CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION  (I, We), the undersigned owner(s) of the property shown hereon,	NOTES  1. PROPERTY LIES IN THE NAME OF:  10. A STA	NDARD UTILITY AND DRAINAGE EASEMENT SITUATED ALONG LOT		FINAL PLAT of the			ASHEVILLE HWY	7 Road 37932 -4090 -4091
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	PARCEL 267—MAVERICK DEVELOPMENT GROUP, INC. RECORDED AS INSTRUMENT #202106290106986  AND IS OF RECORD IN THE REGISTER'S OFFICE OF KNOX COUNTY, THESE	IN A SUBDIVISION, SHALL BE DEDICATED TO THE PUBLIC AND TO PPROPRIATE UTILITY AGENCIES AS FOLLOWS: REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN	STRAWBERRY HILLS	SUBDIVISION. PI	HASE II, SECTION "(	(2)		ossee : essee : 5) 692.
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	TENNESSEE. (10) F STREE  2. THE PURPOSE OF THIS PLAT IS TO PLACE ON RECORD 57 RESIDENTIAL APPRO	TEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING ITS AND PRIVATE RIGHTS—OF—WAY, INCLUDING PREVIOUSLY DIVED JOINT PERMANENT EASEMENTS (JPES). EASEMENTS OF FIVE			AS A PORTION OF PARCEL 267		SITE —	Hardir , Tenn ne (86
owner(s) have an unrestricted right to dedicate right—of—way and/or grant easement as shown on this plat.	RIGHT-OF-WAY FOR SUN BLOSSOM LANE. INTERI	TET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL OR LOT LINES AND ON THE INSIDE OF ALL EXTERIOR LOT LINES. PROPERTY IS CURRENTLY ZONED "PR <9 DU/ACRES", WHICH PER	SITUATED WITHIN THE	EIGHTH CIVIL DISTRICT OF KN	NOX COUNTY, TENNESSEE		BRAKE	10308 oxville Pho
Owner(s) Printed Name: <u>Maverick Development Group, Inc.</u>	STATION TN15, MAINTAINING COORDINATES OF N 560572.585, E FOOT 5135565,142. DISTANCES HAVE NOT BEEN REDUCED TO STATE PLANE LINES.	CURRENT ZONING ORDINANCE, ALLOWS LESS THAN A FIVE (5) MINIMUM BUILDING SETBACK ALONG THE INTERIOR BOUNDARY PER SUBDIVISION REGULATION 3.11.A.2, THE STANDARD UTILITY DEVALUACE FASCINETIES REGULATION JENGTHER PROJECT ALONG	VARIANCES:	LIMITS OF THE CITY OF KNOXV	VILLE, TEININESSEE		HAMMER RO	, A
Signature(s): Date:	4. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF CONTROL EASEN POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE	DRAINAGE EASEMENTS DEDICATION IS NOT REQUIRED ALONG ZERO  CK BOUNDARIES AND THIS PLAT DOES NOT DEDICATE SAID  MENTS ALONG THOSE LOT LINES. ADDITIONAL STANDARD UTILITY  DRAINAGE EASEMENTS THAT ARE REQUIRED SHALL BE DEDICATED	<ol> <li>REDUCE THE MINIMUM VERTICAL CURVE FROM K=25         TO K=20 AT THE ROAD 'C' (SUN BLOSSOM LANE)         BETWEEN STA 1+86.79 AND 4+07.38.     </li> </ol>			24 —	Situment	
CERTIFICATION OF FINAL PLAT -ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED	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, DESIG	TATED/SHOWN HEREON UNLESS NOTED OTHERWISE. DIVISIONAL INES, SHOWN HEREON WITHOUT A MINIMUM BUILDING SETBACK NATION. DO NOT HAVE A STANDARD UTILITY AND DRAINAGE	DIANNING EILE "A GO	1 OF E	KNOXVILLE UTILITY BOARD	OH	40 2	
	STATION 'TN15' WITH A COMBINED SCALED FACTOR OF 0.99991010, REFERENCED TO NAD83 (2011) (EPOCH 2010), GEIOD MODEL SOUTH 11. FOR A	MENT AS WELL.  APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF	PLANNING FILE #4-SO	-52-F.	UTILITY EASEMENT STRUMENT #200710030028694	M T T T T T T T T T T T T T T T T T T T	SCHOOL SOME SOME SOME SOME SOME SOME SOME SOME	75
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,	(0.05') AND V (0.02'). THE K 9-D-	OVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO (NOXVILLE-KNOX COUNTY PLANNING'S FILES 9-SB-20-C & 20-UR, 5-A-23-DP & 5-SB-23-C. HOWEVER, IT SHOULD BE OF THAT KNOX COUNTY ENGINEERING AND PUBLIC WORKS HAS	GRAPHIC SCALE		OH OH		ONION CHILD	Sirs
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	DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. WAIVE SURVEY IS SUBJECT TO ANY FINDINGS REVEALED BY AN ACCURATE SUBJE	O THE REQUIREMENT OF CONSTRUCTING A SIDEWALK FROM THE CT PROPERTY TO STRAWBERRY PLAINS PIKE AS STATED WITHIN PLANNING FILES.	30 0 15 30 60	120	OH OH	27 \$ 105	LOCATION MAP N.T.S.	
a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat.	6. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR	OTS TO HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.			04	512.2	N.T.S.	
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	PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT STORM BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE #2024	ERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF AWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF AWATER FACILITIES IS RECORDED AS INSTRUMENT 1.06180063856.	( IN FEET ) 1 inch = 30 ft.	——————————————————————————————————————	55 + SS +	TT-L103 (TYP.) [5L9]	- 10' SWALE DRAINAGE	
monuments, and benchmarks and property monuments upon completion of the subdivision.	CALL 811 (TN ONE CALL). AREAS	ERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON  S. THE HOMEOWNER'S ASSOCIATION IS ESTABLISHED AND	ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL:	0H	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ERAY SETBACK	EASEMENT (CREATED BY THIS PLAT)	
	7. IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS	RDED AS INSTRUMENT #202205310090362.  ON AREAS SHALL ALSO SERVE AS STORMWATER AND RESABLE ACCESS EASEMENTS WHERE APPLICABLE.	1. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1 TO 2 PERCENT ON ROAD 'A' (BERRY BASKET  1 TO 2 PERCENT ON ROAD 'A' (BERRY BASKET)		PERII.	[SL10] (134) (135)	n .	
Registered Land Surveyor  Tennessee License No Date:	SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", BEING OUTSIDE     THE AREA DESIGNATED AS HAVING A 1% ANNUAL CHANCE OF 16. THE D	DESIGN PLAN WAS APPROVED BY THE KNOX COUNTY ENGINEERING PUBLIC WORKS ON 25 AUGUST 2023.	1. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1 TO 2 PERCENT ON ROAD 'A' (BERRY BASKET DRIVE) AT THE ROAD 'C' (SUN BLOSSOM LANE) INTERSECTION.		11.199-AL	136	7	
	PANEL NO. 47093C0170F, LAST REVISED ON 05 AUGUST 2013.	CURVE:	MER	72.15'10" E 197-1-190	$\begin{array}{c c} & & & \\ &$	[9]11]	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY  I hereby certify that this is a category1 survey and the	9. PROPERTY IS ZONED PR <9 DU/ACRES (PLANNED RESIDENTIAL) REQUIRING THE FOLLOWING SETBACKS: REONT—TWENTY (20) FEET  R= 6	6409.50'	OH - HAIVI TOO, RIGHT-OF-WAIT	N 1296	13 TUBSLITE ON IT			
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	REAR-FIFTEEN (15) FEET CHOR	203.76' D DATA:	1 (60 ) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	5-1-1 [SL 15L14] [SL	(N) 140 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		H M	
State Board of Examiners for Land Surveyors—Standards of Practice.	PERIPHERY-THIRTY-FIVE (35) FEET.  N 73°	09'49" E	-T-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	[SL16] \[ \]	n (141) \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	10 00 00 00 m	ANE ANE	ers ers
	CH=	203.75' OH	111927193	[SL17] \ (n) (143) \ (n) (142)	139 \ A 0.00 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	m 0,38 /m 700 /m 0,20 /m 0,20 /m	10 7 / 50 H	
	N 618,164.42 E 2,623,383.05		[SL18]	(144)	100 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1 HH 2 1 PERT 150 7 16	100 E B	a
	1983 NAD OH OH		T-C10  LC11   (145) \N	157 N. W	1 10 0.05 TO SE TO	15 RET 153	S.T. S.T.	
			(147) (146) (0)	1 N. [SLIST   A 0.08	366 M - 15 P S M CRET JO ST	10. 10. 10. 10. 10. 75	1270/2	N
			M.B.S.L. (148) W (148)	25. 25 1 10. 0.58 1 m 2	SS TOPET ST ST ST	1/2-	ESSE ESSE	La
Registered Land Surveyor:	1 1/2"	C400 50'	149 W	10.13.8 M.B.S. M. S. H.	REST OF STATES	173	O O O O O O O O O O O O O O O O O O O	
Tennessee License No Date:	PIPE 74.04'27" E L=	6409.50' = 156.23'		THE PLANT CREET	7 10 17 17	Z TOTAL	100°	Sotton respons
CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM -	CHO	ORD DATA: ///////////////////////////////////	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	TO CREET IN SOL	0 - 10. 170 171 813.	N 618256.39	SEE ASSERTING	Member: Sesse Associate Resolved Survey
MAJOR SUBDIVISIONS  I hereby certify that the utility provider was contacted by the		= 156.22'	5 10.005 m 70 m	M.B.S.L.	TAN]	E 2624301.1	1 47 Tot 2)	Tenne of Prof
developer or owner of the property to determine the status of the public sanitary sewer system and the public sanitary sewer system	15.10'-	10' SWALE DRAINAGE	M = 8 / A = 1/2	17 - 1 167 -	JOSOM DA	E S	Z Z	JKY ANL
was installed, or will be installed, in accordance with State and local regulations.		EASEMENT (CREATED BY THIS PLAT)	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	, 66 ; E	BLOSS OF WAY)	SS SS Z	(150)	
Knoxville Utility Board Authorized Signature Date	.62		1 CREST 100 140 150 1	165 72.27'11 SI	JN (50' RIGHT 174.21 SS) 48	32/202 Pagg   Z	5 N/W	
	173		69 63 L64	N	72.27'11" W SS L49 Z	[SE3]		
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM -MAJOR SUBDIVISIONS		N 89'58'22" E 138.2	26' 0, L62 L0		5 72 S L51 Z	(158) \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	Dispersion of the control of the con	IS 4
I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the		M.B. <u>S.L.</u>		Q SS	7 L52 Z	5 18 8 12 A 19 19 19 19 19 19 19 19 19 19 19 19 19		35 C ≤
public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.	COMMON AREA	5,447± SQ. FT. 0.13± ACRES	(150) L61-7(60)	sc 54 L53	Z - 17 (3 (156) P. P. P.	0.000	[SL22]	37 37
Knoxville Utility Board Authorized Signature Date		17/11/2		M.B.S.	S.L. 17 (155) (A) (A) (A) (A) (A) (A) (A) (A) (A) (A	+ + 00, 10, 10 R	[EL2]	
	ш	N 90°00'00" E 1		1/3/15	12. 10. 15. 10. 15. 15. 15. 15. 15. 15. 15. 15. 15. 15	Z POD Z Z Z	12017	S S S S S S S S S S S S S S S S S S S
TAXES AND ASSESSMENTS  This is to certify that all property taxes and assessments due on	.53	$3,233\pm$ SQ. FT. 0.07± ACRES	(151) 9	(15.	53) A 0,00 X H CRET	13 1 12	TOTAL	
this property have been paid.	.22	Z N 90.00,00 E	120.40'		O. A. HER DESCRIPTION OF THE PROPERTY OF THE P	286.3	5A'_[32.24']	
Knox County Trustee:  Signed:	8	4,050± SQ. F	T. (152) \ \Q\]	0,1/	12 1 10 1 10 1 10 1 10 1 10 1 10 1 10 1	0. 122	DRM DRAINAGE	
ZONING		4,050± SQ. F		<b>\(\)</b>	38 18 19 to 10 24 1	23.27,1\ E.	ASEMENT  BY THIS PLAT)	Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z
Zoning district(s) in which the land being subdivided is located	S 89°58'3		1" W- 55 CA (S)	15' SANITARY SEWER EASEMENT	57 10 - 1125 L		NA O	A B A S
shall be indicated as shown on the zoning map by the Planning Commission as follows:	170.4	07 77	SES)	(CREATED BY THIS PLAT)			SWALE DRAINAGE—  EASEMENT  EAST DIVISION BLAT	N PH ON
Zoning Shown on Official Map:		20' S	STORM DRAINAGE [EL3]	6/	1 129	(CREA	TED BY THIS PLAT)	
Date: By:			EASEMENT FUTURE	DEVELOPMENT \ TA TO BE DEVELOPED			15' SANITARY SEWER EASEMENT LINE TABLE LINE BEARING DISTANCE SE2 S 72'27'11" W 43.13'	
KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS			48	± ACRES	10' SWALE EASEMENT L LINE BEARING	DISTANCE  DISTANCE  DISTANCE  DISTANCE  DISTANCE  DISTANCE  LINE  DISTANCE  EL2  S 73°39'50" E	DISTANCE SE4 S 32°31'21" W 189.80' SE4 S 32°31'21" W 76.10'	5
The Knox County Department of Engineering and Public works hereby approves this plat on this theday of	POND #3			S FIVE ACRES OR GREATER IN AREA	SL9 S 73'45'48" W SL10 S 73'50'05" W	13.44' EL3 S 11°25'59" W EL4 S 78°32'36" W	37.64 18.36' 44.23' SE5 N 57*28'39" W 19.99' Y PROPERTY LINE TABLE	KANSFE
Engineering Director:	SD C L L L L L	LEGEND		072, PARCEL 267 LOPMENT GROUP, INC.	SL11 S 87'14'47" W SL12 N 72'09'42" E SL13 S 72'09'42" W	7.61 PROPERTY LINE TABL	LINE BEARING DISTANCE L47 S 72°27'11" W 26.31'	OCED.
		CENTERLINE CONTROL MONUMENT		2106290106986	SL14 S 62°34'36" W SL15 S 75°09'30" W	16.24' L20 S 72°27'11" W	DISTANCE L48 S 72*27'11" W 28.51'  51.31' L49 S 72*27'11" W 25.92' 50.00' L50 S 72*27'11" W 21.92'	CONTRACTOR OF THE PROPERTY OF
Signature:		22 LOT NUMBERS	AREA BEFORE:	REA AFTER:	OWNERS: SL16 S 79°07'21" W SL17 S 72°31'13" W	45.62' L22 S 72°27'11" W L23 S 72°27'11" W	50.00' L50 S 72*27'11" W 21.92' 25.92' L52 S 72*27'11" W 25.92' 25.92'	ONED, 1
GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS	ADDRESSING DEPARTMENT CERTIFICATION	S 4218'16" W FOUND CALLS  [31.34'-TIE] EASEMENT CALLS	FUTURE 2,407,549± SQ. FT. FUTUR	2,089,489± SQ. FT. 3200	CK DEVELOPMENT GROUP INC.  10 N HAWTHORNE STREET  HATTANOOGA, TN 37406  SL18 S 65*54'38" W  SL19 S 72*26'58" W  SL20 S 57*37'38" W	4.52' L24 S 72°27'11" W L25 S 72°27'11" W	21.92' L53 S 72°27'11" W 41.19' L54 S 72°27'11" W 8.85'	Avener), C
I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion of all	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	SANITARY SEWER MANHOLE  STORM DRAIN STRUCTURE	DEVELOPMENT 55.27± ACRES DEVELOPMEN	47.97± ACRES	(423) 991–9853 SL20 S 57 57 38 W SL21 S 26°55'22" W SL22 N 73°01'09" E	73.26' L26 S 72°27'11" W L27 S 17°32'49" E L28 S 72°27'11" W	1.86'   L55   S 62*17'05" W   35.46'   S 62*17'05" W   35.46'   S 62*17'05" W   40.59'   S 62*17	1
street's and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards	these regulations.	UTILITY POLE	LOT 120-14	3.01± ACRES	20' SANITARY SEWER EASEMENT CURVE TABLE	L29 S 72°27'11" W	41.19' L58 N 27'43'52" W 32.29' L59 N 16'11'08" W 10.27'	HALL NC
and specifications.	Signed: Date:	OH OVERHEAD UTILITY LINE SS SANITARY SEWER LINE	LOT 150-15	12,731± SQ. FT. 2 0.29± ACRES CURVE SC1		D BEARING PROPERTY LINE TABLE 129'16" W LINE BEARING	E         L60         N 54*41'24" W         22.07'           DISTANCE         L61         N 17*32'49" W         5.30'	DATE: 20 FEBRUARY 2025
Signed:	PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING — FINAL PLAT	PROPERTY LINE  M.B.S.L. MINIMUM BUILDING SETBACK LINE	LOT 153-15		PROPERTY LINE CURVE TABLE RADIUS ARC LENGTH CHORD LENGTH CHORD	L91 N 72*15'10" E L92 N 72*15'10" E D BEARING L93 N 72*15'10" E	16.40' 21.92' 21.92' 21.92' L63 N 72°27'11" E 20.42' 21.92' L64 N 72°27'11" E 21.92' 21.92'	DATE: 20 FEBRUARY 2025 SCALE: 1" = 30' DRAWN BY: LGAS
	This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulation of Knoxville and	CENTERLINE SWALE	LOT	C1 C2 C2	25.00' 39.27' 35.36' N 27 25.00' 39.27' 35.36' N 62	"27'11" E	25.92' L65 N 72*27'11" E 25.92' 38.01' L66 N 72*27'11" E 38.01'	FILE NAME: 21267-PH2C BM PROJECT NO.: 21267A
GUARANTEE OF COMPLETION OF STORMWATER FACILITIES  I, the undersigned, hereby certify that a bond or other security has	Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat is hereby approved for recording in the office of the Knox County Register of Deeds.	x BARBED WIRE FENCE  ASPHALT SURFACE	159-17 COMMO	1.39± ACRES C3 C4	75.00' 69.55' 67.08' \$ 45 50.00' 98.39' 83.27' \$ 75	53'16" W L96 N 72'15'10" E L97 N 72'15'10" E	38.01' L67 N 72°27'11" E 38.01' 25.92' L68 N 72°27'11" E 25.92'	
been posted with the appropriate agency to ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved theday of,	Pursuant to Section 13—3—405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be	ASPHALT SURFACE  KNOXVILLE UTILITY BOARD UTILITY EASEMENT INSTRUMENT #200710030028694	ARE	0.87± ACRES C5	50.00' 23.72' 23.49' N 34 50.00' 26.35' 26.04' N 05	L98 N 72°15′10" E  L99 N 72°15′10" E  L100 N 72°15′10" E  L100 N 72°15′10" E	21.92' L69 N 72*27'11" E 21.92' 21.92' L70 N 72*27'11" E 21.92' 25.92' L71 N 72*27'11" E 25.92'	FINAL PLAT
	deemed to constitute of effect an acceptance by the City of Knoxville of Knox County of the dedication of any street or other ground upon the plat.	10' STORM DRAINAGE EASEMENT (CREATED B	Y THIS PLAT)  SU BLOSSO LAN	1.24± ACRES C8	50.00' 26.91' 26.58' N 50	22 29 E L101 N 72 15 10" E L102 N 72 15 10" E	37.85' L72 N 72°27'11" E 37.85' 37.85' L73 N 72°27'11" E 37.85'	SHEET
Signed:		10' SWALE DRAINAGE EASEMENT (CREATED B	Y THIS PLAT)	2,407,549± SQ. FT.	6409.50' 38.02' 38.02' N 72	"17'52" E	25.92' L74 N 72°27'11" E 25.92' 21.92' L75 N 72°27'11" E 21.92' 21.92'	2 of 2
оорипие	Signature: Date:	LALA IS SANITANT SEWEN EASEMENT (CREATED B	THIS PLAT) 55.27± ACRES	55.27± ACRES C11	6409.50'   9.51'   9.51'   N 72	17'43" E L105 N 72'15'10" E	21.92' L76 N 72'27'11" E 21.92' 8	

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION	ADDRESSING DEPARTMENT CERTIFICATION				
(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 (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	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.	STRAWBERRY HILLS SU	UBDIVISION, PHASE II, SECTION "C"	ASHEVILLE HWY	r Valley Road lessee 37932 5) 692–4090 5) 692–4091
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.	Signed: Date:  PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING — FINAL PLAT	STUATED WITHIN THE EIGH	AND BEING REPRESENTED AS A PORTION OF PARCEL 267 HTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE TS OF THE CITY OF KNOXVILLE, TENNESSEE	SITE ON THE BILL NO.	0308 Hardii xville, Tenn Phone (86 acsimile (86
Signature(s): Date:	This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulation of Knoxville and	OWNERS:  MAVERICK DEVELOPMENT GROUP INC.		HAMMER RO	Kno
CERTIFICATION OF FINAL PLAT -ALL INDICATED  MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN  CONSTRUCTION IS COMPLETED	Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat is hereby approved for recording in the office of the Knox County Register of Deeds.	3200 N HAWTHORNE STREET CHATTANOOGA, TN 37406 (423) 991-9853		To the state of th	
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	approval of this plat by the Planning Commission shall not be deemed to constitute of effect an acceptance by the City of Knoxville of Knox County of the dedication of any street or other ground upon the plat.		PLANNING FILE #4-	-SC-25-F	i c
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	Signature:Date:	KNOXVILLE UTILITY BOARD————————————————————————————————————	OH —	LOCATION MAP	
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		INSTRUMENT #200710030028694		BEFORE: AREA AFTER: N.T.S.	
monuments, and benchmarks and property monuments upon completion of the subdivision.	RTH	$\sim 10^{-04}$	FUTURE DEVELOPMENT	2,407,549± SQ. FT. FUTURE 2,089,489± SQ. FT. 55.27± ACRES DEVELOPMENT 47.97± ACRES	Sur
Registered Land Surveyor		9100.20' 79.14' RD DATA: '30'07" E 79.14' 1 (60' RIGHT-OF-WAY) 1 (80' RIGHT-OF-WAY)	1173.5'± TO CENTERLINE INTERSECTION OF BRAKEBILL RD & HAMMER RD	LOTS 131,063± SQ. FT. 120-149 3.01± ACRES	Na la
Tennessee License NoDate:	EHO!	79.14' RD DATA:	11111116	LOTS 12,731± SQ. FT. 150-152 0.29± ACRES	<b>6</b> Lar
CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY		30'07" E 79.14' 114' 11	15 P	LOTS 21,718± SQ. FT. 153-158 0.50± ACRES	
I hereby certify that this is a category <u>1</u> 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	STAT	OH 72.45.04" E 17.113.11	[SL2] 7 - 7   m	LOTS 60,471± SQ. FT. 159-176 1.39± ACRES	*
compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors—Standards of Practice.	H OH OH	[SL3] 1	(121) (N (120) 10' STORM DRAINAGE	COMMON 38,067± SQ. FT.  AREA 0.87± ACRES	<b>X</b>
	ESS.	SS 123 (123)	O (122) EASEMENT	SUN 54,010± SQ. FT. BLOSSOM 1.24± ACRES	A ler
	ENN	SS 12 C13 - V 124 - V 125 ON 124 - V 125 ON 124 - V 125	TOTAL TOTAL	2,407,549± SQ. FT. TOTAL 2,407,549± SQ. FT.	
	512.27 - 55	108 - 11 109 (516) 1 (126) 1 (129) 1 (129) 1 (129)	A CTDAMDEDDY IIII C	55.27± ACRES  55.27± ACRES  NOTES	
	S\$ 1107 - 1	(128) (127) (N) [SL4] (N) (128) (127) (N) (128)	STRAWBERRY HILLS  SHAPE II, SECTION "A  SHAPE II, SECTION "A	1. PROPERTY LIES IN THE NAME OF: PARCEL 267—MAVERICK DEVELOPMENT GROUP, INC. RECORDED AS INSTRUMENT	Na
Registered Land Surveyor:	FL106-	PERIPHERAL SETBAND ON 129 ON TO 0.00 M	18 T O INSTRUMENT #20241121002792	#202106290106986 AND IS OF RECORD IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.	Lai
Tennessee License No Date:	[8] \ [SL8]	(131) (N) (N) (N) (N) (N) (N) (N) (N) (N) (N	18. 15. 15. 15. 15. 15. 15. 15. 15. 15. 15	2. THE PURPOSE OF THIS PLAT IS TO PLACE ON RECORD 57 RESIDENTIAL LOTS CONSISTING OF 7.30± ACRES, COMMON AREA AND DEDICATE RIGHT-OF-WAY FOR SUN BLOSSOM LANE.  3. "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	
CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM — MAJOR SUBDIVISIONS	8. M.B.S.L.	10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10 14 to: 1 190 th 5 62	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. RTK POSITIONAL DATA	M her Association of Surveyors
I hereby certify that the utility provider was contacted by the		1-[SL] N. 0.3 10 08 4 4 HH	10. 188 L89 1 60 x6.37.	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 0.99991010 REFERENCED TO	Memi Tonnessee /
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.	S- Ti	1	6 L87 [6.50'-TIE]	DOES NOT EXCEED H (0.05') AND V (0.02').	I
regulations.	10' SWALE DRAINAGE - 10' SWALE DRAINAGE	H 28   1   1   1   1   1   1   1   1   1	TOTAL SST L30 10	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.	
Knoxville Utility Board Authorized Signature Date	EASEMENT (CREATED BY THIS PLAT)	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$ 32 L31 Z	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	ź
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM -MAJOR SUBDIVISIONS	SO. PES	TI OT LAND	462.00° ss 34 L 33 Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z	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.	<u> </u>
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	1 5 15 V	N.B.S.L. Q M.B. S.S. O. L81 L80 DI. OSSO M N. 618369.694 E 2624659.44	46 0 L35 Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z	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. 47093C0169F AND PANEL NO. 47093C0170F, LAST REVISED ON 05 AUGUST 2013.	/IS
will be installed, in accordance with State and local regulations.		L79 E GUN BUCHT-OF-WILL SS 37 1 L3	16 [SE1] Z	47093C0170F, LAST REVISED ON 05 AUGUST 2013.  9. PROPERTY IS ZONED "PR <9 DU/ACRES" (PLANNED RESIDENTIAL) REQUIRING THE FOLLOWING SETBACKS:	)         
Knoxville Utility Board Authorized Signature Date	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	L78 N 7221 Z	- 1 (N) (172) (N) (1/3) (A) (N) (N) (N) (N) (N) (N) (N) (N) (N) (N	FRONT-TWENTY (20) FEET SIDE-FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET	OF JBI ON SE 3
TAXES AND ASSESSMENTS	N. 00:40'00" W	Q 22.27'11" W ss / L 40 / Z / Z	(170) (171) (A) (A) (A) (A) (A) (A) (A) (A) (A) (A	REAR-FIFTEEN (15) FEET PERIPHERY-THIRTY-FIVE (35) FEET.  10. A STANDARD UNLITTY AND DRAINAGE EASEMENT SITUATED ALONG LOT LINES IN A SUBDIVISION.	SI SI TIC TIC SSSE
This is to certify that all property taxes and assessments due on this property have been paid.	N 09°49'09" W 50.46'	S 12 S LA1 Z - Z 169 N	1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	SHALL BE DEDICATED TO THE PUBLIC AND TO THE APPROPRIATE UTILITY AGENCIES AS FOLLOWS: THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS—OF—WAY, INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (JPEs). EASEMENTS OF FIVE (5) FEET IN	LLS EC
Knox County Trustee:  Signed: Date:	15' SANITARY————————————————————————————————————	SS 15 L 43   Z   1   1   1   1   1   1   1   1   1	19. 0.20   X PH   28.   18.   18.   19.	WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE  OF ALL EXTERIOR LOT LINES. THE PROPERTY IS CURRENTLY ZONED "PR <9 DU/ACRES", WHICH  PER THE CURRENT ZONING ORDINANCE, ALLOWS LESS THAN A FIVE (5) FOOT MINIMUM PUMPING.	
ZONING	(CREATED BY THIS PLAT)	15 45 Z 44 Z 165 N (166) N (16	X HH 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	SCIBACK BOUNDARIES AND THIS PLAT DOES NOT DEDICATE SAID EASEMENTS ALONG THOSE LOT UNES. ADDITIONAL STANDARD UTILITY AND DRAINAGE FASEMENTS THAT ARE REQUIRED SHALL BE	<b>₹</b> = ₹ ±
Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning	[0.50' TIE] ZL46	12 (163) (N) (164) (N) (164) (N) (164) (N) (164) (N) (164) (N) (164) (N) (N) (N) (N) (N) (N) (N) (N) (N) (N	3 12 8 7 10 - 10 - 5 14	DEDICATED AS STATED/SHOWN HEREON UNLESS NOTED OTHERWISE. DIVISIONAL LOT LINES, SHOWN HEREON WITHOUT A MINIMUM BUILDING SETBACK DESIGNATION, DO NOT HAVE A STANDARD UTILITY AND DRAINAGE EASEMENT AS WELL.	RR SE SE
Commission as follows:  Zoning Shown on Official Map:	[6.50'-TIE]	10 (162) N. (162) N. (162) N. (162) N. (163) N.	F 10 - 10 L6 10 59'	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 9-SB-20-C & 9-D-20-UR, 5-A-23-DP & 5-SB-23-C. HOWEVER, IT SHOULD BE NOTED THAT KNOX COUNTY ENGINEERING AND PUBLIC WORKS HAS WAIVED THE REQUIREMENT OF CONSTRUCTING A	'BE HA
Date:		1	3/Z.	SIDEWALK FROM THE SUBJECT PROPERTY TO STRAWBERRY PLAINS PIKE AS STATED WITHIN SAID PLANNING FILES.  12. ALL LOTS TO HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.	Α Σ I
KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS	\\ \dig_{\text{\text{\text{\dig}}_{\text{\text{\dig}}}}	0.00 \ X + + X & S \ Z & Z & Z & Z & Z & Z & Z & Z & Z & Z	VARIANCES:	13. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #202406180063856.	泾
The Knox County Department of Engineering and Public works hereby approves this plat on this theday of	\\\\	88 7 8 7 6 7	1. REDUCE THE MINIMUM VERTICAL CU TO K=20 AT THE ROAD 'C' (SUN B BETWEEN STA 1+86.79 AND 4+07.3	RVE FROM K=25 14. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE HOMEOWNER'S LOSSOM LANE) ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT #202205310090362.	S
Engineering Director:	LEGEND	1		15. COMMON AREAS SHALL ALSO SERVE AS STORMWATER AND TRAVERSABLE ACCESS EASEMENTS  WHERE APPLICABLE.	
Signature:	CENTERLINE CONTROL MONUMENT  LOT NUMBERS	N [SL32] [SL32] 10' SWALE DRAINA	ALTERNATIVE DESIGN STANDARDS REQUIF COUNTY ENGINEERING AND PUBLIC WORK  1. INCREASE THE MAXIMUM INTERSECTION	N GRADE FROM 10' STORM DRAINAGE FASEMENT LINE TABLE 15' SANITARY SEWER FASEMENT LINE TABLE 2	
GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS	S 4218'16" W FOUND CALLS [SL22]-	EASEMENT	1 TO 2 PERCENT ON ROAD 'A' (BERF DRIVE) AT THE ROAD 'C' (SUN BLOSS	RY BASKET SOM LANE)  LINE BEARING DISTANCE EL1 S 17*32'49" E 100.09'  LINE BEARING DISTANCE SE1 S 72*27'11" W 462.00'	
I, the undersigned, hereby certify that a bond or other security has	SANITARY SEWER MANHOLE  STORM DRAIN STRUCTURE  [11.19'-TIE]	[SL24] L[SL25] L[SL27] (CREATED BY THIS		PERTY LINE CURVE TABLE  LENGTH CHORD LENGTH CHORD BEARING  10' SWALE EASEMENT LINE TABLE  LINE BEARING DISTANCE  SILL S 74774770" NV	
streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property	UTILITY POLE  WV  WATER VALVE	REMAINING AREA TO BE DEVELOPED / LINE I	PROPERTY LINE TABLE  BEARING DISTANCE  C12 9100.20' 18.5  C13 9100.20' 21.9	4' 18.54' N 72*18'40" E SL1 S 74*34'39" W 32.34' SL2 S 76*32'54" W 16.93' E SL3 S 70*26'03" W 74.87'	
monuments in this subdivision in accordance with required standards and specifications.	OH OVERHEAD UTILITY LINE SS SANITARY SEWER LINE	BALANCE OF PROPERTY IS FIVE ACRES OR GREATER IN AREA  L2 S	S 72*27'11" W 25.92' LINE BEARING DISTANCE C15 9100.20' 16.7 S 72*27'11" W 21.92' L30 S 72*27'11" W 35.00'	2   21.92   N 72'34'36' E   SL4   S 78'48'11" W   25.06'   SL5   S 75'04'03" W   98.67'   S 75'04'04'03" W   98.67'   S 75'04	
Signed:	PROPERTY LINE	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	S 72°27'11" W 21.92' L31 S 72°27'11" W 25.92' PROPERTY LINE TABLE	DISTANCE   SL8   S 72'35'38" W   57.52'   DATE	TE: 20 FEBRUARY 2025
GUARANTEE OF COMPLETION OF STORMWATER FACILITIES	M.B.S.L. MINIMUM BUILDING SETBACK LINE  ———————————————————————————————————	MAVERICK DEVELOPMENT GROUP, INC.	S 72'27'11" W     35.00'     L34     S 72'27'11" W     25.92'     L78     N 72'27'11" E       S 72'27'11" W     25.92'     L79     N 72'27'11" F	37.85' L106 N 72'15'10" E 25.92' LINE BEARING DISTANCE FILE	AWN BY: LGAS E NAME: 21267-PH2C
I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and	ASPHALT SURFACE  KNOXVILLE UTILITY BOARD UTILITY EASEMENT INSTRUMENT #200710030028694		S 72*27'11" W       21.92'       L36       S 72*27'11" W       35.00'       L80       N 72*27'11" E         S 72*27'11" W       21.92'       L37       S 72*27'11" W       25.92'       L81       N 72*27'11" E         S 72*27'11" W       25.92'       L38       S 72*27'11" W       21.92'       L82       N 72*27'11" E		PROJECT NO.: 21267A
stabilization of all stormwater facilities as shown on the stormwater plans which were approved theday of	10' STORM DRAINAGE EASEMENT (CREATED BY THIS PLAT)	GRAPHIC SCALE  GRAPHIC SCALE  L12 S  L13 S  L14 S	S 72*27'11" W       35.00'       L39       S 72*27'11" W       21.92'       L83       N 72*27'11" E         S 72*27'11" W       35.00'       L40       S 72*27'11" W       25.92'       L84       N 72*27'11" E         S 72*27'11" W       6.26'       L41       S 72*27'11" W       35.00'       L85       N 72*27'11" F	25.92' L110 N 72°45′50" E 9.16' SL25 N 78°53′05" E 11.74' SL26 S 67°30′19" E 6.40' SL27 S 83°06′18" E 10.10'	FINAL PLAT
Signed:Date:	10' SWALE DRAINAGE EASEMENT (CREATED BY THIS PLAT)  15' SANITARY SEWER EASEMENT (CREATED BY THIS PLAT)	L15 S L16 S	S 87*28'43" W       20.35'       L42       S 72*27'11" W       35.00'       L86       N 72*27'11" E         S 87*28'43" W       10.19'       L43       S 72*27'11" W       25.92'       L87       N 72*27'11" E	25.92   L113   N 72*45 50" E   25.92"   SL28   N 76*15'23" E   24.12'   SL29   N 83*22'50" E   21.10'   Unit of the state	EET
Dept:Title:	Control of the contro	(IN FEET)	S 72°27′11" W       12.07′       L44       S 72°27′11" W       21.92′       L88       N 72°27′11" E         S 72°27′11" W       21.92′       L45       S 72°27′11" W       21.92′       L89       N 72°27′11" E         S 72°27′11" W       25.92′       L46       S 72°27′11" W       25.92′       L90       N 72°27′11" E	21.92' L115 N 72°45′50" E 21.92' SL30 N 79°33′27" E 18.54' SL30 N 79°33′27" E 18.54' SL31 N 81°34′35" E 21.81' SL31 N 81°34′35" E 21.81' SL32 N 89°40′08" E 5.95'	1 of 2

of 2