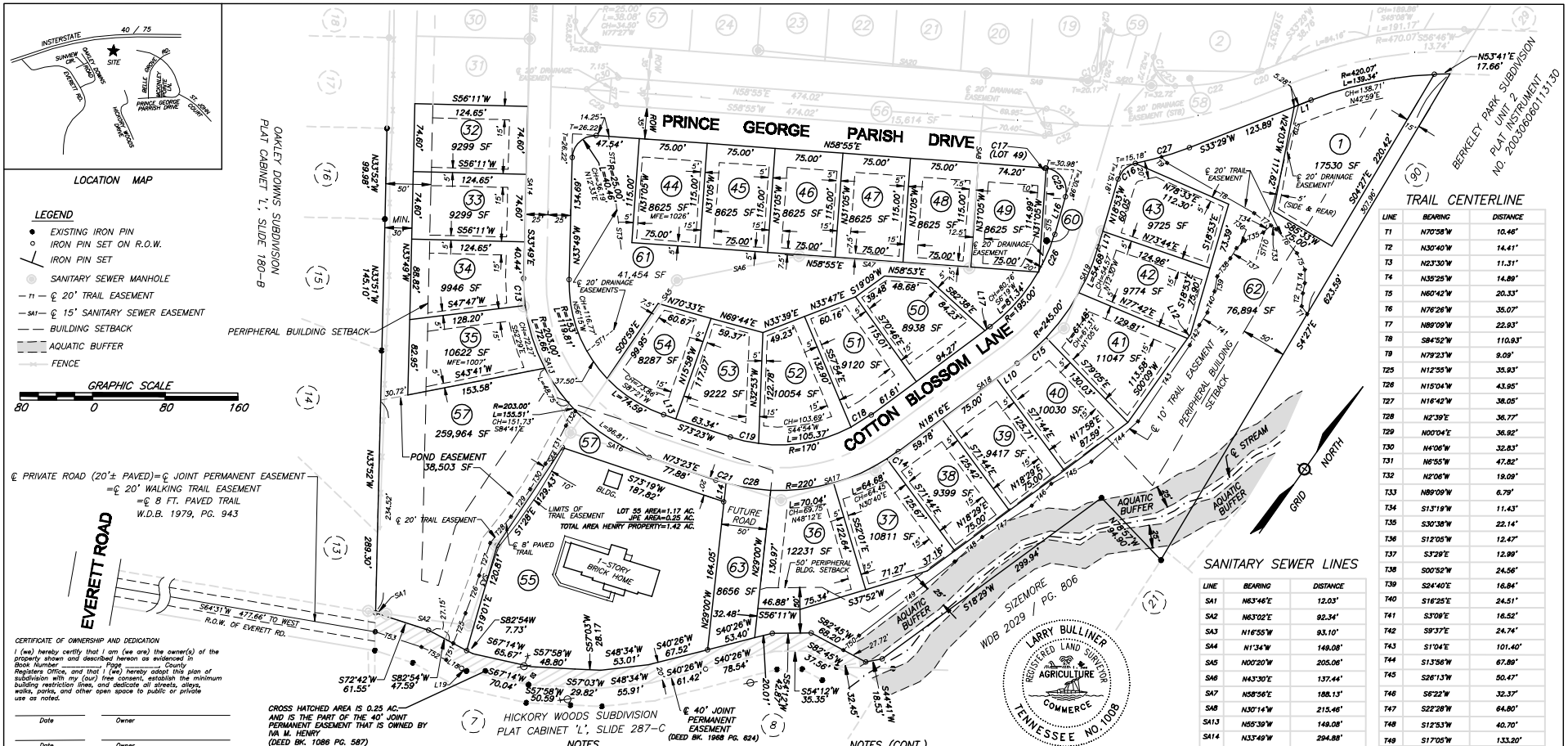

TRAIL CENTERLINE

LINE	BEARING	DISTANCE
T1	N70°58'W	10.46'
T2	N30°40'W	14.41'
T3	N23°30'W	11.31'
T4	N35°25'W	14.89'
T5	N60°42'W	20.33'
T6	N76°26'W	35.07'
T7	N89°09'W	22.93'
T8	S84°52'W	110.93'
T9	N79°23'W	9.09'
T25	N12°55'W	35.93'
T26	N15°04'W	43.95'
T27	N16°42'W	38.05'
T28	N2°39'E	36.77'
T29	N00°04'E	36.92'
T30	N4°06'W	32.83'
T31	N6°55'W	47.82'
T32	N2°06'W	19.09'
T33	N89°09'W	6.79'
T34	S13°19'W	11.43'
T35	S30°38'W	22.14'
T36	S12°05'W	12.47'
T37	S3°29'E	12.99'
T38	S00°52'W	24.56'
T39	S24°40'E	16.84'
T40	S16°25'E	24.51'
T41	S3°09'E	16.52'
T42	S9°37'E	24.74'
T43	S1°04'E	101.40'
T44	S13°56'W	67.89'
T45	S26°13'W	50.47'
T46	S6°22'W	32.37'
T47	S22°28'W	64.80'
T48	S12°53'W	40.70'
T49	S17°05'W	133.20'
T50	S11°57'W	23.54'
T51	S12°55'E	20.10'
T52	S82°54'W	31.14'
T53	S72°42'W	53.84'

SANITARY SEWER LINES

LINE	BEARING	DISTANCE
SA1	N63°46'E	12.03'
SA2	N63°02'E	92.34'
SA3	N16°55'W	93.10'
SA4	N1°34'W	149.08'
SA5	N00°20'W	205.06'
SA6	N43°30'E	137.44'
SA7	N58°56'E	188.13'
SA8	N30°14'W	215.46'
SA13	N55°39'W	149.08'
SA14	N33°49'W	294.88'
SA16	N72°29'E	243.64'
SA17	N37°17'E	109.40'
SA18	N17°47'E	260.09'
SA19	N14°05'W	114.67'

SHEET 2 OF 2

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

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N33°29'E	20.00'
L10	N18°16'E	28.39'
L11	N18°53'W	18.17'
L12	S00°09'W	6.00'
L13	S73°23'W	14.54'
L14	S29°02'E	20.65'
L16	S18°53'E	43.07'
L17	S18°16'W	7.29'
L18	S82°54'W	18.87'
L19	S82°54'W	6.27'

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.
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

NOTES (CONT.)

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

STORM SEWER EASEMENTS

LINE	BEARING	DISTANCE
ST1	N16°09'E	36.21'
ST3	N41°27'W	125.32'
ST5	N32°06'W	106.69'
ST9	N20°42'W	114.55'
ST10	N18°12'W	62.48'

13. ANY IMPROVEMENTS (PAVERS, ETC.) THAT EXTEND INTO THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
14. MAX BUILDING COVERAGE:
    $\frac{75\% \times 25.84 \times 43{,}560 \times 25\%}{54} = 3{,}908$ S.F.
    MAX LOT COVERAGE:
    $\frac{75\% \times 25.84 \times 43{,}560 \times 35\%}{54} = 5{,}472$ S.F.

PLAT OF CORRECTION
ONLY FOR THE PURPOSE OF ADDING NOTE 14

LOT CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	
C13	203.00'	29.76'	S38°01'E	29.73'
C14	220.00'	15.23'	N20°15'E	15.23'
C15	245.00'	42.75'	N13°16'E	42.70'
C16	25.00'	27.29'	N12°23'E	25.95'
C17	25.00'	0.80'	N59°50'E	0.80'
C18	170.00'	26.33'	S22°43'W	26.30'
C19	170.00'	31.79'	S68°01'W	31.75'
C21	220.00'	11.44'	N71°53'E	11.44'
C25	25.00'	43.79'	S69°04'E	38.40'
C26	195.00'	45.13'	S12°16'E	45.03'
C27	350.00'	62.13'	S38°34'W	62.05'
C28	220.00'	50.19'	S63°52'W	50.08'

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

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

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