

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Dept: \_\_\_\_\_ Title: \_\_\_\_\_

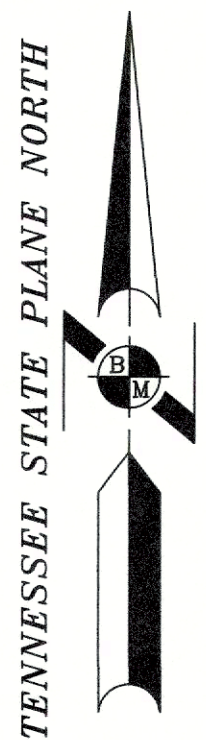
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

TOTAL	2,407,549± SQ. FT. 55.27+ ACRES
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PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L91	N 72°15'10" E	16.40
L92	N 72°15'10" E	21.92
L93	N 72°15'10" E	21.92
L94	N 72°15'10" E	25.92
L95	N 72°15'10" E	38.01
L96	N 72°15'10" E	38.01
L97	N 72°15'10" E	25.92
L98	N 72°15'10" E	21.92
L99	N 72°15'10" E	21.92
L100	N 72°15'10" E	25.92
L101	N 72°15'10" E	37.85
L102	N 72°15'10" E	37.85
L103	N 72°15'10" E	25.92
L104	N 72°15'10" E	21.92
L105	N 72°15'10" E	21.92

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L47	S 72°27'11" W	26.31'
L48	S 72°27'11" W	28.51'
L49	S 72°27'11" W	25.92'
L50	S 72°27'11" W	21.92'
L51	S 72°27'11" W	21.92'
L52	S 72°27'11" W	25.92'
L53	S 72°27'11" W	41.19'
L54	S 72°27'11" W	8.85'
L55	S 62°17'05" W	35.46'
L56	N 27°43'52" W	40.59'
L57	N 27°43'52" W	29.28'
L58	N 27°43'52" W	32.26'

L59	N 16°11'08" W	10.27
L60	N 54°41'24" W	22.07
L61	N 17°32'49" W	5.30*
L62	N 72°27'11" E	20.42
L63	N 72°27'11" E	21.92*
L64	N 72°27'11" E	21.92*
L65	N 72°27'11" E	25.92*
L66	N 72°27'11" E	38.01*
L67	N 72°27'11" E	38.01*
L68	N 72°27'11" E	25.92*
L69	N 72°27'11" E	21.92*
L70	N 72°27'11" E	21.92*
L71	N 72°27'11" E	25.92*
L72	N 72°27'11" E	37.85*
L73	N 72°27'11" E	37.85*
L74	N 72°27'11" E	25.92*
L75	N 72°27'11" E	21.92*
L76	N 72°27'11" E	21.92*



FINAL PLAT OF  
WBERRY HILLS SUBDIVISION,  
PHASE II, SECTION "C"  
BRAKEBILL ROAD  
KNOXVILLE, TENNESSEE 37924

## FINAL PLAT

### 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: \_\_\_\_\_

### 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 STAFF 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 Regulation of Knoxville and 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. 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 effect of acceptance by the City of Knoxville of Knox County of the dedication of any street or other ground upon the plat.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

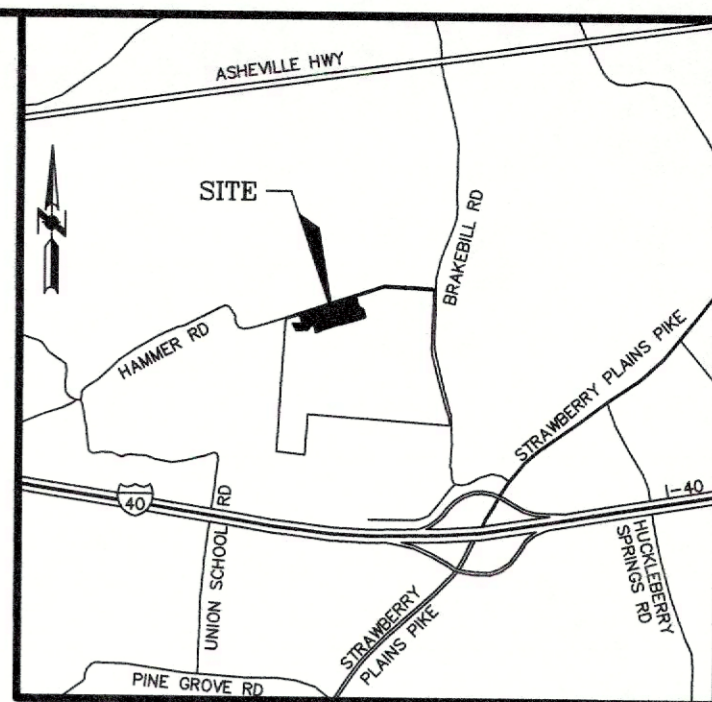
### OWNERS:

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

## FINAL PLAT of the STRAWBERRY HILLS SUBDIVISION, PHASE II, 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

PLANNING FILE #4-SC-25-F



LOCATION MAP  
N.T.S.

AREA BEFORE:		AREA AFTER:	
FUTURE DEVELOPMENT	2,407,549± SQ. FT. 55.27± ACRES	FUTURE DEVELOPMENT	2,089,489± SQ. FT. 47.97± ACRES
		LOTS 120-149	131,063± SQ. FT. 3.01± ACRES
		LOTS 150-152	12,731± SQ. FT. 0.29± ACRES
		LOTS 153-158	21,718± SQ. FT. 0.50± ACRES
		LOTS 159-176	60,471± SQ. FT. 1.39± ACRES
		COMMON AREA	38,067± SQ. FT. 0.87± ACRES
		SUN BLOSSOM LANE	54,010± SQ. FT. 1.24± ACRES
TOTAL	2,407,549± SQ. FT. 55.27± ACRES	TOTAL	2,407,549± SQ. FT. 55.27± ACRES

### NOTES

- PROPERTY LIES IN THE NAME OF: PARCEL 267-MAVERICK DEVELOPMENT GROUP, INC. RECORDED AS INSTRUMENT #202106290106986 AND IS OF RECORD IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
- 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.
- "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, 3-26-20, 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 SCALE FACTOR OF 0.999991010, 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 (TN 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 2015.
- PROPERTY IS ZONED "PR <5 DU/ACRES" (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 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 WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL EXTERIOR LOT LINES AND ON THE INSIDE OF ALL EXTERIOR LOT LINES. THE PROPERTY IS CURRENTLY ZONED "PR <5 DU/ACRES", WHICH PER THE CURRENT ZONING ORDINANCE, ALLOWS LESS THAN A FIVE (5) FOOT MINIMUM BUILDING SETBACK ALONG THE EXTERIOR LOT LINES. PER SUBDIVISION REGULATION 3.11.A.2, THE STANDARD UTILITY AND DRAINAGE EASEMENTS DEDICATION IS NOT REQUIRED ALONG ZERO SETBACK BOUNDARIES AND THIS PLAT DOES NOT DEDICATE SAID EASEMENTS ALONG THOSE LOT LINES. ADDITIONAL STANDARD UTILITY AND DRAINAGE EASEMENTS THAT ARE REQUIRED SHALL BE DEDICATED AS STATED/SHOWN HEREON UNLESS NOTED OTHERWISE. DIVISIONAL LOT LINES, SHOWN HEREON WITHOUT A STANDARD SETBACK DESIGNATION, DO NOT HAVE A STANDARD UTILITY AND DRAINAGE EASEMENT AS WELL.
- 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-SB-20-IR, 9-SB-20-C & 9-SB-20-C, 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.
- ALL LOTS TO HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
- 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 HOMEOWNER'S ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT #20205310090362.
- COMMON AREAS SHALL ALSO SERVE AS STORMWATER AND TRAVERSABLE ACCESS EASEMENTS WHERE APPLICABLE.
- THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 25 AUGUST 2023.

### VARIANCES:

- 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.

### ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

- INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1 TO 2 PERCENT ON ROAD "A" (BERRY BASKET DRIVE) AT THE ROAD "C" (SUN BLOSSOM LANE) INTERSECTION.

10' STORM DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	S 17°32'49" E	100.09'

15' SANITARY SEWER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SE1	S 72°27'11" W	462.00'

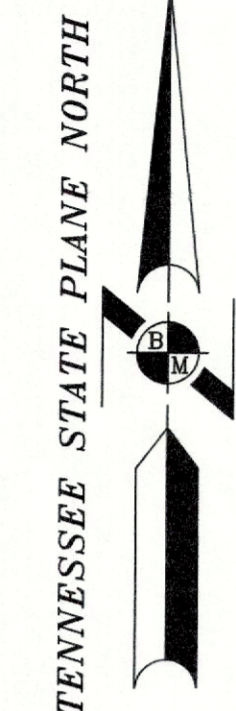
PROPERTY LINE CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C12	9100.20'	18.54'	18.54'
C13	9100.20'	21.92'	21.92'
C14	9100.20'	21.92'	21.92'
C15	9100.20'	16.76'	16.76'

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L77	N 72°27'11" E	25.92'
L78	N 72°27'11" W	25.92'
L79	N 72°27'11" E	37.85'
L80	N 72°27'11" E	25.92'
L81	N 72°27'11" E	21.92'
L82	N 72°27'11" E	21.92'
L83	N 72°27'11" E	25.92'
L84	N 72°27'11" E	37.85'
L85	N 72°27'11" E	25.92'
L86	N 72°27'11" E	25.92'
L87	N 72°27'11" E	21.92'
L88	N 72°27'11" E	21.92'
L89	N 72°27'11" E	25.92'
L90	N 72°27'11" E	37.91'

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L106	N 72°15'10" E	25.92'
L107	N 72°15'10" E	37.85'
L108	N 72°15'10" E	37.85'
L109	N 72°15'10" E	7.37'
L110	N 72°45'50" E	9.16'
L111	N 72°45'50" E	37.85'
L112	N 72°45'50" E	25.92'
L113	N 72°45'50" E	25.92'
L114	N 72°45'50" E	21.92'
L115	N 72°45'50" E	21.92'
L116	N 72°45'50" E	25.92'
L117	N 72°45'50" E	37.91'

10' SWALE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SL1	S 74°34'39" W	32.34'
SL2	S 76°32'54" W	16.93'
SL3	S 70°26'03" W	74.87'
SL4	S 78°48'11" W	25.06'
SL5	S 75°04'03" W	98.67'
SL6	S 80°52'55" W	7.13'
SL7	S 68°56'30" W	100.05'
SL8	S 72°35'38" W	57.52'

10' SWALE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SL22	N 73°01'09" E	28.36'
SL23	N 64°18'20" E	10.23'
SL24	N 66°05'30" E	20.41'
SL25	N 78°53'05" E	11.74'
SL26	S 67°30'19" E	6.40'
SL27	S 83°06'18" E	10.10'
SL28	N 72°15'23" E	24.12'
SL29	N 83°22'50" E	21.10'
SL30	N 79°33'27" E	18.54'
SL31	N 81°34'35" E	21.81'
SL32	N 89°40'08" E	5.85'



10' SWALE DRAINAGE EASEMENT (CREATED BY THIS PLAT)

15' SANITARY SEWER EASEMENT (CREATED BY THIS PLAT)

### LEGEND

- CENTERLINE CONTROL MONUMENT
- LOT NUMBERS
- FOUND CALLS
- EASEMENT CALLS
- SANITARY SEWER MANHOLE
- STORM DRAIN STRUCTURE
- UTILITY POLE
- WATER VALVE
- OH — OVERHEAD UTILITY LINE
- SS — SANITARY SEWER LINE
- — PROPERTY LINE
- MINIMUM BUILDING SETBACK LINE
- CENTERLINE SWALE
- ASPHALT SURFACE
- KNOXVILLE UTILITY BOARD UTILITY EASEMENT INSTRUMENT #200710030028694
- 10' STORM DRAINAGE EASEMENT (CREATED BY THIS PLAT)
- 10' SWALE DRAINAGE EASEMENT (CREATED BY THIS PLAT)
- 15' SANITARY SEWER EASEMENT (CREATED BY THIS PLAT)

S 42°18'16" W  
[31.34'-TIE]

[6.50'-TIE]

[11.19'-TIE]

[6.07'-TIE]

[6.07'-TIE]

[6.07'-TIE]

[6.07'-TIE]

R= 9100.20'  
L= 79.14'  
CHORD DATA:  
N 72°30'07" E  
CH= 79.14'

HAMMER ROAD

SUN BLOSSOM LANE

FUTURE DEVELOPMENT  
REMAINING AREA TO BE DEVELOPED  
48± ACRES

CLT MAP 072, PARCEL 267  
MAVERICK DEVELOPMENT GROUP, INC.  
INST. #202106290106986

GRAPHIC SCALE

( IN FEET )

1 inch = 30 ft.

BENCHMARK ASSOCIATES, INC.



FINAL PLAT OF  
STRAWBERRY HILLS SUBDIVISION,  
PHASE II, SECTION "C"

BRAKEBILL ROAD  
KNOXVILLE, TENNESSEE 37924

DATE: 20 FEBRUARY 2025  
SCALE: 1" = 30'  
DRAWN BY: L GAG  
FILE NAME: 21287-PH2C  
BM PROJECT NO.: 21287A

FINAL PLAT

SHEET

1 of 2