TOTAL LOTS = 36
TOTAL AREA = 20.86 ACRES

Guarantee of Completion of Streets and Related Improvements:

I, the undersigned hereby certify bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference monuments, benchmarks and iron pins in this subdivision in accordance with required standards and specifications within a period not to exceed one year from date of approval of the final plat.

Signed: Ben Wolfe Jr Date: 6/14/05
Dept: Eng & Public Wks. Title: Director

Guarantee of Completion of Drainage Systems

I, the undersigned hereby certify this bond or other security has been posted with the appropriate agency to insure completion and stabilization of all drainage systems as shown on drainage plans which were approved the 1st Day of June 2005, within a period not to exceed one year from date of approval.

Signed: Ben Wolfe Date: 6/14/05
Dept: Eng & Public Wks Title: Director

In the City of Knoxville and Severed Areas of Knox County

This is to certify that the subdivision shown hereon is approved subject to the installation of sanitary sewers and treatment facilities, and that such installation shall be in accordance with state and local regulations.

Date: 6-6-05 Ronnie Pease (R)
Knox County Health Department

Zoning
Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:

Zoning Shown on Official Map PR-1-3

Signed: [illegible] Date: 6/9/2005
Subdivision Name and Street Names Contained Herein Reviewed and Approved.

Date: 6/14/05
By: Donna Hill
Knoxville Knox County Metropolitan Planning Commission

Certificate of Ownership and General Dedication

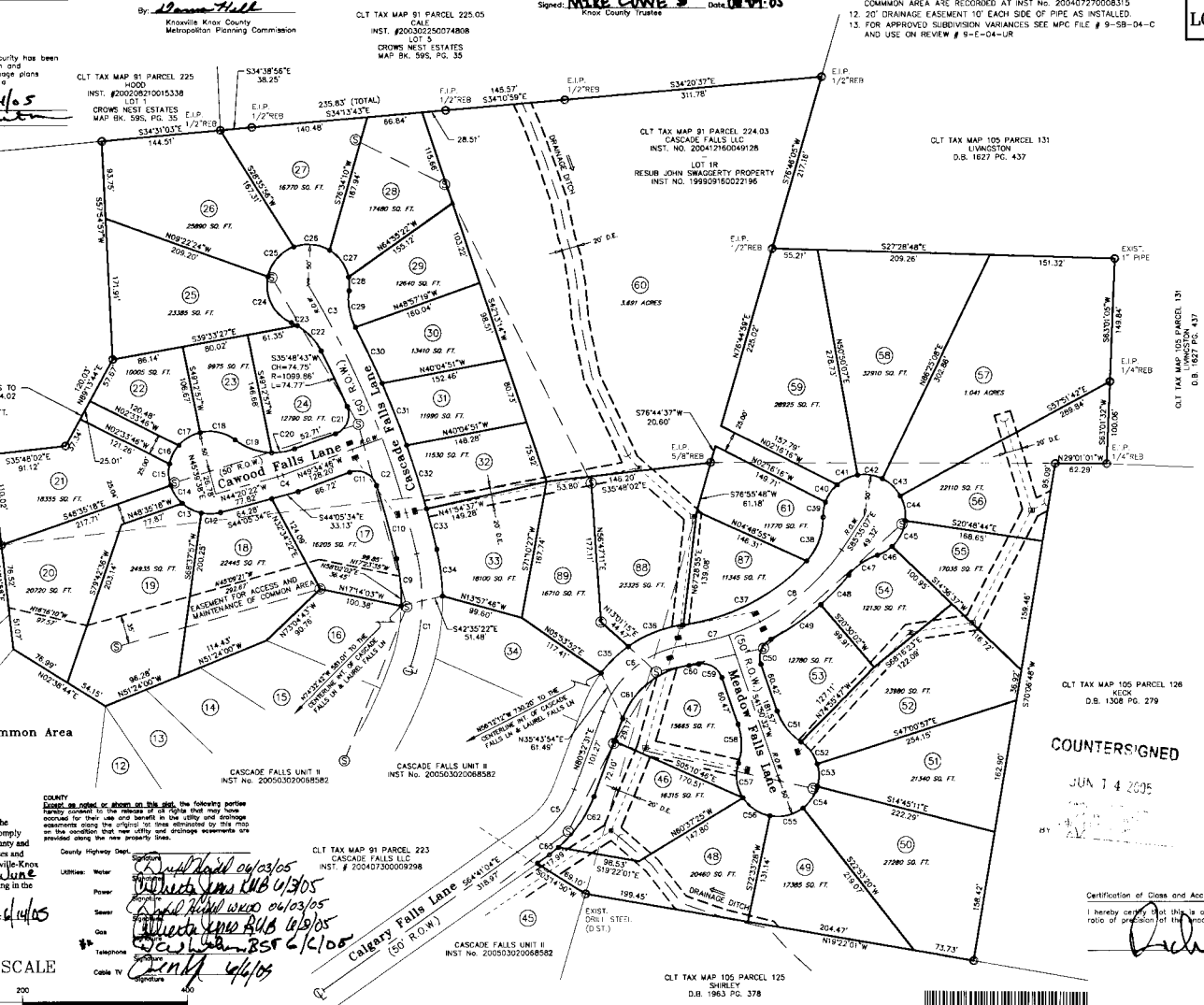
I, We Terry Patton, the undersign owner of the property shown herein, hereby adopt as my plan of subdivision and dedicate the streets as shown to the public use forever, if so accepted by the appropriate governmental agency, and hereby certify that I am the owner in fee simple of the property, and as property owner have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat. I further certify that all restrictive covenants, if any, which apply to the lots are either shown on the plan or are referred to thereon, with copies of the referred to covenants filed with the Knox County Register of Deeds.

Terry Patton
TERRY PATTON - CASCADE FALLS

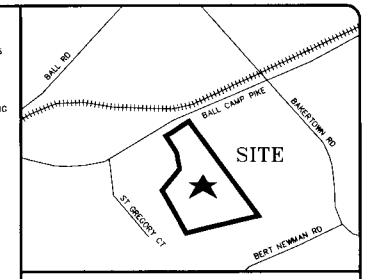
Taxes and Assessments
This is to certify that all property taxes and assessments due on this property have been paid.

Signed: _____ Date: _____
City Tax Clerk
Signed: MIKE LOWE Date: 06-09-05
Knox County Trustee

NOTES:
1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED.
2. CLT TAX MAP 91 PARCEL 223 AND 224.03, AND 91 PARCEL 126.01
3. DEED REFERENCES: PARCEL 223, PARCELS 12-14, 19, 20, 26, 27, 33-35 INST NO. 200407300009298. PARCEL 36 - 200411090039068.
4. MAP REFERENCE - INST. NO. 200407270006314.
5. THIS PROPERTY IS ZONED PR-1-3 DU/AC (PLANNED RESIDENTIAL) ARCHITECTURAL REVIEW COMMITTEE WILL APPROVE ALL PROPOSED BUILDING SETBACKS - MINIMUM SETBACKS ARE AS FOLLOWS:
   35' PERIPHERAL SETBACK - FRONT: 20 FEET
   SIDE: 5 FEET
   REAR: 15 FEET
6. GRID NORTH IS REFERENCED TO GPS OBSERVATION DATED 03/09/2004, 10:56:35AM (GMT-5:00), BASE POINT: NGS CORS PSCC, PID-DF5887. BASE POINT COORDINATES (NAD83) N592902.25, E2511086.91
7. 10' UTILITY AND DRAINAGE EASEMENTS ON ALL EXTERIOR LOT LINES, 5' UTILITY AND DRAINAGE EASEMENTS ON ALL INTERIOR LOT LINES
8. 7.5' UTILITY EASEMENT EACH SIDE OF WATER AND SANITARY SEWER AS INSTALLED
9. ALL LOTS SHALL HAVE ACCESS FROM INTERIOR ROAD SYSTEM ONLY
10. VERTICAL DATUM IS REFERENCE TO NAVD 88
11. HOMEOWNERS ASSOCIATION DOCUMENTS ADDRESSING MAINTAINCE OF COMMMON AREA ARE RECORDED AT INST No. 200407270006315
12. 20' DRAINAGE EASEMENT 10' EACH SIDE OF PIPE AS INSTALLED
13. FOR APPROVED SUBDIVISION VARIANCES SEE MPC FILE # 9-SB-04-C AND USE ON REVIEW # 9-E-04-UR



CURVE TABLE				
CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	250.00'	N63°48'01"E	137.29'	139.07'
C2	1124.86'	N44°08'41"E	145.93'	146.03'
C3	1124.86'	N35°08'36"E	207.11'	207.40'
C4	75.00'	S48°57'34"E	6.88'	6.88'
C5	125.00'	S81°54'17"E	74.01'	75.14'
C6	125.00'	N68°03'30"W	129.01'	135.55'
C7	275.00'	S42°33'27"E	53.34'	53.43'
C8	275.00'	S66°17'34"E	171.51'	174.42'
C9	225.00'	N55°16'19"E	58.02'	58.18'
C10	1099.86'	N45°28'40"E	91.58'	91.60'
C11	25.00'	N03°14'47"W	36.17'	40.43'
C12	50.00'	S30°38'05"E	23.22'	23.49'
C13	50.00'	S02°06'27"E	26.00'	26.30'
C14	50.00'	S27°53'17"W	25.76'	26.05'
C15	50.00'	S57°53'12"W	26.00'	26.31'
C16	50.00'	S87°26'14"W	25.00'	25.27'
C17	50.00'	N60°26'17"W	30.32'	30.80'
C18	50.00'	N17°05'50"W	43.36'	44.84'
C19	75.00'	S09°41'16"E	47.06'	47.87'
C20	75.00'	S38°46'33"E	28.12'	28.28'
C21	25.00'	N84°05'15"E	36.17'	40.43'
C22	75.00'	N17°31'53"E	42.18'	42.76'
C23	75.00'	N01°55'39"W	8.18'	8.18'
C24	50.00'	S33°54'08"W	62.87'	67.99'
C25	50.00'	N78°20'53"W	48.17'	50.26'
C26	50.00'	N23°48'25"W	43.44'	44.94'
C27	50.00'	N25°35'12"E	40.11'	41.27'
C28	50.00'	N58°55'01"E	16.82'	16.90'
C29	75.00'	S81°33'43"W	45.20'	45.92'
C30	1149.86'	N35°24'01"E	75.34'	75.35'
C31	1149.86'	N39°18'22"E	81.39'	81.41'
C32	1149.86'	N43°20'28"E	80.53'	80.55'
C33	1149.86'	N46°35'21"E	50.49'	50.50'
C34	275.00'	N53°51'32"E	57.44'	57.55'
C35	150.00'	N73°29'51"W	46.00'	46.18'
C36	150.00'	N00°50'06"W	71.78'	72.48'
C37	250.00'	S56°40'46"E	168.44'	171.61'
C38	75.00'	N81°26'58"E	56.64'	58.08'
C39	50.00'	S89°52'24"W	18.41'	18.51'
C40	50.00'	N84°55'08"W	25.21'	25.48'
C41	50.00'	N54°32'34"W	27.19'	27.53'
C42	50.00'	N20°59'45"W	30.52'	31.02'
C43	50.00'	N14°16'34"E	30.07'	30.54'
C44	50.00'	N49°34'51"E	30.58'	31.07'
C45	50.00'	N87°57'36"E	35.14'	35.91'
C46	50.00'	S59°33'52"E	20.62'	20.77'
C47	75.00'	N54°06'32"W	42.46'	43.05'
C48	300.00'	S75°49'43"E	49.42'	49.48'
C49	300.00'	S64°02'27"E	73.78'	73.96'
C50	25.00'	S62°25'56"W	32.53'	35.42'
C51	75.00'	S23°24'26"W	47.43'	48.26'
C52	50.00'	N24°32'50"E	33.50'	34.16'
C53	50.00'	N60°06'18"E	27.54'	27.90'
C54	50.00'	S85°25'22"E	31.71'	32.27'
C55	50.00'	S42°34'03"E	41.26'	42.53'
C56	50.00'	S05°00'28"W	39.41'	40.51'
C57	50.00'	S53°27'52"W	42.65'	44.07'
C58	75.00'	N60°16'38"E	47.43'	48.26'
C59	25.00'	N01°16'55"E	32.51'	35.40'
C60	300.00'	S38°08'06"E	11.97'	11.97'
C61	100.00'	N68°03'30"W	103.21'	108.44'
C62	150.00'	S84°36'11"E	75.22'	76.04'
C63	150.00'	S67°22'58"E	14.12'	14.13'



LOCATION MAP NO SCALE

Certification of Approval for Recording

This is to certify that the subdivision plat shown hereon and the Composite Design Plan # _____ have been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and stipulations noted on this plat and in the minutes of the Knoxville-Knox County Metropolitan Planning Commission, the 1 day of June 2005 and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Signed: [illegible] Secretary Date: 6/14/05

COUNTY
Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this map on the condition that new utility and drainage easements are provided along the new property lines.

County Highway Dept.	Signature	[illegible] 06/03/05
Utilities: Water	Signature	Alberta Jones RUB 6/3/05
Power	Signature	[illegible] WKO 06/03/05
Sewer	Signature	Alberta Jones RUB 6/3/05
Gas	Signature	[illegible] BSE 6/6/05
Telephone	Signature	[illegible] 6/6/05
Cable TV	Signature	

COUNTERSIGNED
JUN 14 2005
BY: [illegible]

Certification of Final Plat - Construction Incomplete

I hereby certify that I am a surveyor licensed to do surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Metropolitan Planning Commission, or for a variances for which application has been filed. Bond has been posted to guarantee installation of the indicated monuments and benchmarks upon completion of the subdivision.

Surveyor
Tennessee Certificate No. 1443

Certification of Class and Accuracy of Survey.

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is 1:15,000.

Surveyor

RICHARD S. LYNCH
REGISTERED LAND SURVEYOR
TENNESSEE No. 1443
6/15/2005

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

BELLSOUTH TELECOMMUNICATIONS DOES NOT RELEASE ANY RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT WHERE THERE ARE EXISTING FACILITIES

M5593721T
6-SR-05-F

Instr: 200506140101025 Page: 1 OF 1
REC'D FOR REC 06/14/2005 3:12:51PM
RECORD FEE: $17.00
M. TAX: $0.00 T. TAX: $0.00

FOR:

FINAL PLAT OF:

LYNCH SURVEYS LLC
SUBDIVISIONS AS-BUILTS SITE DESIGN
1714 LONAS RD. KNOXVILLE, TENN. 37909
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

REVISIONS	
DRAWN BY: R. LYNCH	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1" = 100'	4
DATE: 05/15/2004	5
	6

FOR:
Cascade Falls II LLC
9731 Dutchtown Road
Knoxville, Tennessee 37923
Phone: (865) 679-3697

FINAL PLAT OF:
Cascade Falls Unit III
-
Ball Camp Pike
District 6, Knox County, Tennessee

PROJECT NO.
3134-FP6

3134-FP6.dwg 6-13-05 10:56:14 am EST