

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced by Book Number _____ Page Number _____. I hereby certify that I have obtained the necessary consent of all persons having an interest in the subdivision with my (our) free consent, establish the minimum building restriction lines and indicate all streets, walks, parks, and other open spaces to public or private use of same.

Date: 5/29/03
 Name: Shane E. Hill
 Title: Owner
 Name: Southern Traditions, LLC
 Title: Owner

CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plan 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: 6-5-03
 Name: Larry Bullinger
 Title: Secretary, Planning Commission

CERTIFICATE OF BONDING FOR REQUIRED IMPROVEMENTS
 I certify that a security bond in the amount of \$63,000 has been posted with the Planning Commission to assure the completion of streets, sidewalks, utilities, and other required improvements.

Date: 6/5/03
 Name: Larry Bullinger
 Title: Secretary, Planning Commission

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 Berkeley Park have been installed in accordance with current local and state government requirements.

Date: 4/23/03
 Name: Raymond S. FUD
 Title: 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 Berkeley Park have been installed in accordance with current local and state government requirements.

Date: 4/23/03
 Name: Raymond S. FUD
 Title: Authorized Approving Agent

CERTIFICATE OF ELECTRIC, GAS, AND TELEPHONE AVAILABILITY
 This is to certify that every lot within this subdivision has access to it or a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of each lot in each serving within said subdivision.

Date: 4/23/03
 Name: John D. Fule KUB
 Title: Authorized Approving Agent

Date: 4/23/03
 Name: Mike Hall LOVB
 Title: Authorized Approving Agent

Date: 4/23/03
 Name: Ronnie Compton TDS
 Title: Authorized Approving Agent

CERTIFICATE OF APPROVAL OF STREET NAMES
 This is to certify that the subdivision shown herein has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System Ordinance, and the street names are hereby approved for recording.

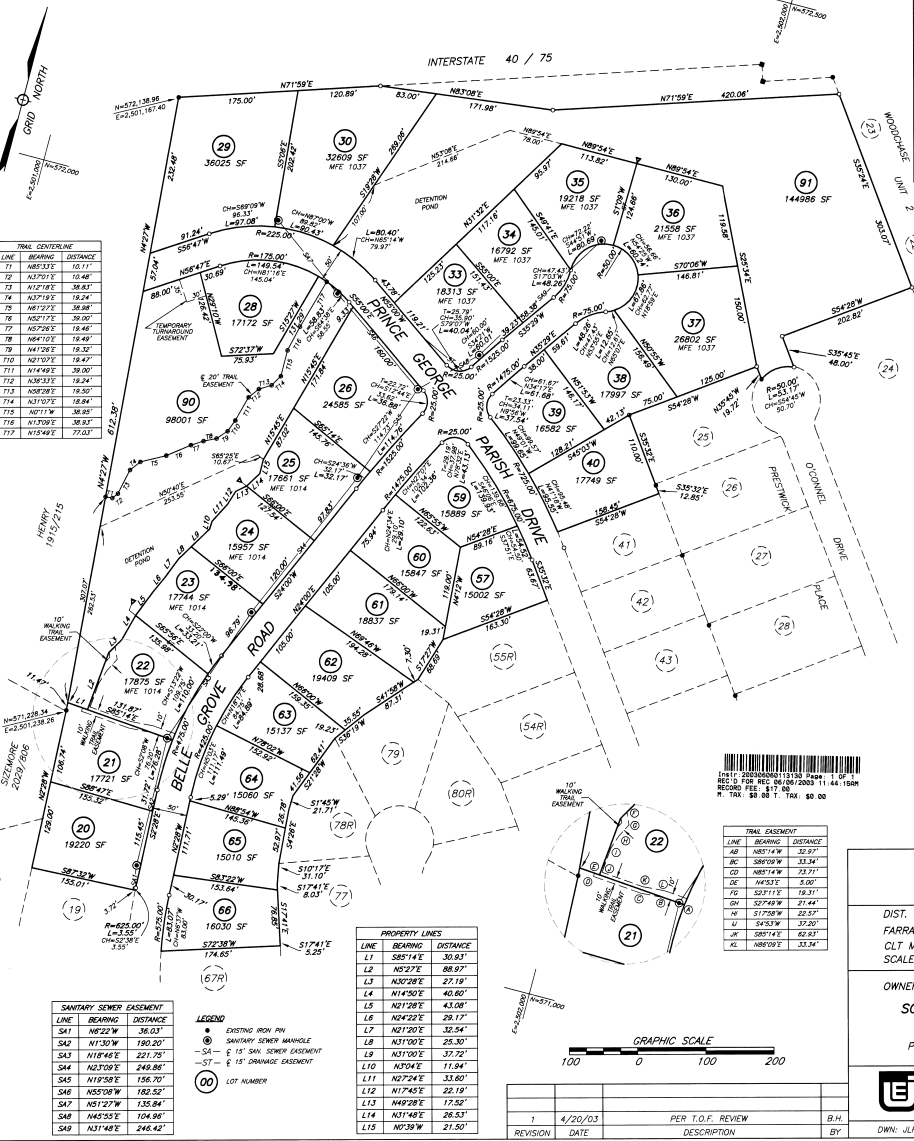
Date: 5/29/03
 Name: Shane E. Hill
 Title: Owner

CERTIFICATE OF SURVEY ACCURACY
 I hereby certify that the plan shown and described herein is a true and correct survey as required by the Farragut Municipal Planning Commission and that the minimum building lines have been indicated in accordance with the specifications of the subdivision regulations. This is a category I land survey and the ratio of precision of the undistorted survey is 1:10,000.

Date: 5/29/03
 Name: Shane E. Hill
 Title: Owner

CERTIFICATION OF COMMON AREAS DEDICATION
 As owner, in recording this plat I have designated certain areas of land shown herein as common areas intended for use by the homeowners within 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.

Date: 5/29/03
 Name: Shane E. Hill
 Title: Owner



LOCATION MAP

NOTES:

- LOTS 80 and 91 WILL BE COMMON AREA DEDICATED TO THE HOMEOWNERS ASSOCIATION TO BE USED IN THE FOLLOWING MANNER: LOT 81 IS NOT BUILDABLE.
- LOT 91 - OPEN SPACE, BUTTER DETENTION POOD, CLUBHOUSE, POOL, AND 20 FT. EASEMENT TO DOWN FOR TRAIL.
- LOT 91 - OPEN SPACE, BUTTER, LANDSCAPING, AND DETENTION POOD.
- SETBACK REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE TOP 10'-2' SOUNDING ORDINANCE: FRONT 30'; REAR 25'; SIDE 10' ONE SIDE, 30' TWO SIDES.
- SETBACK REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE TOP 10'-2' SOUNDING ORDINANCE: FRONT 30'; REAR 25'; SIDE 10' ONE SIDE, 30' TWO SIDES.
- STORM SEWERS, CULVERTS, AND IMPROVED SWALES OFF OF ROAD FRONT OR WAYS SHALL BE WITHIN EASEMENTS EXTENDING 7.5 FT. EACH SIDE OF CENTER LINE.
- ALL SIDEWALKS ON BELLEVUE ROAD AND PRINCE GEORGE PARK DRIVE 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 20-28 AND 80 SAME SIDE STREET ONLY
 - FRONTING LOTS 39 AND 40 SAME SIDE STREET ONLY
- THE 80' GREENWAY EASEMENT ON LOT 90 IS IN FAVOR OF THE TOWN OF FARRAGUT AND RESERVED FOR PUBLIC USE. THE TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE OF SAID EASEMENT.

FINAL PLAT UNIT 2 BERKELEY PARK

DIST. NO. 6 KNOX COUNTY
 FARRAGUT TENNESSEE
 CLT MAP 142 PARCEL 21
 SCALE: 1"=100' U6 1287-1191 SEPTEMBER 3, 2002

OWNER:
SOUTHERN TRADITIONS PARTNERS LLC
 FARRAGUT, TENNESSEE 37922
 PH. (865) 693-3232, FAX (865) 690-5279

URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37922
 PH. (865) 966-1924, FAX (865) 671-1933

REVISION	DATE	DESCRIPTION	BY	CHK	DATE
1	4/20/03	PER T.O.F. REVIEW	B.H.		

