

LOCATION MAP
NOT TO SCALE

Subdivision Names and Street Names
Contained Herein Reviewed and Approved.

Date 10 September 2004
By Shirley J. Mose

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 9/7/04 Ronnie Keane (SO)
Knox County Health Department

Guarantee of Completion of Drainage Systems:

I, the undersigned, hereby certify 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 19 day of September, 2004.

Signed Bruce W. Phillips Date 9/7/04
Dept: Knox Co. Eng. Div. Title Director

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 plan.

Signed Bruce W. Phillips Date 9/7/04
Dept: Knox Co. Eng. Div. Title Director

Certification of Final Plot - 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 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.

29th day of June, 2004
Surveyor Jim W. Sullivan
Tennessee Certificate No. 1306

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 not less than
1:10,000 as shown hereon.

Surveyor Jim W. Sullivan
Tennessee Certificate No. 1306

Certificate of Ownership and General Dedication

(I, We) Bruce W. Phillips, the
undersigned owner of the property shown herein, hereby
adopt as my plan of subdivision and dedicate the streets as
shown to the public use forever 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 plan. 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 same referred to covenants filed with the Knox County
Register of Deeds.

Certificate of Approval for Recording

This is to certify that the subdivision plat shown hereon and
the Composite Design Plan # PR 1-3 DU/AC 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 10 day
of September, 2004, and that the record plat is
hereby approved for recording in the office of the
Knox County Register of Deeds.



Int: 200408100021075 Page: 1 of 1
REC'D FOR REC: 9/10/2004 2:47:53PM
RECORD FEE: \$17.00
N. TAX: \$0.00 T. TAX: \$0.00

ZONING SHOWN ON OFFICIAL MAP PR 1-3 DU/AC
DATE 9-7-04 BY P. Phillips

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

Signed _____ Date _____
City Tax Clerk
Signed Mike Davis Date 9-10-04
Knox County Trustee



SURVEYOR:
JIM SULLIVAN
1807 BEXHILL DRIVE
KNOXVILLE, TN 37922
PH. 690-4709

OWNER:
LANDVIEW
130 N. MARTINWOOD ROAD
KNOXVILLE, TN. 37923
PH. (865) 670-0482

- NOTES:
1. CLT MAP 169, PART OF PARCEL 9.06.
 2. NO. OF LOTS - 63 + 1 Common Area.
 3. AREA SUBDIVIDED - 21.86 ACRES.
 4. IRON PINS AT ALL CORNERS; ALL PINS ARE SET UNLESS NOTED FOUND ("FT").
 5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 6. THIS PROPERTY IS ZONED PR.
 7. 7.5' UTILITY EASEMENT EACH SIDE OF WATER AND SANITARY SEWER LINES AS INSTALLED.
 8. BUILDING SETBACKS: FRONT - 20'
SIDE - 5'
REAR - 15'
PERIPHERAL - 35'

9. PROPERTY RECORDING DATA - 34
Instr. No. 2003012000175
10. STATE GRID NORTH FROM GPS.
11. ALL LOTS WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM ONLY.
12. SIGHT DISTANCE AT INTERSECTING PUBLIC ROAD MEETS THE MINIMUM SUBDIVISION REGULATIONS.
13. SIDEWALKS SHALL BE CONSTRUCTED WITH A MINIMUM WIDTH OF 5' AS REQUIRED BY THE DEVELOPMENT PLAN APPROVAL.
14. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILES 11-SB-01-C AND 11-Q-01-UR.
15. THE CONCEPT PLAN APPROVAL FOR THIS SUBDIVISION WAS EXTENDED TO NOVEMBER, 2005 BY THE PLANNING COMMISSION AT THEIR AUGUST 14, 2003 MEETING.

Curve Schedule				
Radius	Arc	Chord Bearing	Chord	
C-1	25'	35.41'	S 02°36' W	32.52'
C-2	75'	48.26'	S 17°52' E	47.43'
C-3	75'	48.26'	N 19°00' E	47.43'
C-4	100'	16.99'	N 33°04' W	16.97'
C-5	250'	78.07'	S 11°07' W	75.77'
C-6	75'	11.99'	S 02°12' E	11.98'
C-7	75'	36.27'	S 20°36' E	35.92'
C-8	50'	37.12'	S 13°12' E	36.27'
C-9	75'	18.44'	N 32°14' E	18.40'
C-10	50'	39.79'	S 15°20' E	38.75'
C-11	25'	39.27'	N 82°56' W	35.36'
C-12	100'	180.69'	N 08°06' E	143.95'



MPC FILE NO. 7-SAA-04-F
M554057W
FINAL PLAT
FALCON POINTE
Unit 1
CLT MAP 169, PART OF PARCEL 9.06
DISTRICT 6 - KNOX CO., TENN.
SCALE: 1"=100' OCT. 20, 2003



LOCATION MAP
NOT TO SCALE

Subdivision Names and Street Names
Contained Herein Reviewed and Approved.

Date 8-31-05
By Ramon Hill

ZONING SHOWN ON OFFICIAL MAP PR 1-3 DU/AC
DATE 8-31-05 BY R. Phillips

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 8-31-05
Knox County Trustee

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 [Signature] Date 8/31/05
Dept: Eng + Plan Title D.E.

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 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.

1st day of July, 2005
[Signature]
Surveyor
Tennessee Certificate No. 1306

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 not less than
1: 10,000 as shown hereon.

Surveyor [Signature]
Tennessee Certificate No. 1306

- NOTES:
1. CLT MAP 169, PART OF PARCEL 9.06.
 2. NO. OF LOTS - 39.
 3. AREA SUBDIVIDED - 9.87 ACRES.
 4. IRON PINS AT ALL CORNERS; ALL PINS ARE SET
UNLESS NOTED FOUND ("F").
 5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD
FRONTAGE AND S/D PERIMETER LOT LINES, 5'
EACH SIDE OF ALL INTERIOR LOT LINES.
 6. THIS PROPERTY IS ZONED PR.
 7. 7.5' UTILITY EASEMENT EACH SIDE OF WATER
AND SANITARY SEWER LINES AS INSTALLED.
 8. BUILDING SETBACKS: FRONT - 20'
SIDE - 5'
REAR - 15'
PERIPHERAL - 35'
 9. PROPERTY RECORDING DATA -
Instru. No. 20030820 0021542
 10. STATE GRID NORTH FROM GPS.
 11. ALL LOTS WILL HAVE ACCESS FROM INTERNAL
STREET SYSTEM ONLY.
 12. SIGHT DISTANCE AT INTERSECTING PUBLIC
ROAD MEETS THE MINIMUM SUBDIVISION
REGULATIONS.
 13. SIDEWALKS SHALL BE CONSTRUCTED WITH
A MINIMUM WIDTH OF 5' AS REQUIRED BY
THE DEVELOPMENT PLAN APPROVAL.
 14. FOR APPROVED SUBDIVISION VARIANCES AND
CONDITIONS OF APPROVAL OF THE CONCEPT
PLAN AND USE-ON-REVIEW, REFER TO THE
METROPOLITAN PLANNING COMMISSION'S
FILES 11-SB-01-C AND 11-0-01-UR.

Certificate of Ownership and General Dedication

(I, We) Landview LLC, the
undersigned owner of the property shown herein, hereby
adopt as my plan of subdivision and dedicate the streets as
shown to the public use forever 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.

[Signature]

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 8/18/05 Ronnie Nease (SR)
Knox County Health Department

Guarantee of Completion of Drainage Systems:

I, the undersigned, hereby certify 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 Day of _____, 19____,
within a period not to exceed one year from date of approval.

Signed [Signature] Date 8/31/05
Dept: Eng + Plan Title D.E.

CLT 169, Parcel 20
Bonnie W. Roach
D.B. 1497/271
D.B. 1734/685

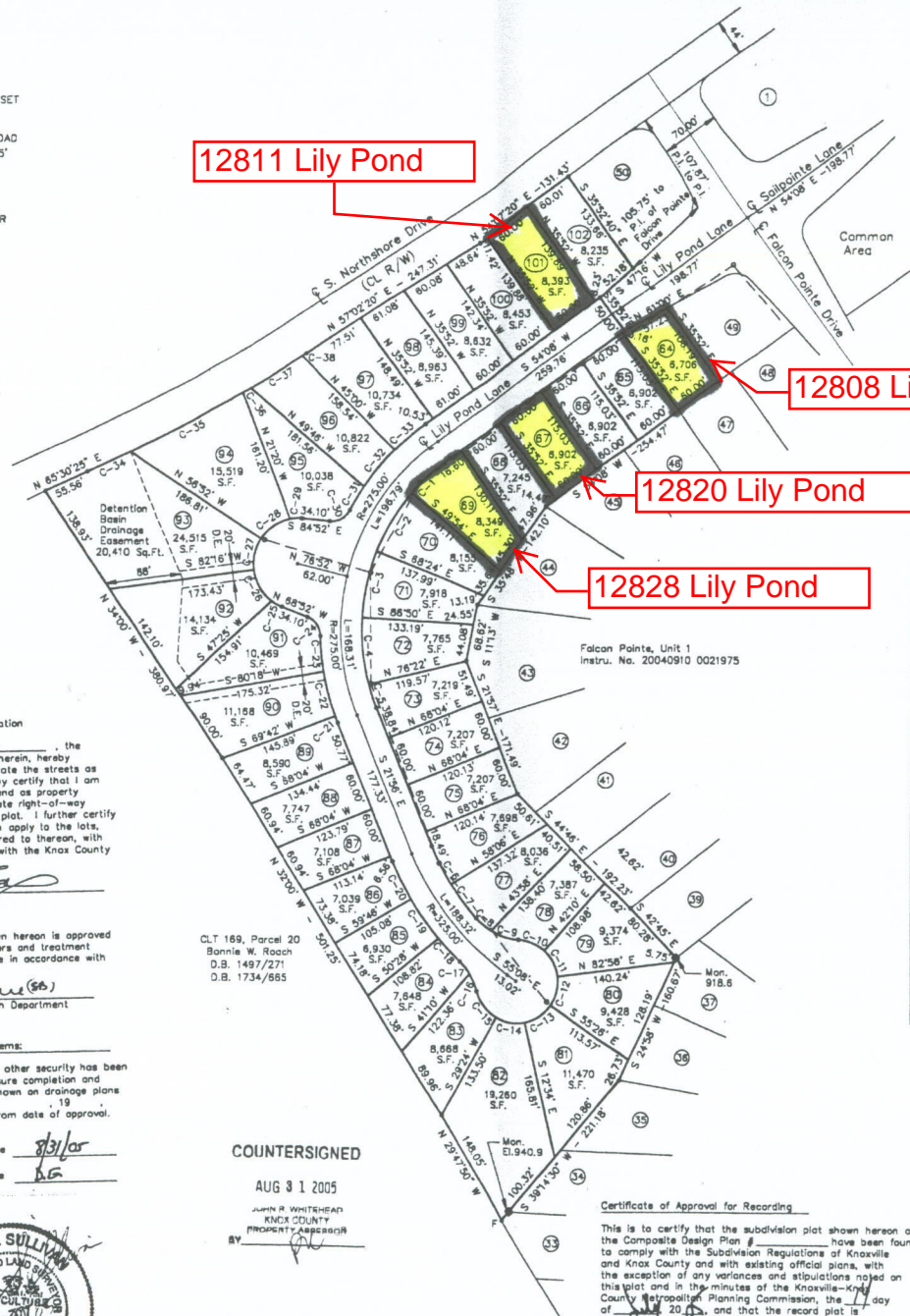
COUNTERSIGNED

AUG 31 2005

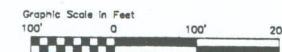
JUN H. WHITEHEAD
KNOX COUNTY
PROPERTY APPRAISER

SURVEYOR:
JIM SULLIVAN
1807 BEXHILL DRIVE
KNOXVILLE, TN 37922
PH. 690-4709

OWNER:
LANDVIEW
130 N. MARTINWOOD ROAD
KNOXVILLE, TN 37923
PH. (865) 670-0482



Curve Schedule				
Curve No.	Radius	Arc	Chord Bearing	Chord
C-1	250'	61.23'	S 47°07' W	61.08'
C-2	250'	80.72'	S 30°51' W	80.37'
			S 12°23' W	80.08'
			S 05°57' E	79.20'
C-3	250'	28.99'	S 18°30' E	29.97'
C-4	300'	52.19'	S 28°55' E	52.12'
C-5	300'	50.61'	S 36°44' E	50.55'
C-6	75'	24.34'	S 50°52' E	24.23'
C-7	75'	35.00'	S 73°32' E	34.68'
C-8	50'	34.09'	S 67°22' E	33.43'
C-9	50'	35.58'	S 27°22' E	34.83'
C-10	50'	36.33'	S 13°45' W	35.54'
C-11	50'	37.41'	S 56°00' W	36.54'
C-12	50'	36.82'	N 61°35' W	35.81'
C-13	50'	40.53'	N 37°23' W	39.43'
C-14	75'	22.61'	N 22°47' W	22.53'
C-15	75'	18.81'	N 38°37' W	18.78'
C-16	350'	38.28'	N 42°40' W	38.24'
C-17	350'	56.81'	N 34°53' W	56.75'
C-18	350'	50.70'	N 28°05' W	50.66'
C-19	300'	8.55'	N 21°07' W	8.55'
C-20	300'	55.50'	N 15°00' W	55.42'
C-21	300'	42.10'	N 05°41' W	42.07'
C-22	25'	29.32'	N 35°18' W	27.87'
C-23	54'	14.15'	N 61°21' W	14.11'
C-24	54'	43.46'	N 30°47' W	42.30'
C-25	54'	38.52'	N 12°42' E	37.70'
C-26	54'	43.99'	N 56°28' E	42.78'
C-27	54'	14.44'	N 87°28' E	14.40'
C-28	25'	29.32'	N 61°32' E	27.87'
C-29	300'	32.18'	N 31°00' E	32.16'
C-30	300'	57.22'	N 39°32' E	57.14'
C-31	300'	47.82'	N 49°34' E	47.77'
C-32	2019'	56.23'	N 64°42'30" E	56.23'
C-33	2019'	151.52'	N 81°46' E	151.49'
C-34	2019'	10.78'	N 59°27'30" E	10.78'
C-35	2019'	73.94'	N 58°15'25" E	73.93'
C-36	2019'	5.92'	N 57°07'20" E	5.92'



Certificate 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 _____ day
of _____, 20____, and that the record plat is
hereby approved for recording in the office of the
Knox County Register of Deeds.

Signed [Signature] Date 8/31/05
Secretary

MPC FILE NO. 7-SFF-05-F
M554057AD
FINAL PLAT
FALCON POINTE
Unit 2

CLT MAP 169, PART OF PARCEL 9.06
DISTRICT 6 - KNOX CO., TENN.
SCALE: 1"=100' JUNE 20, 2005