

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I, (We), the undersigned owner(s) of the property shown hereon, hereby do 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) 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: Maverick Development Group, Inc.
Signature(s): _____ Date: _____

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 Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The bond or other security that is posted to guarantee the completion of all streets and related improvements shall also guarantee the installation of the indicated permanent reference markers and monuments, and benchmarks and property monuments upon completion of the subdivision.

Registered Land Surveyor: _____
Tennessee License No. _____ Date: _____

CERTIFICATION OF CATEGORY 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 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: _____
Tennessee License No. _____ Date: _____

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISIONS

I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public sanitary sewer system and the public sanitary sewer system was installed, or will be installed, in accordance with State and local regulations.

Knoxville Utility Board Authorized Signature _____ Date _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISIONS

I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.

Knoxville Utility Board Authorized Signature _____ Date _____

TAXES AND ASSESSMENTS

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

Knox County Truster: _____
Signed: _____ Date: _____

ZONING

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:

Zoning Shown on Official Map: _____

Date: _____ By: _____

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

The Knox County Department of Engineering and Public Works hereby approves this plat on this _____ day of _____

Engineering Director: _____

Signature: _____ Date: _____

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 ensure 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.

Signed: _____ Date: _____

Dept: _____ Title: _____

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 ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the _____ day of _____

Signed: _____ Date: _____

Dept: _____ Title: _____



PLANNING FILE #12-SB-25-F

OWNERS:
MAVERICK DEVELOPMENT GROUP INC.
3200 N HAWTHORNE STREET
CHATTANOOGA, TN 37406
(423) 991-9853

CLT MAP 072, PARCEL 262
TAYLOR M. THOMPSON, JAMIE L. THOMPSON, KATIE A. THOMPSON & JESSIE L. THOMPSON
INST. #202201240057625
ZONING "R-9 DU/AC"
ZONING "PR-9 DU/AC"
ZONING "A"
ZONING "PR 1-B DU/AC"

FINAL PLAT of STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION C

BEING LOCATED ON CLT MAP 72 AND BEING REPRESENTED AS A PORTION OF PARCEL 267 SITUATED WITHIN THE EIGHTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE WITHOUT THE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE



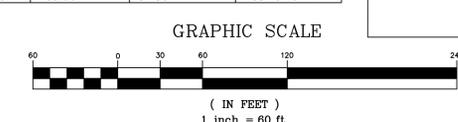
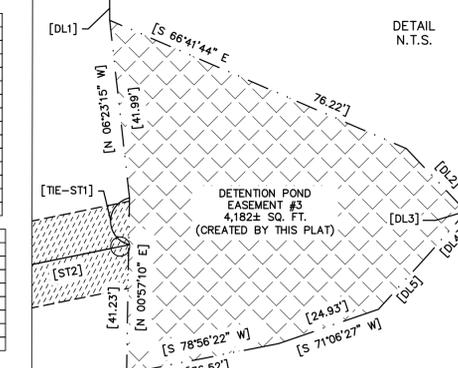
REMAINING AREA STRAWBERRY HILLS SUBDIVISION OPEN SPACE/Common Area 905,509± SQ. FT. 20.79± ACRES

SHEET 1 SHEET 3

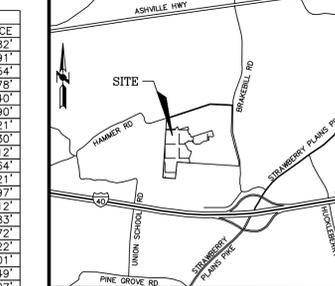
20' STORM DRAIN EASEMENT LINE TABLE with columns: LINE, BEARING, DISTANCE

15' SANITARY SEWER EASEMENT LINE TABLE with columns: LINE, BEARING, DISTANCE

15' SANITARY SEWER EASEMENT CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING



10' SWALE EASEMENT LINE TABLE with columns: LINE, BEARING, DISTANCE



PROPERTY LINE CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING

PROPERTY LINE CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING

NOTES:

- 1. PROPERTY LINE IN THE NAME OF MAVERICK DEVELOPMENT GROUP, INC. RECORDED AS INSTRUMENT #20106290106986 OF RECORD IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
2. THE PURPOSE OF THIS PLAT IS TO PLACE ON RECORD 64 RESIDENTIAL LOTS AND THE REMAINING COMMON AREA CONSISTING OF 20.79± ACRES, DEDICATE RIGHT-OF-WAY FOR BERRY BASKET DRIVE AND SUN BLOSSOM LANE.
3. 'TENNESSEE STATE PLANE' NORTH BASED ON CORRS REFERENCE STATION TN15, MAINTAINING COORDINATES OF N 560572.585, E 5135565.142. DISTANCES HAVE NOT BEEN REDUCED TO STATE PLANE DISTANCES.
4. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF CONTROL POINTS. DATA WAS OBSERVED ON THE DATE(S) 3-23-20, 4-25-20, 5-18-20, 6-15-20, 7-12-20 UTILIZING A LEICA DISTANCE MEASUREMENT SYSTEM (DMS) MULTI-FREQUENCY RECEIVER, NORTH BASED ON TMD REFERENCE STATION TN15 WITH A COMBINED SCALED FACTOR OF 0.9999910, REFERENCED TO NAD83 (2011) (EPOCH 2010), GEOID MODEL SOUTH 03. POSITIONAL QUANTITY OF OBSERVED DATA DOES NOT EXCEED 11 CM (SEE NOTE 10.02).
5. SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDINGS REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPLIANCE OF THIS SURVEY.
6. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT INDICATED AND INCLUDING BUT NOT LIMITED TO, SOLS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PRELIMINARY BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 811 (IN ONE CALL).
7. IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.
8. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X', BEING OUTSIDE THE AREA DESIGNATED AS HAVING A 1% ANNUAL CHANCE OF FLOODING. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4709320169F AND PANEL NO. 4709320170F, LAST REVISED ON 05 AUGUST 2013.
9. PROPERTY IS ZONED 'PR-9 DU/AC' (PLANNED RESIDENTIAL) REQUIRING THE FOLLOWING SETBACKS: FRONT-TWENTY (20) FEET, SIDE-FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET, REAR-FIFTEEN (15) FEET, PERIPHERY-THIRTY-FIVE (35) FEET.
10. A STANDARD UTILITY AND DRAINAGE EASEMENT SITUATED ALONG LOT LINES IN A SUBDIVISION, SHALL BE DEDICATED TO THE PUBLIC AND TO THE APPROPRIATE UTILITY AGENCIES AS FOLLOWS: THESE REQUIRED EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS).
11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 5-SB-25-C & 6-F-25-0P. HOWEVER, IT SHOULD BE NOTED THAT KNOX COUNTY ENGINEERING AND PUBLIC WORKS HAS WAIVED THE REQUIREMENT OF CONSTRUCTING A SIDEWALK FROM THE SUBJECT PROPERTY TO STRAWBERRY PLAINS PIKE AS STATED WITHIN SAID PLANNING FILES.
12. THE BARBED WIRE FENCE THAT RUNS ALONG THE WESTERLY LINE OF THE SUBJECT PROPERTY AND TAYLOR M., JAMIE L., KATIE A. AND JESSIE L. THOMPSON MEANDERS WITHIN 3.4' OF SAID LINE OVER A DISTANCE OF 730.0' FOR PHASE 3, SECTION C.
13. ALL LOTS TO HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
14. TRAVELER ACCESS TO STORMWATER DETENTION FACILITIES REPRESENTED HEREON IS GRANTED TO KNOX COUNTY, TENNESSEE ALONG ANY AREA OF THE OPEN SPACE LOTS, AS SHOWN HEREON.
15. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #202406180063856.
16. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE HOMEOWNERS' ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT #202205310090362.
17. THE DESIGN PLAN WAS APPROVED BY THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 4/12/2024.
18. COMMON AREAS SHALL ALSO SERVE AS STORMWATER AND TRAVELER ACCESS EASEMENTS WHERE APPLICABLE.
VARIANCES APPROVED ON 08 MAY 2025:

- 1. REDUCE THE MINIMUM VERTICAL CURVE K=VALUE ON ROAD 'D' FROM 25' TO 20' AT STA 12+00.45.
2. REDUCE THE MINIMUM VERTICAL CURVE K=VALUE AT A 4-WAY INTERSECTION ON ROAD 'D' FROM 25' TO 15' AT STA 8+77.18.
3. REDUCE THE MINIMUM VERTICAL CURVE K=VALUE AT A 4-WAY INTERSECTION ON ROAD 'C' (SUN BLOSSOM LANE) FROM 25' TO 20' AT STA 28+79.55.
ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL:
1. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD 'C' (SUN BLOSSOM LANE) FROM 250 FT TO 125 FT BETWEEN STA 15+85.95 AND 18+20.49.
2. BETWEEN STA 15+85.95 AND 18+20.49.
3. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD 'D' FROM 250 FT TO 150 FT BETWEEN STA 0+72.41 AND 1+34.23.
4. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD 'D' FROM 250 FT TO 200 FT BETWEEN STA 3+72.09 AND 4+01.54.
5. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD 'D' FROM 250 FT TO 200 FT BETWEEN STA 5+87.25 AND 6+03.41.
ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED):
1. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1 PERCENT TO 2 PERCENT ON BOTH SIDES OF THE INTERSECTION OF ROAD 'C' (SUN BLOSSOM LANE) AT ROAD 'A' (BERRY BASKET DRIVE).
2. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1 PERCENT TO 2 PERCENT ON BOTH SIDES OF THE INTERSECTION OF ROAD 'D' AT ROAD 'A' (BERRY BASKET DRIVE).

BENCHMARK ASSOCIATES, INC. Land Planners Land Surveyors
10308 Hardin Valley Road Knoxville, Tennessee 37932
Phone (615) 692-4090 Facsimile (615) 692-4091
FINAL PLAT OF STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION 'C' SHEET 2
DATE: 10/14/2025 SCALE: 1" = 60' DRAWN BY: LCGAS FILE NAME: 21267-PH3-C BY PROJECT NO.: 21267
1 of 3

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

(I, We), the undersigned owner(s) of the property shown hereon, 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) 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: Maverick Development Group, Inc.
Signature(s): _____ Date: _____

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 Planning Commission, or for variances and waivers 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, and benchmarks and property monuments upon completion of the subdivision.

Registered Land Surveyor: _____
Tennessee License No. _____ Date: _____

CERTIFICATION OF CATEGORY 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 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: _____
Tennessee License No. _____ Date: _____

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISIONS

I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public sanitary sewer system and the public sanitary sewer system was installed, or will be installed, in accordance with State and local regulations.

Knoxville Utility Board Authorized Signature _____ Date _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM-MAJOR SUBDIVISIONS

I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.

Knoxville Utility Board Authorized Signature _____ Date _____

TAXES AND ASSESSMENTS

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

Knox County Trustee: _____
Signed: _____ Date: _____

ZONING

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:

Zoning Shown on Official Map: _____

Date: _____ By: _____

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

The Knox County Department of Engineering and Public Works hereby approves this plat on this _____ day of _____

Engineering Director: _____

Signature: _____

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 ensure 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.

Signed: _____ Date: _____
Dept: _____ Title: _____

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 ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the _____ day of _____

Signed: _____ Date: _____
Dept: _____ Title: _____



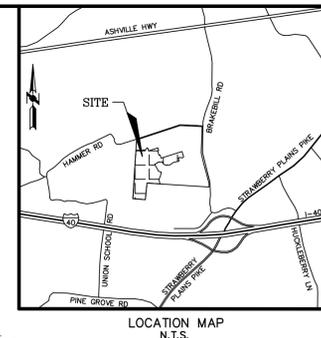
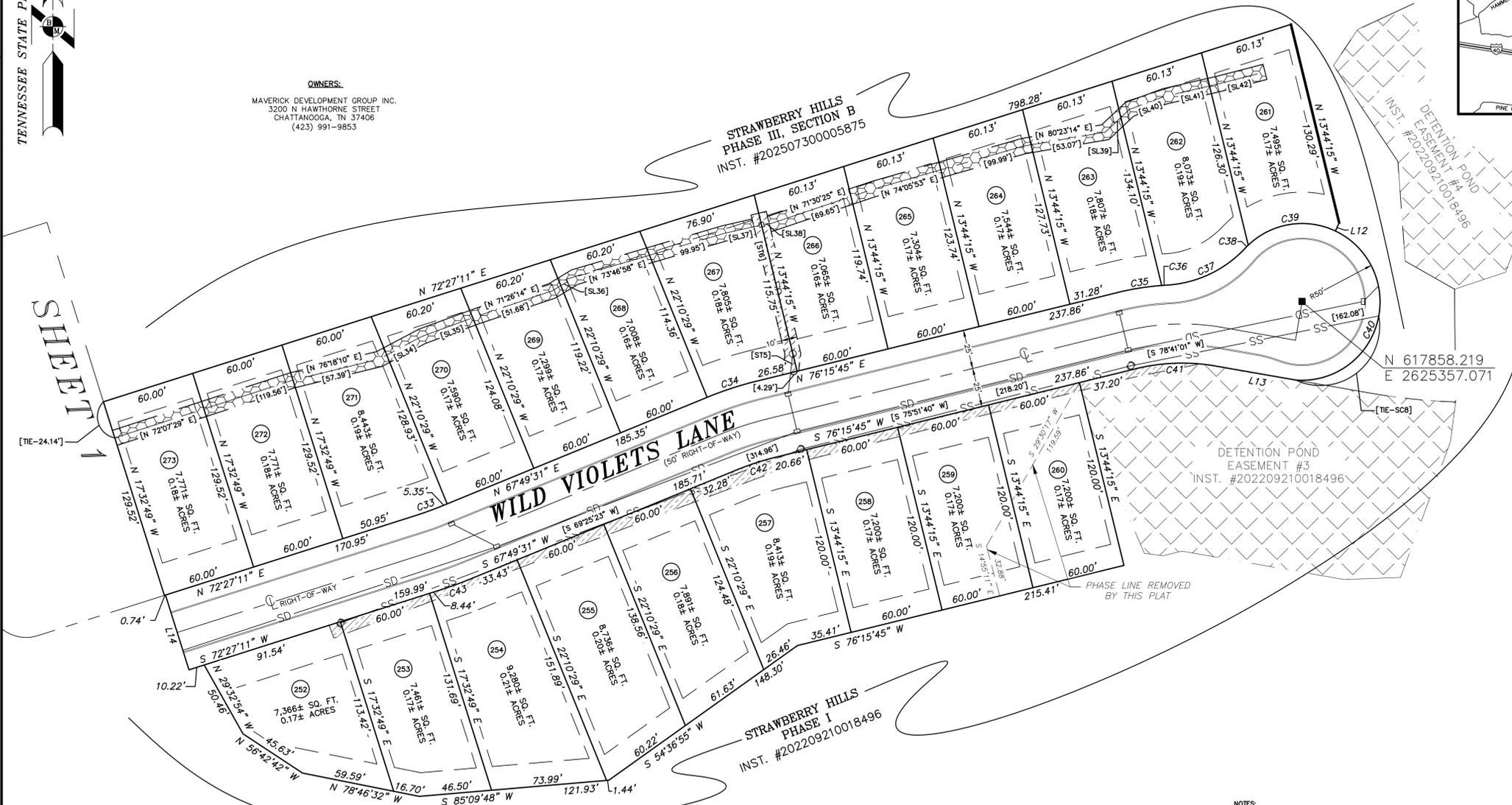
SHEET 1

PLANNING FILE #12-SB-25-F

FINAL PLAT of STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION C

BEING LOCATED ON CLT MAP 72 AND BEING REPRESENTED AS A PORTION OF PARCEL 267 SITUATED WITHIN THE EIGHTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE WITHOUT THE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE

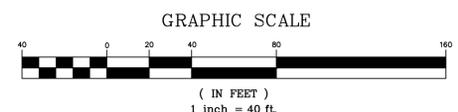
OWNERS:
MAVERICK DEVELOPMENT GROUP INC.
3200 N HAWTHORNE STREET
CHATTANOOGA, TN 37406
(423) 991-9853



- VARIANCES APPROVED ON 08 MAY 2025: 1. REDUCE THE MINIMUM VERTICAL CURVE K-VALUE ON ROAD "D" FROM 25' TO 20' AT STA 12+00.45. 2. REDUCE THE MINIMUM VERTICAL CURVE K-VALUE AT A 4-WAY INTERSECTION ON ROAD "D" FROM 25' TO 15' AT STA 8+77.18. 3. REDUCE THE MINIMUM VERTICAL CURVE K-VALUE AT A 4-WAY INTERSECTION ON ROAD "C" (SUN BLOSSOM LANE) FROM 25' TO 20' AT STA 28+79.55. ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL: 1. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD "C" (SUN BLOSSOM LANE) FROM 250 FT TO 125 FT BETWEEN STA 15+85.95 AND 18+20.49. 2. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD "D" FROM 250 FT TO 150 FT BETWEEN STA 0+72.41 AND 1+3+23. 3. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD "D" FROM 250 FT TO 200 FT BETWEEN STA 3+72.09 AND 4+01.54. 4. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD "D" FROM 250 FT TO 200 FT BETWEEN STA 5+87.25 AND 6+03.41. ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED): 1. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1 PERCENT TO 2 PERCENT ON BOTH SIDES OF THE INTERSECTION OF ROAD "C" (SUN BLOSSOM LANE) AT ROAD "A" (BERRY BASKET DRIVE). 2. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1 PERCENT TO 2 PERCENT ON BOTH SIDES OF THE INTERSECTION OF ROAD "D" AT ROAD "A" (BERRY BASKET DRIVE).

10' SWALE EASEMENT LINE TABLE, 20' STORM DRAIN EASEMENT LINE TABLE, PROPERTY LINE TABLE

PROPERTY LINE CURVE TABLE, 15' SANITARY SEWER EASEMENT CURVE TABLE



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 Addressing Guidelines and Procedures, and these regulations. Signed: _____ Date: _____

PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RECORDING-FINAL PLAT: This is to certify that the subdivision plat shown hereon has 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 waivers noted on this plat and in the minutes of the Knoxville-Knox County Planning Commission, on this _____ day of _____, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat. Signed: _____ Date: _____

- NOTES: 1. PROPERTY LIE IN THE NAME OF MAVERICK DEVELOPMENT GROUP, INC. RECORDED AS INSTRUMENT #2010260100968 OF RECORD IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE. 2. THE PURPOSE OF THIS PLAT IS TO PLACE ON RECORD 64 RESIDENTIAL LOTS AND THE REMAINING COMMON AREA CONSISTING OF 20.79± ACRES, DEDICATE RIGHT-OF-WAY FOR BERRY BASKET DRIVE AND SUN BLOSSOM LANE. 3. "TENNESSEE STATE PLANE" NORTH BASED ON CORS REFERENCE STATION TN15, MAINTAINING COORDINATES OF N 96072.985, E 5130565.142; DISTANCES HAVE NOT BEEN REDUCED TO STATE PLANE DISTANCES. 4. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THIS SURVEY. RTM POSITIONAL DATA WAS OBSERVED ON THE DATE(S) 3-23-20, 3-25-20, 3-26-20, 3-27-20, 4-2-20, 4-3-20, 4-8-20 UTILIZING A LEICA MODEL GS16, MULTI-FREQUENCY RECEIVER, NORTH BASED ON TDOT REFERENCE STATION "TN15" WITH A COMBINED SCALED FACTOR OF 0.9999910, REFERENCED TO NAD83 (2011) (EPOCH 2010), GEOID MODEL SOUTH 03. POSITIONAL QUALITY OF OBSERVED DATA DOES NOT EXCEED H (0.05") AND V (0.02"). 5. SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDINGS REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPLIANCE OF THIS SURVEY. 6. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION, FOR UNDERGROUND UTILITY LOCATION CALL 811 (TN ONE CALL). 7. IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE. 8. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", BEING OUTSIDE THE AREA DESIGNATED AS HAVING A 1% ANNUAL CHANCE OF FLOODING, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47093C01698 AND PANEL NO. 47093C0170F, LAST REVISED ON 05 AUGUST 2013. 9. PROPERTY IS ZONED "R900/AC" (PLANNED RESIDENTIAL) REQUIRING THE FOLLOWING SETBACKS: FRONT-TWENTY (20) FEET SIDE-FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET REAR-FIFTEEN (15) FEET PERIPHERY-THIRTY-FIVE (35) FEET. 10. A STANDARD UTILITY AND DRAINAGE EASEMENT SITUATED ALONG LOT LINES IN A SUBDIVISION, SHALL BE DEDICATED TO THE PUBLIC AND TO THE APPROPRIATE UTILITY AGENCIES AS FOLLOWS: THESE REQUIRED EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT BENCHMARK EASEMENTS). 11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES #12-SB-25-C & 5-F-25-DP. HOWEVER, IT SHOULD BE NOTED THAT KNOX COUNTY ENGINEERING AND PUBLIC WORKS HAS WAIVED THE REQUIREMENT OF CONSTRUCTING A SIDEWALK FROM THE SUBJECT PROPERTY TO STRAWBERRY PLAINS PIKE AS STATED WITHIN SAID PLANNING FILES. 12. THE BARBED WIRE FENCE THAT RUNS ALONG THE WESTERLY LINE OF THE SUBJECT PROPERTY AND TAYLOR M., JAMIE L., KATIE A. AND JESSIE L. THOMPSON MEANDERS WITHIN 3.4' OF SAID LINE OVER A DISTANCE OF 730.0' FOR PHASE 3, SECTION C. 13. ALL LOTS TO HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY. 14. TRAVERSABLE ACCESS TO STORMWATER DETENTION FACILITIES REPRESENTED HEREON IS GRANTED TO KNOX COUNTY, TENNESSEE ALONG ANY AREA OF THE OPEN SPACE LOTS, AS SHOWN HEREON. 15. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES, THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #2010618006. 16. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS, THE HOMEOWNER'S ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT #20220310090362. 17. THE DESIGN PLAN WAS APPROVED BY THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 4/12/2024. 18. COMMON AREAS SHALL ALSO SERVE AS STORMWATER AND TRAVERSABLE ACCESS EASEMENTS WHERE APPLICABLE.

BENCHMARK ASSOCIATES, INC. 10308 Hardin Valley Road Knoxville, Tennessee 37932 Phone (865) 692-4090 Facsimile (865) 692-4091

Land Planners Land Surveyors

FINAL PLAT OF STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION "C" BRAKEBILL ROAD KNOXVILLE, TENNESSEE 37924

DATE: 10/14/2025 SCALE: 1" = 40' DRAWN BY: LCA/S FILE NAME: 21267-PH3-C BM PROJECT NO.: 21267

FINAL PLAT SHEET 2 of 3

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

(I, We), the undersigned owner(s) of the property shown hereon, 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) 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: Maverick Development Group, Inc.
Signature(s): _____ Date: _____

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 Planning Commission, or for variances and waivers 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, and benchmarks and property monuments upon completion of the subdivision.

Registered Land Surveyor: _____
Tennessee License No. _____ Date: _____

CERTIFICATION OF CATEGORY 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 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: _____
Tennessee License No. _____ Date: _____

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISIONS

I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public sanitary sewer system and the public sanitary sewer system was installed, or will be installed, in accordance with State and local regulations.

Knoxville Utility Board Authorized Signature _____ Date _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISIONS

I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.

Knoxville Utility Board Authorized Signature _____ Date _____

TAXES AND ASSESSMENTS

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

Knox County Trustee: _____
Signed: _____ Date: _____

ZONING

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:

Zoning Shown on Official Map: _____
Date: _____ By: _____

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

The Knox County Department of Engineering and Public Works hereby approves this plot on this the _____ day of _____

Engineering Director: _____
Signature: _____

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 ensure 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.

Signed: _____ Date: _____
Dept: _____ Title: _____

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 ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the _____ day of _____

Signed: _____ Date: _____
Dept: _____ Title: _____

ADDRESSING DEPARTMENT CERTIFICATION

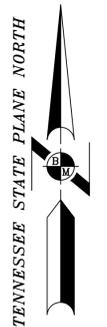
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signed: _____ Date: _____

PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

This is to certify that the subdivision plot shown hereon has 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 waivers noted on this plat and in the minutes of the Knoxville-Knox County Planning Commission, on this the _____ day of _____, 20____, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plot.

Signature _____ Date _____

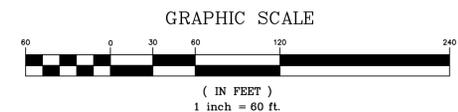


LEGEND table with symbols for IRON PIN FOUND, LOT NUMBERS, FOUND CALLS, EASEMENT CALLS, SANITARY SEWER MANHOLE, STORM DRAIN STRUCTURE, UTILITY POLE, OVERHEAD UTILITY LINE, SANITARY SEWER LINE, PROPERTY LINE, CENTERLINE SWALE, STORM DRAIN PIPE AND HEAD WALL STRUCTURE, 20' STORM DRAINAGE EASEMENT, 10' SWALE DRAINAGE EASEMENT, 15' SANITARY SEWER EASEMENT, DETENTION POND EASEMENT.

CLT MAP 072, PARCEL 261
THE HELEN ROSS MCNABB CENTER, INC.
INSTRUMENT #202112220049921

CLT MAP 072, PARCEL 157
THOMAS MICHAEL GRAVELINE
PARCEL NO. 4 OF
PRATTS CHAPEL ESTATES
DEED BOOK 2160, PAGE 1087

CLT MAP 072, PARCEL 156
GARY ALAN JENKINS
INSTRUMENT #201507240005383



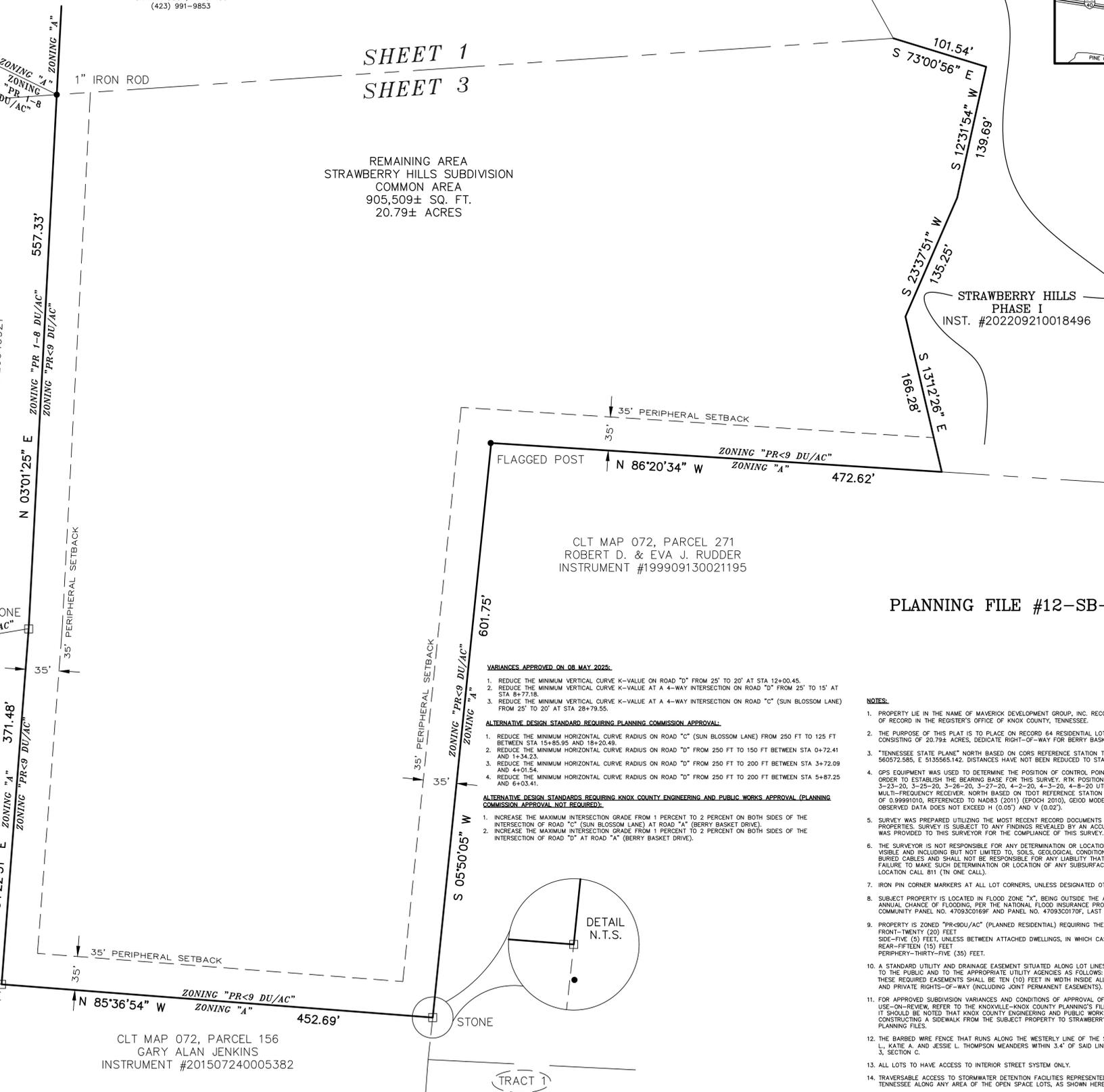
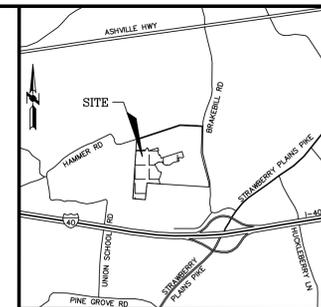
FINAL PLAT of STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION C

BEING LOCATED ON CLT MAP 72 AND BEING REPRESENTED AS A PORTION OF PARCEL 267 SITUATED WITHIN THE EIGHTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE WITHOUT THE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE

OWNERS:
MAVERICK DEVELOPMENT GROUP INC.
3200 N HAWTHORNE STREET
CHATTANOOGA, TN 37406
(423) 991-9853

SHEET 1
SHEET 3

REMAINING AREA
STRAWBERRY HILLS SUBDIVISION
COMMON AREA
905,509± SQ. FT.
20.79± ACRES



- VARIANCES APPROVED ON 08 MAY 2025.
- REDUCE THE MINIMUM VERTICAL CURVE K-VALUE ON ROAD "D" FROM 25' TO 20' AT STA 12+00.45.
 - REDUCE THE MINIMUM VERTICAL CURVE K-VALUE AT A 4-WAY INTERSECTION ON ROAD "D" FROM 25' TO 15' AT STA 8+77.18.
 - REDUCE THE MINIMUM VERTICAL CURVE K-VALUE AT A 4-WAY INTERSECTION ON ROAD "C" (SUN BLOSSOM LANE) FROM 25' TO 20' AT STA 28+79.55.
- ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:
- REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD "C" (SUN BLOSSOM LANE) FROM 250 FT TO 125 FT BETWEEN STA 15+85.95 AND 18+00.49.
 - REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD "D" FROM 250 FT TO 150 FT BETWEEN STA 0+72.41 AND 1+34.23.
 - REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD "D" FROM 250 FT TO 200 FT BETWEEN STA 3+72.09 AND 4+01.54.
 - REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD "D" FROM 250 FT TO 200 FT BETWEEN STA 5+87.25 AND 6+03.41.
- ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED):
- INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1 PERCENT TO 2 PERCENT ON BOTH SIDES OF THE INTERSECTION OF ROAD "C" (SUN BLOSSOM LANE) AT ROAD "A" (BERRY BASKET DRIVE).
 - INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1 PERCENT TO 2 PERCENT ON BOTH SIDES OF THE INTERSECTION OF ROAD "D" AT ROAD "A" (BERRY BASKET DRIVE).

- NOTES:
- PROPERTY LIE IN THE NAME OF MAVERICK DEVELOPMENT GROUP, INC. RECORDED AS INSTRUMENT #202106290106986 OF RECORD IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
 - THE PURPOSE OF THIS PLAT IS TO PLACE ON RECORD 64 RESIDENTIAL LOTS AND THE REMAINING COMMON AREA CONSISTING OF 20.79± ACRES, DEDICATE RIGHT-OF-WAY FOR BERRY BASKET DRIVE AND SUN BLOSSOM LANE.
 - "TENNESSEE STATE PLANE" NORTH BASED ON CORS REFERENCE STATION TN15, MAINTAINING COORDINATES OF N 560572.585, E 5135565.142. DISTANCES HAVE NOT BEEN REDUCED TO STATE PLANE DISTANCES.
 - GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THIS SURVEY. RTK POSITIONAL DATA WAS OBSERVED ON THE DATE(S) 3-23-20, 3-25-20, 3-28-20, 3-27-20, 4-2-20, 4-3-20, 4-8-20 UTILIZING A LEICA MODEL 5515, MULTI-FREQUENCY RECEIVER, NORTH BASED ON TDOT REFERENCE STATION "TN15" WITH A COMBINED SCALED FACTOR OF 0.9999910, REFERENCED TO NAD83 (2011) (EPOCH 2010), GEOID MODEL SOUTH 03. POSITIONAL QUALITY OF OBSERVED DATA DOES NOT EXCEED H (0.05") AND V (0.02").
 - SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDINGS REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPLIANCE OF THIS SURVEY.
 - THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO: SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 811 (TWO ONE CALL).
 - IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.
 - SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", BEING OUTSIDE THE AREA DESIGNATED AS HAVING A 1% ANNUAL CHANCE OF FLOODING. PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47093C0169F AND PANEL NO. 47093C0170F, LAST REVISED ON 05 AUGUST 2013.
 - PROPERTY IS ZONED "PR-RDU/AC" (PLANNED RESIDENTIAL) REQUIRING THE FOLLOWING SETBACKS:
FRONT-TWENTY (20) FEET
SIDE-FIVE (5) FEET UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET
REAR-FIFTEEN (15) FEET
PERIPHERY-THIRTY-FIVE (35) FEET.
 - A STANDARD UTILITY AND DRAINAGE EASEMENT SITUATED ALONG LOT LINES IN A SUBDIVISION, SHALL BE DEDICATED TO THE PUBLIC AND TO THE APPROPRIATE UTILITY AGENCIES AS FOLLOWS:
THESE REQUIRED EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS).
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 5-SB-25-C & 5-F-25-DR, HOWEVER, IT SHOULD BE NOTED THAT KNOX COUNTY ENGINEERING AND PUBLIC WORKS HAS WAIVED THE REQUIREMENT OF CONSTRUCTING A SIDEWALK FROM THE SUBJECT PROPERTY TO STRAWBERRY PLAINS PIKE AS STATED WITHIN SAID PLANNING FILES.
 - THE BARBED WIRE FENCE THAT RUNS ALONG THE WESTERLY LINE OF THE SUBJECT PROPERTY AND TAYLOR W., JAMES L., KATE A. AND JESSE L. THOMPSON MEADERS WITHIN 3.4' OF SAID LINE OVER A DISTANCE OF 730.0' FOR PHASE 3, SECTION C.
 - ALL LOTS TO HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
 - TRAVERSABLE ACCESS TO STORMWATER DETENTION FACILITIES REPRESENTED HEREON IS GRANTED TO KNOX COUNTY, TENNESSEE ALONG ANY AREA OF THE OPEN SPACE LOTS, AS SHOWN HEREON.
 - PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #202406180063856.
 - PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT #202205310090362.
 - THE DESIGN PLAN WAS APPROVED BY THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 4/12/2024.
 - COMMON AREAS SHALL ALSO SERVE AS STORMWATER AND TRAVERSABLE ACCESS EASEMENTS WHERE APPLICABLE.

10308 Harlin Valley Road
Knoxville, Tennessee 37932
Phone (865) 692-4090
Facsimile (865) 692-4091

BENCHMARK ASSOCIATES, INC.
Land Planners Land Surveyors



FINAL PLAT OF STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION "C"
BRAKEBILL ROAD
KNOXVILLE, TENNESSEE 37924

DATE: 10/14/2025
SCALE: 1" = 60'
DRAWN BY: LCA/S
FILE NAME: 21267-PH3-C
BM PROJECT NO.: 21267

FINAL PLAT
SHEET
3 of 3

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