

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 that the right-of-way was shown to the public use power and utility that there are no encumbrances on the property dedicated.

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

ENGINEERS CERTIFICATION

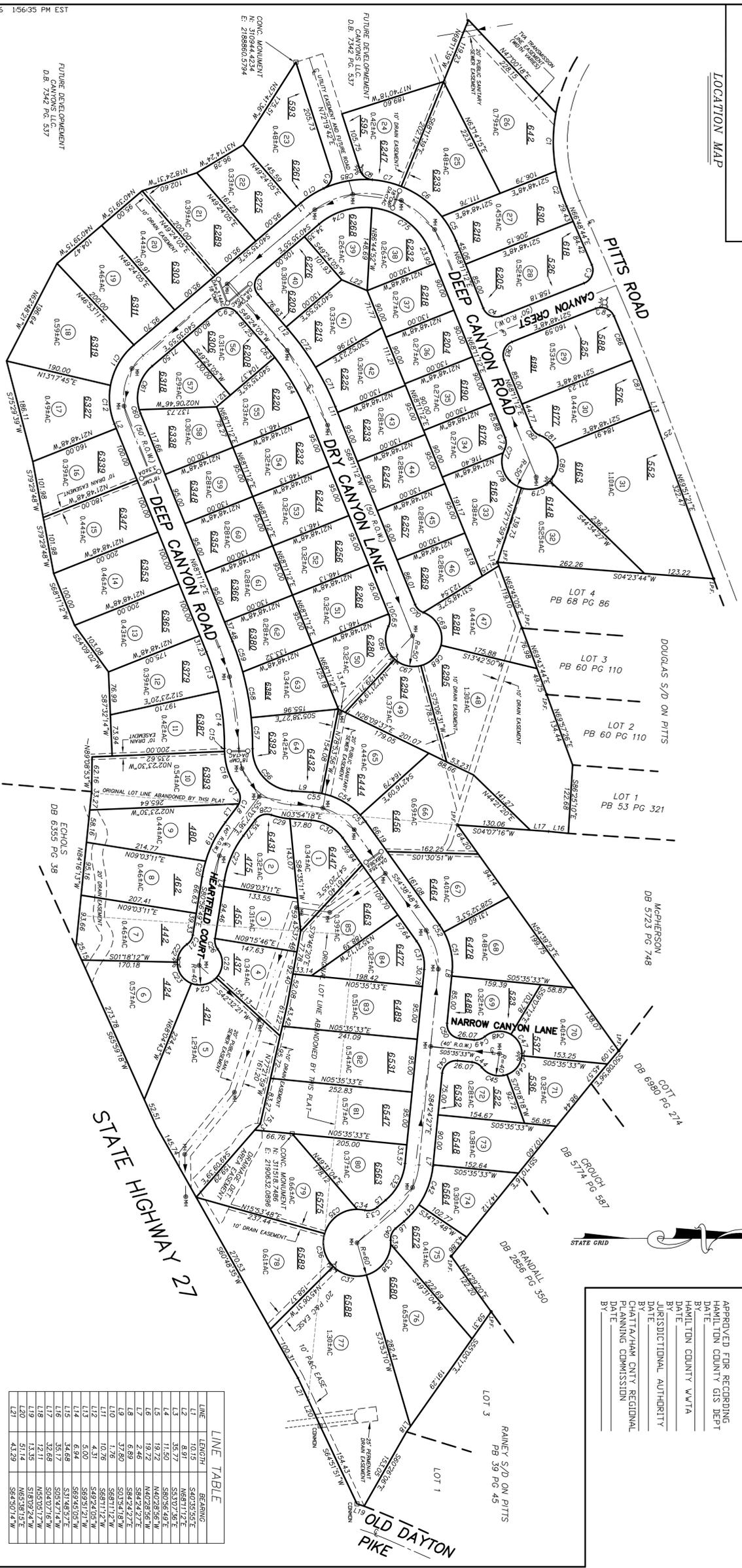
I certify that I have reviewed or designed the sanitary sewers lines as shown on this plat and that the design meets proper engineering criteria.

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 same is the same as the known and recorded plat and that the error of the measurements of the plat does not exceed 1/10,000. This is a Category "I" Survey.

David Mathews PLSR#747



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 done, no minimum building setbacks are required.
11. There are 85 dwelling units and a density of 1.91 units per acre.
12. Public sanitary sewer is available by HEMWTA.
13. 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.
14. Base per lot are permitted on lots 1 thru 85.
15. 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°27'40"
C2	65.99	293.00	33.13	125°41'3"
C3	39.87	25.00	26.61	91°22'28"
C4	39.27	25.00	25.00	90°00'00"
C5	50.24	175.00	25.50	163°44'47"
C6	48.44	175.00	20.35	158°56'12"
C7	53.15	175.00	27.69	169°22'55"
C8	29.64	25.00	16.84	62°52'05"
C9	36.16	25.00	24.28	15°47'42"
C10	85.35	175.00	44.41	39°07'12"
C11	85.35	175.00	35.95	32°52'48"
C12	70.02	125.00	31.29	32°52'48"
C13	103.00	450.00	51.79	23°31'9"
C14	5.57	125.00	2.78	23°31'9"
C15	73.82	125.00	38.02	33°50'19"
C16	26.44	25.00	2.62	60°25'27"
C17	26.44	25.00	2.62	119°7'05"
C18	5.31	25.00	0.61	20°24'43"
C19	78.39	250.00	39.61	20°24'43"
C20	78.39	250.00	10.66	172°4'30"
C21	74.48	125.00	38.39	90°00'00"
C22	37.65	40.00	20.35	64°48'18"
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	180.00	44.59	27°49'13"
C28	31.63	25.00	18.34	123°32'33"
C29	33.84	125.00	17.02	150°07'07"
C30	66.42	75.00	35.57	90°44'30"
C31	53.60	75.00	28.00	40°56'49"
C32	75.99	98.99	39.32	40°56'49"
C33	23.55	25.00	12.73	53°58'05"
C34	13.93	60.00	7.00	131°18'19"
C35	6.79	60.00	43.45	247°17'01"
C36	6.79	60.00	35.35	61°00'11"
C37	74.65	60.00	43.03	211°27'20"
C38	3.38	60.00	3.69	73°52'05"
C39	7.38	25.00	12.73	53°58'05"
C40	23.55	25.00	12.73	53°58'05"
C41	79.80	148.99	20.02	151°18'16"
C42	34.92	148.99	28.07	28°37'15"
C43	39.27	25.00	25.00	90°00'00"
C44	20.15	25.00	10.66	71°28'28"
C45	49.90	40.00	20.35	71°28'28"
C46	45.18	40.00	25.34	64°42'45"
C47	45.18	40.00	25.34	64°42'45"
C48	49.90	40.00	28.78	71°28'28"
C49	20.15	25.00	10.66	46°11'13"
C50	40.30	25.00	36.53	72°53'47"
C51	74.48	125.00	38.39	90°00'00"
C52	14.85	125.00	7.43	64°48'18"
C53	15.09	125.00	7.55	64°48'18"
C54	79.91	125.00	41.38	35°17'47"
C55	15.70	125.00	7.86	71°14'6"
C56	113.65	250.00	70.95	88°48'12"
C57	35.25	200.00	41.81	62°12'57"
C58	55.25	200.00	41.81	62°12'57"
C59	57.65	500.00	28.85	63°56'20"
C60	33.84	125.00	17.02	150°07'07"
C61	86.17	75.00	48.54	63°48'18"
C62	39.27	25.00	25.00	90°00'00"
C63	23.77	450.00	11.89	37°13'4"
C64	123.77	450.00	62.28	15°46'34"
C65	21.03	25.00	11.18	48°11'23"
C66	64.34	50.00	37.49	73°43'55"
C67	33.84	50.00	29.68	61°21'41"
C68	33.84	50.00	29.68	61°21'41"
C69	73.66	50.00	44.80	83°43'00"
C70	21.03	25.00	11.18	48°11'23"
C71	79.06	50.00	39.61	93°33'6"
C72	84.87	500.00	42.54	94°33'2"
C73	39.27	25.00	25.00	90°00'00"
C74	25.00	125.00	75.64	11°18'
C75	15.09	125.00	7.55	64°48'18"
C76	21.03	25.00	11.18	48°11'23"
C77	7.61	50.00	3.81	84°32'3"
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	36.53	72°53'47"
C81	39.27	25.00	25.00	90°00'00"
C82	31.03	25.00	11.18	48°11'23"
C83	39.27	25.00	25.00	90°00'00"
C84	38.78	25.00	24.52	88°53'13"
C85	89.21	175.00	45.60	29°17'31"
C86	65.49	3614.39	42.75	12°11'9"
C87	90.01	3614.39	45.07	12°53'7"

GRAPHIC SCALE



FINAL PLANNED UNIT DEVELOPMENT

THE CANYONS

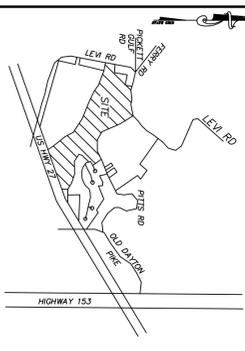
PHASE 1
 LOTS 1 THRU 85

HAMILTON COUNTY, TENNESSEE

Date: 4-13-2006
 Drawn: RCM/BOON
 Checked: DLM
 Comp: DM

DAVID MATTHEWS SURVEYING
 1880 HAMILTON ROAD
 CHATTANOOGA, TENN. 37434
 FK: 423-870-9871
 PH: 423-870-4208

04-S3103



LOCATION MAP

Owner's Certification
 I/We, the undersigned owner/s of the property shown hereon, do hereby accept this plat and certify that I/we own/are the owner/s in fee simple. I dedicate the road right-of-way as shown to the public use forever and certify that there are no encumbrances on the property dedicated.

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

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.

MAP Engineers
 Michael A. Price
 7539 Popplefield Lane
 Chattanooga, Tennessee 37421

Surveyor's Certification

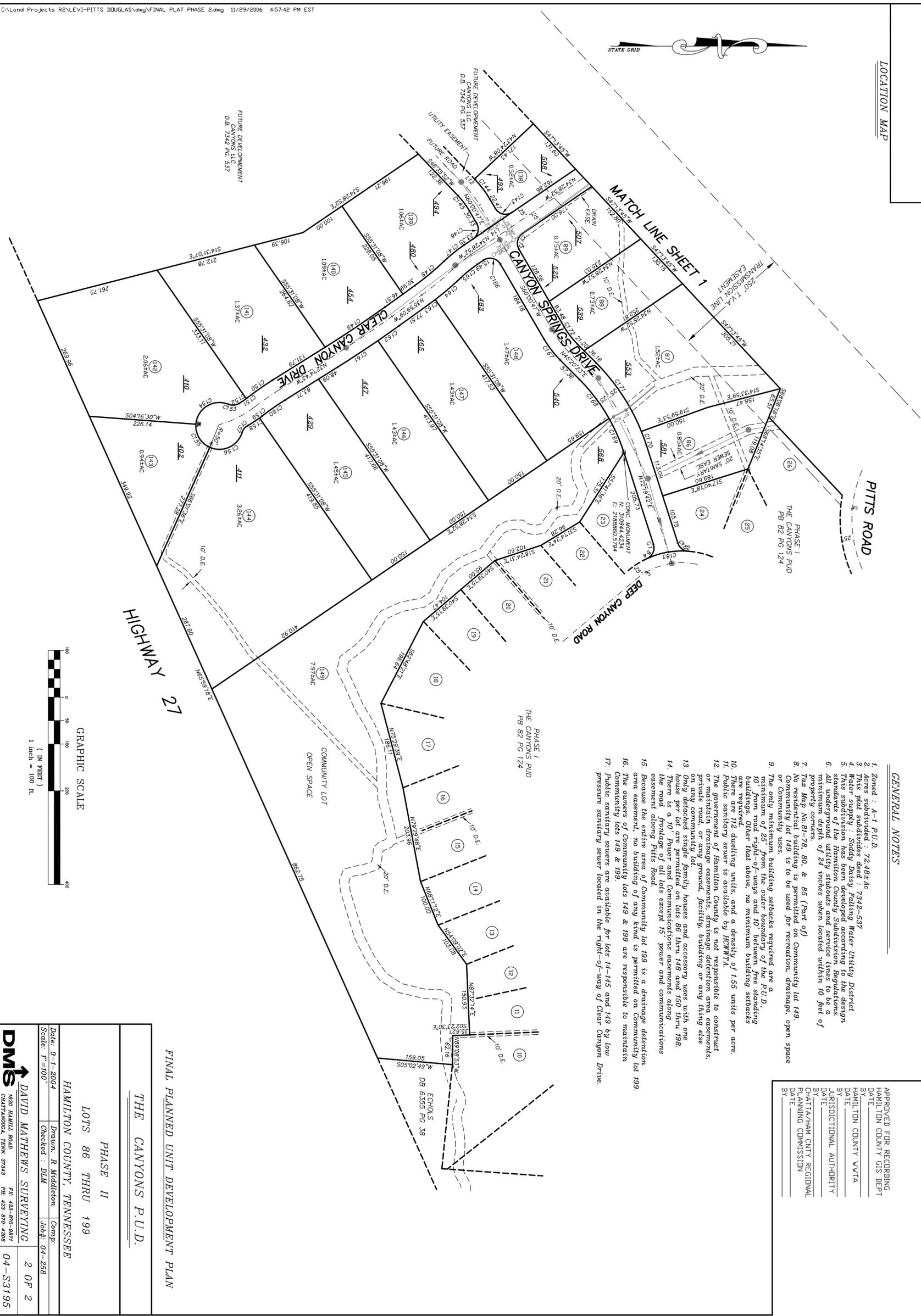
I certify that I have surveyed the property shown hereon, that the use of the land is in accordance with the plat hereof and that the error of the plat or the precision of the boundary survey exceeds 1/10,000. This is a Category "I" Survey.

David Matthews PLS#747

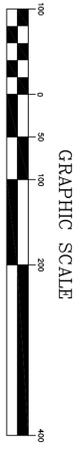
GENERAL NOTES

1. Zoned : A-1 P.U.D. 72,484.4c
2. Acres subdivided: 7342.537
3. This plat is subject to the following:
4. Water supply : Soddy Daisy Failing 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. Community lots 149 & 199 are to be used for recreation, drainage, open space or Community uses.
10. 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 HCNWTA.
13. The government of Hamilton County is not responsible to construct or maintain drainage easements, drainage detention area easements, or utility 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.

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



HIGHWAY 27



FINAL PLANNED UNIT DEVELOPMENT PLAN

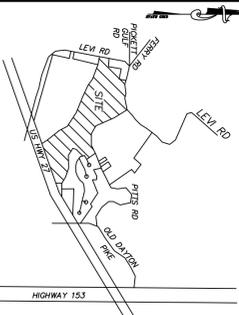
THE CANYONS P.U.D.

PHASE II

LOTS 86 THRU 199

HAMILTON COUNTY, TENNESSEE

Date: 9-1-2004	Drawn: R. Middleton	Comp: 04-258
Scale: 1"=100'	Checked: DLM	Job#: 04-258
DAVID MATTHEWS SURVEYING		
1680 HAMILTON ROAD CHATTANOOGA, TENN. 37343 PH: 423-870-4208		
FK: 423-870-9871		
2 OF 2		
04-S3195		



LOCATION MAP

Owner's Certification
 I/We, the undersigned owner/s of the property shown hereon, the survey map has been prepared and hereby certifies that the same is a true and correct copy of the original as shown to the public use foreman and certify that there are no encumbrances on the property deduced.

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

ENGINEERS CERTIFICATION
 I certify that I have prepared 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 same is a true and correct copy of the original as shown to the public use foreman and that the error of precision of the standardized survey exceeds 1/10,000. This is a Category "I" Survey.

David Matthews PLSR747



CURVE TABLE

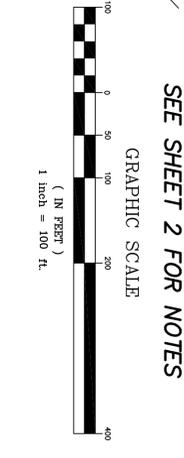
CURVE	LENGTH	RADIUS	INCENTER	DELTA
C1	38.72	770.22	19.36	252.49
C2	38.95	25.00	22.78	6440.36
C3	38.60	175.00	23.56	1911.31
C4	52.95	25.00	22.63	4026.54
C5	20.08	125.00	10.06	912.18
C6	20.08	125.00	10.06	912.18
C7	71.82	125.00	36.93	3255.07
C8	53.08	125.00	26.94	2419.44
C9	18.42	125.00	9.23	826.31
C10	23.40	125.00	9.23	3338.36
C11	43.92	125.00	22.79	1512.58
C12	33.92	125.00	17.07	1532.58
C13	71.82	125.00	36.93	3255.07
C14	59.39	125.00	30.26	2713.14
C15	37.36	25.00	23.15	6836.41
C16	20.15	25.00	10.66	6836.41
C17	42.91	40.00	23.78	6172.42
C18	42.91	40.00	23.78	6172.42
C19	42.95	40.00	23.71	6815.20
C20	51.94	40.00	30.36	7424.03
C21	20.15	25.00	10.66	4611.13
C22	41.8	25.00	26.99	9423.19
C23	22.68	400.37	36.44	10243.03
C24	38.63	35.97	29.36	9231.05
C25	39.27	25.00	37.00	3700.00
C26	19.27	25.00	10.66	1066.67
C27	6.17	486.20	3.09	6043.99
C28	84.52	486.20	42.37	957.35
C29	84.88	486.20	42.55	10300.08
C30	90.52	486.20	45.39	10460.03
C31	38.10	486.20	19.06	4392.22
C32	38.10	486.20	19.06	4392.22
C33	64.83	125.00	27.86	4111.02
C34	9.03	648.94	4.51	6347.45
C35	104.01	648.94	52.11	9707.07
C36	68.68	648.94	34.37	6731.77
C37	39.63	25.00	25.37	9050.03
C38	35.13	25.00	22.04	6248.02
C39	166.31	648.94	82.16	10202.48
C40	5.03	648.94	2.51	6261.55
C41	53.51	648.94	26.77	4727.48
C42	37.54	25.00	23.33	66702.42
C43	63.02	225.00	31.72	16202.42
C45	3.88	225.00	1.94	67593.15

CURVE TABLE

C46	52.15	225.00	26.23	14331.11
C47	76.87	225.00	38.81	19341.32
C48	12.79	225.00	6.39	3152.91
C49	1.10	125.00	0.55	6730.12
C50	131.92	125.00	72.99	6071.02
C51	88.45	125.00	44.9	8806.38
C52	88.45	125.00	44.9	8806.38
C53	146.64	293.00	75.96	2903.97
C54	123.15	293.00	62.50	2494.57
C55	32.95	25.00	19.36	7531.21
C56	20.76	25.00	10.40	9305.58
C57	67.48	125.00	34.59	3035.55
C58	68.99	125.00	34.93	6822.09
C59	68.99	125.00	34.93	6822.09
C60	52.12	125.00	26.44	2353.26
C61	39.69	125.00	20.02	1811.41
C62	99.08	125.00	58.27	7541.19
C63	39.27	25.00	23.00	90700.00
C64	47.46	324.11	23.77	8333.74
C65	106.81	324.11	53.99	1852.51
C66	32.41	324.11	16.21	1310.27
C67	21.30	324.11	10.66	3456.57
C68	55.12	125.00	28.02	2515.55
C69	44.14	125.00	22.50	2074.02
C70	44.14	125.00	22.50	2074.02
C71	39.27	25.00	23.00	90700.00
C72	20.15	25.00	10.66	4611.13
C73	32.24	40.00	17.06	4611.13
C74	32.24	40.00	17.06	4611.13
C75	41.89	40.00	23.09	6070.00
C76	32.24	40.00	17.06	4611.13
C77	20.15	25.00	10.66	4611.13
C78	39.27	25.00	23.00	90700.00
C79	81.24	125.00	42.11	3734.11
C80	81.24	125.00	42.11	3734.11
C81	62.34	125.00	31.53	10202.48
C82	55.05	395.00	47.26	2271.06
C83	5.32	129.70	2.66	2271.06
C84	43.14	129.70	16.66	14352.39
C85	43.14	129.70	16.66	14352.39
C86	27.79	175.00	13.92	9355.33

CURVE TABLE

C87	36.62	175.00	19.38	1238.43
C88	47.43	25.00	34.83	10841.32
C89	10.53	125.00	5.26	3212.21
C90	76.65	445.00	38.93	10715.16
C91	90.15	445.00	45.23	11362.28
C92	62.29	75.00	31.63	4734.56
C93	59.56	75.00	31.45	4529.57
C94	32.00	374.11	6.50	1799.29
C95	13.00	374.11	6.50	1799.29
C96	52.12	125.00	26.44	2353.26
C97	90.22	374.11	45.33	13498.02
C98	52.72	689.94	27.82	2721.8
C99	41.60	374.11	20.82	6221.8
C100	38.27	25.00	23.00	90700.00
C101	92.79	350.37	46.67	15102.28
C102	93.81	401.97	47.11	13102.27
C103	11.33	486.20	5.67	1508.42
C104	11.33	486.20	5.67	1508.42
C105	117.42	486.20	59.06	1508.42
C106	115.06	486.20	57.87	1508.42
C107	29.10	486.20	14.55	3498.19
C108	62.56	175.00	31.62	2028.58
C109	81.84	175.00	41.69	2832.43
C110	81.84	175.00	41.69	2832.43
C111	51.22	689.94	27.82	2721.8
C112	37.54	25.00	23.33	66702.42
C113	52.03	175.00	26.21	1702.04
C114	56.08	504.11	28.07	6222.27
C115	27.04	504.11	13.52	3704.23
C116	78.42	504.11	38.29	8314.10
C117	58.62	504.11	29.28	2031.28
C118	58.62	504.11	29.28	2031.28
C119	61.97	504.11	31.00	2702.13
C120	47.62	150.00	23.83	5294.46
C121	26.28	150.00	13.16	10015.2
C122	16.38	150.00	8.20	6152.1
C123	54.68	150.00	27.65	20531.2



SEE SHEET 2 FOR NOTES

GRAPHIC SCALE

LINE TABLE

LINE	1.00	582.68	582.68	0.00
L1	4.89	582.68	587.57	4.89
L2	15.95	587.57	603.52	15.95
L3	12.88	603.52	616.40	12.88
L4	2.00	616.40	618.40	2.00
L5	4.23	618.40	622.63	4.23
L6	12.26	622.63	634.89	12.26
L7	33.00	634.89	667.89	33.00
L8	33.00	667.89	700.89	33.00
L9	8.24	700.89	709.13	8.24
L10	9.55	709.13	718.68	9.55
L11	3.98	718.68	722.66	3.98
L12	1.79	722.66	724.45	1.79
L13	5.52	724.45	730.00	5.52
L14	100.31	730.00	829.31	100.31

CURVE TABLE

C124	50.07	150.00	28.27	1907.28
C125	35.58	150.00	17.87	1335.20
C126	108.77	620.22	54.53	1002.54
C127	97.23	616.20	48.72	902.26
C128	91.22	400.00	45.86	1393.48
C129	44.92	400.00	22.48	626.02
C130	93.64	400.00	47.14	1329.30
C131	59.53	400.00	29.82	831.58
C132	14.21	255.00	7.11	311.54
C133	61.94	255.00	31.12	1354.59
C134	45.83	255.00	22.91	1105.08
C135	51.07	255.00	25.62	1125.20
C136	73.74	237.50	37.17	1747.22
C137	60.06	237.50	30.19	1429.25
C138	7.69	237.50	3.85	1517.23
C139	65.46	237.50	32.94	1547.29
C140	23.13	237.50	11.56	1738.38
C141	52.68	237.50	26.46	1324.55
C142	40.97	175.00	20.58	1324.55
C143	37.37	25.00	23.11	8530.22
C144	54.01	327.70	27.08	9263.33
C145	81.80	580.47	40.97	7561.6
C146	153.33	239.73	78.79	3347.26
C147	3.46	186.27	1.71	333.26
C148	181.77	186.27	9.09	534.23
C149	23.56	25.00	12.74	534.23
C150	61.35	50.00	35.21	7078.06
C151	94.43	50.00	69.09	10872.49
C152	85.10	50.00	57.03	9793.07
C153	85.10	50.00	57.03	9793.07
C154	30.2	236.77	15.13	336.31
C155	6.65	236.77	3.33	136.31
C156	59.75	580.98	29.90	533.32
C157	101.97	2401.73	50.99	1782.28
C158	54.82	2401.73	27.41	1182.28
C159	31.92	441.71	15.97	4708.24
C160	178.15	441.71	88.26	2230.55
C161	37.21	25.00	23.11	8530.22
C162	60.18	425.00	30.13	715.32
C163	57.62	225.00	28.97	1440.24
C164	105.03	391.71	52.83	1571.45
C165	79.48	391.71	39.88	1137.34
C166	31.92	441.71	15.97	4708.24
C167	178.15	441.71	88.26	2230.55
C168	37.21	25.00	23.11	8530.22
C169	60.18	425.00	30.13	715.32
C170	57.62	225.00	28.97	1440.24
C171	105.03	391.71	52.83	1571.45
C172	79.48	391.71	39.88	1137.34
C173	31.92	441.71	15.97	4708.24
C174	178.15	441.71	88.26	2230.55
C175	37.21	25.00	23.11	8530.22
C176	60.18	425.00	30.13	715.32
C177	57.62	225.00	28.97	1440.24
C178	105.03	391.71	52.83	1571.45
C179	79.48	391.71	39.88	1137.34
C180	31.92	441.71	15.97	4708.24
C181	178.15	441.71	88.26	2230.55
C182	37.21	25.00	23.11	8530.22
C183	60.18	425.00	30.13	715.32
C184	57.62	225.00	28.97	1440.24
C185	105.03	391.71	52.83	1571.45
C186	79.48	391.71	39.88	1137.34
C187	31.92	441.71	15.97	4708.24
C188	178.15	441.71	88.26	2230.55
C189	37.21	25.00	23.11	8530.22
C190	60.18	42		

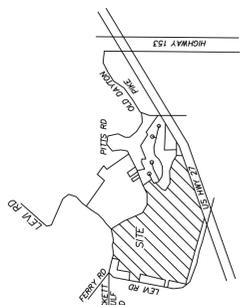
LOT LINES SUBJECT TO CHANGE WITHOUT NOTICE
NOT RECORDED AT THIS TIME



DEVIAS SUBMISSION
PLAT BOOK 47 PAGE 185

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. The water supply lines are shown on this plat. The water supply lines are shown on this plat.
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



LOCATION MAP

PRELIMINARY PLAT

THE CANYONS

PHASE III
LOTS 199 THRU 242
HAMILTON COUNTY, TENNESSEE

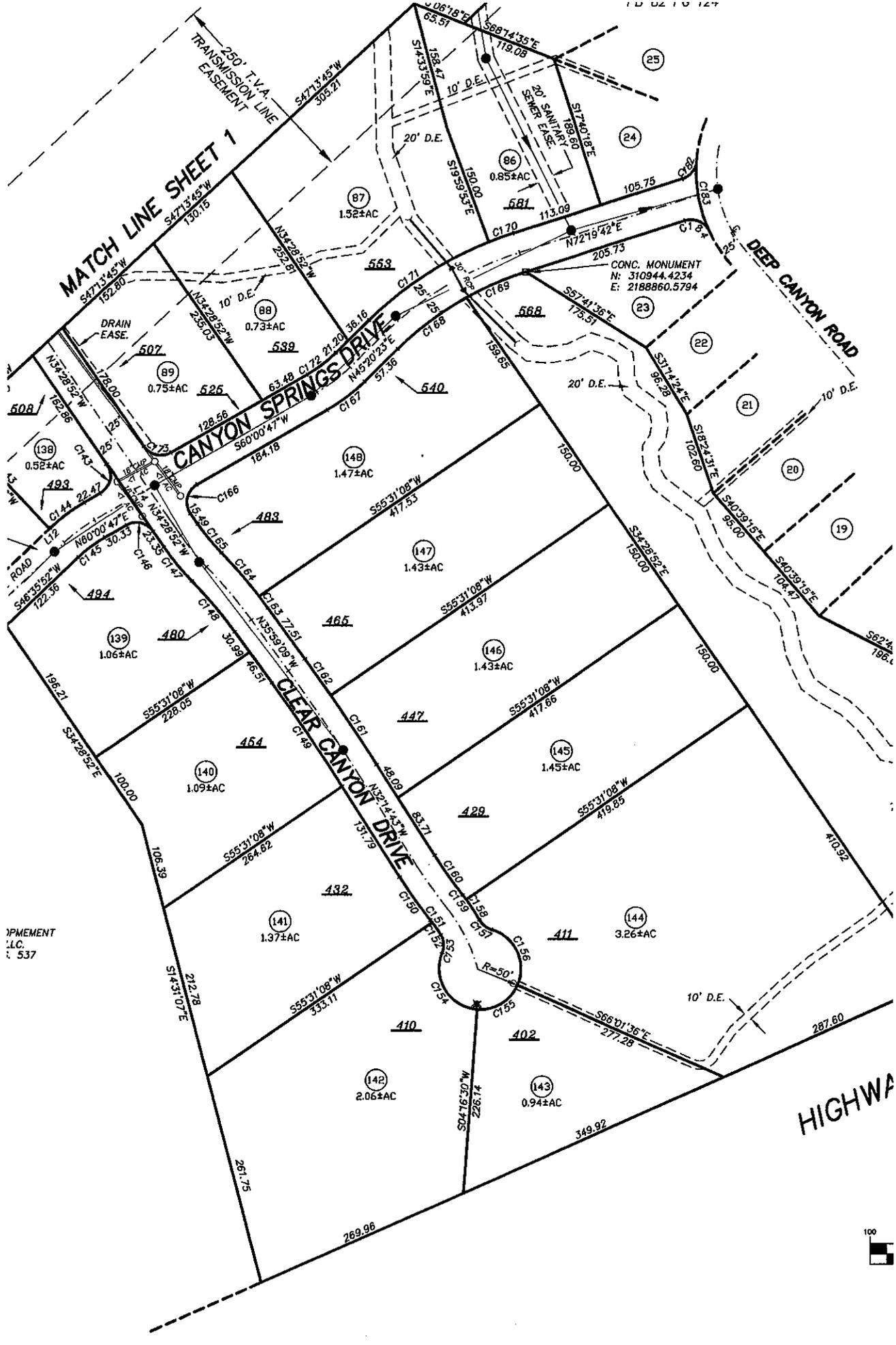
Date: 2-10-2006
Scale: 1"=100'
Drawn: R. Middleton
Checked: DLM
Comp: JBF



DAVID MATHEWS SURVEYING
1820 HAMIL ROAD
CHATTANOOGA, TENN. 37343
FX: 423-870-9871
PH: 423-870-4208
05-S3383

HIGHWAY 27

LEVE ROAD



MATCH LINE SHEET 1

250' T.V.A. EASEMENT

CONC. MONUMENT
N: 310944.4234
E: 2188860.5794

HIGHWAY

