CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION	ADDRESSING DEPARTMENT CERTIFICATION		FINAL PLAT of the	ASHVILLE HWY
(I, We), the undersigned owner(s) of the property shown hereon, hereby adopt this as (my, our) plan of subdivision and dedicate the	I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville—Knox County Street Naming	STRAWBERRY HILL	S SUBDIVISION, PHASE III, SECTION "I	B"
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	and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.	<del></del>	MAP 72 AND BEING REPRESENTED AS A PORTION OF PARCEL 267	
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	Signed: Date:	SITUATED WITHIN	THE EIGHTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE	SAN EBILL.
grant easement as shown on this plat.  Owner(s) Printed Name: Maverick Development Group, Inc.	PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING — FINAL PLAT	OWNERS:	THE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE	ER RD II
Signature(s): Date:	This is to certify that the subdivision plat shown hereon has	MAVERICK DEVELOPMENT GROUP INC. 3200 N HAWTHORNE STREET		HAMME BEERY RAM
	been found to comply with the Subdivision Regulation of Knoxville and Knox County and with existing official plans, with	5200 N HAWTHORNE STREET CHATTANOOGA, TN 37406 (423) 991—9853		Strant
CERTIFICATION OF FINAL PLAT -ALL INDICATED  MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN  CONSTRUCTION IS COMPLETED	the exception of any variances and waivers noted on this plat is hereby approved for recording in the office of the Knox	(125) 661 6666		40 0
I hereby certify that I am a registered land surveyor licensed to	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 of			S S S S S S S S S S S S S S S S S S S
practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents,	effect an acceptance by the City of Knoxville of Knox County of the dedication of any street or other ground upon the plat.			NO CONTRACTOR OF THE PROPERTY
and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville—Knox County Subdivision				PINE GROVE RD  LOCATION MAP
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 UTILITY  EASEMENT INSTRUMENT #200710030028694	LOCATION MAP N.T.S.
The bond or other security that is posted to guarantee the completion of streets and related improvements shall also guarantee	H		INSTRUMENT #200710030028694 12,698± SQ. FT.  R= 482.50' FR L= 174.45'	
the installation of the indicated permanent reference markers and monuments, and benchmarks and property monuments upon	IRT.	LIMITS OF R.O.W. P PRESCRIPTIVE USE MAINTENANCE BY KNO ENGINEERING PUBLIC V	ER CHORD DATA:  & CHORD DATA:  N 83'06'32" E  30'  GRAVEL  DRIVE	HAMMER ROAD
completion of the subdivision.	NO			Dec of Asphalt
Registered Land Surveyor	NE	HAMMER RO	AD S 86'31'59" E THE PROPERTY S 86'31'59" E THE PROPERTY S 86'31'59" E	
Tennessee License NoDate:	bera Land		201.72	
CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY	BW	R= 9100.20' L= 79.14' CHORD DATA: N 72'30'07" E  N 72'30'07" E	R= 25.00' L= 37.99'	MCI VALUE TO THE CONTRACT OF T
I hereby certify that this is a category1 survey and the		KNOXVILLE UTILITY BOARD UTILITY EASEMENT INSTRUMENT #200710030028694  N 72'30'07" E CH= 79.14'	CHORD DATA:	DETAIL N.T.S.
ratio of precision of the unadjusted survey is not less than 1: 10,000 as shown hereon and that said survey was prepared in	S	R= 6409.50' L= 203.76'	BECTON A SECONDARY SECONDA	
compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors—Standards of Practice.	SEE	R= 6409.50' L= 203.76' HORD DATA: 73'09'49" E CH= 203.75' HAMMER ROAD SECTION B	SHEET 1	2' OAC LINE FACENETI
		- LANE ON LANE	⊕ <b>\</b>	D' GAS LINE EASEMENT D BOOK 2174, PAGE 947 REFERENCE: LD BOOK 445, PAGES 60–64
	N 74'04'27" E   56.70'	$\begin{array}{c c} & & & & \\ & &$	KOB FIE	NOTES NOTES
	11/2"	PHASE II, SUN SECTION C	N 618316.5346 E 2625439.626 ⊕ NORTHEA	1 PROPERTY LIES IN THE NAME OF
	IRON PIPE		PHASE III,	ST KNOX UTILITY DISTRICT  PARCEL 267—MAVERICK DEVELOPMENT GROUP, INC. RECORDED AS INSTRUMENT  #202106290106986  EASEMENT  AND IS OF RECORD IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
	15.10'- w		SECTION D	BOOK 1700, PAGE 1006  2. THE PURPOSE OF THIS PLAT IS TO PLACE ON RECORD 50 RESIDENTIAL LOTS CONSISTING OF 13.87± ACRES AND DEDICATE RIGHT—OF—WAY FOR SUN BLOSSOM
	173.7		SHEET 3	LANE.  3. "TENNESSEE STATE PLANE" NORTH BASED ON CORS REFERENCE STATION TN15,
Registered Land Surveyor:	N 618,164.42 E 2,623,383.05 1983 NAD		LANE SHEET 2 PHASE III,	MAINTAINING COORDINATES OF N 560572.585, E 5135565.142. DISTANCES HAVE NOT BEEN REDUCED TO STATE PLANE DISTANCES.
Tennessee License No Date:	1983 NAD	BLOSSOM BLOSSOM	SECTION A SECTIO	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 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
CERTIFICATION OF ARRENOVAL OF RURILO SANITARY SEWER SYSTEM	<b>821.58</b> (985.3°)	SHEET A TO SUR		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
CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM — MAJOR SUBDIVISIONS			R= 650.00' L= 114.54' CHORD DATA:	TO NAD83 (2011) (EPOCH 2010), GEIOD MODEL SOUTH 03. POSITIONAL QUALITY OF OBSERVED DATA DOES NOT EXCEED H (0.05') AND V (0.02').
I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the			S 04'30'48" E CH= 114.39'	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
public sanitary sewer system and the public sanitary sewer system was installed, or will be installed, in accordance with State and local regulations.			R= 650.00 L= 64.48 CHORD DA	(*)  6. The surveyor is not responsible for any determination or location of
Togard torio.	CLT MAP 072, PARCEL 262 TAYLOR M. THOMPSON	N 617794.850 E 2624588.674	S 12'24'13" CH= 64.4	'E ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED
Knoxville Utility Board Authorized Signature Date	CLT MAP 072, PARCEL 262 TAYLOR M. THOMPSON JAMIE L. THOMPSON KATIE A. THOMPSON JESSIE L. THOMPSON INST. #202201240057625		R= 65 L= 16	
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM -MAJOR		FUTURE DEVELOPMENT  REMAINING AREA TO BE DEVELOPED  34± ACRES  BALANCE OF PROPERTY IS FIVE ACRES OR GREATER IN AREA	© OHORD S 15'59 CH= 1	DATA:  7. IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM -MAJOR SUBDIVISIONS		BALANCE OF PROPERTY IS FIVE ACRES OR GREATER IN AREA  CLT MAP 072, PARCEL 267		8. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", BEING OUTSIDE THE AREA  DESIGNATED AS HAVING A 1% ANNUAL CHANCE OF FLOODING, PER THE
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		MAVERICK DEVELOPMENT GROUP, INC. INST. #202106290106986		NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47093C0169F AND PANEL NO. 47093C0170F, LAST REVISED ON 05
will be installed, in accordance with State and local regulations.			BASKET BRIVE	9. PROPERTY IS ZONED "PR <9 DU/ACRES" (PLANNED RESIDENTIAL) REQUIRING THE FOLLOWING SETBACKS:
	. 53 <u>.</u> E		RERRI CO	FRONT—TWENTY (20) FEET SIDE—FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET
Knoxville Utility Board Authorized Signature Date	1920			REAR-FIFTEEN (15) FEET  10' GAS LINE EASEMENT PERIPHERY-THIRTY-FIVE (35) FEET.  DEED BOOK 2174, PAGE 947
TAXES AND ASSESSMENTS				REFERENCE:  10. A STANDARD UTILITY AND DRAINAGE EASEMENT SITUATED ALONG LOT LINES IN A  KUB FIELD BOOK 445, PAGES 61  SUBDIVISION, SHALL BE DEDICATED TO THE PUBLIC AND TO THE APPROPRIATE  UTILITY AGENCIES AS FOLLOWS:
This is to certify that all property taxes and assessments due on this property have been paid.				R= 4636.03' L= 286.88' CHORD DATA:  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 (IPE) FASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED.
Knox County Trustee:	1" IRON ROD		© CENTERLINE CENTERLINE	CHORD DATA:  S 14'56'56" E  EASEMENTS (JPEs). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED  ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL  EXTERIOR LOT LINES. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC
Signed:Date:			PHASE I	LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.
<u>ZONING</u>				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.
Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning	77.33			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
Commission as follows:	<b>3</b>		DERRY LANE	PLANNING FILES.  12. ALL LOTS TO HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
Zoning Shown on Official Map:	CLT MAD OTO DARGEL OCA		SPRING DIGHT OF WAY	13. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS
Date: By:	CLT MAP 072, PARCEL 261 THE HELEN ROSS McNABB CENTER, INC. INSTRUMENT #202112220049921			RECORDED AS INSTRUMENT #202406180063856.
KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS	LL	⊕ ∰###		R= 527.67' L= 142.74' CHORD DATA:  14. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE HOMEOWNER'S ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT #202205310090362.
The Knox County Department of Engineering and Public works	01,25	FLAGGED POST N 86"20"34" W	© OCTENTION FORD CASCAGNITY	S 06°33'20" E CH= 142.30'
hereby approves this plat on this theday of	80 <b>×</b>		2019.29'	SOUND IN
Engineering Director:		CLT MAP 072, PARCEL 271 ROBERT D. & EVA J. RUDDER INSTRUMENT #199909130021195	M ON	ASPHALT
Signature:	SET STONE	<b>19</b>	CEDAR TREE DRIVEWAY  CLT MAP 072, PARCEL 270  LINE CLT MAP 072, PARCEL 270  ROBERT & BRENDA C. GALLOWAY  INSTRUMENT #202004230070411	
GUARANTEE OF COMPLETION OF STREETS AND RELATED	5/8"IPF	LEGEND_	(FORMALLY IN FAVOR OF G.A. DRUMMER)	
GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS	<b>9</b>	CENTERLINE CONTROL MONUMENT O IRON PIPE FOUND CONCRETE SURFACE	INSTRUMENT #202101130056613	12" CMP
I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion of all	CIT MAP 072 PARCEL 157	IRON PIN FOUND GRAVEL SURFACE  EXISTING SET STONE ASPHALT SURFACE	CONCRETE ———————————————————————————————————	
streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards	CLT MAP 072, PARCEL 157 THOMAS MICHAEL GRAVELINE PARCEL NO. 4 OF PRATTS CHAPEL ESTATES DEED BOOK 2160, PAGE 1087	IRON STAUB FOUND  14' RIGHT-OF-WAY EASEMENT INSTRUMENT #19504290000026 (WARRANTY BOOK 1108, PAGE 325)  S 42"18"16" W FOUND CALLS  LIMITS OF R.O.W. PER PRESCRIPTIVE USE & MAINTENANCE BY KNOX CO. ENGINEERING & PUBLIC WORKS		
and specifications.	DEED BOOK 2160, PAGE 1087	(S 42'18' W) RECORD CALLS  (S 42'18' W) RECORD CALLS  S 16"43'18" E RIGHT-OF-WAY DEDICATION CALLS  S 16"43'18" E RIGHT-OF-WAY DEDICATION CALLS		4-SH-25-F
Signed: Date:		N.T.S.  SANITARY SEWER MANHOLE  W WATER VALVE  WATER VALVE  FIRE HYDRANT  LIMITS OF R.O.W. DEDICATION FER MAJOR ROAD PLANS AS CREATED BY KNOXVILE/KNOX CO. PLANING COMMISSION  CREATED BY KNOXVILE/KNOX CO. PLANING COMMISSION  CREATED BY KNOXVILE/KNOX CO. PLANING COMMISSION  LIMITS OF R.O.W. DEDICATION FER MAJOR ROAD PLANS AS CREATED BY KNOXVILE/KNOX CO. PLANING COMMISSION  W WATER VALVE  FIRE HYDRANT  SANITARY SEWER MANHOLE  LIMITS OF R.O.W. DEDICATION FER MAJOR ROAD PLANS AS CREATED BY KNOXVILE/KNOX CO. PLANING COMMISSION  W WATER VALVE  FIRE HYDRANT  SANITARY SEWER MANHOLE  LIMITS OF R.O.W. DEDICATION FER MAJOR ROAD PLANS AS CREATED BY KNOXVILE/KNOX CO. PLANING COMMISSION  LIMITS OF R.O.W. DEDICATION FER MAJOR ROAD PLANS AS CREATED BY KNOXVILE/KNOX CO. PLANING COMMISSION  LIMITS OF R.O.W. DEDICATION FER MAJOR ROAD PLANS AS CREATED BY KNOXVILE/KNOX CO. PLANING COMMISSION  LIMITS OF R.O.W. DEDICATION FER MAJOR ROAD PLANS AS CREATED BY KNOXVILE/KNOX CO. PLANING COMMISSION  LIMITS OF R.O.W. DEDICATION FER MAJOR ROAD PLANS AS CREATED BY KNOXVILE/KNOX CO. PLANING COMMISSION  LIMITS OF R.O.W. DEDICATION FER MAJOR ROAD PLANS AS CREATED BY KNOXVILE/KNOX CO. PLANING COMMISSION  LIMITS OF R.O.W. DEDICATION FER MAJOR ROAD PLANS AS CREATED BY KNOXVILE/KNOX CO. PLANING COMMISSION  LIMITS OF R.O.W. DEDICATION FER MAJOR ROAD PLANING COMMISSION  LIMITS OF R.O.W. DEDICATION FER MAJOR ROAD PLANING COMMISSION  LIMITS OF R.O.W. DEDICATION FER MAJOR ROAD PLANS AS CREATED BY KNOXVILE/KNOX CO. PLANING COMMISSION  LIMITS OF R.O.W. DEDICATION FER MAJOR ROAD PLANING COMMISSION  LIMITS OF R.O.W. DEDICATION FER MAJOR ROAD PLANING COMMISSION  LIMITS OF R.O.W. DEDICATION FER MAJOR ROAD PLANING COMMISSION  LIMITS OF R.O.W. DEDICATION FER MAJOR ROAD PLANING COMMISSION  LIMITS OF R.O.W. DEDICATION FER MAJOR ROAD PLANING COMMISSION  LIMITS OF R.O.W. DEDICATION FER MAJOR ROAD PLANING COMMISSION  LIMITS OF R.O.W. DEDICATION FER MAJOR ROAD PLANING COMMISSION  LIMITS OF R.O.W. DEDICATION FER MAJOR ROAD PLANING COMMISSION FER PLANING COMMISSION FER P		2/25/2025
Dept: Title:	SET STONE	CLEAN OUT  WATER METER  CLEAN OUT  DEED BOOK 1700, PAGE 1006  20' STORM DRAINAGE EASEMENT (CREATED BY THIS PLAT)		
GUARANTEE OF COMPLETION OF STORMWATER FACILITIES	CLT MAP 072, PARCEL 156.02 GARY ALAN JENKINS INSTRUMENT #201507240005383  N 85°36'54" W 452.	O UTILITY POLE 15' SANITARY SEWER EASEMENT (CREATED BY THIS PLAT)		
I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and	CLT MAP 072, PARCEL 156  GARY ALAN JENKINS INSTRUMENT #201507240005382	GUY WIRE  OH— OVERHEAD UTILITY LINE  SS— SANITARY SEWER LINE  DETENTION POND EASEMENT (CREATED BY THIS PLAT)  50' NO BUILD STREAM BUFFER	GRAPHIC SCALE	PLANNING FILE #XX-XX-XX
stabilization of all stormwater facilities as shown on the stormwater plans which were approved theday of	INSTRUMENT #20150/240005382	GAS LINE 25' NO DISTURB STREAM BUFFER	150 0 75 150 300 600	
Signed:		PROPERTY LINE STORM DRAIN PIPE AND HEAD WALL STRUCTURE SOUND IN ASPHALT		
Dept:Title:		—···· CENTERLINE DITCH/STREAM	( IN FEET ) 1 inch = 150ft.	

------ CENTERLINE DITCH/STREAM \_\_\_\_ CENTERLINE SWALE

DATE: 24 FEBRUARY 2025
SCALE: 1" = 150'
DRAWN BY: LGAS
FILE NAME: 21267-PH3B
BM PROJECT NO.: 21267A

FINAL PLAT

**INDEX** 

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

ADDRESSING DEPARTMENT CERTIFICATION

OFFICIAL OF OWNEROUSE AND OFFICIAL PERIOATION				1	
CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION  (I, We), the undersigned owner(s) of the property shown hereon,	ADDRESSING DEPARTMENT CERTIFICATION	FINAL PLAT of the	ASHEVILLE HWY	' 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, 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	STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION "B"		Valley Sssee	() 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	these regulations.	BEING LOCATED ON CLT MAP 72 AND BEING REPRESENTED AS A PORTION OF PARCEL 267	SITE —	ardin Tenne	(865
owner(s) have an unrestricted right to dedicate right—of—way and/or grant easement as shown on this plat.	r Signed: Date:	SITUATED WITHIN THE EIGHTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE	PAKEBIT.	308 H ville, <sup>-</sup>	Phone
Owner(s) Printed Name: <u>Maverick Development Group, Inc.</u>	PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING — FINAL PLAT	WITHOUT THE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE	WER RO WE SHE	10 Knox	Fac
Signature(s): Date:	This is to certify that the subdivision plat shown hereon has been	TRANFICARE CEATE DIANE NORTH	HAMIN BEERY PLA		
OFFICIATION OF FINAL PLAT. ALL INDICATED	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	FUTURE DEVELOPMENT 7	SREW \		
CERTIFICATION OF FINAL PLAT - ALL INDICATED  MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN  CONSTRUCTION IS COMPLETED	for recording in the office of the Knoy County Register of Deeds	REMAINING AREA TO BE DEVELOPED  34± ACRES	40 00 970		
I hereby certify that I am a registered land surveyor licensed to	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 of effect an acceptance by the City of	BALANCE OF PROPERTY IS FIVE ACRES OR GREATER IN AREA	NOS NO SONO REPERTA	C	S
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	■ Knoxville of Knox County of the dedication of any street or other	CLT MAP 072, PARCEL 267  MAN/ERICK DEVELOPMENT CROUP INC	PINE OR STREET		or.
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	Signature: Date:	MAVERIOR DEVELOPMENT GROUP, INC.	LOCATION MAP		>
a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat.		INST. #202106290106986  30.29  S 4278'16" W FOUND CALLS  NOTES	N.T.S.	<b>S</b>	>
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		S 4218'16" W FOUND CALLS  NOTES  S 4218'16" W FOUND CALLS  [31.34'-TIE] EASEMENT CALLS  SANITARY SEWER MANHOLE  1. PROPERTY LIES IN THE PARCEL 267-MAYERICK PARCEL 267-MAYERICK	NAME OF: DEVELOPMENT GROUP, INC. RECORDED AS INSTRUMENT	TE	
monuments, and benchmarks and property monuments upon completion of the subdivision.	OWNERS:	STORM DRAIN STRUCTURE #202106290106986 AND IS OF RECORD IN	THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.	<b>A</b> 1	
	MAVERICK DEVELOPMENT GROUP INC.	WV WATER VALVE  2. THE PURPOSE OF THIS OF 13.87± ACRES AND	PLAT IS TO PLACE ON RECORD 50 RESIDENTIAL LOTS CONSISTING DEDICATE RIGHT-OF-WAY FOR SUN BLOSSOM LANE.	100	l l
Registered Land Surveyor	3200 N HAWTHORNE STREET  CHATTANOOGA, TN 37406  (423) 991-9853	COMMON AREA S13. "TENNESSEE STATE PLA MAINTAINING COORDINA BEEN REDUCED TO STA	INE" NORTH BASED ON CORS REFERENCE STATION TN15, TES OF N 560572.585, E 5135565.142. DISTANCES HAVE NOT TE PLANE DISTANCES.		La
Tennessee License NoDate:	(423) 331 3033 Z = P O	4. GPS EQUIPMENT WAS U  OH OVERHEAD LITHITY LINE  SURVEYED PROPERTY II	SED TO DETERMINE THE POSITION OF CONTROL POINTS ON THE NORDER TO ESTABLISH THE BEARING BASE FOR THIS SURVEY.		
CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY	/		WAS OBSERVED ON THE DATE(S) 3-23-20, 3-25-20, 3-26-20, 3-20, 4-8-20 UTILIZING A LEICA MODEL GS16, EIVER. NORTH BASED ON TDOT REFERENCE STATION 'TN15' WITH A		
I hereby certify that this is a category1 survey and the ratio of precision of the unadjusted survey is not less than 1:		GEIOD MODEL SOUTH 0  GEOD MODEL SOUTH 0  (0.05') AND V (0.02').	TOR OF 0.99991010, REFERENCED TO NAD83 (2011) (EPOCH 2010), 3. POSITIONAL QUALITY OF OBSERVED DATA DOES NOT EXCEED H		
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		SUBJECT AND SURROUI	UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE IDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDINGS	RK	S
Practice.		S 00°33'16" E Surveyor for the co	RATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS MPLIANCE OF THIS SURVEY.		le l
		71 96'\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	ONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, S, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND		2
		TO GAS LINE EASEMENT DEED BOOK 2174, PAGE 947  OF OR FAILURE TO MAI  REFERENCE: KUB FIELD BOOK 445, PAGES 61  CONDITION, FOR UNDER	SIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING KE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE GROUND UTILITY LOCATION CALL 811 (TN ONE CALL).		<u> </u>
			KERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.		
		DESIGNATED AS HAVING INSURANCE PROGRAM F	LOCATED IN FLOOD ZONE "X", BEING OUTSIDE THE AREA 5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		nc
	OPEN SPACE	KNOXVILLE UTILITY BOARD UTILITY EASEMENT 9. PROPERTY IS ZONED "F	PR <9 DU/ACRES" (PLANNED RESIDENTIAL) REQUIRING THE	3E	La
		15' SANITARY SEWER EASEMENT INST. #202411210027924  FRONT-TWENTY (20) FINST. #202411210027924  FRONT-TWENTY (5) FEET, UI	NLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE	B	_
Registered Land Surveyor:		COMMON  SETBACK IS ZERO (0)  REAR-FIFTEEN (15) FEI  PERIPHERY-THIRTY-FIV	:T		tion
		SUBDIVISION. SHALL BE	ND DRAINAGE EASEMENT SITUATED ALONG LOT LINES IN A DEDICATED TO THE PUBLIC AND TO THE APPROPRIATE UTILITY	₩ W	lember: se Associal
CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM — MAJOR SUBDIVISIONS		INSIDE ALL EXTERIOR L	Y AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH DT LINES ADJOINING STREETS AND PRIVATE RIGHTS—OF—WAY,		M Tennesse of Profess
I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the		INST. #202106290106986	APPROVED JOINT PERMANENT EASEMENTS (JPEs). EASEMENTS OF SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT IDE OF ALL EXTERIOR LOT LINES. THESE EASEMENTS ARE NOT		1
public sanitary sewer system and the public sanitary sewer system was installed, or will be installed, in accordance with State and local		THAN A FIVE (5) FOOT	FIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS  BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL		
regulations.		11. FOR APPROVED SUBDIV	SION VARIANCES AND CONDITIONS OF APPROVAL OF THE SE-ON-REVIEW, REFER TO THE KNOXVILLE-KNOX COUNTY		
Knoxville Utility Board Authorized Signature Date	STRAWBERRY HILLS	IT SHOULD BE NOTED THE REQUIREMENT OF	B-20-C & 9-D-20-UR, 5-A-23-DP & 5-SB-23-C. HOWEVER, HAT KNOX COUNTY ENGINEERING AND PUBLIC WORKS HAS WAIVED CONSTRUCTING A SIDEWALK FROM THE SUBJECT PROPERTY TO KE AS STATED WITHIN SAID PLANNING FILES.	Ž	
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR	PHASE I	3 A VERA 12. ALL LOTS TO HAVE AC	CESS TO INTERIOR STREET SYSTEM ONLY.	0	
<u>SUBDIVISIONS</u>	DETENTION	OND OND OUT OUT THE COVENANT FOR MA	E RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES.  AND THE STORMWATER FACILITIES IS RECORDED AS STORMWATER FACILITIES.	<u>S</u> :	7
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 exeten was installed or	EASEMEN	#5 OF NITTER 14. PROPERTY OWNERS ARI	E RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE TION IS ESTABLISHED AND RECORDED AS INSTRUMENT	$\geq \frac{1}{2}$	(
public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.			AND St		ر 1
Knoxville Utility Board Authorized Signature Date		CURVE RADIUS	PROPERTY LINE CURVE TABLE  ARC LENGTH CHORD LENGTH CHORD BEARING 25.92' 23.33' S 45*32'05" W		Q
Knoxville Otlifty Board Authorized Signature Date	,,	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	25.93'   24.36'   S 54'38'50" E   º	H S F	Ó
TAXES AND ASSESSMENTS		[SE1]	31.40' 28.80' S 48'35'00" E 64.48' 64.45' S 12'24'13" E		
This is to certify that all property taxes and assessments due on this property have been paid.	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	[3E3] C6 25.00' C7 385.87'	31.40' 28.80' S 48'35'00" E 64.48' 64.45' S 12'24'13" E 54.30' 54.26' N 84'09'10" W 139.17' 98.40' N 14'58'47" E	P = S	BIL
Knox County Trustee:		0 3 00 32 03 W 303.4/1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	139.17' 98.40' N 14'58'47" E PROPERTY LINE TABLE	│┤┸ <u></u>	
Signed:	COMM	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	LINE BEARING DISTANCE L1 N 89°27′55″ W 43.67′		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
ZONING	AREA		L2 S 00°32′05″ W 25.17′ L3 N 89°27′55″ W 45.00′ W	FII RF	B
Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning	\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		L4 S 00°32′05″ W 27.33′ L5 S 89°27′55″ E 40.17′		(
Commission as follows:  Zoning Shown on Official Map:	/ /	PLANNING FILE #XX-XX-XX - O O O O	L6 S 00°32′05" W 3.79′ 6		
			L8 N 89°27′55″ W 40.00′ N 40.0		-
Date: By:		L9   STRAWBERRY HILLS OF	L11 S 08'36'08" E 21.80' L12 N 81'22'43" E 43.01'		
KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS	P. 100,	PHASE III, SECTION "A"	L13 S 73'41'58" E 27.69' L14 N 00'00'00" W 29.63'	ν.	
The Knox County Department of Engineering and Public works hereby approves this plat on this theday of	\ <b>\\\</b>		L15 N 73'59'10" W 63.31'  L16 S 70'17'27" W 25.02'		
Engineering Director:			L17 S 34*02'08" W 27.71'  L18 S 60*31'55" E 36.30'  L19 N 80*07'16" W 49.26'		
	120.00'		L19 N 80°07'16" W 49.26' L20 N 25°14'28" E 5.75'		
Signature:	- 2" W - 1.70.		Pleb, R		
GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS	N 16°18'02" W 120 L11	+ss++ss++ss++ss++ss++ss++ss++ss++ss++s	L2		
I, the undersigned, hereby certify that a bond or other security has		TITITITITITITITITITITITITITITITITITITI	EE LOAI		
streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property	COMMON S				
monuments in this subdivision in accordance with required standards and specifications.	AREA				
Signed: Date:			SC SUM EAST STATE	DATE: 24 FEBR	₹UARY 1"
Dept: Title:		- OH ———————————————————————————————————		DRAWN BY:	L 21267-F
GUARANTEE OF COMPLETION OF STORMWATER FACILITIES	OH OH		<u> </u>	BM PROJECT NO.:	212
I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and		$BRAKEBILL \ ROAD$	OCIATES	FINAL F	PLAT
stabilization of all stormwater facilities as shown on the stormwater plans which were approved theday of		GRAPHIC SCALE  (60' RIGHT-OF-WAY)	4-SH-25-F	SHEET	\ 1
Signed:		NORTHEAST 120	2/25/2025		_
Dept:		NITARY SEWER LINE EASEMENT  D. BOOK 1700 PAGE 1006 (IN FEET )	<b>2120120</b>	2 o	Γ 4
1		1 inch = 30 ft.	in the second se		

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION	ADDRESSING DEPARTMENT CERTIFICATION	TINAL DIATE OF AL.	ASHEVILLE HWY	oad 932 
(I, We), the undersigned owner(s) of the property shown hereon, hereby adopt this as (my, our) plan of subdivision and dedicate the	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	FINAL PLAT of the STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION "B"	ASILETT	alley Ro ee 375 592-40 592-40
am, we are) the owner(s) in fee simple of the property, and as	Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.	BEING LOCATED ON CLT MAP 72 AND BEING REPRESENTED AS A PORTION OF PARCEL 267	SITE —	rdin Vaenness (865) (
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.	Signed: Date:	SITUATED WITHIN THE EIGHTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE	'AKEBILT	i08 Ha ille, Tr ille, Tr
Owner(s) Printed Name: <u>Maverick Development Group, Inc.</u>	PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING — FINAL PLAT	OWNERS: WITHOUT THE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE  AVERICK DEVELOPMENT GROUP INC.	JER RD JES PHE	103 Knoxı Fac:
Signature(s): Date:	This is to certify that the subdivision plat shown hereon has been	3200 N HAWTHORNE STREET CHATTANOOGA, TN 37406 (423) 991-9853	Hamm	
CERTIFICATION OF FINAL PLAT - ALL INDICATED	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	(425) 331 3033	3th 1-40	
CERTIFICATION OF FINAL PLAT -ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED	for recording in the office of the Knox County Register of Deeds.  Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the		HOOT SYSTEM	•
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I	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	STRAWBERRY HILLS	SS SO SEE SEE SEE SEE SEE SEE SEE SEE SE	
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	ground upon the plat.	STRAWBERRY HILLS — PHASE II SECTION "B" -	PINE GROVE RD	
Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and	Signature:Date:	PHASE II, SECTION "C"	LOCATION MAP N.T.S.	e e
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	L21¬ , , , , , , , , , , , , , , , , , , ,	051.40' TOTAL		
the installation of the indicated permanent reference markers and monuments, and benchmarks and property monuments upon	[70.19'-TIE]	N 72 27 11 L		Sı
completion of the subdivision.		[SL7] [SL10] [N 69°50′51" E] [SL11] [N 68°31′33" E] [SL11] [N 68°31′33" E]		M. br
Registered Land Surveyor	Z	[SL6] (81.33) [SL9] (81.33) [SL9]		<b>)</b>
Tennessee License NoDate:	117.	$S_{[S 3]}$ $S_{[S 5]}$		
CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY	00.32	10' SWALE DRAINAGE—		
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:	6 th	EASEMENT COMMON  (CREATED BY THIS PLAT)  AREA		
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		(CREATED BY THIS PLAT)  AREA		R rs
Practice.				<b>Μ</b>
		N 72°27'11" E		Manga
	40.00' 40.00' 40.00' 40	0.00' $0.00'$ $0.00'$ $0.00'$ $0.00'$ $0.00'$ $0.00'$ $0.00'$ $0.00'$ $0.00'$ $0.00'$ $0.00'$ $0.00'$ $0.00'$ $0.00'$	€	HI Pla
	$  \omega     \overline{\omega}   \overline{\omega} \overline{\omega}   \overline{\omega} - \overline{\omega} - \overline{\omega}  $	$ ^{0}_{2} ^{0}_{3} ^{0}_{4} ^{0}_{$	)PYRIGH	
		$\begin{array}{cccccccccccccccccccccccccccccccccccc$	THE CO	E
	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	STUDING	BE F
Registered Land Surveyor:			iHTS, INC	
Tennessee License No Date:	800±		VED RIG	mer association
CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM — MAJOR SUBDIVISIONS	m	**************************************	R RESER	Member: smressee Associati
I hereby certify that the utility provider was contacted by the	7120 RES RES FI -   120 RES FI -   120 RES FI -   120	REST   120	D OTH	, , , , ,
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			TORY AP	
regulations.	$oxed{egin{array}{cccccccccccccccccccccccccccccccccccc$	$\frac{1}{1000} = \frac{1}{1000} = \frac{1}{10000} = \frac{1}{100000} = \frac{1}{10000} = \frac{1}{10000} = \frac{1}{10000} = \frac{1}{10000} = \frac{1}{10000} = \frac{1}{10000} =$	UTALIS	
Knoxville Utility Board Authorized Signature Date	40.00' 40.00' 40.00' 40	0.00 40.00 40.00 40.00 40.00 40.00	PROPERTY LINE TABLE  LINE BEARING DISTANCE  L20 N 25'14'28" E 5.75'	Ź
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR		N 72°27'11" E	L21 N 72°27'11" E 1.22'	<u>O</u>
<u>SUBDIVISIONS</u>	0. C		10' SWALE EASEMENT LINE TABLE	ZI = 4
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	ο΄	(50' RIGHT-OF-WAY)	LINE BEARING DISTANCE SL1 N 89°40'08" E 45.36'	) V "B
will be installed, in accordance with State and local regulations.		S 72°27′11" W	SL2       S 66°52'52" E       27.58'         SL3       N 80°53'10" E       13.08'         SL4       S 41°11'38" E       14.89'	BE N
Knoxville Utility Board Authorized Signature Date	2/40.00'/40.00'-40.00'/-40	0.00'-40.0	SL5 N 66'30'48" E 35.75' SL6 N 59'00'00" E 41.04'	SUI SUI SEE
TAXES AND ASSESSMENTS		S.55   [S 72°27'11" W]	SL7   N 81°44'19" E   12.97'	AT S S CT RO ESS
This is to certify that all property taxes and assessments due on	15' SANITARY		SL9       N 55'49'31" E       16.94'         SL10       N 68'46'42" E       12.96'         SL11       N 63'51'43" E       22.49'	
this property have been paid.  Knox County Trustee:	SEWER EASEMENT CREATED BY THIS PLAT)	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	SE 1 10 55 51 75 E 22.75	F
Signed:Date:	(CREATED BY THIS PLAT) N.   (278)   1 (279)   1 7	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	NTAINE	$\stackrel{E}{A} = \stackrel{A}{A} = \stackrel{A}{A}$
<u>ZONING</u>	32 20. 4,8 0. 9"	9, 80, 60, 60, 60, 60, 60, 60, 60, 60, 60, 6	D IS MAI	SE BR.
Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning	<b>11 1 1 1 1 1 1 1 1 1</b>	100 0 1 100 0	LEGEND OS	F SEF AS
Commission as follows:	SQ. ACF.	ASS.	(22) LOT NUMBERS	WB PH
Zoning Shown on Official Map:	20     <sup>ES</sup> -     ▼		S 42'18'16" W FOUND CALLS  [31.34'-TIE] EASEMENT CALLS	<b>∀</b>
Date:			SANITARY SEWER MANHOLE	IR
KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS	40.00' 40.00' 40	0.00 40.00 40.00 40.00 40.00 40.00	STORM DRAIN STRUCTURE  UTILITY POLE	5
The Knox County Department of Engineering and Public works hereby approves this plat on this theday of		S 72°27′11" W	WV WATER VALVE	
Engineering Director:	_NOTES_		FIRE HYDRANT  GUY WIRE	
	1. PROPERTY LIES IN THE NAME OF:	9. PROPERTY IS ZONED "PR <9 DU/ACRES" (PLANNED RESIDENTIAL) REQUIRING THE FOLLOWING	—— oh —— OVERHEAD UTILITY LINE  —— ss —— Ss SANITARY SEWER LINE	
Signature:	PARCEL 267—MAVERICK DEVELOPMENT GROUP, INC. RECORDED AS INSTRUMENT #20210629010698 AND IS OF RECORD IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.  2. THE PURPOSE OF THIS PLAT IS TO PLACE ON RECORD 50 RESIDENTIAL LOTS CONSISTING OF	FRONT-TWENTY (20) FEET SIDE-FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS	—— ss —— SANITARY SEWER LINE  ——— w ——— WATER LINE	
GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS	13.87± ACRES AND DEDICATE RIGHT-OF-WAY FOR SUN BLOSSOM LANE.  3. "TENNESSEE STATE PLANE" NORTH BASED ON CORS REFERENCE STATION TN15, MAINTAINING	ZERO (0) FEET REAR-FIFTEEN (15) FEET PERIPHERY-THIRTY-FIVE (35) FEET.	GAS LINE GAS LINE STORM DRAIN LINE & HEADWALL	
I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion of all	COORDINATES OF N 560572.585, E 5135565.142. DISTANCES HAVE NOT BEEN REDUCED TO STATE PLANE DISTANCES.	SHALL BE DEDICATED TO THE PUBLIC AND TO THE APPROPRIATE UTILITY AGENCIES AS FOLLOWS:	PROPERTY LINE	
streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards	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 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 CS16 MULTILIPEP OF PROPERTY ROPER NORTH BASED ON TOOT	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 INTERIOR LOT LINES AND ON THE INSIDE OF ALL	—— — CENTERLINE SWALE  ASPHALT SURFACE	
and specifications.	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 NAD83 (2011) (EPOCH 2010), GEIOD MODEL SOUTH 03. POSITIONAL QUALITY OF OBSERVED DATA DOES NOT EXCEED H (0.05') AND V (0.02')	EXTERIOR LOT LINES. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK AND SHALL	10' GAS LINE EASEMENT DEED BOOK 2174, PAGE 947 REFERENCE: KUB FIELD BOOK 445, PAGES 61	DATE: 21 FEBRUARY 2025
Signed: Date:         Dept: Title:	DOES NOT EXCEED H (0.05') AND V (0.02').  5. SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AN SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDINGS REVEALED BY AN ACCURATE	11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN	15' SANITARY SEWER LINE EASEMENT DEED BOOK 1700, PAGE 1006	DATE: 21 FEBRUARY 2025 SCALE: 1" = 30' DRAWN BY: LGAS
	TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPLIANCE OF THE SURVEY.	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 SIDEWALK FROM THE SUBJECT PROPERTY TO STRAWBERRY PLAINS PIKE AS STATED WITHIN SAID PLANNING FILES	50' NO BUILD STREAM BUFFER	FILE NAME: 21267-PH3B BM PROJECT NO.: 21267A
GUARANTEE OF COMPLETION OF STORMWATER FACILITIES  I, the undersigned, hereby certify that a bond or other security has	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	12. ALL LOTS TO HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.	25' NO DISTURB STREAM BUFFER  KNOXVILLE UTILITY BOARD UTILITY EASEMENT INSTRUMENT #200710030028694	
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,	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).	Table 13. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT  #202406180063856.  **Table 13. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT  **Table 13. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT F	15' SANITARY SEWER EASEMENT INST. #202411210027924	FINAL PLAT
<u> </u>	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	14. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE HOMEOWNER'S ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT #202205310090362.	10' STORM DRAINAGE EASEMENT (CREATED BY THIS PLAT)	SHEET
Signed:	HAVING A 1% ANNUAL CHANCE OF FLOODING, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47093C0169F AND PANEL NO. 47093C01701 LAST REVISED ON 05 AUGUST 2013.	( IN FEET )	10' SWALE DRAINAGE EASEMENT (CREATED BY THIS PLAT)	3 of 4
		1  inch = 30  ft.	© 50	

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION	ADDRESSING DEPARTMENT CERTIFICATION			-
(I, We), the undersigned owner(s) of the property shown hereon,	I, the undersigned, hereby certify that the subdivision name and all	FINAL PLAT of the	ASHEVILLE HWY	ey Roar e 37933 2-409
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	street names conform to the Knoxville—Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.	STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION "B"		in Vall nessee 65) 69 65) 69
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	Signed: Date:	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	SITE —	8 Hard le, Ten one (8
grant easement as shown on this plat.	PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING —	WITHOUT THE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE	Sept.	1030. noxvil Ph Pacsir
Owner(s) Printed Name: <u>Maverick Development Group, Inc.</u> Signature(s): Date:	FINAL PLAT	STRAWBERRY HILLS	HAMMER K.	× ×
	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	PHASE II, SECTION "B"  [7.53'-TIE]  [7.53'-TIE]  [26.69']  15' SANITARY	Signature 1	
CERTIFICATION OF FINAL PLAT - ALL INDICATED  MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN  CONSTRUCTION IS COMPLETED	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	SEWER EASEMENT	40	
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I	approval of this plat by the Planning Commission shall not be deemed to constitute of effect an acceptance by the City of		NO HOS NO SECTION AND AND AND AND AND AND AND AND AND AN	ا ت ا
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	Knoxville of Knox County of the dedication of any street or other ground upon the plat.	STRAWBERRI HILLS 124 10	PINE CROVE DO STATE	
applicable provisions of the Knoxville—Knox County Subdivision Regulations except as has been itemized, described and justified in	Signature: Date:	PHASE II, SECTION "A"  ON  ENSTRUMENT #202411210027924  DESCRIPTION TO THE PROPERTY OF THE PRO	LOCATION MAP	
a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat.		651.40' TOTAL INSTRUMENT #202411210027924 L23-12 V 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	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		101AL   INSTRUMENT #202411210027924   L23   INSTRUMENT #202411210027924   INSTRUME	3.11.62	l Ing
monuments, and benchmarks and property monuments upon completion of the subdivision.		COMMON AREA AREA	221.0	
		10' SWALE DRAINAGE—		
Registered Land Surveyor		EASEMENT (CREATED BY THIS PLAT) COMMON		
CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY		AREA (%)		
I hereby certify that this is a category1 survey and the		10' STORM DRAINAGE		
ratio of precision of the unadjusted survey is not less than 1:  10,000 as shown hereon and that said survey was prepared in		EASEMENT (CREATED BY THIS PLAT)		
State Board of Examiners for Land Surveyors—Standards of Practice.		915.60' TOTAL (CREATED BY THIS PLAT)  84.50  10.00'   40.00'   40.00'   40.00'   40.00'   40.00'   35.60'   40.00'   40.		
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			, INCLUE	
Registered Land Surveyor:  Tennessee License No Date:			RICHTS	tition
			SSERVED	Member Member Association Surveyor
CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM — MAJOR SUBDIVISIONS		$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	'21' E] O']	Tenness of Profess
I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the		40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 30.53'	Y AND O	<u> </u>
public sanitary sewer system and the public sanitary sewer system was installed, or will be installed, in accordance with State and local regulations.			TUTORY	
		910.53' TOTAL  910.53' TOTAL  (S 36'05'41" W)  (S 7777 D 7 0 0 0 0 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0	06 %	
Knoxville Utility Board Authorized Signature Date	15' SANITARY SEWER EASEMEI		NOWW	Z
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISIONS	(CREATED BY THIS		)	1 25
I hereby certify that the utility provider was contacted by the		910.53' TOTAL (C12 V)	X X Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	$A \rightarrow B$
public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.			ACACACACACACACACACACACACACACACACACACAC	
		$\begin{bmatrix} Z & & & & & & & & & & & & & & & & & & $	V V V V	
Knoxville Utility Board Authorized Signature Date				SL SL TIC
TAXES AND ASSESSMENTS		$ \begin{vmatrix} \lambda_{1} & \lambda_{2} & \lambda_{3} & \lambda_{4} & \lambda_{5} & \lambda$	NO N	
This is to certify that all property taxes and assessments due on this property have been paid.			NA NINST	
Knox County Trustee:			1.36'	→ エ — ===
Signed:		$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	AAINTAII	
ZONING		120 ESF   120 ES	A SI ONE	FIN RRY SE
Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning			COLD ,	BE HA
Commission as follows:  Zoning Shown on Official Map:	<u>LEGEND</u>	$ \begin{vmatrix} 0 & - & - & - & - & - & - & - & - & - &$	LEDIA OI	≥ <u>a</u> z
Date:	LEGEND LOT NUMBERS	40.00'   40.00'   40.00'   40.00'   40.00'   40.00'   40.00'   40.00'   40.00'   50'	NETIC &	
. Dute	S 4218'16" W FOUND CALLS  [31.34'-TIE] EASEMENT CALLS	889.65' TOTAL \(\sum_{9.64'}\)	4-SH-25-F	
KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS  The Knox County Department of Engineering and Public works	SANITARY SEWER MANHOLE		2/25/2025	
hereby approves this plat on this theday of	STORM DRAIN STRUCTURE  UTILITY POLE	DIAMMING BILD WVV VV NV NOTES	, TRANS	
Engineering Director:	WV WATER VALVE	PLANNING FILE #XX-XX-XX  1 PROPERTY LIES IN THE NAME OF:  AND PANEL NO. 47	093C0170F, LAST REVISED ON 05 AUGUST 2013.	
Signature:	FIRE HYDRANT  GUY WIRE	PROPERTY LINE CORVE TABLE  PARCEL 267-MAVERICK DEVELOPMENT GROUP, INC. RECORDED AS INSTRUMENT  CURVE RADIUS ARC LENGTH CHORD BEARING  SC1 150.00' 13.06' N. 14'24'15" F  SC1 150.00' 13.06' N. 14'24'15" F  AND IS OF RECORD IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.  FOLLOWING SETBACE  PARCEL 267-MAVERICK DEVELOPMENT GROUP, INC. RECORDED AS INSTRUMENT  #202106290106986  SC1 150.00' 13.06' N. 14'24'15" F  AND IS OF RECORD IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.  FOLLOWING SETBACE	D "PR <9 DU/ACRES" (PLANNED RESIDENTIAL) REQUIRING THE KS:	1
GUARANTEE OF COMPLETION OF STREETS AND RELATED	—— OH —— OVERHEAD UTILITY LINE	FRONT-TWENTY (20  2. THE PURPOSE OF THIS PLAT IS TO PLACE ON RECORD 50 RESIDENTIAL LOTS CONSISTING SIDE—FIVE (5) FEET  10' SWALE EASEMENT LINE TABLE  10' SWALE EASEMENT LINE TABLE  10' SWALE EASEMENT LINE TABLE	D) FEET  T, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE  O(0) FEET	1
IMPROVEMENTS	SS SANITARY SEWER LINE	LINE BEARING DISTANCE  SL12 N 71°34′50″ E 25.81′	FEET -FIVE (35) FEET.	
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	GAS LINE  STORM DRAIN LINE & HEADWALL	LINE BEARING DISTANCE SL14 N 72*15'28" E 55.26'  4. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF CONTROL POINTS ON THE AGENCIES AS FOLLOWED ASSESTED THE SUBJECT OF		
reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards	STORM DRAIN LINE & HEADWALL  PROPERTY LINE	L24 N 54*56'50" E 50.00'  L26 N 35*03'10" W 17.55'  SL17 N 86*32'37" E 33.28'  RTK POSITIONAL DATA WAS OBSERVED ON THE DATE(S) 3-23-20, 3-25-20, 3-26-20, INSIDE ALL EXTERIOR PREVIOUS	TILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH OR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS—OF—WAY, SLY APPROVED JOINT PERMANENT EASEMENTS (JPEs). EASEMENTS OF	
and specifications.  Signed: Date:		L27 N 35*03'10" W 73.65'  L28 N 35*03'10" W 32.80'  SL18 S 84*45'01" E 53.03'  SL19 S 79*50'15" E 23.77'		DATE: 24 FEBRUARY 2
Dept:	ASPHALT SURFACE  10' GAS LINE EASEMENT DEED BOOK 2174, PAGE 947 REFERENCE: KUB FIELD BOOK 445, PAGES 61	THAN A FIVE (5) F  SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE  PROPERTY LINE CURVE TABLE  SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDINGS  11. FOR APPROVED SU		SCALE: 1" = DRAWN BY: LO
GUARANTEE OF COMPLETION OF STORMWATER FACILITIES	15' SANITARY SEWER LINE EASEMENT DEED BOOK 1700, PAGE 1006	CURVE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING  C9 150.00' 136.01' 131.40' S 09'04'38" W  REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS CONCEPT PLAN AN SURVEYOR FOR THE COMPLIANCE OF THIS SURVEY.  PLANNING'S FILES OF THE COMPLIANCE OF THIS SURVEY.	D USE-ON-REVIEW, REFER TO THE KNOXVILLE-KNOX COUNTY  9-SB-20-C & 9-D-20-UR, 5-A-23-DP & 5-SB-23-C. HOWEVER, ED THAT KNOX COUNTY ENGINEERING AND PUBLIC WORKS HAS WAIVED	FILE NAME: 21267-P BM PROJECT NO.: 212
I, the undersigned, hereby certify that a bond or other security has	50' NO BUILD STREAM BUFFER	C10 150.00' 35.38' 35.29' \$ 23'39'17" W  GRAPHIC SCALE  C11 150.00' 35.38' 35.29' \$ 37'10'02" W  C12 150.00' 35.38' 35.29' \$ 37'10'02" W  C13 150.00' 35.38' 35.29' \$ 37'10'02" W  C14 150.00' 35.38' 35.29' \$ 37'10'02" W  C15 150.00' 35.38' 35.29' \$ 37'10'02" W  C16 150.00' 35.38' 35.29' \$ 37'10'02" W  C17 150.00' 35.38' 35.29' \$ 37'10'02" W  C18 150.00' 35.38' 35.29' \$ 37'10'02" W  C19 150.00' 35.38' 35.29' \$ 37'10'02" W  C10 150.00' 35.38' 35.29' \$ 37'10'02" W  C11 150.00' 35.38' 35.29' \$ 37'10'02" W  C12 150.00' 35.38' 35.29' \$ 37'10'02" W  C13 150.00' 35.38' 35.29' \$ 37'10'02" W  C14 150.00' 35.38' 35.29' \$ 37'10'02" W  C15 150.00' 35.38' 35.29' \$ 37'10'02" W  C16 150.00' 35.38' 35.29' \$ 37'10'02" W  C17 150.00' 35.38' 35.29' \$ 37'10'02" W  C18 150.00' 35.38' 35.29' \$ 37'10'02" W  C19 150.00' 35.38' 35.29' \$ 37'10'02" W  C10 150.00' 35.38' 35.29' \$ 37'10'02" W	OF CONSTRUCTING A SIDEWALK FROM THE SUBJECT PROPERTY TO SPIKE AS STATED WITHIN SAID PLANNING FILES.	FINAL PLAT
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	25' NO DISTURB STREAM BUFFER  KNOXVILLE UTILITY BOARD UTILITY EASEMENT	OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE  C13 150.00' 29.84' 29.79' \$ 63'08'05" W  C14 150.00' 9.48' 9.48' \$ 70'38'35" W  C15 TO:30 GOID TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE TO MAKE SUCH DETERMINATION OR LOCATION OR L	ACCESS TO INTERIOR STREET SYSTEM ONLY.  ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES.	
· · · · · · · · · · · · · · · · · · ·	■ I I I I		R MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS $\frac{\omega}{4}$	SHEET
<del>.</del>	INSTRUMENT #200710030028694  15' SANITARY SEWER EASEMENT INST. #202411210027924	C15 150.00' 9.48' 9.48' N 69'44'09" E	06180063856. ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE	
	INSTRUMENT #200710030028694  15' SANITARY SEWER EASEMENT	C15 150.00' 9.48' 9.48' N 69'44'09" E  C16 100.00' 178.15' N 15'58'58" E  8. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", BEING OUTSIDE THE AREA  14. PROPERTY OWNERS	ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE SCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT	4 of 4