

TOTAL AREA = 26.62 ACRES

INCLUDES COMMON AREA AND R.O.W. DOES NOT INCLUDE 0.68 ACRE R.O.W. DEDICATION

TOTAL LOTS = 90 89 Building Lots and 1 Community Lot

Certificate of Ownership and General Dedication

I, We, the undersigned owner(s) of the property shown herein, hereby adopt this as my, our plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I (am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat

Owner(s) Printed Name: Ball Homes LLC. Signature(s): R.W. (RYAN HICKEY) Date: 9/10/2019

In the City of Knoxville and Sewered 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.

Zoning

Zoning district(s) in which the land being subdivided is located shall be indicated on this plat and in the minutes of the Planning Commission as follows: Zoning Shown on Official Map PR

Date: 9-12-19 By: [Signature]

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Date: 9/12/19

Taxes and Assessments

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

Guarantee of Completion of Stormwater Facilities

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the day of 9/12/19

Date: 9/12/2019 Title: Engineer

Guarantee of Completion of Streets and Related Improvements

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.

Date: 9/12/2019 Title: Engineer

Date: 9/12/2019 Title: Engineer

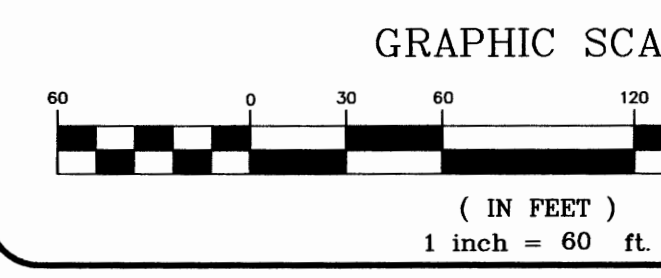
Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument # 2019-07-25000544

THERE IS A 20' DRAINAGE EASEMENT LOCATED 10' ON EACH SIDE OF CENTERLINE OF PIPES/STRUCTURES AS INSTALLED UNLESS SHOWN OTHERWISE.

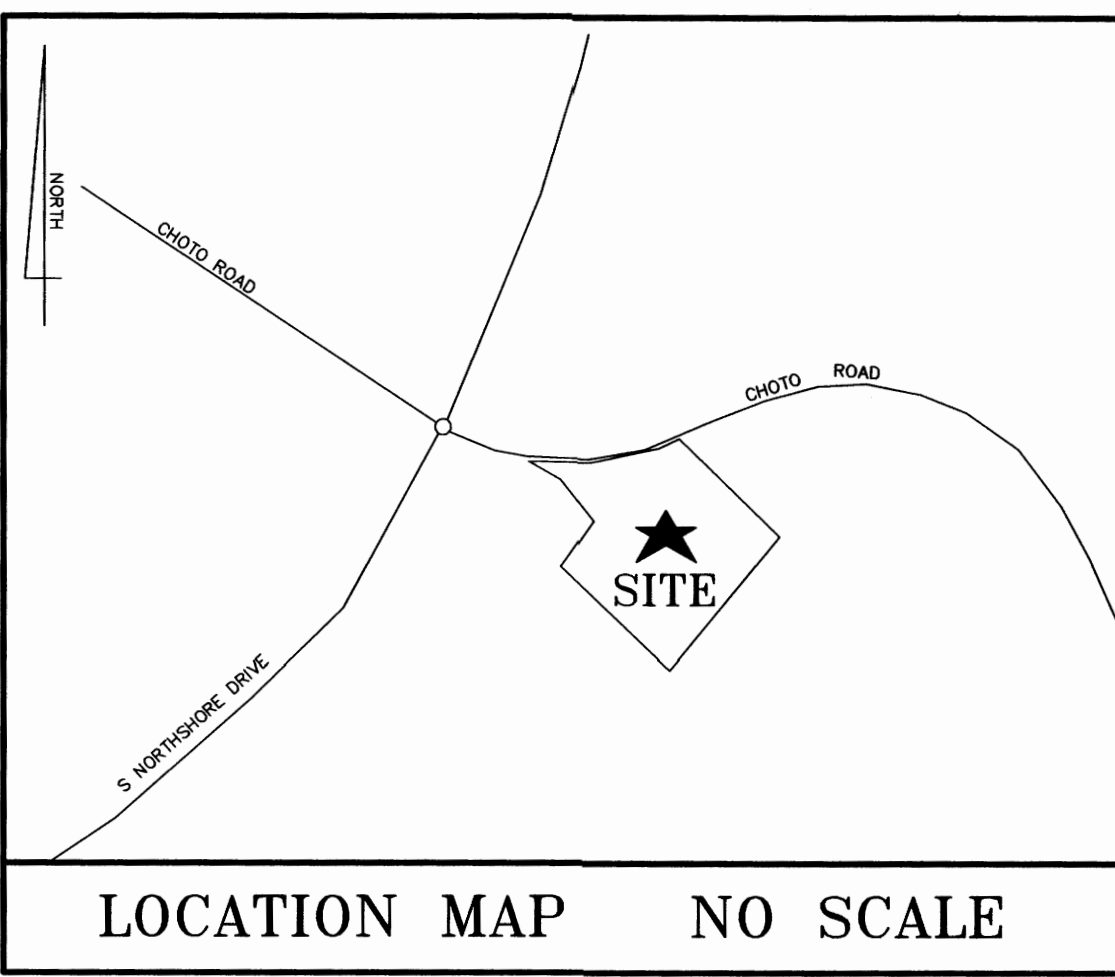
HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INST. NO. 201907260006311

NOTE: NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPEARING IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

Table with 3 columns: CURVE TABLE, CURVE TABLE, CURVE TABLE. Each column contains columns for CURVE, BEARING, CHORD, RADIUS, LENGTH, and CURVE. It lists 40 curves (C1-C40) with their respective measurements.

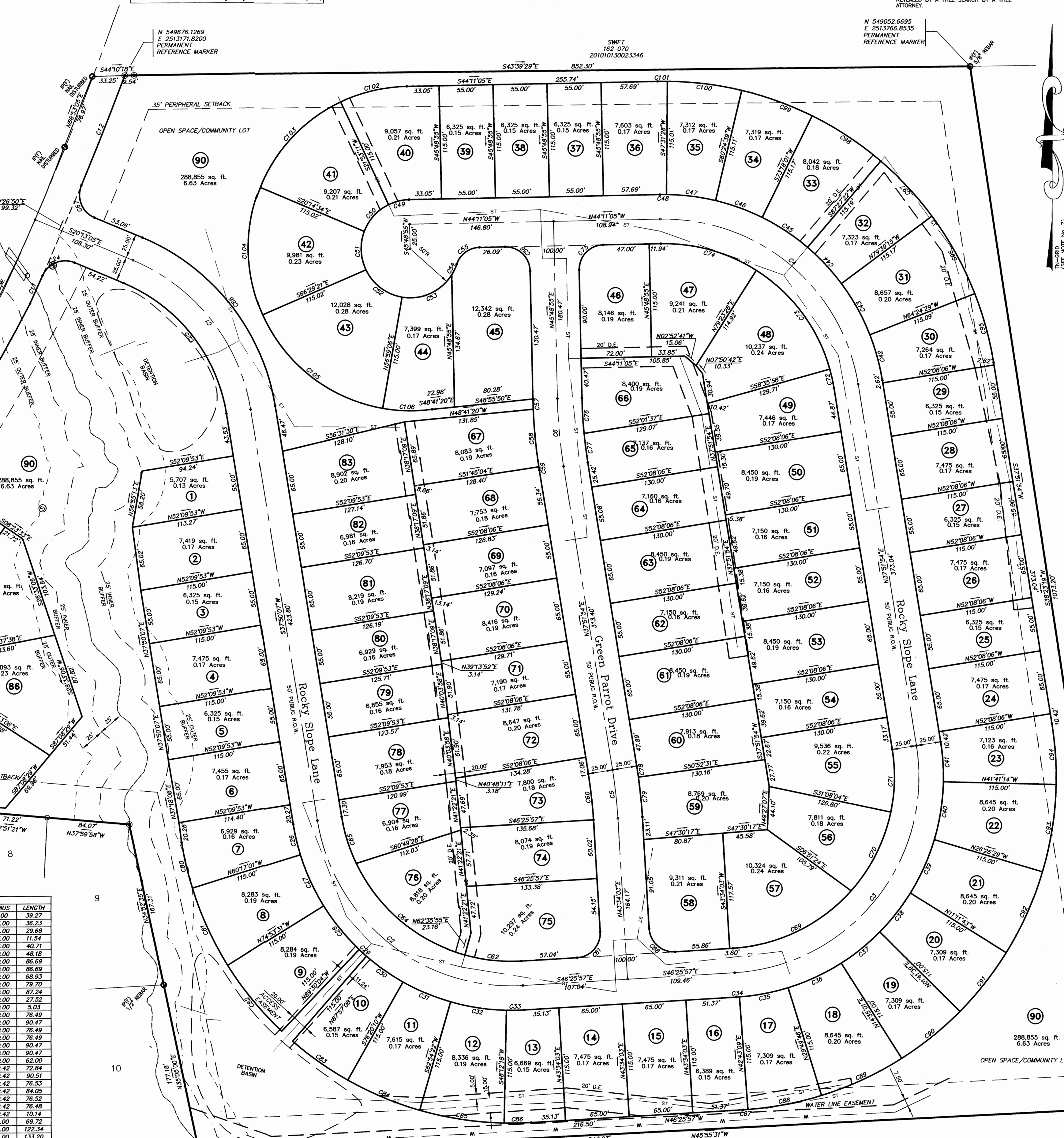


Nick McBride REGISTER OF DEEDS KNOX COUNTY



- 1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED 'LYNCH 2447'.
- 2. CLT TAX MAP 169 PARCEL 013.
- 3. DEED REFERENCES - 201709260019659
- 4. THIS PROPERTY IS ZONED PR <3.27 DU/AC MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 35'
- 5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0360F EFFECTIVE DATE: MAY 2, 2007.
- 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- 7. NORTH ROTATION: NAD83(NRS2007)
- 8. 10' UTILITY AND DRAINAGE EASEMENTS ALONG ALL LOT LINES ADJOINING STREETS AND PRIVATE R.O.W.'S (INCLUDING JOINT PERMANENT EASEMENTS). 5' UTILITY AND DRAINAGE EASEMENTS ALONG ALL INTERIOR LOT LINES AND ANY OTHER EXTERIOR LOT LINES.
- 9. ALL LOTS WILL HAVE ACCESS TO INTERIOR STREETS ONLY.
- 10. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILES 9-SC-17-C AND 9-1-17-UR.

ROAD CENTERLINE CURVE TABLE. Table with 5 columns: CURVE, BEARING, CHORD, RADIUS, LENGTH. Lists curves C1 through C6 with their measurements.

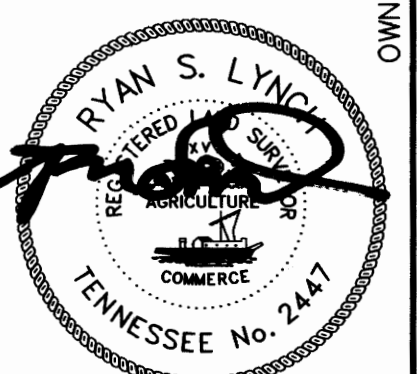


The Woods at Choto

Ball Homes, LLC 3609 Walden Drive Lexington, KY 40517 Phone 859-268-1191

LYNCH SURVEYS LLC SUBDIVISIONS | AS-BUILTS | SITE DESIGN 4405 COSTER RD. KNOXVILLE, TENN. 37912 865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

COUNTERSIGNED KNOX COUNTY PROPERTY ASSessor SEP 12 2019 BY JOHN R. WATKINS



Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks to be Set When Construction is Completed.

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform to the best of my knowledge, 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 variances which have been approved as identified on the final plat. The bond or other security that is posted to guarantee the completion of streets and related improvements shall also guarantee the installation of the indicated permanent reference markers and monuments, benchmarks and property monuments upon completion of the subdivision.

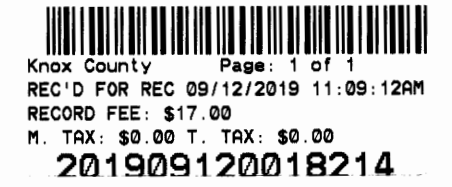
Certification of Class and Accuracy of Survey

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

I hereby certify that this is a Category IV survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor Ryan S. Lynch Tennessee License No. 2447 Date: 09/09/2019

PLANNING SERVICE 7-SF-19-F



Registered Land Surveyor Ryan S. Lynch Tennessee License No. 2447 Date: 09/09/2019

REVISIONS table with columns: REVISIONS, CLIENT CHANGES, DATE. Lists 5 revisions: 1. CLIENT CHANGES 08/29/2019, 2. CLT TAX MAP 169 PARCEL 013, 3. DEED REFERENCES - 201709260019659, 4. THIS PROPERTY IS ZONED PR <3.27 DU/AC MINIMUM SETBACKS: FRONT: 20' SIDE: 5' REAR: 15' PERIPHERAL: 35', 5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0360F EFFECTIVE DATE: MAY 2, 2007.

DRAWN BY: STRANGE CHECKED BY: R. LYNCH APPROVED BY: R.S.L. SCALE: 1"=60' DATE: 05/23/2019

PROJECT NO. 4086-1