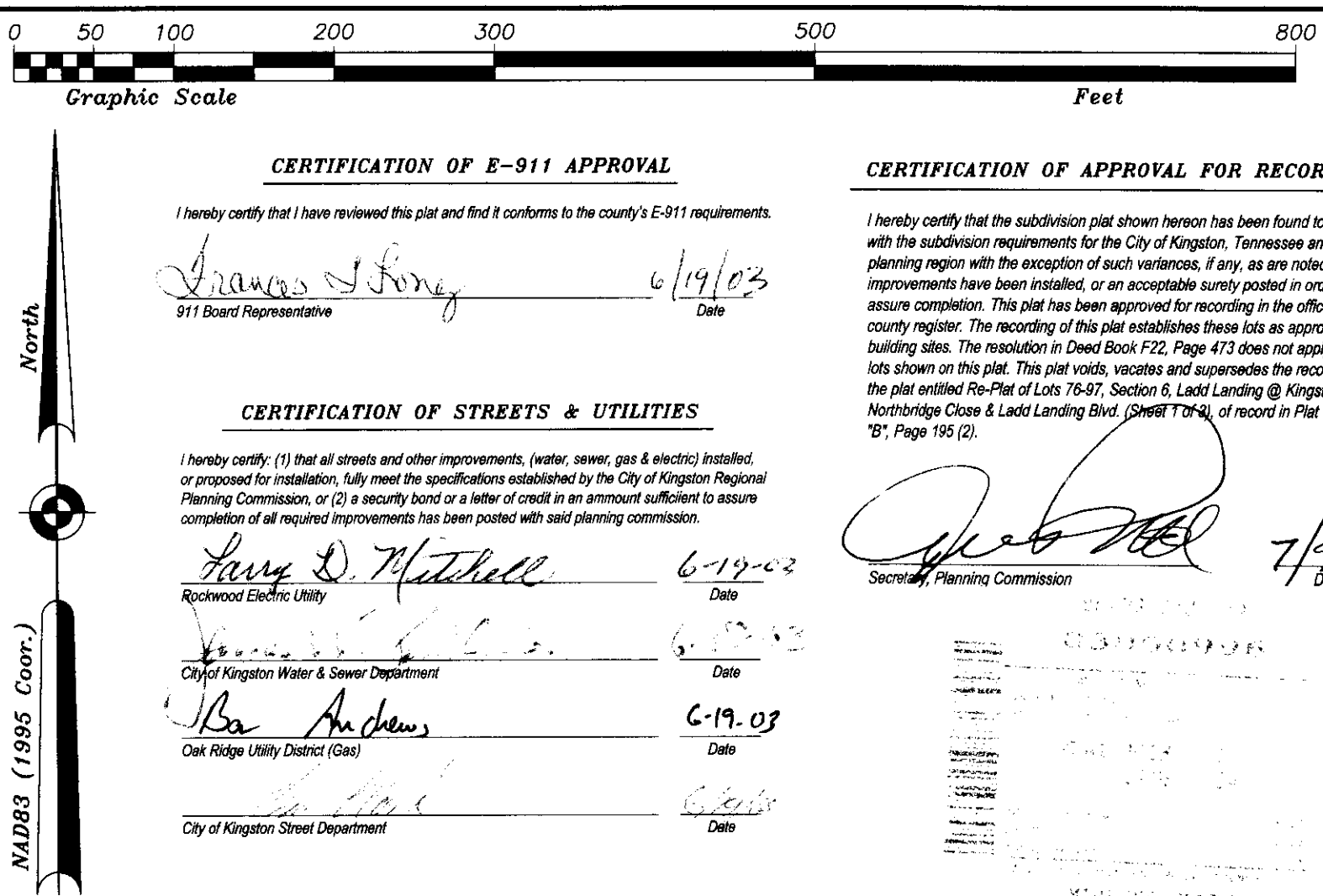


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The bearings of this plat derive from T.D.O.T. GPS monuments 73-058-01 & 73-058-02 (Year 2000)



CERTIFICATION OF E-911 APPROVAL

I hereby certify that I have reviewed this plat and find it conforms to the county's E-911 requirements.

James J. Song 6/19/03
911 Board Representative Date

CERTIFICATION OF STREETS & UTILITIES

I hereby certify: (1) that all streets and other improvements, (water, sewer, gas & electric) installed, or proposed for installation, fully meet the specifications established by the City of Kingston Regional Planning Commission, or (2) a security bond or a letter of credit in an amount sufficient to assure completion of all required improvements has been posted with said planning commission.

Harry D. Mitchell 6-19-03
Rockwood Electric Utility Date
Barry Andrews 6-19-03
City of Kingston Water & Sewer Department Date
Barry Andrews 6-19-03
Oak Ridge Utility District (Gas) Date
Barry Andrews 6-19-03
City of Kingston Street Department Date

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision requirements for the City of Kingston, Tennessee and its planning region with the exception of such variances, if any, as are noted. All improvements have been installed, or an acceptable surety posted in order to assure completion. This plat has been approved for recording in the office of the county register. The recording of this plat establishes these lots as approved building sales. The resolution in Deed Book F22, Page 473 does not apply to any lots shown on this plat. This plat voids, vacates and supercedes the recording of the plat entitled Re-Plat of Lots 78-87, Section 6, Ladd Landing @ Kingston, Northbridge Close & Ladd Landing Blvd. (Sheet T-04), of record in Plat Cabinet "B", Page 195 (2).

James J. Song 7/9/2003
Secretary, Planning Commission Date

CERTIFICATION OF OWNERSHIP AND DEDICATION

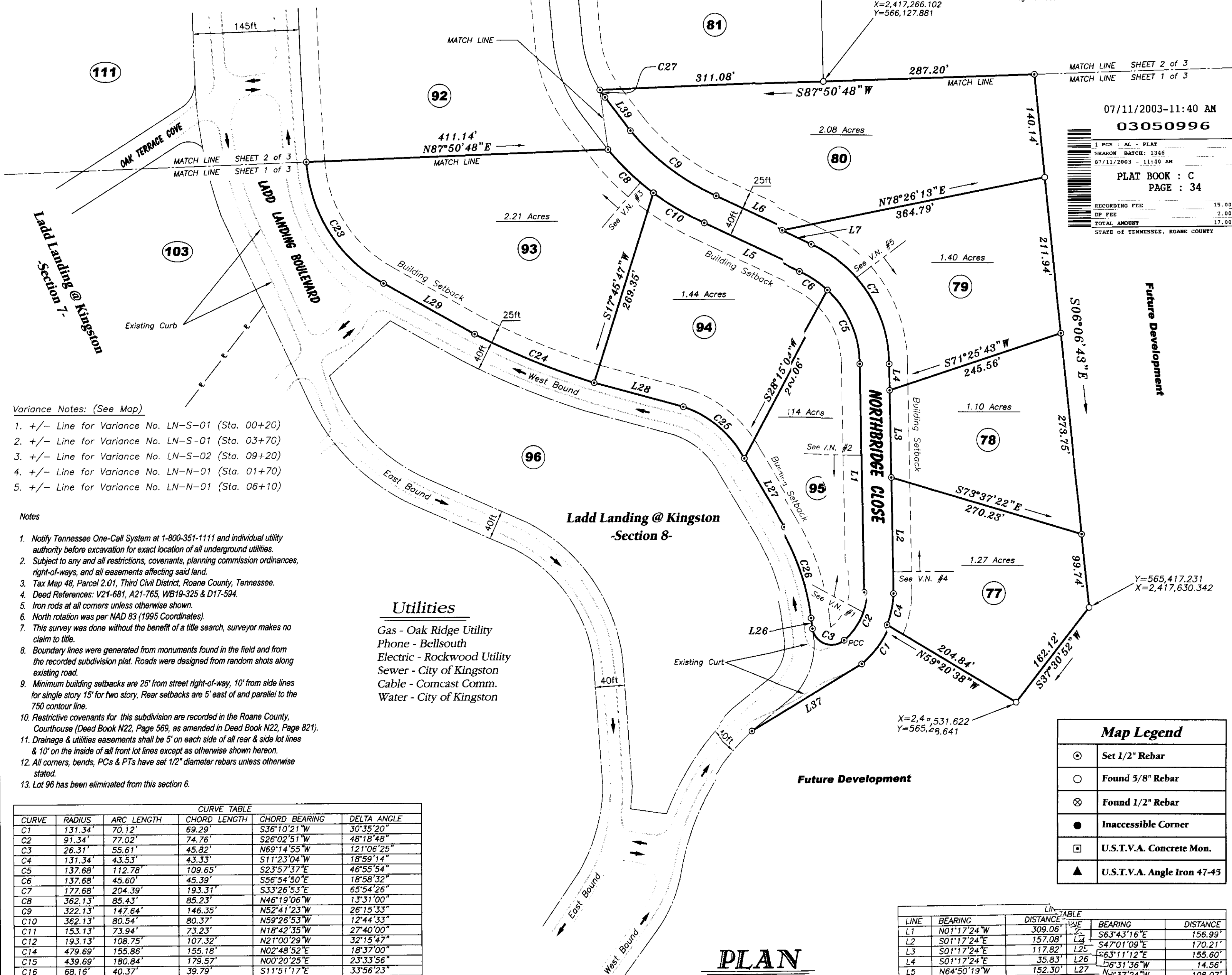
I (We) hereby certify that I am (We are) the owner (s) of the property shown and described hereon and that I (We) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

James J. Song 6-19-03
Owner (Ladd Landing, LLC) Date

CERTIFICATION OF ACCURACY

I hereby certify: (1) that I have surveyed the property shown and described hereon and that the survey is true and correct to the best of my knowledge and belief and that all monuments have been placed to the accuracy required by the City of Kingston Regional Planning Commission and (2) that all buildings, easements, and/or improvements visible and known to me are located as shown hereon and (3) that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map No. 470267 0085 B, (Zone "C"), (Dated: September 30th 1980), and have found that the property described hereon is not located in a special flood hazard area, and (4) That this is a category two survey and the ratio of precision of the unadjusted survey is greater than or equal to 1:7,500 as shown hereon.

Richard D. Carter 6-16-03
Richard D. Carter - Registered Land Surveyor Date
Tenn. Reg. No. 1981



07/11/2003-11:40 AM

03050996

1 PGS: AL - PLAT
SHARON: BATCH: 1346
07/11/2003 - 11:40 AM
PLAT BOOK: C
PAGE: 34
RECORDING FEE: 15.00
DP FEE: 2.00
TOTAL AMOUNT: 17.00
STATE OF TENNESSEE, ROANE COUNTY

Variance Notes: (See Map)

1. +/- Line for Variance No. LN-S-01 (Sta. 00+20)
2. +/- Line for Variance No. LN-S-01 (Sta. 03+70)
3. +/- Line for Variance No. LN-S-02 (Sta. 09+20)
4. +/- Line for Variance No. LN-N-01 (Sta. 01+70)
5. +/- Line for Variance No. LN-N-01 (Sta. 06+10)

Notes

1. Notify Tennessee One-Call System at 1-800-351-1111 and individual utility authority before excavation for exact location of all underground utilities.
2. Subject to any and all restrictions, covenants, planning commission ordinances, right-of-ways, and all easements affecting said land.
3. Tax Map 48, Parcel 2.01, Third Civil District, Roane County, Tennessee.
4. Deed References: V21-681, A21-765, WB19-325 & D17-594.
5. Iron rods at all corners unless otherwise shown.
6. North rotation was per NAD 83 (1995 Coordinates).
7. This survey was done without the benefit of a title search, surveyor makes no claim to title.
8. Boundary lines were generated from monuments found in the field and from the recorded subdivision plat. Roads were designed from random shots along existing road.
9. Minimum building setbacks are 25' from street right-of-way, 10' from side lines for single story 15' for two story. Rear setbacks are 5' east of and parallel to the 750 contour line.
10. Restrictive covenants for this subdivision are recorded in the Roane County, Courthouse (Deed Book N22, Page 569, as amended in Deed Book N22, Page 821).
11. Drainage & utilities easements shall be 5' on each side of all rear & side lot lines & 10' on the inside of all front lot lines except as otherwise shown hereon.
12. All corners, bends, PCs & PTs have set 1/2" diameter rebar unless otherwise stated.
13. Lot 96 has been eliminated from this section 6.

Utilities

Gas - Oak Ridge Utility
Phone - Bellsouth
Electric - Rockwood Utility
Sewer - City of Kingston
Cable - Comcast Comm.
Water - City of Kingston

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	131.34'	70.12'	69.29'	S36°10'21"W	30°35'20"
C2	91.34'	77.02'	74.76'	S26°02'51"W	48°18'48"
C3	26.31'	55.61'	45.82'	N69°14'55"W	121°06'25"
C4	131.34'	43.53'	43.33'	S11°23'04"W	18°59'14"
C5	137.68'	112.78'	109.65'	S23°57'37"E	46°55'54"
C6	137.68'	45.60'	45.39'	S56°54'50"E	18°58'32"
C7	177.68'	204.39'	193.31'	S33°26'53"E	65°54'26"
C8	362.13'	85.43'	85.23'	N46°19'06"W	13°31'00"
C9	362.13'	147.64'	146.35'	N52°41'23"W	26°15'33"
C10	362.13'	80.54'	80.37'	N59°26'53"W	12°44'33"
C11	153.13'	73.94'	73.23'	N18°42'35"W	27°40'00"
C12	193.13'	108.75'	107.32'	N21°00'29"W	32°15'47"
C13	479.69'	155.86'	155.18'	N02°48'52"E	18°37'00"
C14	479.69'	180.84'	179.57'	N00°20'25"E	23°33'56"
C15	68.16'	40.37'	39.79'	S11°51'17"E	33°56'23"
C16	68.16'	20.37'	20.30'	S37°23'15"E	17°07'32"
C17	50.00'	64.58'	60.18'	N17°03'20"W	73°59'57"
C18	50.00'	44.67'	43.20'	N45°32'22"E	51°11'28"
C19	50.00'	44.73'	46.82'	S80°56'46"E	55°50'16"
C20	50.00'	53.06'	50.60'	S22°37'40"E	60°47'56"
C21	50.00'	58.07'	57.88'	S32°23'37"E	16°23'13"
C22	203.05'	202.83'	194.38'	N32°24'02"W	57°39'28"
C23	1004.82'	175.89'	175.66'	N49°44'48"E	10°01'45"
C24	146.95'	111.00'	108.38'	S18°52'05"E	43°16'51"
C25	296.32'	131.67'	130.59'	N34°50'29"W	25°27'33"
C26	153.13'	12.29'	12.28'	S13°28'29"E	04°35'48"
C27	321.07'	93.48'	93.15'	S15°33'05"E	16°40'55"
C28	361.07'	78.95'	78.80'	S07°12'38"E	12°31'44"
C29	361.07'	26.17'	26.17'	N16°32'55"W	04°09'11"
C30	479.69'	126.93'	126.56'	S10°14'27"W	15°09'39"
C31	479.69'	78.37'	78.26'	N16°32'55"W	10°12'43"
C32	203.05'	53.85'	53.69'	S16°36'10"E	15°11'42"

PLAN

SCALE: 1" = 100'

The lots shown hereon are designated as residential "A" lots, as defined in the Amended and Restated Declaration of Easements, Covenants, Conditions, Restrictions and Owner's Association for Ladd Landing as recorded in the Register's Office of Roane County, Tennessee (DB N22, PG 569, as amended in DB N22, PG 821).

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N01°17'24"W	309.06'	L25	S63°43'16"E	156.99'
L2	S01°17'24"E	157.08'	L26	S47°01'09"E	170.21'
L3	S01°17'24"E	117.82'	L27	S63°11'12"E	155.60'
L4	S01°17'24"E	35.83'	L28	S63°31'36"W	14.56'
L5	N64°50'19"W	152.30'	L29	N57°37'24"W	108.07'
L6	S64°50'19"E	107.90'	L30	N24°19'56"W	125.84'
L7	S64°50'19"E	44.00'	L31	N60°46'43"W	141.66'
L8	S11°13'17"W	149.21'	L32	S73°55'57"E	117.76'
L9	S11°13'17"W	18.94'	L33	S69°12'12"E	90.35'
L10	N11°13'17"E	264.78'	L34	N02°31'12"E	331.23'
L11	S11°13'17"E	206.80'	L35	N08°21'12"W	58.66'
L12	S22°15'49"E	190.06'	L36	N59°27'12"E	303.53'
L13	N22°15'49"E	173.74'	L37	N59°27'12"E	175.50'
L14	S22°15'49"E	107.83'	L38	N37°07'40"E	58.53'
L15	S67°44'11"W	105.70'	L39	N37°07'40"E	58.53'
L16	N82°35'16"W	62.33'	L40	N05°10'51"W	58.64'
L17	N07°29'15"E	8.36'	L41	S05°10'51"E	58.66'
L18	S39°39'19"E	96.25'	L42	N05°10'51"W	132.82'
L19	S53°37'05"E	62.17'	L43	N21°46'08"E	73.98'
L20	S62°36'54"E	113.18'	L44	S21°46'08"E	44.78'
L21	S68°37'44"E	224.75'	L45	N11°13'17"E	11.08'

Map Legend

⊙	Set 1/2" Rebar
○	Found 5/8" Rebar
⊗	Found 1/2" Rebar
●	Inaccessible Corner
⊠	U.S.T.V.A. Concrete Mon.
▲	U.S.T.V.A. Angle Iron 47-45

CARTER LAND SURVEYING

Richard D. Carter
Richard D. Carter - Tenn. Reg. No. 1981
P.O. Box 851, Kingston, TN, 37763-0851
Phone: (865)-590-2201
Toll Free: 1-888-757-0711
Email: TNRLS1981@AOL.COM

Re-Plat of Lots 77-96, Section 6

Ladd Landing @ Kingston
PC-B, SL 195, (2) - PC-B, SL 196, (1 & 2)
Northbridge Close & Ladd Landing Boulevard
City of Kingston, Third Civil District
Roane County, Tennessee

Owner/Developer

Ladd Landing, LLC
1000 Waterford Place
Kingston, TN, 37763
Phone: (865)-376-3444

Final Plat For The City of Kingston's Regional Planning Commission

Drawn By:	Sheet 1 of 3	Date	Description
Checked By: RDC	Date: June 16th, 2003	2	
Drawing No.: 550-02-7-R2	Zone: C-4	3	
		4	