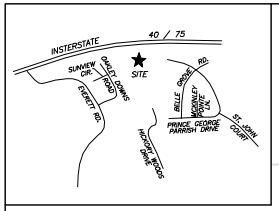
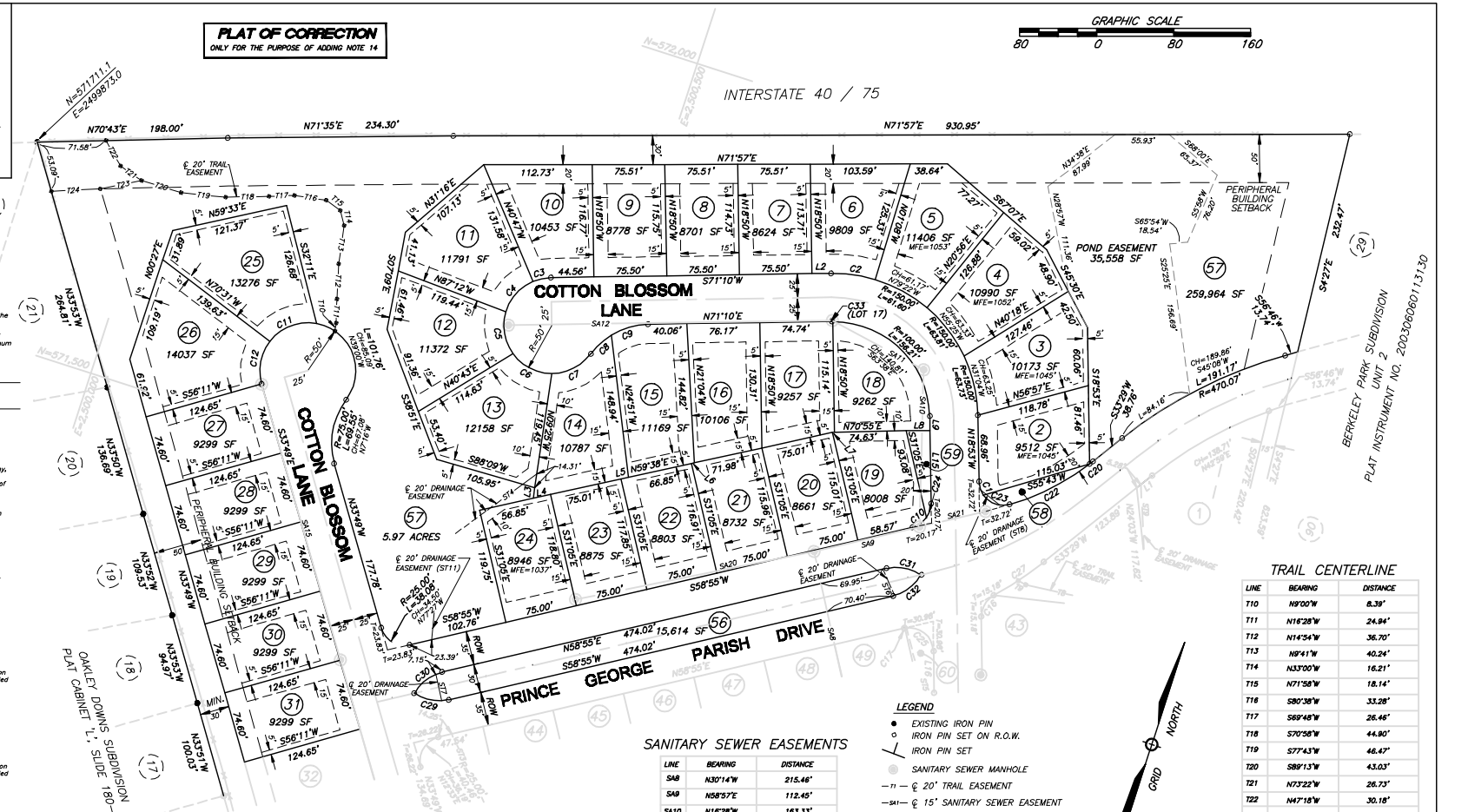
PLAT OF CORRECTION

ONLY FOR THE PURPOSE OF ADDING NOTE 14



LOCATION MAP



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number ____ Page ____ County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Date Owner

Date Owner

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

Date Secretary, Planning Commission

CERTIFICATE FOR STREET APPROVAL

I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of $ ____ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets are public streets maintained at public expense.

Date Town Engineer
License No.

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled The Battery at Berkeley Park have been installed in accordance with current local and state government requirements.

Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that it has been certified to us that the sewer system(s) outlined or indicated on the final subdivision plat entitled The Battery at Berkeley Park have been installed in accordance with current local and state government requirements.

Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATION OF COMMON AREAS DEDICATION

As owner, in recording this plat I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within The Battery at Berkeley Park for recreation and related activities. The above described areas are not dedicated to the common use of the homeowners within the named subdivision. "Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

Date Owner

CERTIFICATE OF ELECTRIC, GAS, AND TELEPHONE AVAILABILITY

This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service within such subdivision.

Date GAS – Name, Title, and Agency of Authorized Approving Agent

Date ELECTRIC – Name, Title, and Agency of Authorized Approving Agent

Date TELEPHONE – Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL OF STREET NAMES

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System Ordinance, and the road names are hereby approved for recording.

Date Knox County Addressing Division

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the subdivision regulations. This is a category I land survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

Date Registered Surveyor

NOTES

1. A FIVE (5) FOOT UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES. A TEN (10) FOOT UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAYS AND OTHER EXTERIOR LOT LINES.
2. LOTS 56 THRU 61 ARE NON BUILDABLE AND WILL BE COMMON AREA TO BE OWNED BY THE HOMEOWNER'S ASSOCIATION AND USED IN THE FOLLOWING WAYS:
   A. OPEN SPACE AND LANDSCAPING
   B. AN 8 FT. WIDE PAVED TRAIL (IN 20 FT EASEMENT SHOWN)
   C. THREE DETENTION PONDS (EASEMENTS SHOWN)
   D. WALKING TRAIL (10 FT. EASEMENT SHOWN)
   E. ENTRANCE SIGN – LOT 57 (SEPARATE PERMIT REQUIRED)
   F. ARBOR AND FOUNTAIN (LOT 56)
3. BUILDING SETBACKS TO BE PER OSR (R-1) OVERLAY ZONING.
   A. ALL BUILDINGS SHALL BE SET BACK FROM THE NEAREST LOCAL STREET RIGHT-OF-WAY A MINIMUM OF TWENTY (20) FEET. FRONT FACING GARAGES SHALL BE SET BACK FROM THE NEAREST POINT OF ANY SUCH RIGHT-OF-WAY MINIMUM OF THIRTY (30) FEET.
   B. ALL ACCESSORY STRUCTURES, EXCLUDING FENCES, DETENTION BASIN STRUCTURES, SUBDIVISION WALLS, AND CERTAIN UTILITY STRUCTURES, SHALL BE SET BACK FROM THE NEAREST POINT OF ANY RIGHT-OF-WAY A MINIMUM OF TWENTY (20) FEET, EXCEPT AS PROVIDED FOR ELSEWHERE IN THE OSR ZONING ORDINANCE OR THE MUNICIPAL CODE. DETENTION BASIN STRUCTURES AND SUBDIVISION WALLS SHALL BE SET BACK FROM THE NEAREST POINT OF ANY RIGHT-OF-WAY A MINIMUM OF TEN (10) FEET.
   C. ALL BUILDINGS SHALL BE SET BACK A MINIMUM OF FIFTY (50) FEET FROM PERIPHERAL SIDE AND REAR PROPERTY LINES.
   D. THERE SHALL BE A MINIMUM OF TWENTY (20) FEET BETWEEN ALL FREESTANDING BUILDINGS.
   E. SIDE AND REAR SETBACKS ARE DEPICTED ON THIS DRAWING.
4. STORM SEWERS, CULVERTS AND DRAINAGE CHANNELS, OFF ROAD RIGHT OF WAYS SHALL BE WITHIN EASEMENTS EXTENDING 10' EACH SIDE OF CENTER LINE AS SHOWN.
5. SANITARY SEWERS AND WATER LINES OFF ROAD RIGHT OF WAYS SHALL BE WITHIN EASEMENTS EXTENDING 7.5 FEET EACH SIDE OF THE CENTER LINE.
6. AQUATIC BUFFERS SHALL EXTEND 25 FEET FROM TOP OF BANK OF THE STREAM BEHIND LOTS 36–43. THE AQUATIC BUFFER IS LOCATED WITHIN LOT 62.

NOTES (CONT.)

7. LOT 55 IS ZONED R-1 ONLY (NOT WITH OSR OVERLAY). SETBACKS ARE AS FOLLOWS:
   FRONT: 35 FEET
   SIDE: TOTAL OF 40 FEET, BUT NOT LESS THAN 15 FEET ON ANY SIDE
   REAR: 25 FEET
8. AT LOCATIONS INDICATED, A TWENTY (20) FOOT GREENWAY/WALKING TRAIL EASEMENT SHALL BE RESERVED WITHIN THE EXISTING JOINT PERMANENT EASEMENT EXTENDING FROM THE WESTERN PROPERTY LIMITS TO EVERETT ROAD AND ON LOTS 55, 57 AND 62 IN FAVOR OF THE TOWN AND RESERVED PUBLIC USE. THE TOWN SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE OF SAID EASEMENT. AT LOCATIONS INDICATED, A TEN (10) FOOT GREENWAY/WALKING TRAIL EASEMENT SHALL BE RESERVED ON LOT 62 IN FAVOR OF THE TOWN AND RESERVED FOR PUBLIC USE. THE TOWN SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE OF SAID EASEMENT.
9. LOT 63 IS RESERVED AS FUTURE ROAD RIGHT OF WAY TO BE OWNED BY THE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME THAT IS DEEMED NECESSARY BY THE TOWN FOR AN ACCESS ROAD, AT WHICH TIME IT WILL BE DEEDED TO THE TOWN. THE TOWN SHALL BE THE ENTITY TO DEEM THE ROAD IS NECESSARY.
10. IN THE AQUATIC BUFFER, THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION EXCEPT AS PERMITTED BY THE TOWN OF FARRAGUT.
11. OPEN SPACE REQUIRED = 393,957 SQ. FT.
    OPEN SPACE PROVIDED:

LOT	56	15,614 SQ. FT.
	57	259,964
	58	1,344
	59	1,319
	60	1,750
	61	41,454
	62	76,894
TOTAL		398,339 SQ. FT

12. TOTAL ACREAGE: 25.84
    TOTAL LOTS: 63
    TOTAL BUILDABLE LOTS: 54
13. ANY IMPROVEMENTS (PAVERS, ETC.) THAT EXTEND INTO THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.[LOT 56]
14. MAX BUILDING COVERAGE:
    75%x25.84x43,560x25% / 54 = 3,908 S.F.
    MAX LOT COVERAGE:
    75%x25.84x43,560x35% / 54 = 5,472 S.F.

LOT LINE TABLE

LINE	BEARING	DISTANCE
L2	S71°10'W	19.92'
L3	N09°25'W	11.26'
L4	S59°38'W	18.15
L5	S59°38'W	8.16'
L6	S59°38'W	3.03'
L7	S86°27'W	2.02'
L8	S71°43'W	24.63'
L9	S18°53'E	15.14'
L15	S18°53'E	75.76'

SANITARY SEWER EASEMENTS

LINE	BEARING	DISTANCE
SA8	N30°14'W	215.46'
SA9	N58°57'E	112.45'
SA10	N16°28'W	163.33'
SA11	N79°35'W	107.58'
SA12	S71°25'W	335.91'
SA15	N33°54'W	298.17'
SA20	S60°37'W	252.84'
SA21	N59°02'E	70.14'

STORM SEWER EASEMENTS

LINE	BEARING	DISTANCE
ST4	N35°51'E	104.97'
ST6	N41°28'W	30.50'
ST7	N30°41'W	28.83'
ST8	N69°48'W	25.82'
ST11	N12°14'W	27.97'

LEGEND

- EXISTING IRON PIN
- IRON PIN SET ON R.O.W.
- IRON PIN SET
- SANITARY SEWER MANHOLE
- ℄ 20' TRAIL EASEMENT
- ℄ 15' SANITARY SEWER EASEMENT
- BUILDING SETBACK
- AQUATIC BUFFER
- FENCE

LOT CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	
C1	25.00'	14.81'	N35°52'W	14.60'
C2	150.00'	46.31'	S80°01'W	46.13'
C3	50.00'	19.45'	S60°02'W	19.32'
C4	50.00'	43.58'	S23°55'W	42.22'
C5	50.00'	45.98'	S27°24'E	44.38'
C6	50.00'	47.40'	S80°54'E	45.65'
C7	50.00'	47.03'	N44°59'E	45.31'
C8	75.00'	29.25'	N29°13'E	29.06'
C9	75.00'	40.30'	N55°47'E	39.82'
C10	25.00'	17.92'	S38°22'W	17.54'
C11	50.00'	54.97'	S51°12'W	52.24'
C12	50.00'	46.71'	S7°04'E	45.03'
C20	250.00'	4.20'	S33°58'W	4.20'
C22	250.00'	93.52'	S45°08'W	92.97'
C23	25.00'	31.11'	N88°29'W	29.14'
C24	25.00'	16.02'	S00°32'E	15.75'
C30	45.00'	37.85'	N34°49'E	36.74'
C31	45.00'	37.85'	N83°00'E	36.74'
C33	100.00'	0.76'	N71°10'E	0.76'
C29	45.00'	37.85'	S83°00'W	36.74'
C32	45.00'	37.85'	S34°49'W	36.74'

TRAIL CENTERLINE

LINE	BEARING	DISTANCE
T10	N9°00'W	8.39'
T11	N16°28'W	24.94'
T12	N14°54'W	36.70'
T13	N9°41'W	40.24'
T14	N33°00'W	16.21'
T15	N71°58'W	18.14'
T16	S80°38'W	33.28'
T17	S69°48'W	26.46'
T18	S70°58'W	44.90'
T19	S77°43'W	46.47'
T20	S89°13'W	43.03'
T21	N73°22'W	26.73'
T22	N47°18'W	30.18'
T23	S60°47'W	43.69'
T24	S69°01'W	51.01'

SHEET 1 OF 2

FINAL PLAT
THE BATTERY AT BERKELEY PARK

DIST. NO. 6 — KNOX COUNTY
TOWN OF FARRAGUT — TENNESSEE
CLT MAP 142 — PARCEL 29 & 29.01
SCALE: 1"=80' — MARCH 19, 2007

OWNER/DEVELOPER: (25.84 ac.)
FARRAGUT HOLDINGS, LLP
PHIL COBBLE, MANAGING PARTNER
11356 PARKSIDE DRIVE
FARRAGUT, TENNESSEE 37934
TEL. (865) 675-7000 ~ FAX (865) 777-6798

OWNER/DEVELOPER: (Lot 55)
IVA M. HENRY
624 EVERETT ROAD
FARRAGUT, TENNESSEE 37934
TEL. (865) 966-5109

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
TEL. (865) 966-1924 ~ FAX (865) 671-1933

LARRY BULLINER — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE NO. 1008

REVISION	DATE	DESCRIPTION	BY
3	7/13/07	PLAT OF CORRECTION	CAS
2	5/20/07	REVISED PER TOWN COMMENTS	CAS
1	4/17/07	REVISED PER TOWN COMMENTS	CAS

DWN: JLH | CHK: LWB | DWG. NO. 03010