NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT, AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

1. AT 1:45 O'CLOCK P.M. ON THE 16TH DAY OF DECEMBER, 1985, THE DEVELOPER, JOINED BY TELLICO VILLAGE PROPERTY OWNERS ASSOCIATION, A TENNESSEE NON-PROFIT CORPORATION, FILED IN THE REGISTER'S OFFICE IN AND FOR LOUDON COUNTY, TENNESSEE, A DECLARATION OF COVENANTS AND RESTRICTIONS FOR TELLICO VILLAGE, TENNESSEE, WHICH DECLARATION IS THERE RECORDED IN TRUST BOOK 209, PAGE 96, ET. SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF THE SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON DECEMBER 16, 1985, WHICH IN ITS ENTIRETY, IS BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE PLAT EXCEPT ONLY AS TO THE PROVISIONS HEREIN CONTAINED.

2. THE DEVELOPER SHALL CAUSE THE COMMON PROPERTIES REFLECTED UPON THE PLAT TO BE CONVEYED TO THE TELLICO RESERVOIR DEVELOPMENT AGENCY FOR LEASE TO THE TELLICO VILLAGE PROPERTY OWNERS ASSOCIATION, FREE FROM ANY ENCUMBRANCES OR LIENS, PURSUANT TO THE LEASE AGREEMENT REFERRED TO IN ARTICLE VIII, SECTION 3, OF SAID DECLARATION.

3. PURSUANT TO AFORESAID LEASE AGREEMENT, THE TELLICO VILLAGE PROPERTY OWNERS ASSOCIATION HAS BEEN GRANTED THE EXCLUSIVE RIGHT, PRIVILEGE AND OPTION TO PURCHASE ALL OF THE COMMON PROPERTIES REQUIRED TO BE CONVEYED BY DEVELOPER TO THE TELLICO RESERVOIR DEVELOPMENT AGENCY, WHETHER OR NOT THEN SO CONVEYED, AT ANY TIME AFTER THE TWENTIETH ANNIVERSARY DATE OF SAID AGREEMENT.

4. THE COMMON PROPERTIES REFLECTED UPON THE PLAT, AS SO DEFINED IN THE DECLARATION AFORESAID, ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF ALL THE PROPERTIES WITHIN THE PROJECT AS SET FORTH AND DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC. THE USE OF THE COMMON PROPERTIES IS SUBJECT, HOWEVER, TO THE PROVISIONS OF SAID DECLARATION, AND WHERE APPLICABLE, THE LEASE AGREEMENT REFERRED TO IN ARTICLE VIII, SECTION 3, OF SAID DECLARATION.

5. ALL LOTS REFLECTED UPON THE PLAT ARE ZONED AS RESIDENTIAL LOTS AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 800 SQUARE FEET.

6. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT ARE DEDICATED AS COMMON PROPERTIES FOR THE USE AND BENEFIT OF THE OWNERS OF ALL THE PROPERTIES WITHIN THE PROJECT, AS SO DEFINED IN THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC. ALL TITLE, RIGHTS, EASEMENTS, AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VIII AND OTHER APPROPRIATE PROVISIONS OF THE DECLARATION AFORESAID, AND SUBJECT TO THE PROVISIONS, WHERE APPLICABLE, OF THE LEASE AGREEMENT REFERRED TO IN ARTICLE VIII, SECTION 3, OF SAID DECLARATION.

7. STREET, UTILITY AND DRAINAGE EASEMENTS AS REFLECTED HEREON AND AS DESCRIBED IN ARTICLE IV AND OTHER APPROPRIATE PROVISIONS OF THE DECLARATION AFORESAID ARE HEREBY PARTICULARLY AND SPECIFICALLY RESERVED BY THE DEVELOPER ON, IN, OVER AND UNDER ALL PROPERTY COVERED BY THIS PLAT, INCLUDING THE COMMON PROPERTY, PURSUANT TO THE DECLARATION AFORESAID.

8. NO STRUCTURE INTENDED FOR OCCUPANCY AS LIVING SPACE MAY BE LOCATED BELOW THE ELEVATION OF THE 100 YEAR FLOOD PLAIN AS REFLECTED HEREON AND NO ITEMS SUSCEPTIBLE TO WATER DAMAGE MAY BE STORED OR LOCATED BELOW SAID ELEVATION. FOUNDATIONS, PATIOS, AND OTHER SUCH STRUCTURES NOT INTENDED FOR OCCUPANCY AS LIVING SPACE AND NOT SUSCEPTIBLE TO DAMAGE BY FLOODWATERS MAY BE LOCATED BELOW SUCH ELEVATION IN ACCORDANCE WITH THE PROVISIONS OF THE AFORESAID DECLARATION.

9. UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.

10. SETBACK LINES AS INDICATED UPON THIS PLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED HEREON, SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.

11. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 17 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT 1 OF THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.

12. IN THE EVENT IT BECOMES NECESSARY TO AMEND THIS PLAT SUBSEQUENT TO THE RECORDATION HEREOF FOR CORRECTION OF ERRORS HEREON, THE DEVELOPER HEREBY RESERVES THE RIGHT SO TO DO, PROVIDED, HOWEVER, THAT ANY SUCH AMENDMENT SHALL NOT IN ANY MATERIAL MANNER AFFECT ANY THEN OWNER OF THE LANDS REFLECTED HEREON WITHOUT THE JOINDER THEREOF.

DATED THIS 20th DAY OF July, 1993.

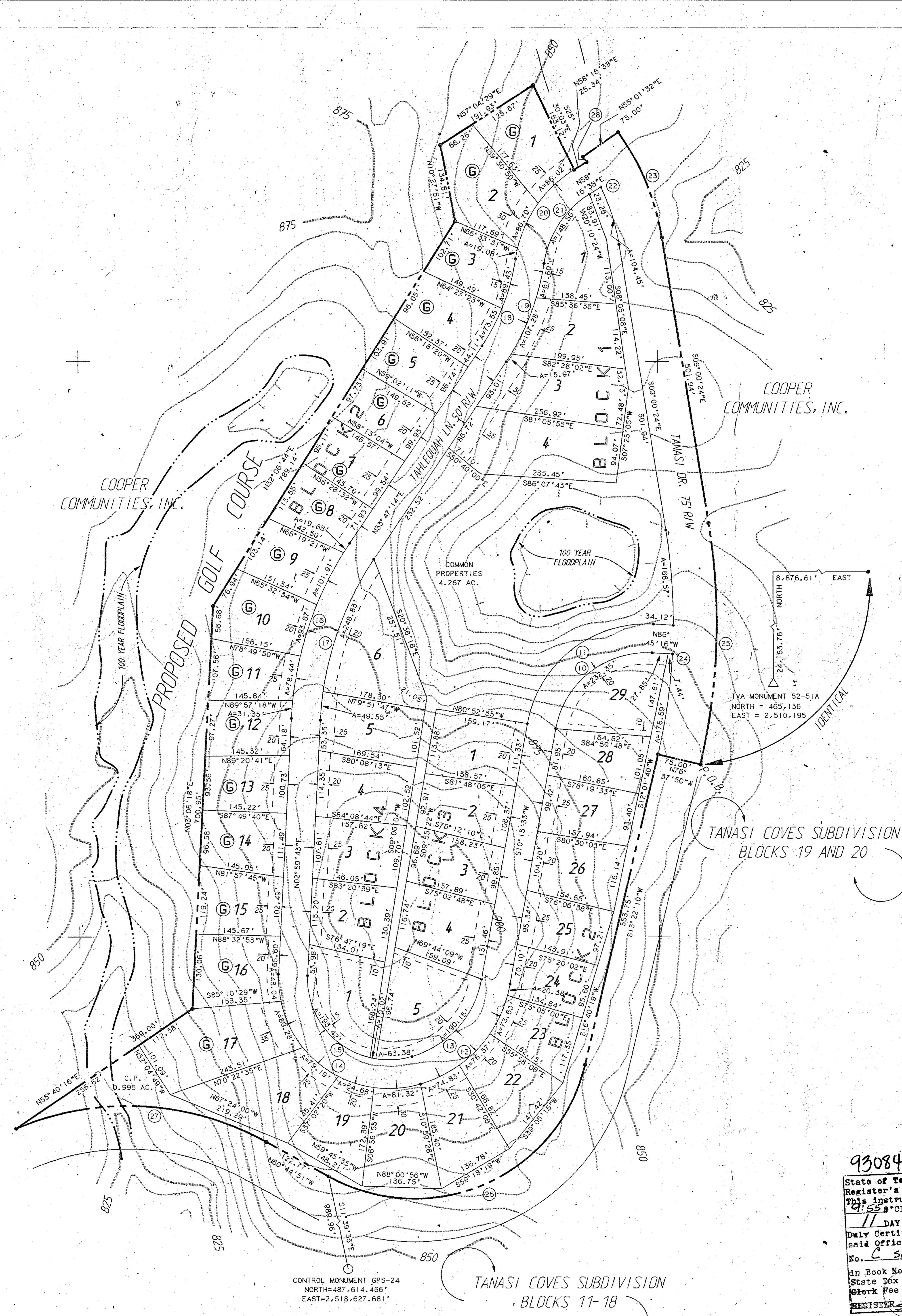
COOPER COMMUNITIES, INC.

BY [signature] Sr. Vice PRESIDENT

SOURCE OF TITLE: T.R.D.A. TO C.C.I. DEED BOOK 158, PAGE 656

LEGEND

- BOUNDARY OF SUBDIVISION
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT
- CONTOUR LINES; THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAMMETRY. THESE LINES ARE INCLUDED ON THE PLAT TO PROVIDE GENERALIZED INFORMATION ONLY AND SHOULD NOT BE USED FOR DETAILED INFORMATION WITHOUT FIELD CONFIRMATION. CONTOUR INTERVAL FIVE FEET, EXCEPT AS NOTED. (825)
- C.P. — COMMON PROPERTIES
- (G) — GOLF VIEW LOT
- △ — TVA METAL SURVEY MARKER (FOUND)
- ○ — SET CONTROL MONUMENT (5/8" DIA. REBAR WITH ALUMINUM CAP)
- 100 YEAR FLOODPLAIN. SEE NOTE 8



BLOCK 1	
LOT 1	0.389 AC.
LOT 2	0.407 AC.
LOT 3	0.538 AC.
LOT 4	0.662 AC.
TOTAL	1.996 AC.

BLOCK 2	
LOT 1	0.402 AC.
LOT 2	0.473 AC.
LOT 3	0.325 AC.
LOT 4	0.374 AC.
LOT 5	0.347 AC.
LOT 6	0.336 AC.
LOT 7	0.324 AC.
LOT 8	0.335 AC.
LOT 9	0.341 AC.
LOT 10	0.413 AC.
LOT 11	0.319 AC.
LOT 12	0.321 AC.
LOT 13	0.324 AC.
LOT 14	0.347 AC.
LOT 15	0.370 AC.
LOT 16	0.410 AC.
LOT 17	0.625 AC.
LOT 18	0.538 AC.
LOT 19	0.368 AC.
LOT 20	0.435 AC.
LOT 21	0.414 AC.
LOT 22	0.395 AC.
LOT 23	0.304 AC.
LOT 24	0.296 AC.
LOT 25	0.329 AC.
LOT 26	0.395 AC.
LOT 27	0.353 AC.
LOT 28	0.341 AC.
LOT 29	0.457 AC.
TOTAL	11.011 AC.

BLOCK 3	
LOT 1	0.411 AC.
LOT 2	0.365 AC.
LOT 3	0.356 AC.
LOT 4	0.447 AC.
LOT 5	0.520 AC.
TOTAL	2.099 AC.

BLOCK 4	
LOT 1	0.419 AC.
LOT 2	0.393 AC.
LOT 3	0.378 AC.
LOT 4	0.406 AC.
LOT 5	0.409 AC.
LOT 6	0.579 AC.
TOTAL	2.584 AC.

TOTAL AREA

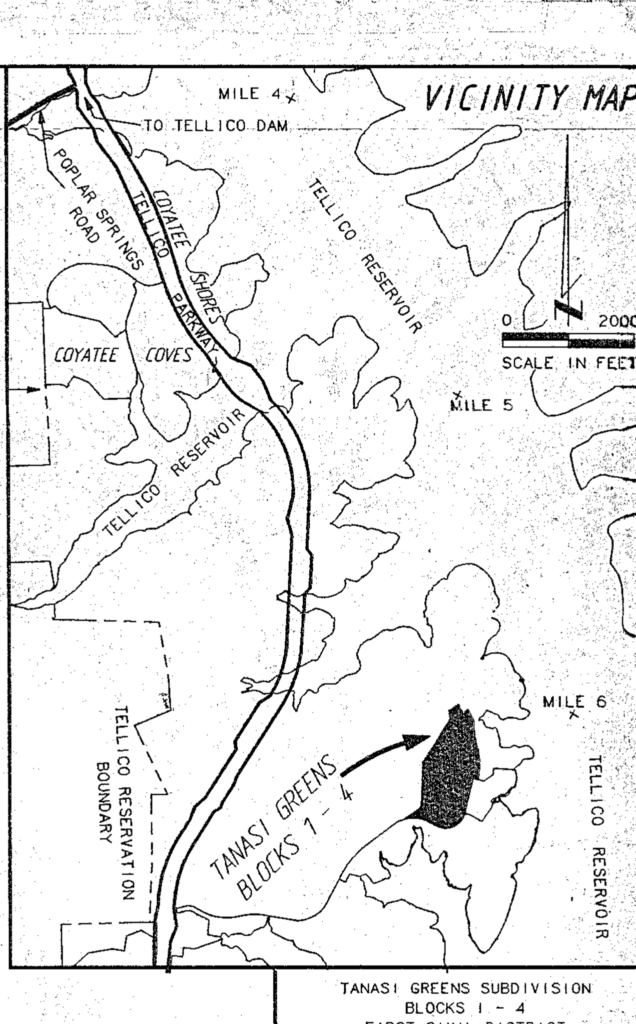
LOTTED AREA	17.690 AC.
COMMON PROPERTIES	5.263 AC.—OTHER
STREETS	5.122 AC.—COMMON PROPERTIES
TOTAL	28.075 AC.

LENGTH OF RECORDED STREETS

50 FOOT RIGHT-OF-WAY	2824 LINEAL FEET ±
75 FOOT RIGHT-OF-WAY	1092 LINEAL FEET ±

CURVE DATA

CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
10	160.42'	232.35'	082°59'11"	212.57'	N51°45'08"E
11	210.42'	304.77'	082°59'11"	278.82'	N51°45'08"E
12	222.73'	245.21'	063°04'44"	233.01'	N41°47'55"E
13	172.73'	190.16'	063°04'44"	180.70'	N41°47'55"E
14	189.41'	362.51'	109°39'26"	309.66'	S51°50'00"E
15	139.41'	266.82'	109°39'26"	227.92'	S51°50'00"E
16	605.21'	325.25'	030°47'31"	321.35'	S18°23'28"W
17	555.21'	298.38'	030°47'31"	294.80'	S18°23'28"W
18	372.65'	162.98'	025°03'31"	161.68'	S21°15'28"W
19	422.65'	184.85'	025°03'31"	183.38'	S21°15'28"W
20	221.79'	191.80'	049°32'55"	185.88'	S33°30'10"W
21	171.79'	148.56'	049°32'55"	143.98'	S33°30'10"W
22	364.78'	165.32'	025°58'04"	163.91'	N21°59'26"W
23	439.78'	199.32'	025°58'04"	197.61'	S21°59'26"E
24	1007.01'	393.28'	022°22'34"	390.78'	S02°10'53"W
25	1082.01'	422.57'	022°22'34"	419.89'	S02°10'53"W
26	303.09'	560.12'	105°52'59"	483.75'	S66°18'40"W
27	489.77'	447.52'	052°21'09"	432.11'	N86°55'26"W
28	364.78'	10.80'	001°41'44"	10.80'	N34°07'36"W



TANASI GREENS SUBDIVISION
BLOCKS 1 - 4
FIRST CIVIL DISTRICT
LOUDON COUNTY, TENNESSEE
PREPARED FOR COOPER COMMUNITIES, INC.
PREPARED BY COOPER ENGINEERING

LEGAL DESCRIPTION
TANASI GREENS SUBDIVISION
BLOCKS 1 - 4

A PARCEL OF LAND LYING IN THE FIRST CIVIL DISTRICT OF LOUDON COUNTY, TENNESSEE, ADJACENT TO THE WESTERLY SHORELINE OF THE TELLICO RESERVOIR, APPROXIMATELY TWO AND ONE HALF MILES SOUTH OF THE INTERSECTION OF THE TELLICO PARKWAY AND POPLAR SPRINGS ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 24,163.76 FEET NORTH AND 8,876.61 FEET EAST OF TVA MONUMENT 52-51A, A METAL MARKER (TENNESSEE STATE PLANE COORDINATES OF NORTH 465,136 FEET AND EAST 2,510,195 FEET) IN THE 820 FOOT (MSL) CONTOUR ON THE EAST SHORE OF THE FORK CREEK EMBAYMENT OF TELLICO RESERVOIR; THENCE, N 76°37'50" W 75.00 FEET; THENCE, S 13°22'10" W 553.75 FEET; THENCE, 560.12 FEET ALONG THE ARC OF A 303.09 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 66°18'40" W 483.75 FEET; THENCE, N 60°44'51" W 122.77 FEET; THENCE, 447.52 FEET ALONG THE ARC OF A 489.77 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 86°55'26" W 432.11 FEET; THENCE, N 55°40'16" E 369.00 FEET; THENCE, N 03°06'18" E 700.95 FEET; THENCE, N 32°06'44" E 789.14 FEET; THENCE, N 10°27'51" W 134.61 FEET; THENCE, N 57°04'29" E 191.93 FEET; THENCE, S 25°30'03" E 163.12 FEET; THENCE, N 58°16'38" E 25.34 FEET; THENCE, 10.80 FEET ALONG THE ARC OF A 364.78 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 34°07'36" W 10.80 FEET; THENCE, N 55°01'32" E 75.00 FEET; THENCE, 199.32 FEET ALONG THE ARC OF A 439.78 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 21°59'26" E 197.61 FEET; THENCE, S 09°00'24" E 501.94 FEET; THENCE, 422.57 FEET ALONG THE ARC OF A 1082.01 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 02°10'53" W 419.89 FEET TO THE POINT OF BEGINNING, CONTAINING 28.075 ACRES MORE OR LESS.

CERTIFICATE OF COMPLIANCE

7-29, 1993

I HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON LIES WITHIN THE DEVELOPMENT LANDS OF THE TELLICO RESERVOIR DEVELOPMENT AGENCY AND THAT THE SUBDIVISION PLAT HEREON IS IN ACCORD WITH THE COMPREHENSIVE DEVELOPMENT PLAN AS ADOPTED, APPROVED AND AMENDED BY THAT AGENCY.

[signature: Thomas C. Oppenheim]
PE-REGISTERED PROFESSIONAL ENGINEER

[Seal: THOMAS C. OPPENHEIM, REGISTERED ENGINEER, No. 22105, STATE OF TENNESSEE] 7/29/93

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE, THAT I HAVE SURVEYED THE HEREON DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF. I FURTHER CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000+, OR LESS THAN 1/10 OF A FOOT PER CORNER ON SMALL LOTS.

8-6-1993 [signature]
DATE JIMMY D. OGLE, R.L.S. NO.1371, TENNESSEE

JIMMY D. OGLE REGISTERED LAND SURVEYOR TENNESSEE NO. 1371

NOTE: IRON PINS SET AT ALL CORNERS

930841
State of Tenn., Loudon County
Register's Office:
This instrument received at 9:55 o'Clock A.M. of the 11 DAY OF Aug. 1993
Duly Certified and Registered in said Office in PLAT CABINET
No. C slide 41 and noted
In Book No. R Page 242.
State Tax Pd. $
Clerk Fee Pd $15.00
REGISTER [signature]

GRID NORTH

100 0 100 200
GRAPHIC SCALE IN FEET
BASIS OF BEARINGS TENNESSEE STATE COORDINATE SYSTEM

NOTE:
TENNESSEE LAMBERT PROJECTION GRID COORDINATES WERE DETERMINED BY A SECOND ORDER MONUMENT, TVA-LT-509. MERIDIAN BASED ON TIE FROM TVA-LT-509 TO TVA-LT-514.

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	BY	DATE
				CHECKED		APPROVED	
			RECORD PLAT	SCALE: 1"=100'			
			TANASI GREENS SUBDIVISION	DRAWN: WRS	DATE: 6/93		
			BLOCKS 1 - 4	CHECKED: WRS	DATE: 6/93		
			TELLICO VILLAGE, TENNESSEE	APPROVED:	DATE:		
				FILE NO: 6-116-SD			
				DWG. NO: 6-116-(12)-300			
SHEET 1 OF 1			Tellico Village — Cooper Communities Inc. ENGINEERING DIVISION — 1801 FOREST HILLS BLVD. BELLA VISTA ARKANSAS 72714	JOB NO.:	FILED IN:		

44 LOTS

COOPERS0KB400: PROJ. TANG14.WRS TANG14.FGS;1