

Owner's Certification

I/We, the undersigned owner/s of the property shown hereon, do hereby adopt this plat and certify that I/we have caused a survey to be made of the property and the right-of-way as shown to the public use power and certify that there are no encumbrances on the property dedicated.

Canyons LLC  
9217 Dayton Pike  
Soddy Daisy, TN 37379  
(423) 322-0058

ENGINEERS CERTIFICATION

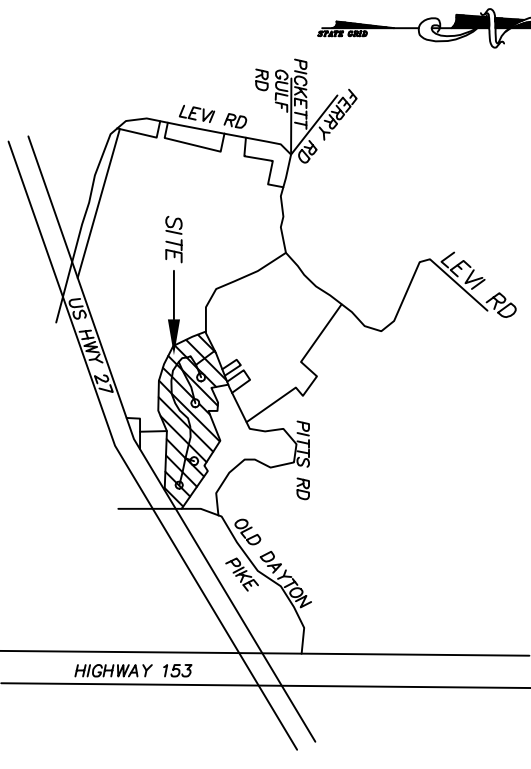
I certify that I have reviewed or designed the sanitary sewers lines as shown on this plat and that the design meets proper engineering criteria.

MAP Engineers  
Michael A. Price  
7360 Applegate Lane  
Chattanooga, Tennessee 37421

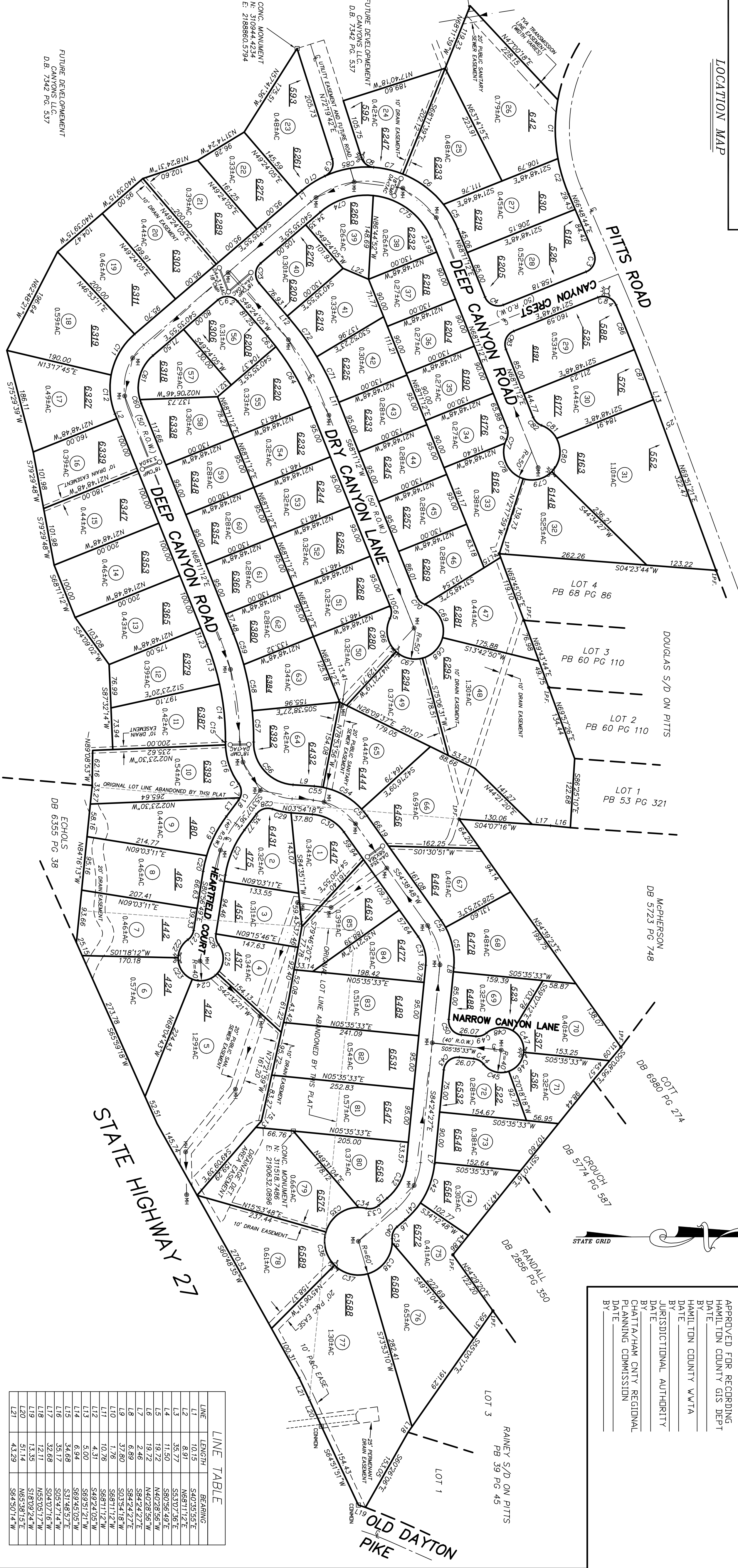
Surveyor's Certification

I certify that I have surveyed the property shown hereon, that the survey was made in accordance with the knowledge and belief of the surveyor and that the entire or a portion of the land surveyed exceeds 1/10,000. This is a Category "I" Survey.

David Mathews PL#747



LOCATION MAP



GENERAL NOTES

- 1. Zoned : A-1 P.U.D.
- 2. Acres subdivided : 42.7±Ac
- 3. This plat subdivides deed : 7342-537
- 4. Water supply : Soddy Daisy Felling Water Utility District
- 5. This subdivision has been developed according to the design standards of the Hamilton County Subdivision Regulations.
- 6. Minimum depth of 24 inches when located within 10 feet of property corners.
- 7. Tax Map No. 81-78, 80, & 85 (Part of)
- 8. The owners of lots 5, 78, and 79 are responsible to maintain drainage detention area and drainage detention areas on their lots.
- 9. The only minimum building setbacks required are a minimum of 25' from the outer boundary of the P.U.D.
- 10. From road right-of-ways and 10' between free standing buildings. Other than that, no minimum building setbacks are required.
- 11. Public sanitary sewer is available by HWPFA.
- 12. The government of Hamilton County is not responsible to construct or maintain drainage easements, drainage detention area easements, private road, or any ground, facility, building or any thing else on any community lot.
- 13. Only detached single lot.
- 14. There is a 10' Power and Communications easements along the road frontage of all lots.

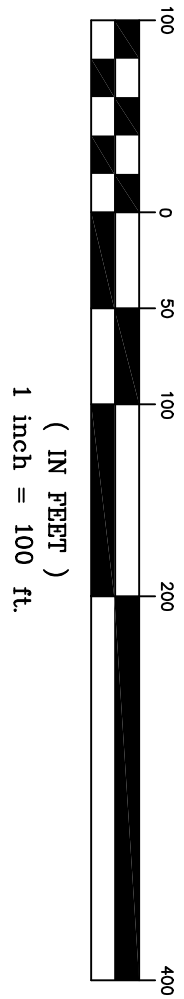
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	104.63	293.00	52.88	202°27'43"
C2	65.99	293.00	33.13	175°41'37"
C3	39.87	25.00	28.01	91°22'28"
C4	39.27	25.00	28.01	90°00'00"
C5	60.24	175.00	25.90	163°44'47"
C6	53.15	175.00	28.78	159°48'14"
C7	53.15	175.00	28.78	159°48'14"
C8	29.64	25.00	16.84	67°55'27"
C9	36.16	25.00	24.28	82°52'05"
C10	85.35	175.00	34.41	157°47'42"
C11	85.35	175.00	34.41	157°47'42"
C12	70.02	125.00	35.95	132°55'40"
C13	70.02	125.00	35.95	132°55'40"
C14	103.90	450.00	51.72	233°13'19"
C15	53.57	125.00	38.92	133°50'19"
C16	73.82	125.00	2.79	67°55'27"
C17	26.44	25.00	2.62	11°37'05"
C18	5.21	25.00	3.61	202°43'43"
C19	78.38	250.00	39.61	172°43'40"
C20	78.38	250.00	39.61	172°43'40"
C21	78.38	250.00	39.61	172°43'40"
C22	37.65	40.00	20.35	83°56'12"
C23	48.44	40.00	27.69	69°22'55"
C24	48.44	40.00	27.69	69°22'55"
C25	55.62	40.00	33.37	79°40'23"
C26	20.15	25.00	10.66	46°11'13"
C27	67.40	160.00	44.38	174°49'13"
C28	51.65	25.00	16.34	173°32'33"

C29	33.84	125.00	17.02	159°07'07"
C30	66.42	75.00	35.57	50°44'35"
C31	53.60	75.00	28.00	40°56'45"
C32	75.99	98.99	39.92	43°55'31"
C33	23.55	25.00	12.73	53°58'05"
C34	13.83	60.00	7.00	131°18'19"
C35	72.79	60.00	43.45	74°17'01"
C36	64.38	60.00	35.35	61°00'14"
C37	64.38	60.00	35.35	61°00'14"
C38	74.65	60.00	43.03	71°17'20"
C39	7.39	60.00	3.69	7°52'52"
C40	23.55	25.00	12.73	53°58'05"
C41	39.80	148.99	20.02	157°47'42"
C42	74.42	148.99	38.01	283°17'15"
C43	74.42	148.99	38.01	283°17'15"
C44	20.15	25.00	10.66	90°00'00"
C45	49.80	40.00	28.78	71°28'28"
C46	45.18	40.00	25.34	64°42'45"
C47	45.18	40.00	25.34	64°42'45"
C48	49.80	40.00	28.78	71°28'28"
C49	20.15	25.00	10.66	46°11'13"
C50	74.42	148.99	38.01	283°17'15"
C51	74.42	148.99	38.01	283°17'15"
C52	14.85	125.00	7.43	64°48'18"
C53	15.09	125.00	7.55	63°45'57"
C54	79.91	125.00	41.38	36°37'47"
C55	15.70	125.00	7.86	7°11'46"
C56	113.65	75.00	70.95	86°46'12"
C57	85.35	500.00	41.81	62°12'57"
C58	57.65	500.00	28.85	63°46'07"

C59	7.05	75.00	3.53	52°31'17"
C60	66.42	75.00	48.54	63°43'15"
C61	39.27	25.00	25.00	90°00'00"
C62	23.77	450.00	62.28	15°45'34"
C63	123.77	25.00	11.18	48°11'23"
C64	21.03	25.00	37.49	73°43'55"
C65	64.34	50.00	31.48	62°21'12"
C66	64.34	50.00	31.48	62°21'12"
C67	64.34	50.00	31.48	62°21'12"
C68	64.34	50.00	31.48	62°21'12"
C69	64.34	50.00	31.48	62°21'12"
C70	21.03	25.00	37.49	73°43'55"
C71	79.06	500.00	39.61	90°33'36"
C72	84.87	500.00	42.54	94°33'36"
C73	39.27	25.00	25.00	90°00'00"
C74	136.05	125.00	75.84	62°21'12"
C75	21.03	25.00	37.49	73°43'55"
C76	21.03	25.00	37.49	73°43'55"
C77	7.61	50.00	3.81	84°32'23"
C78	78.58	50.00	50.04	90°02'50"
C79	55.01	50.00	30.66	63°01'56"
C80	63.61	50.00	36.83	77°53'47"
C81	37.03	25.00	11.18	48°11'23"
C82	37.03	25.00	11.18	48°11'23"
C83	39.27	25.00	25.00	90°00'00"
C84	38.78	25.00	45.82	86°53'13"
C85	89.21	175.00	42.75	29°17'31"
C86	65.49	3614.39	45.07	175°31'17"
C87	90.01	3614.39	45.07	175°31'17"

GRAPHIC SCALE



FINAL PLANNED UNIT DEVELOPMENT

THE CANYONS

PHASE 1  
LOTS 1 THRU 85

HAMILTON COUNTY, TENNESSEE

Date: 4-18-2006	Drawn: RCM/BOON	Comp:
Scale: 1"=100'	Checked: DLM	Job#: 04-258

Owner's Certification

I/We, the undersigned owner/s of the property shown hereon, do hereby certify that the design of the sanitary lines as shown on this plat and that the design meets right-of-way as shown to the public use forever and certify that there are no encumbrances on the property dedicated.

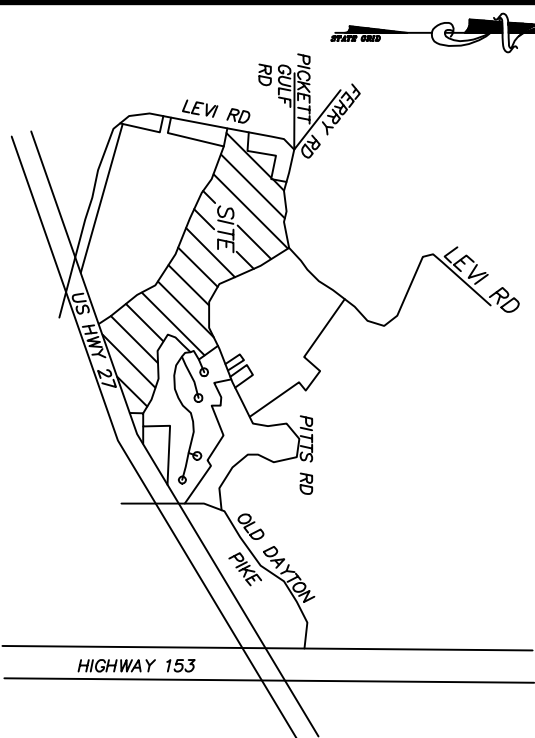
ENGINEERS CERTIFICATION

I certify that I have reviewed or designed the sanitary lines as shown on this plat and that the design meets proper engineering criteria.

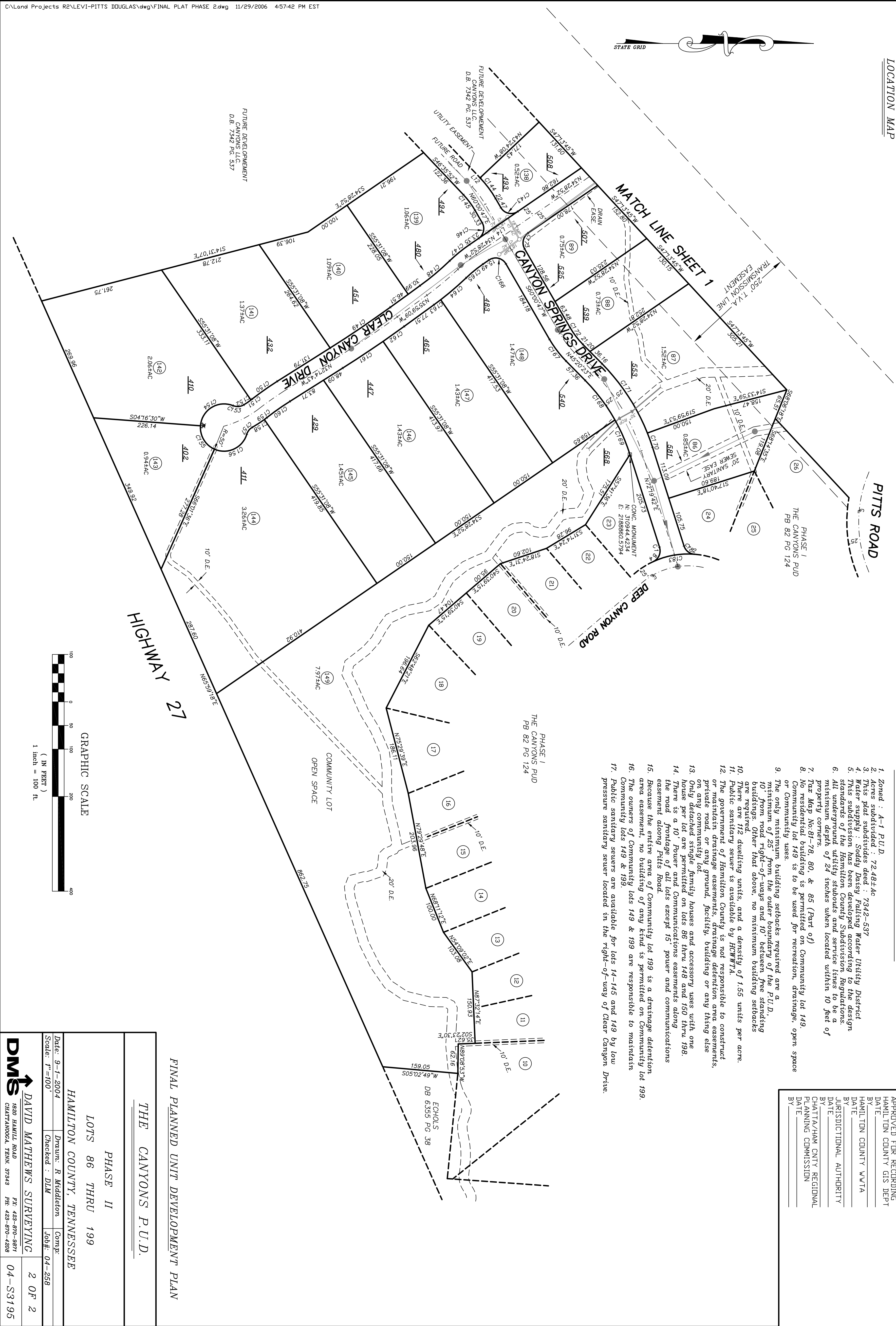
Canyons LLC  
5217 Dayton Pike  
Soddy Daisy, TN 37379  
(423) 322-0058

MAP Engineers  
Michael A. Price  
738 Applefield Lane  
Chattanooga, Tennessee 37421

LOCATION MAP



C:\Land Projects R2\LEVI-PITTS DOUGLAS\dwg\FINAL PLAT PHASE 2.dwg 11/29/2006 4:57:42 PM EST



GENERAL NOTES

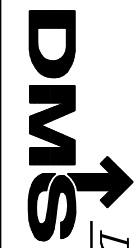
1. Zoned : A-1 P.U.D.
2. Acres subdivided : 72.48± ac
3. This subdivision is located in the Hamilton County Utility District
4. Water supply : Soddy Daisy Public Water Utility District
5. This subdivision has been developed according to the design standards of the Hamilton County Subdivision Regulations
6. All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners
7. Tax Map No. 81-78, 80, & 85 (Part of)
8. No residential building is permitted on Community lot 149.
9. The only minimum building setbacks required are a minimum of 25' from the outer boundary of the P.U.D.
10. From road right-of-ways and 10' between free standing buildings. Other than above, no minimum building setbacks are required.
11. There are 112 dwelling units, and a density of 1.55 units per acre.
12. Public sanitary sewer is available by HCA/MTA.
13. The government of Hamilton County is not responsible to construct or maintain drainage easements, drainage detention area easements, or any community lot.
14. Only detached single family houses and accessory uses with one house per lot are permitted on lots 86 thru 148 and 150 thru 198.
15. There is a 10' Power and Communications easements along the road frontage of all lots except 15' power and communications easement along Pitts Road.
16. Because the entire area of Community lot 199 is a drainage detention area easement, no building of any kind is permitted on Community lot 199.
17. The owners of Community lots 149 & 199 are responsible to maintain Community lots 149 & 199.
18. Public sanitary sewers are available for lots 14-145 and 149 by low pressure sanitary sewer located in the right-of-way of Clear Canyon Drive.

David Mathews PL#747

**Surveyor's Certification**  
I certify that I have surveyed the property shown hereon, that the same is being shown to the public use forever and that the survey exceeds 1/10,000. This is a Category "I" Survey.

APPROVED FOR RECORDING  
HAMILTON COUNTY GIS DEPT  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
HAMILTON COUNTY W/TA  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
JURISDICTIONAL AUTHORITY  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
CHATT/HAM CNTY REGIONAL  
PLANNING COMMISSION  
DATE \_\_\_\_\_  
BY \_\_\_\_\_

FINAL PLANNED UNIT DEVELOPMENT PLAN			
THE CANYONS P.U.D.			
PHASE II			
LOTS 86 THRU 199			
HAMILTON COUNTY, TENNESSEE			
Date: 9-1-2004	Drawn: R Middleton	Comp:	
Scale: 1"=100'	Checked: DLM	Job#: 04-258	
DAVID MATTHEWS SURVEYING			2 OF 2
1880 HAMILTON ROAD			FX: 423-870-9871
CHATTANOOGA, TENN. 37343			PH: 423-870-4288





Owner's Certification

I/We, the undersigned owner/s of the property shown hereon, the hereby adopt this plat and certify the true and correct contents of this plat and certify the true and correct right-of-way as shown to the public use former and certify that there are no encumbrances on the property dedicated.

Canyons LLC  
9327 Dayton Pike  
Soddy Daisy, TN 37379  
(423) 322-0058

ENGINEERS CERTIFICATION

I certify that I have reviewed or designed the sanitary sewers lines as shown on this plat and that the design meets proper engineering criteria.

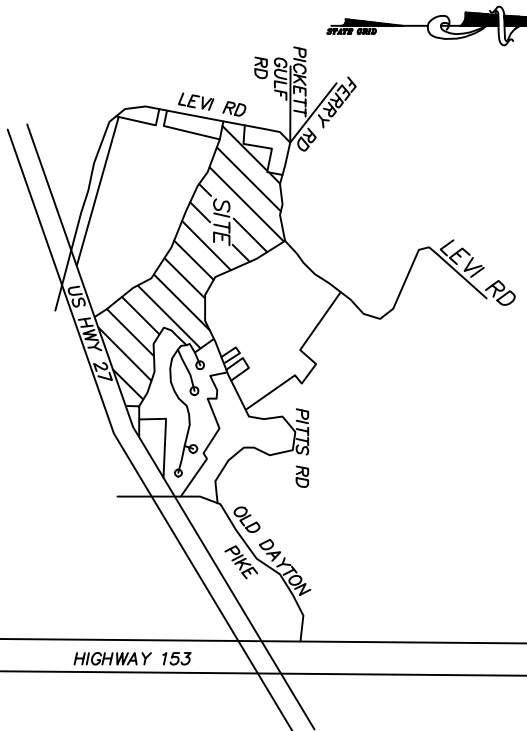
MAP Engineers  
Michael A. Price  
7380 Applegate Lane  
Chattanooga, Tennessee 37421

Surveyor's Certification

I certify that I have surveyed the property shown hereon, that the survey is in accordance with the standards and brief of the Tennessee State Surveyor, and that the horizontal survey exceeds 1/10,000. This is a Category "I" Survey.

David Matthews PL#747

LOCATION MAP



C:\Land Projects R\LEVI-PITTS DOUGLAS.dwg\FINAL PLAT PHASE 2.dwg 11/29/2006 4:57:42 PM EST

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	38.72	770.22	19.36	232.49°
C2	38.69	25.00	22.78	64.4036°
C3	38.69	175.00	28.96	19.1113°
C4	38.69	175.00	28.96	19.1113°
C5	38.69	25.00	22.78	64.4036°
C6	20.08	125.00	10.06	9.1218°
C7	71.82	125.00	36.93	32.5507°
C8	53.08	125.00	26.94	24.1944°
C9	18.42	125.00	9.23	8.7621°
C10	73.40	125.00	32.78	33.3936°
C11	42.65	125.00	22.11	15.3258°
C12	33.92	125.00	17.07	11.5325°
C13	71.82	125.00	36.93	32.5507°
C14	59.39	125.00	30.26	27.3174°
C15	37.36	25.00	23.15	65.3641°
C16	20.15	25.00	10.66	46.1113°
C17	42.91	40.00	23.78	61.7242°
C18	42.91	40.00	23.78	61.7242°
C19	42.65	40.00	22.11	15.3258°
C20	51.94	40.00	30.36	24.2403°
C21	20.15	25.00	10.66	46.1113°
C22	41.18	25.00	26.99	94.2319°
C23	72.68	400.37	36.44	10.2403°
C24	38.63	39.97	28.96	92.3105°
C25	38.63	39.97	28.96	92.3105°
C26	38.27	25.00	25.00	90.0000°
C27	6.17	486.20	3.09	0.3439°
C28	84.52	486.20	42.37	9.5735°
C29	84.88	486.20	42.55	10.0008°
C30	90.52	486.20	45.39	10.4603°
C31	38.10	486.20	19.06	4.9322°
C32	38.10	486.20	19.06	4.9322°
C33	42.65	125.00	22.11	15.3258°
C34	9.03	649.94	4.51	0.34745°
C35	104.01	649.94	52.11	9.1702°
C36	68.68	649.94	34.37	6.0317°
C37	39.63	25.00	25.37	90.5003°
C38	38.13	25.00	22.04	8.2482°
C39	18.42	125.00	9.23	8.7621°
C40	18.42	125.00	9.23	8.7621°
C41	5.03	649.94	2.51	0.2635°
C42	53.51	649.94	26.77	4.7248°
C43	37.54	25.00	23.33	65.0242°
C44	63.02	225.00	31.72	16.0248°
C45	3.88	225.00	1.94	0.5915°

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C46	52.15	225.00	28.73	14.3111°
C47	76.87	225.00	38.81	19.3432°
C48	11.79	225.00	6.39	3.1521°
C49	1.10	125.00	0.55	0.2012°
C50	131.92	125.00	72.58	60.7102°
C51	88.45	75.00	54.19	88.0636°
C52	146.64	283.00	75.96	28.0358°
C53	123.15	293.00	62.50	24.0457°
C54	32.95	293.00	19.36	7.53121°
C55	20.76	125.00	10.40	9.3058°
C56	20.76	125.00	10.40	9.3058°
C57	67.48	125.00	34.59	30.5555°
C58	68.99	75.00	58.13	69.2709°
C59	42.91	40.00	23.78	61.7242°
C60	52.12	125.00	26.44	15.3258°
C61	39.69	125.00	20.02	18.1141°
C62	99.08	75.00	58.27	75.4119°
C63	39.27	25.00	25.00	90.0000°
C64	47.46	324.11	23.77	8.3374°
C65	106.81	324.11	53.89	18.8251°
C66	68.99	75.00	58.13	69.2709°
C67	21.30	324.11	10.66	3.4557°
C68	55.12	125.00	28.02	25.1555°
C69	44.14	125.00	22.50	20.1402°
C70	39.27	25.00	25.00	90.0000°
C71	20.15	25.00	10.66	46.1113°
C72	32.24	40.00	17.06	46.1113°
C73	44.89	40.00	23.09	60.0000°
C74	41.89	40.00	23.09	60.0000°
C75	32.24	40.00	17.06	46.1113°
C76	32.24	40.00	17.06	46.1113°
C77	20.15	25.00	10.66	46.1113°
C78	39.27	25.00	25.00	90.0000°
C79	81.24	125.00	42.11	37.4141°
C80	81.24	125.00	42.11	37.4141°
C81	62.52	125.00	31.53	10.2048°
C82	55.05	395.00	47.26	13.4714°
C83	5.32	129.70	2.66	2.7106°
C84	33.14	129.70	16.66	14.5829°
C85	43.46	25.00	29.56	99.3539°
C86	27.79	175.00	13.92	9.9553°

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C87	38.63	175.00	19.36	12.3843°
C88	47.43	25.00	34.65	108.9132°
C89	10.53	175.00	5.26	3.3122°
C90	79.65	445.00	39.93	11.0158°
C91	90.15	445.00	45.23	11.3628°
C92	82.29	75.00	33.07	47.3459°
C93	59.56	75.00	31.45	45.2957°
C94	13.00	374.11	6.50	1.7928°
C95	90.22	374.11	45.33	13.9402°
C96	52.72	374.11	26.82	6.2218°
C97	41.60	374.11	20.82	6.2218°
C98	35.27	25.00	25.00	90.0000°
C99	92.79	350.37	46.37	15.1026°
C100	92.79	350.37	46.37	15.1026°
C101	92.79	350.37	46.37	15.1026°
C102	92.79	350.37	46.37	15.1026°
C103	92.79	350.37	46.37	15.1026°
C104	92.79	350.37	46.37	15.1026°
C105	92.79	350.37	46.37	15.1026°
C106	92.79	350.37	46.37	15.1026°
C107	92.79	350.37	46.37	15.1026°
C108	92.79	350.37	46.37	15.1026°
C109	92.79	350.37	46.37	15.1026°
C110	92.79	350.37	46.37	15.1026°
C111	92.79	350.37	46.37	15.1026°
C112	92.79	350.37	46.37	15.1026°
C113	92.79	350.37	46.37	15.1026°
C114	92.79	350.37	46.37	15.1026°
C115	92.79	350.37	46.37	15.1026°
C116	92.79	350.37	46.37	15.1026°
C117	92.79	350.37	46.37	15.1026°
C118	92.79	350.37	46.37	15.1026°
C119	92.79	350.37	46.37	15.1026°
C120	92.79	350.37	46.37	15.1026°
C121	92.79	350.37	46.37	15.1026°
C122	92.79	350.37	46.37	15.1026°
C123	92.79	350.37	46.37	15.1026°



LINE	LENGTH	RADIUS	TANGENT	DELTA
L1	14.89	570.2488°		
L2	15.95	589.2016°		
L3	12.88	589.2016°		
L4	2.00	170.2420°		
L5	4.23	589.2016°		
L6	12.26	589.2016°		
L7	33.08	589.2016°		
L8	6.24	170.2420°		
L9	8.25	170.2420°		
L10	9.35	170.2420°		
L11	3.98	170.2420°		
L12	1.79	170.2420°		
L13	5.32	518.0650°		
L14	100.31	184.2852°		

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C124	50.07	150.00	28.27	180.728°
C125	35.58	150.00	17.87	133.590°
C126	108.77	620.22	54.53	10.0254°
C127	97.23	616.20	48.72	9.0226°
C128	91.52	616.20	45.86	8.10348°
C129	44.92	400.00	22.48	6.28102°
C130	93.64	400.00	47.14	13.2930°
C131	59.53	400.00	29.82	8.3138°
C132	14.21	255.00	7.11	3.1134°
C133	61.94	255.00	31.12	13.5459°
C134	46.83	255.00	24.74	11.0508°
C135	51.07	255.00	25.62	11.2532°
C136	73.74	237.50	37.17	17.4722°
C137	60.06	237.50	30.19	14.2925°
C138	7.69	237.50	3.85	1.5123°
C139	65.46	237.50	32.84	15.4729°
C140	73.13	237.50	36.86	17.9838°
C141	52.68	225.00	26.46	13.2435°
C142	40.97	175.00	20.59	13.2435°
C143	37.37	25.00	23.11	85.9022°
C144	54.01	327.70	27.06	9.2633°
C145	81.80	580.47	40.97	7.2616°
C146	153.53	235.73	78.79	33.4726°
C147	93.49	186.72	1.71	53.3326°
C148	181.77	186.72	9.09	5.3423°
C149	23.56	25.00	12.74	5.3593°
C150	94.43	50.00	69.09	108.1249°
C151	61.35	50.00	35.21	70.1806°
C152	85.10	50.00	57.03	97.9107°
C153	30.24	236.77	15.13	4.18142°
C154	45.97	649.94	25.54	6.2108°
C155	41.23	25.00	22.04	94.2938°
C156	57.62	225.00	28.97	14.4024°
C157	105.03	391.71	52.83	15.7145°
C158	79.48	391.71	52.83	15.7145°
C159	31.92	441.71	15.97	4.0824°
C160	176.51	441.71	88.26	22.9055°
C161	37.51	25.00	23.11	85.9022°
C162	60.18	425.00	30.13	7.1532°
C163	7.50	153.40	3.65	5.3446°
C164	129.39	153.40	68.83	4.81842°
C165	20.79	515.49	10.40	2.1819°
C166	81.88	445.00	4.09	1.03115°
C167	29.64	25.00	16.84	6.75558°
C168	89.21	175.00	45.60	29.7231°
C169	36.16	25.00	22.07	82.5205°
C170	9.48	649.94	4.74	0.5911°
C171	81.96	649.94	40.05	7.1705°
C172	10.35	400.00	5.17	1.2836°

THE CANYONS P.U.D.

PHASE II

LOTS 86 THRU 199

HAMILTON COUNTY, TENNESSEE

DATE: 9-1-2004

DESIGNED BY: R. Middleton

CHECKED BY: D.M.

SCALE: 1"=100'

JOB: 04-258

1 OF 2

DAVID MATTHEWS SURVEYING

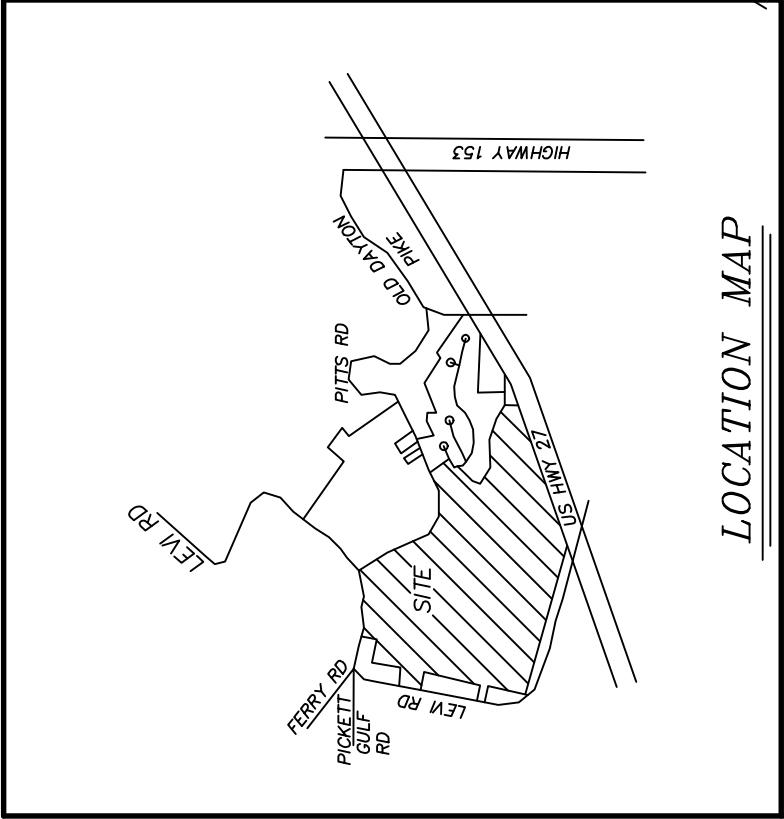
1880 HAMILTOWN

CHATTANOOGA, TENN. 37448

PH: 423-870-4208

04-S3195





LOT LINES SUBJECT TO CHANGE WITOUT NOTICE  
NOT RECORDED AT THIS TIME



GENERAL NOTES

1. Zoned : R-1
2. Acres subdivided : 69.47±AC
3. This plat subdivides deed : 7073-967
4. Water supply : Hixson Utility District
5. This subdivision has been developed according to the design of the Hixson Utility District.
6. All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
7. Tax Map No: 81-80 & 85

PRELIMINARY PLAT

THE CANYONS

PHASE III  
LOTS 199 THRU 242

HAMILTON COUNTY, TENNESSEE

Date: 2-10-2006	Drawn: R. Middleton	Comp:
Scale: 1"=100'	Checked: DLM	Job#:
DAVID MATTHEWS SURVEYING		
1820 HAMIL ROAD CHATTANOOGA, TENN. 37343		
FX: 423-970-9871 PH: 423-970-4208		
05-S3383		

STATE GRID

DAVIDAS SUBDIVISION  
PLAT BOOK 41 PAGE 195

TVA TRANSMISSION LINE  
250' EASEMENT

HIGHWAY 27

LEVE ROAD

