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NOTES

1. LOT 88 WILL BE DEDICATED TO THE TOWN FOR USE AS A TRAIL.
2. LOTS 84, 87, 88, AND 92 WILL BE COMMON AREA DEDICATED TO THE HOMEOWNERS ASSOCIATION TO BE USED IN THE FOLLOWING WAYS (LOTS 84, 87, 88, AND 92 ARE NOT BUILDABLE).
   A. LOT 84 - LANDSCAPING, OPEN SPACE, AND SIGNAGE.
   B. LOT 87 - OPEN SPACE AND DETENTION POND
   C. LOT 88 - OPEN SPACE, DETENTION POND, AND 25 FT EASEMENT TO TOWN FOR TRAIL
   D. LOT 92 - OPEN SPACE AND LANDSCAPING
3. SETBACK REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE TOP R-2 ZONING ORDINANCE. FRONT 30'; REAR 25'; SIDE 10' ONE SIDE, 30' TWO SIDES.
4. A UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT IS RESERVED 5' EACH SIDE OF INTERIOR LOT LINES AND 10' INSIDE OF ROAD RIGHTS OF WAY AND EXTERIOR LOT LINES.
5. SANITARY SEWERS AND WATERLINES OUTSIDE OF ROAD RIGHT OF WAYS SHALL HAVE EASEMENTS OF 7.5 FT. EACH SIDE OF CENTER LINE PIPE RUNS.
6. STORM SEWERS, CULVERTS, AND IMPROVED SWALES OFF OF ROAD RIGHT OF WAYS SHALL BE WITHIN EASEMENTS EXTENDING 7.5 FT. EACH SIDE OF CENTER LINE.
7. ALL SIDEWALKS ON ST. JOHN COURT, PRINCE GEORGE PARISH, MCKINLEY POINTE, AND BELLE GROVE LANE SHALL BE MAINTAINED BY THE BERKELEY PARK HOMEOWNERS ASSOCIATION EXCEPT FOR SIDEWALKS AT THE FOLLOWING LOCATIONS WHICH SHALL BE MAINTAINED BY THE TOWN OF FARRAGUT:
   FRONTING LOTS 1-14 AND 87 SAME SIDE STREET ONLY
   FRONTING LOTS 14-19 SAME SIDE STREET ONLY
   FRONTING LOTS 41-48 SAME SIDE STREET ONLY
8. ANY BRICK PAVED STREET AND SIDEWALKS AT THE INTERSECTION OF PRINCE GEORGE PARISH AND ST. JOHN COURT TO BE MAINTAINED BY BERKELEY PARK HOMEOWNERS ASSOCIATION.
9. THIS UNIT INCLUDES 26.4 GROSS ACRES AND A TOTAL OF 88 LOTS (88 ARE BUILDABLE RESIDENTIAL LOTS).
10. THE TRAIL EASEMENT ON LOT 88 SHALL BE IN FAVOR OF THE TOWN WHICH SHALL BE RESPONSIBLE FOR THE TRAIL MAINTENANCE AND LIABILITY.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I (am we are) the owner(s) of the property shown and described hereon (is) evidenced in Book Number 2188 Page 178 of the County of Knox Register's 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.

12/29/98 — Philip E. Cobble Sec.
Date — Name

12/23/98 — Willie Hildebrand, Jr. Ch.
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 the exception of such variances, if any, as are noted in the minutes of the Planning Commission; that the plat has been approved for recording in the Office of the County Register of Deeds.

1/12/99 — Carol Sloan Secretary
Date — Secretary, Planning Commission

CERTIFICATION OF WATER AND SEWER AVAILABILITY

I hereby certify that, every lot within this subdivision has been found to be available to it water and sewer service that is adequate to accommodate the reasonable needs of such lots.

12/7/98 — John H. Bowman PUD
Date — Name and Agency of Authorized Approving Agent

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 performance bond sufficient to cover the costs of such improvements has been furnished to cover the same (portions) are being completed, and that such improvements in case of default, streets (are) are not public streets maintained by public expense, streets marked otherwise on this plat.

1-12-99 — Tim Kelly
Date — Town Engineer

21244
License No.

Instr: 199901120000020
Pages: 1 of 1
Cross Ref: RBP
Back File Automation

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 subject to the service conditions such agency may impose.

1-12-99 — Mike Jones KUB
Date — GAS - Name, Title and Agency of Authorized Approving Agent

12-17-98 — Michael Hall
Date — ELECTRIC - Name, Title and Agency of Authorized Approving Agent

12-17-98 — Angela Hall for TDS Telecom
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 and approved by the Knox County 10th Street Naming and Numbering System Ordinance, and the road names are hereby approved for recording.

12309Y — [illegible]
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 adopted Municipal Planning Commission and Tennessee Law and have been prepared in conformity with the specifications of the Subdivision Regulations. This is to certify I (we) Survey, and the ratio of precision of the unadjusted survey is equal to or greater than 1/ 10,000.

Nov 30 98 — Larry Bullinger
Date — Registered Surveyor

CERTIFICATE 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 Berkeley Park for recreation and related activities. The above described areas are not dedicated for use by the general public, but are 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.

11/9/99 — Willie Hildebrand, Jr. Ch.
1/8/99 — Philip E. Cobble Secretary

CERTIFICATION OF BONDING FOR REQUIRED IMPROVEMENTS

I certify that a security bond in the amount of $69,000 has been posted with the Planning Commission to assure the completion of streets, sidewalks, utilities, and other required improvements.

1-12-99 — Tim Kelly
Date — Town Engineer

21244
License No.

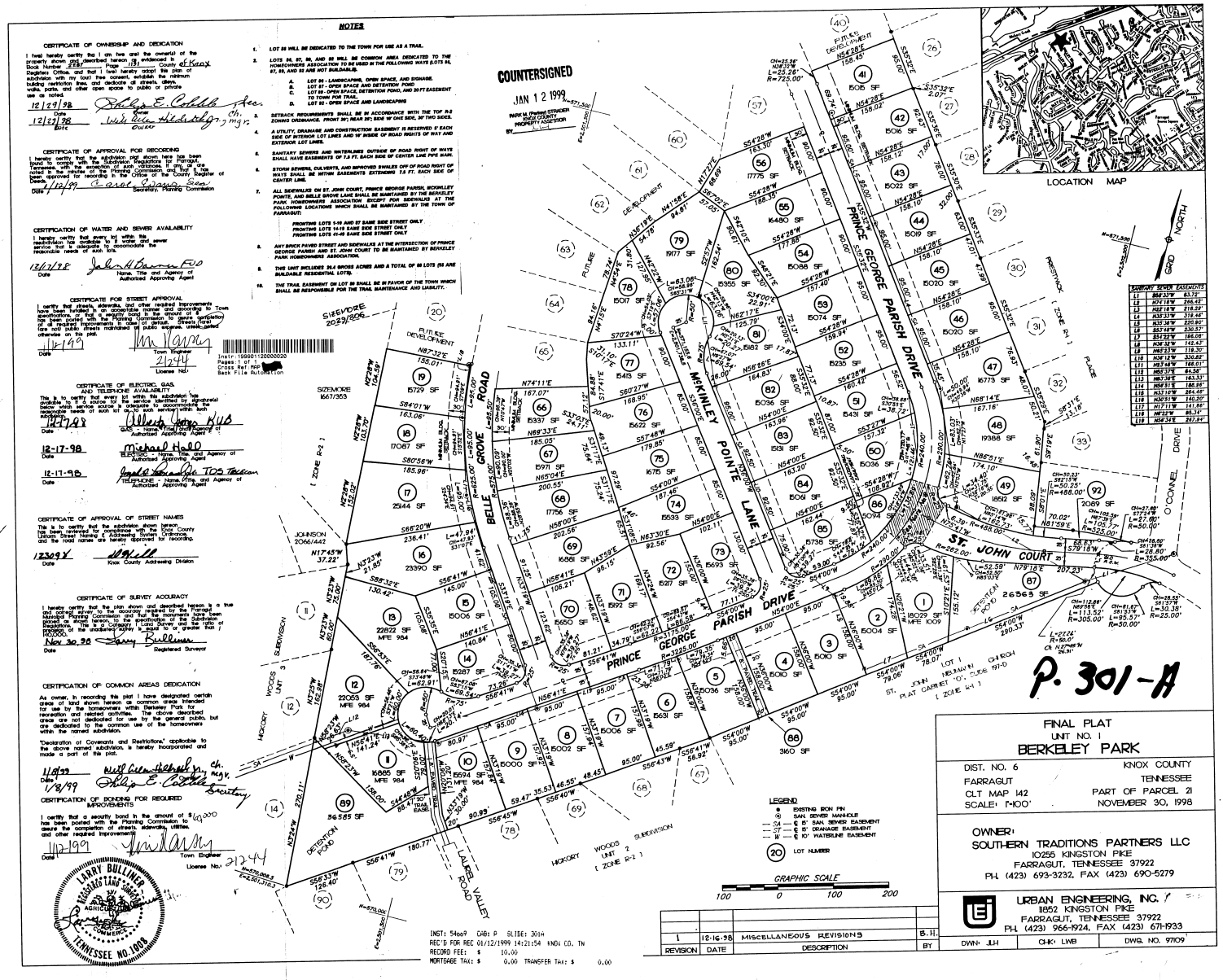
LARRY BULLINER — REGISTERED LAND SURVEYOR — AGRICULTURAL & TECHNICAL COLLEGE — TENNESSEE NO. 1909

COUNTERSIGNED
JAN 12 1999
PARK M. (Parker) STRACNER
KNOX COUNTY
PROPERTY ASSESSOR

LOCATION MAP

NORTH

GRID



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FINAL PLAT
UNIT NO. 1
BERKELEY PARK

DIST. NO. 6 — KNOX COUNTY
FARRAGUT — TENNESSEE
CLT MAP 142 — PART OF PARCEL 21
SCALE: 1"=100' — NOVEMBER 30, 1998

OWNER:
SOUTHERN TRADITIONS PARTNERS LLC
10255 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
PH. (423) 693-3232, FAX (423) 690-5279

URBAN ENGINEERING, INC.
11652 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
PH. (423) 966-1924, FAX (423) 671-1933

REVISION	DATE	DESCRIPTION	BY
1	12-16-98	MISCELLANEOUS REVISIONS	B.H.

DWN: JLH | CHK: LWB | DWG. NO. 97109

INST: 54669 CAB: P SLIDE: 3014
REC'D FOR REC 01/12/1999 14:21:58 KNOX CO. TN
RECORD FEE: $ 10.00
MORTGAGE TAX: $ 0.00 TRANSFER TAX: $ 0.00

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