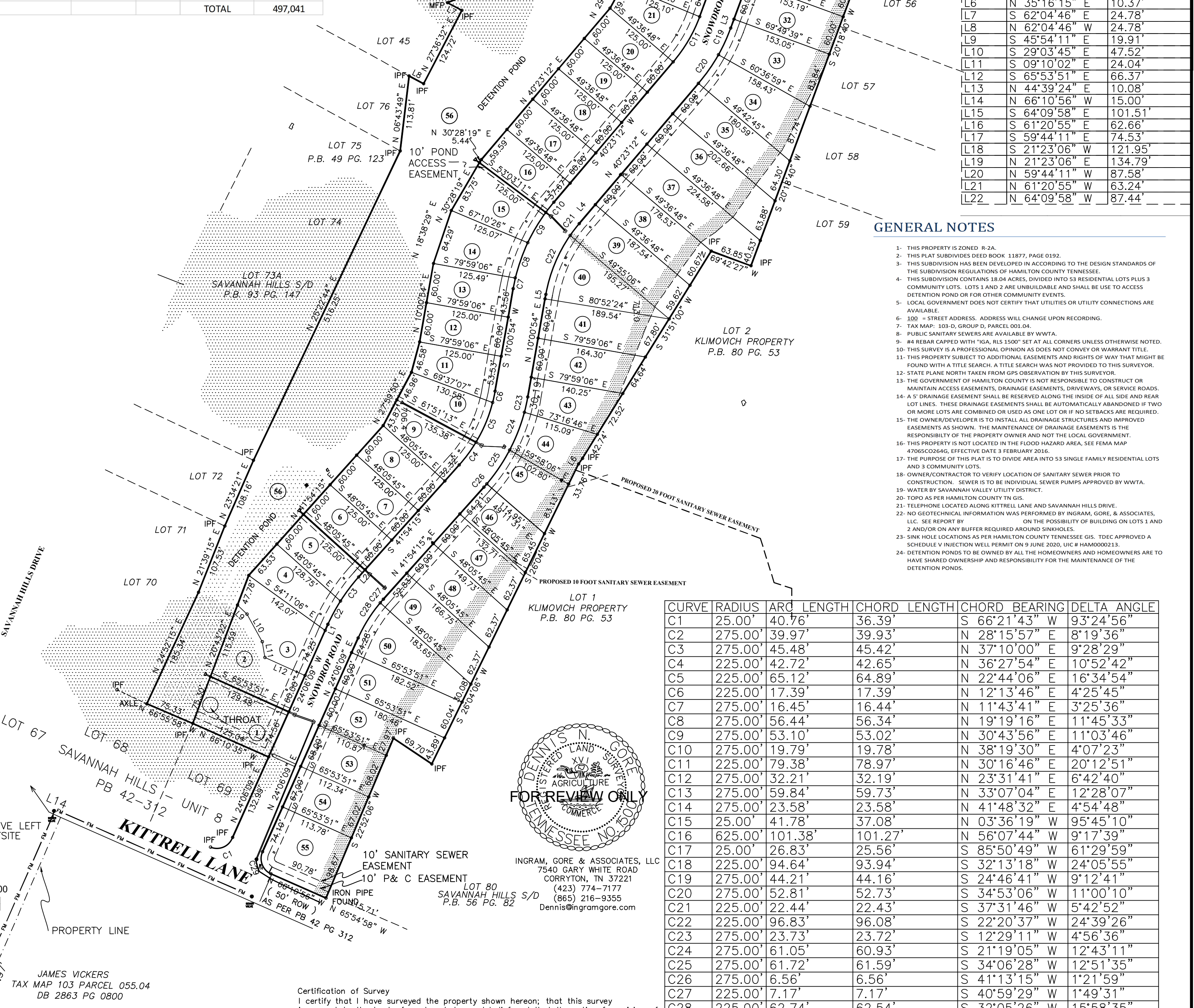


I CERTIFY THAT I HAVE REVIEWED OR DESIGNED THE PUBLIC SANITARY SEWER LINES SHOWN ON THIS PLAT AND THAT THE DESIGN MEETS PROPER ENGINEERING CRITERIA.



JAMES CHANDLER
 TAX MAP 103 PARCEL 054
 DB 9046 PG 0213

JAMES VICKERS
 TAX MAP 103 PARCEL 055.04
 DB 2863 PG 0800



LINE	BEARING	DISTANCE
L1	N 24°06'09" E	10.14'
L2	N 41°54'15" E	14.73'
L3	S 20°10'20" W	14.45'
L4	S 40°23'12" W	37.59'
L5	S 10°00'54" W	6.90'
L6	N 35°16'15" E	10.37'
L7	S 62°04'46" E	24.78'
L8	N 62°04'46" W	24.78'
L9	S 45°54'11" E	19.91'
L10	S 29°03'45" E	47.52'
L11	S 09°10'02" E	24.04'
L12	S 65°53'51" E	66.37'
L13	N 44°39'24" E	10.08'
L14	N 66°10'56" W	15.00'
L15	S 64°09'58" E	101.51'
L16	S 61°20'55" E	62.66'
L17	S 59°44'11" E	74.53'
L18	S 21°23'06" W	121.95'
L19	N 21°23'06" E	134.79'
L20	N 59°44'11" W	87.58'
L21	N 61°20'55" W	63.24'
L22	N 64°09'58" W	87.44'

- GENERAL NOTES**
- THIS PROPERTY IS ZONED R-2A.
 - THIS PLAT SUBDIVIDES DEED BOOK 11877, PAGE 0152.
 - THIS SUBDIVISION HAS BEEN DEVELOPED IN ACCORDANCE WITH THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF HAMILTON COUNTY TENNESSEE.
 - THIS SUBDIVISION CONTAINS 18.84 ACRES, DIVIDED INTO 53 RESIDENTIAL LOTS PLUS 3 COMMUNITY LOTS. LOTS 1 AND 2 ARE UNBUILDABLE AND SHALL BE USED TO ACCESS DETENTION POND OR FOR OTHER COMMUNITY EVENTS.
 - LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
 - 100' = STREET ADDRESS. ADDRESS WILL CHANGE UPON RECORDING.
 - TAX MAP: 103-D, GROUP D, PARCEL 001.04.
 - PUBLIC SANITARY SEWERS ARE AVAILABLE BY WWTA.
 - #4 REBAR CAPPED WITH "ISA, 1500" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - THIS SURVEY IS A PROFESSIONAL OPINION AS DOES NOT CONVEY OR WARRANT TITLE.
 - THIS PROPERTY SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS OF WAY THAT MIGHT BE FOUND WITH A TITLE SEARCH. A TITLE SEARCH WAS NOT PROVIDED TO THIS SURVEYOR.
 - STATE PLANE NORTH TAKEN FROM GPS OBSERVATION BY THIS SURVEYOR.
 - THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN ACCESS EASEMENTS, DRAINAGE EASEMENTS, DRIVEWAYS, OR SERVICE ROADS.
 - A 5' DRAINAGE EASEMENT SHALL BE RESERVED ALONG THE INSIDE OF ALL SIDE AND REAR LOT LINES. THESE DRAINAGE EASEMENTS SHALL BE AUTOMATICALLY ABANDONED IF TWO OR MORE LOTS ARE COMBINED OR USED AS ONE LOT OR IF NO SETBACKS ARE REQUIRED.
 - THE OWNER/DEVELOPER IS TO INSTALL ALL DRAINAGE STRUCTURES AND IMPROVED EASEMENTS AS SHOWN. THE MAINTENANCE OF DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE LOCAL GOVERNMENT.
 - THIS PROPERTY IS NOT LOCATED IN THE FLOOD HAZARD AREA, SEE FEMA MAP 47065C0264G, EFFECTIVE DATE 3 FEBRUARY 2016.
 - THE PURPOSE OF THIS PLAT IS TO DIVIDE AREA INTO 53 SINGLE FAMILY RESIDENTIAL LOTS AND 3 COMMUNITY LOTS.
 - OWNER/CONTRACTOR TO VERIFY LOCATION OF SANITARY SEWER PRIOR TO CONSTRUCTION. SEWER IS TO BE INDIVIDUAL SEWER PUMPS APPROVED BY WWTA.
 - WATER BY SAVANNAH VALLEY UTILITY DISTRICT.
 - TOPD AS PER HAMILTON COUNTY TN GIS.
 - TELEPHONE LOCATED ALONG KITTRILL LANE AND SAVANNAH HILLS DRIVE.
 - NO GEOTECHNICAL INFORMATION WAS PERFORMED BY INGRAM, GORE, & ASSOCIATES, LLC. SEE REPORT BY _____ ON THE POSSIBILITY OF BUILDING ON LOTS 1 AND 2 AND/OR ON ANY BUFFER REQUIRED AROUND SINKHOLES.
 - SINK HOLE LOCATIONS AS PER HAMILTON COUNTY TENNESSEE GIS. TDEC APPROVED A SCHEDULE V INJECTION WELL PERMIT ON 9 JUNE 2020, LIC # HAM0000213.
 - DETENTION PONDS TO BE OWNED BY ALL THE HOMEOWNERS AND HOMEOWNERS ARE TO HAVE SHARED OWNERSHIP AND RESPONSIBILITY FOR THE MAINTENANCE OF THE DETENTION PONDS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	40.76'	36.39'	S 66°21'43" W	9°32'56"
C2	275.00'	39.97'	39.93'	N 28°15'57" E	8°19'36"
C3	275.00'	45.48'	45.42'	N 37°10'00" E	9°28'29"
C4	225.00'	42.72'	42.65'	N 36°27'54" E	10°52'42"
C5	225.00'	65.12'	64.89'	N 22°44'06" E	16°34'54"
C6	225.00'	17.39'	17.39'	N 12°13'46" E	4°25'45"
C7	275.00'	16.45'	16.44'	N 11°43'41" E	3°25'36"
C8	275.00'	56.44'	56.34'	N 19°19'16" E	11°45'33"
C9	275.00'	53.10'	53.02'	N 30°43'56" E	11°03'46"
C10	275.00'	19.79'	19.78'	N 38°19'30" E	4°07'23"
C11	225.00'	79.38'	78.97'	N 30°16'46" E	20°12'51"
C12	275.00'	32.21'	32.19'	N 23°31'41" E	6°42'40"
C13	275.00'	59.84'	59.73'	N 33°07'04" E	12°28'07"
C14	275.00'	23.58'	23.58'	N 41°48'32" E	4°54'48"
C15	25.00'	41.78'	37.08'	N 03°36'19" W	95°45'10"
C16	625.00'	101.38'	101.27'	N 56°07'44" W	9°17'39"
C17	25.00'	26.83'	25.56'	S 85°50'49" W	61°29'59"
C18	225.00'	94.64'	93.94'	S 32°13'18" W	24°05'55"
C19	275.00'	44.21'	44.16'	S 24°46'41" W	9°12'41"
C20	275.00'	52.81'	52.73'	S 34°53'06" W	11°00'10"
C21	225.00'	22.44'	22.43'	S 37°31'46" W	5°42'52"
C22	225.00'	96.83'	96.08'	S 22°20'37" W	24°39'26"
C23	275.00'	23.73'	23.72'	S 12°29'11" W	4°56'36"
C24	275.00'	61.05'	60.93'	S 21°19'05" W	12°43'11"
C25	275.00'	61.72'	61.59'	S 34°06'28" W	12°51'35"
C26	275.00'	6.56'	6.56'	S 41°13'15" W	1°21'59"
C27	225.00'	7.17'	7.17'	S 40°59'29" W	1°49'31"
C28	225.00'	62.74'	62.54'	S 32°05'26" W	15°58'35"
C29	25.00'	39.39'	35.44'	S 21°02'23" E	90°17'05"



INGRAM, GORE & ASSOCIATES, LLC
 7540 GARY WHITE ROAD
 CORYTON, TN 37221
 (423) 774-7177
 (865) 216-9355
 Dennis@ingramgore.com

Certification of Survey
 I certify that I have surveyed the property shown hereon; that this survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey is 1 per 10,000 as shown hereon.

FINAL PLAT
LOTS 1 THRU 56
THE PRESERVES AT SAVANNAH BAY SUBDIVISION
HAMILTON COUNTY, TENNESSEE

INGRAM, GORE & ASSOCIATES, LLC
 7540 GARY WHITE ROAD
 CORYTON, TN 37221
 (423) 774-7177
 (865) 216-9355
 joseph@ingramgore.com
 dennis.gore@yahoo.com

ALL RIGHTS RESERVED
 THIS DRAWING IS THE PROPERTY OF INGRAM, GORE & ASSOCIATES, LLC AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART. THIS DRAWING SHALL NOT BE USED FOR THE CONSTRUCTION OF ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF INGRAM, GORE, & ASSOCIATES, LLC.

Project: 6-6-2022
 Date: 19085
 Scale: AS SHOWN

Certification of Ownership and Dedication of Rights-of-Way
 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 owner of the property shown in fee simple.

FOR REVIEW ONLY
 Surveyor

COPYRIGHT 2022 INGRAM, GORE & ASSOCIATES, LLC