Instrument: 2007010400045
Book and Page: P3 84 122
Data Processing F $2.00
Plat-large $15.00
Total Fees: $17.00
User: PBROCK
Date: 04-JAN-2007
Time: 08:28:18 A
Register: Pat Hurst, Register
Hamilton County, Tennessee

APPROVED FOR RECORDING
HAMILTON CNTY GIS DEPT
DATE 1-3-07
BY [illegible]
CHATTANOOGA HAMILTON CNTY HEALTH DEPT
DATE 1-4-07
BY [illegible]
JURISDICTIONAL AUTHORITY
DATE 1-4-07
BY [illegible]
CHATTANOOGA HAMILTON CNTY REGIONAL PLANNING COMMISSION
DATE 1-4-2007
BY [illegible]

APPROVED PLAT DOES NOT TRANSFER PROPERTY UNLESS IT IS RECORDED

PLAT BOOK 43, PAGE 55

LEGEND OF SYMBOLS

CLR	CENTERLINE ROAD	TB	TOP BANK
TC	TOP CURB	TS	TOE SLOPE
BC	BOTTOM CURB	BD	BOTTOM DITCH
A	ASPHALT	EDG	EDGE OF
F	GROUNDSHOT	FLOOR	FLOOR ELEVATION
EG	EDGE GRAVEL	EW	EDGE WATER
EP	EDGE PAVEMENT	NS	NAIL SET
CC	CORNER CONCRETE	IP(O)	IRON PIPE OLD
FSW	FACE SIDEWALK	IP(N)	IRON PIPE NEW
CO	CLEANOUT	SPK	SPIKE
	SCS MANHOLE	—DW—	OVERHEAD WIRE
	SANITARY/STORM MANHOLE	—V—	WATER LINE
	WATER METER	—STS—	STORM SEWER LINE
	POWER POLE		
	LIGHT POLE	—SS—	SANITARY SEWER LINE
	CLEANOUT		
	CATCH BASIN		SUBSURFACE DISPOSAL AREA
	GAS VALVE		STORM PIPE HEAD WALL
	GAS METER	HDPE	HIGH DENSITY POLYETHYLENE
	FIRE HYDRANT		
	WATER VALVE		HANDICAP PARKING SIGN
	TREES (SIZE VARIES-SEE PLAN)		

NOTES:

1.) Present zoning classification R-1 & A-1.
2.) Area subdivided by this plat is 57.5 acres.
3.) Tax Map Number 98-Z .
4.) This plat subdivides the property described in Deed Book 2343, Page 165 .
5.) This subdivision has been developed according to the Subdivision Regulations of Hamilton County.
6.) The purpose of this plat is to create new lots.
7.) Water source is Waldens Ridge Utility District.
8.) There is a 10' wide Power and Communications Easement along the road frontage of all lots.
9.) Hatched area is a subsurface sewage disposal system easement. Any cutting, filling, or construction within ten (10) feet of this area, twenty-five (25) feet for a basement cut, without prior written approval from the Health Department and recording of a corrective plat may render this lot unbuildable.
10.) Lots 182, 183, 184, 185, 189, 190, 191, 193, 194, 195, 196, 197, 198, 199, 200, 201, are approved for a maximum of (4) bedrooms.
11.) Lots 179, 180, 181, 186, 187, 188, 192, 202, 203, 204, 205 are approved for a maximum of (5) bedrooms.
12.) No pools without written approval from the Health Department.
13.) All notes regarding the subsurface sewage disposal system easement will become null and void if the home is connected to a public sanitary sewer system.
14.) The Government of Hamilton County is not responsible to construct, or maintain any ground, building, drainage, creek, facility or anything else on Community Lot 206 or Community Lot 207.
15.) The Government of Hamilton County is not responsible to construct or maintain drainage easements.
16.) There shall be a minimum 25' field line setback from all drainage easements shown.
17.) No septic permit to be issued for Community Lots 206 & 207.

MILLIGAN-REYNOLDS GUARANTY AGENCY, INC. TRUSTEE
(PART OF DEED BOOK 2343, PAGE 165)

OWNERSHIP STATEMENT

I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY SHOWN, ADOPT THIS AS MY PLAN OF SUBDIVISION, DEDICATE THE ROAD RIGHT-OF-WAY AS SHOWN TO THE PUBLIC USE FOREVER AND CERTIFY THAT THERE ARE NO ENCUMBRANCES ON THE PROPERTY DEDICATED.

JACK KRUESI
HIGH ACRES, INC.
5213 WILSON AVENUE
SIGNAL MOUNTAIN, TN. 37377
PHONE: (423) 886-4954

LOT 206
COMMUNITY LOT
16.24 Ac.±
"THE PRESERVE AT FOX RUN"

VICINITY MAP
N.T.S.

FOXRUN SUBDIVISION UNIT 4
PLAT BOOK 43, PAGE 55

LOT 101 · LOT 102 · LOT 103 · LOT 104 · LOT 105 · LOT 106 · LOT 107 · LOT 108 · LOT 109 · LOT 110 · LOT 158 REVISED

LOT 182 2.07 Ac.± · LOT 183 1.63 Ac.± · LOT 184 1.38 Ac.± · LOT 185 2.41 Ac.± · LOT 186 1.39 Ac.± · LOT 187 0.99 Ac.± · LOT 188 1.46 Ac.± · LOT 189 1.14 Ac.± · LOT 190 1.19 Ac.± · LOT 191 1.45 Ac.± · LOT 192 1.97 Ac.± · LOT 193 1.22 Ac.± · LOT 194 0.72 Ac.± · LOT 195 1.02 Ac.± · LOT 196 0.81 Ac.± · LOT 197 1.70 Ac.± · LOT 198 2.34 Ac.± · LOT 199 1.39 Ac.± · LOT 200 1.23 Ac.± · LOT 201 1.07 Ac.± · LOT 202 1.08 Ac.± · LOT 203 2.12 Ac.± · LOT 204 1.78 Ac.± · LOT 205 1.36 Ac.± · LOT 207 COMMUNITY LOT 0.09 Ac.± · LOT 180 1.06 Ac.± · LOT 181 1.00 Ac.± · LOT 179 1.02 Ac.± · LOT 177 REVISED · LOT 178 REVISED · LOT 161 REVISED · LOT 165 REVISED

UNIT 7 FOX RUN SUBDIVISION PLAT BOOK 80, PAGE 49

LOT 152 PLAT BOOK 71, PAGE 128

FOXRUN SUBDIVISION UNIT 7 PLAT BOOK 67, PAGE 161

LOT 166 PLAT BOOK 60, PAGE 19

TN. GRID NAD83
N-302744.29'
E-2168265.78'

TN. GRID NAD83
N-301960.24'
E-2167625.29'

TN. GRID NAD83
N-301255.06'
E-2167650.90'

CLOUDCREST TRAIL (50'R/W) · BRISTLECONE LANE · SLY FOX LANE · BIGLE GALL WAY (40'R/W) · FRUEDENBERG · BLUFF CREEK

CLARENCE PLANK DEED BOOK 2877, PAGE 403
JERRY GROSS DEED BOOK 5908, PAGE 259
DONALD COLEMAN DEED BOOK 2845, PAGE 887

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

Drawing No. 05-102-2
Drawn By DA

LOTS 179 - 207
FINAL PLAT

FOX RUN UNIT 8
BLUFF CREEK

DEED BOOK 2343, PAGE 165 R.O.H.C.,
HAMILTON COUNTY, TENNESSEE.
SCALE: 1"=100' DATE: APRIL 10, 2006
REVISED: DECEMBER 4, 2006

I, certify that I have surveyed the property hereon, that the survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey is >1:10,000 (Category I)

HOPKINS SURVEYING GROUP, INC.
David L. Hopkins, Jr. - Registered Land Surveyor No. 120
Daniel T. Atterton - Registered Land Surveyor No. 881
175 Hamm Road
P.O. Box 4366 Chattanooga, Tennessee 37405
(423) 267-3751 Office/ (423) 267-0611 Facsimile
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DANIEL THOMAS ATTERTON
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
TENNESSEE NO. 881
12/31/07