

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.

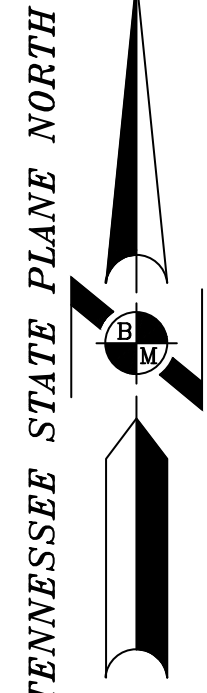
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

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 of effect an acceptance by the City of Knoxville of Knox County of the dedication of any street or other ground upon the plat.

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

TENNESSEE STATE PLANE NORTH



CLT MAP 072, PARCEL 262  
TAYLOR M. THOMPSON  
JAMIE L. THOMPSON  
KATE A. THOMPSON  
JESSE L. THOMPSON  
INST. #2021023400371625

CLT MAP 072, PARCEL 261  
THE HELEN ROSS MAHAR CENTER, INC.  
INSTRUMENT #20211222004921

CLT MAP 072, PARCEL 157  
THOMAS MICHAEL GRAZELINE  
PARCEL NO. 4 OF 2  
PHANTAS CHAVEL ESTATES  
DEED BOOK 2160, PAGE 1087

CLT MAP 072, PARCEL 156.02  
GARY ALAN JORDANS  
INSTRUMENT #201507240005383

CLT MAP 072, PARCEL 156  
GARY ALAN JORDANS  
INSTRUMENT #201507240005382

OWNERS:

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

KNOXVILLE UTILITY BOARD UTILITY  
EASEMENT  
INSTRUMENT #200710030028694

R= 6409.50'  
L= 203.76'  
CHORD DATA:  
N 70°04'40" E  
CH= 203.75'

R= 8100.20'  
L= 78.14'  
CHORD DATA:  
N 72°00'00" E  
CH= 78.14'

R= 482.50'  
L= 174.45'  
CHORD DATA:  
N 83°08'35" E  
CH= 173.50'

R= 482.50'  
L= 174.45'  
CHORD DATA:  
N 83°08'35" E  
CH= 173.50'

R= 482.50'  
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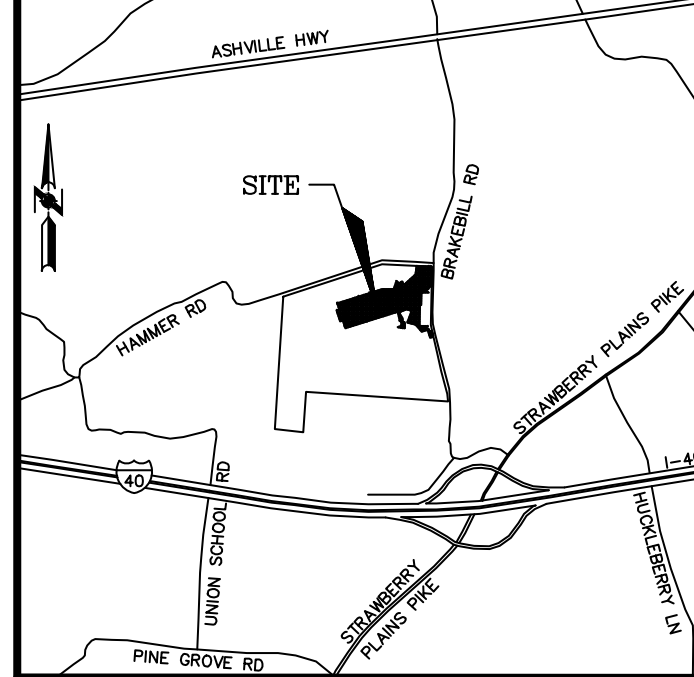
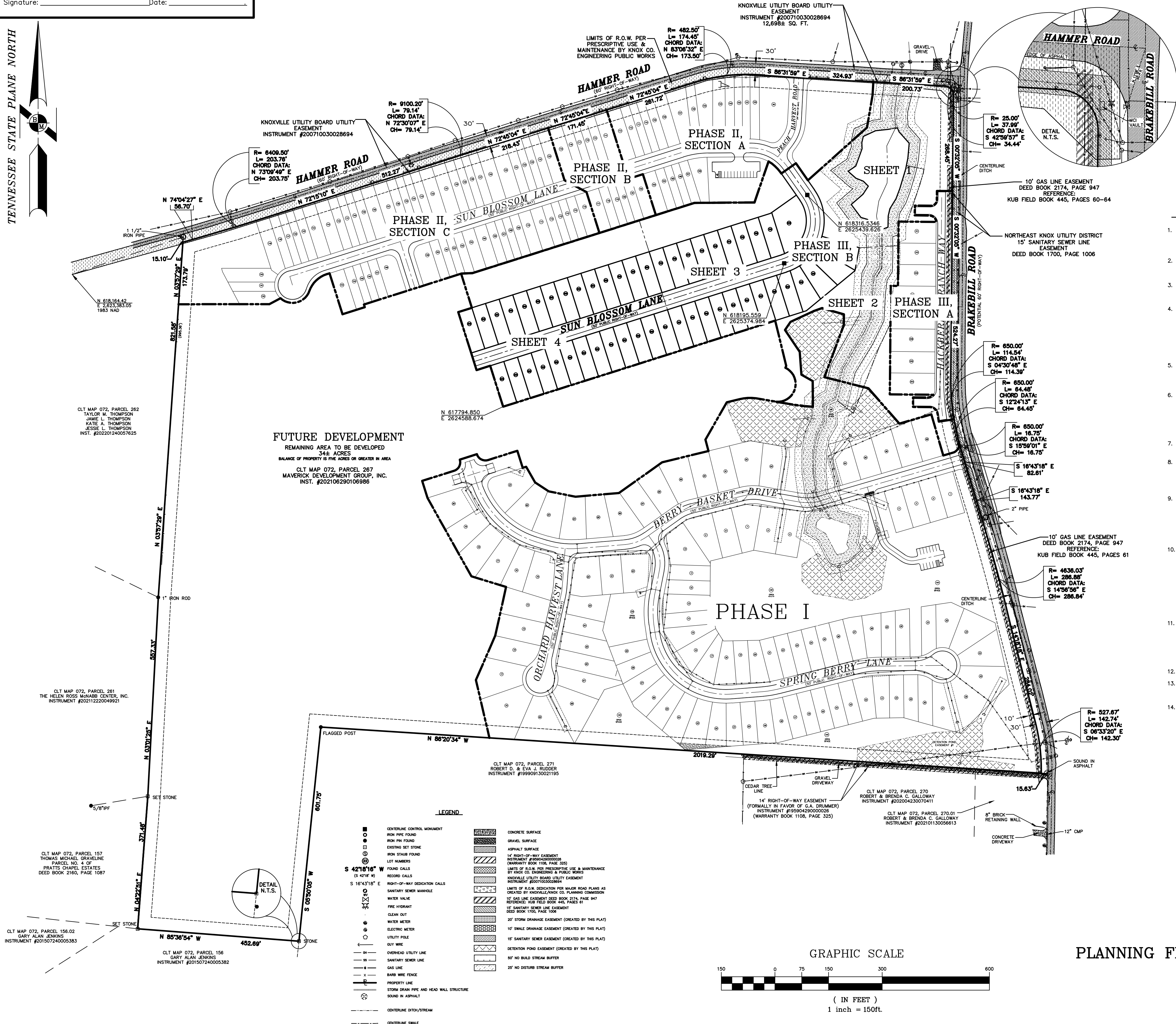
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L= 174.45'  
CHORD DATA:  
N 83°08'35" E  
CH= 173.50'

FINAL PLAT of the  
STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION "B"

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



LOCATION MAP  
N.T.S.

NOTES

- PROPERTY LIES IN THE NAME OF: PARCEL 267-MAVERICK DEVELOPMENT GROUP, INC. RECORDED AS INSTRUMENT #20210230106986 AND IS OF RECORD IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
- 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 LANE.
- "TENNESSEE STATE PLANE" NORTH BASED ON CORRS REFERENCE STATION TN15, MAINTAINING COORDINATES OF N 560572.585, E 5135565.142. DISTANCES HAVE NOT BEEN REDUCED TO STATE PLANE DISTANCES.
- 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 DATES(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 NAD83 (2011) (EPOCH 2010), GSDM MODEL SOUTH 03. POSITIONAL QUALITY OF OBSERVED DATA DOES NOT EXCEED H (0.005') AND V (0.002').
- 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 2013.
- PROPERTY IS ZONED "R-9 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 (PEPs). 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 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.
- 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 9-5B-20-C & 9-5D-20-UR, 5-4-23-0P & 5-5B-23-C. HOWEVER, IT SHOULD BE NOTED THAT KNOX COUNTY ENGINEERING AND PUBLIC WORKS HAS WAIVED THE REQUIREMENT OF CONSTRUCTING A SIDEWALK FOR 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 #202408180063856.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE HOMEOWNER'S ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT #202205310090362.

4-SH-25-F  
2/25/2025

GRAPHIC SCALE



( IN FEET )  
1 inch = 150ft.

PLANNING FILE #XX-XX-XX

© 2025 BENCHMARK ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE LOANED, COPIED, REPRODUCED, TRANSFERRED TO MAGNETIC MEDIA OR SOLD AND IS MAINTAINED AS AN INSTRUMENT OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.

BENCHMARK ASSOCIATES, INC.



FINAL PLAT OF  
STRAWBERRY HILLS SUBDIVISION,  
PHASE III, SECTION "B"

BRakebill ROAD  
KNOXVILLE, TENNESSEE 37924

FINAL PLAT

INDEX

Land Planners

Land Surveyors

10308 Hardin Valley Road  
Knoxville, Tennessee 37932

Phone (615) 692-4090  
Facsimile (615) 692-4091

DATE: 24 FEBRUARY 2025  
SCALE: 1" = 150'  
DRAWN BY: LGAS  
FILE NAME: 21267-PH03B  
BM PROJECT NO.: 21267A



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 \_\_\_\_\_  
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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 the \_\_\_\_\_ day of \_\_\_\_\_.

Engineering Director: \_\_\_\_\_  
Signature: \_\_\_\_\_

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Dept: \_\_\_\_\_ Title: \_\_\_\_\_

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

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

STRAWBERRY HILLS  
PHASE I

DETENTION POND  
EASEMENT #5

COMMON AREA

COMMON AREA

COMMON AREA

COMMON AREA

COMMON AREA

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FINAL PLAT of the  
STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION "B"

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SITUATED WITHIN THE EIGHTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE  
WITHOUT THE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE

FUTURE DEVELOPMENT

REMAINING AREA TO BE DEVELOPED  
34± ACRES  
BALANCE OF PROPERTY IS FIVE ACRES OR GREATER IN AREA

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

TENNESSEE STATE PLANE NORTH

LEGEND

- LOT NUMBERS  
FOUND CALLS  
EASEMENT CALLS  
SANITARY SEWER MANHOLE  
STORM DRAIN STRUCTURE  
UTILITY POLE  
WATER VALVE  
FIRE HYDRANT  
GUY WIRE  
OVERHEAD UTILITY LINE  
SANITARY SEWER LINE  
WATER LINE  
GAS LINE  
STORM DRAIN LINE & HEADWALL  
PROPERTY LINE  
CENTERLINE SWALE  
ASPHALT SURFACE  
10' GAS LINE EASEMENT DEED BOOK 2174, PAGE 947  
REFERENCE: KUB FIELD BOOK 445, PAGES 61  
15' SANITARY SEWER LINE EASEMENT DEED BOOK 1700, PAGE 1006  
50' NO BUILD STREAM BUFFER  
25' NO DISTURB STREAM BUFFER  
KNOXVILLE UTILITY BOARD UTILITY EASEMENT INSTRUMENT #0070100302864  
15' SANITARY SEWER EASEMENT INST. #20241210027924  
10' STORM DRAINAGE EASEMENT (CREATED BY THIS PLAT)  
10' SWALE DRAINAGE EASEMENT (CREATED BY THIS PLAT)

NOTES

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- 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 SCALED FACTOR OF 0.99991010, 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 2013.
- PROPERTY IS ZONED "PR -> 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 INTERIOR LOT LINES AND ON THE INSIDE OF ALL 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 BE CLEARLY NOTED ON THE FINAL PLAT.
- 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 #58-20-C & 9-0-20-JR, 5-A-23-OP & 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.
- 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 #202205310090362.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	16.50'	25.92'	23.33'	S 45°32'05" W
C2	21.33'	25.93'	24.36'	S 54°38'50" E
C3	21.33'	18.93'	18.32'	S 65°06'39" W
C4	22.00'	31.40'	28.80'	S 48°35'00" E
C5	650.00'	64.48'	64.45'	S 12°24'13" E
C6	25.00'	38.81'	35.03'	S 29°13'37" W
C7	385.87'	54.30'	54.26'	N 84°09'10" W
C8	50.00'	139.17'	98.40'	N 14°58'47" E

LINE	BEARING	DISTANCE
L1	N 89°27'55" W	43.67'
L2	S 00°32'05" W	25.17'
L3	N 89°27'55" W	45.00'
L4	S 00°32'05" W	27.33'
L5	S 89°27'55" E	40.17'
L6	S 00°32'05" W	3.79'
L7	N 89°27'55" W	19.98'
L8	N 89°27'55" W	40.00'
L9	S 00°32'05" W	25.67'
L10	S 89°27'55" E	47.37'
L11	S 08°36'08" E	21.80'
L12	N 81°22'43" E	43.01'
L13	S 73°41'58" E	27.69'
L14	N 00°00'00" W	29.63'
L15	N 73°59'10" W	63.31'
L16	S 70°17'27" W	25.02'
L17	S 34°02'08" W	27.71'
L18	S 60°31'55" E	36.30'
L19	N 80°07'16" W	49.26'
L20	N 25°14'28" E	5.75'

PLANNING FILE #XX-XX-XX

STRAWBERRY HILLS  
PHASE III, SECTION "A"

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

BRAKEBILL ROAD

(60' RIGHT-OF-WAY)

4-SH-25-F  
2/25/2025

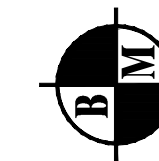
© 2025 BENCHMARK ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE LOANED, REPRODUCED, TRANSFERRED TO MAGNETIC MEDIA OR SOLD AND IS MAINTAINED AS AN INSTRUMENT OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.

FINAL PLAT OF

STRAWBERRY HILLS SUBDIVISION,  
PHASE III, SECTION "B"

BRakeBILL ROAD  
KNOXVILLE, TENNESSEE 37924

BENCHMARK ASSOCIATES, INC.



Land Surveyors

Land Planners

10308 Hardin Valley Road  
Knoxville, Tennessee 37932

Phone (615) 692-4090  
Facsimile (615) 692-4091

DATE: 24 FEBRUARY 2025  
SCALE: 1" = 30'  
DRAWN BY: LGAS  
FILE NAME: 21267-PH3B  
BM PROJECT NO.: 21267A

FINAL PLAT

SHEET

2 of 4



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: \_\_\_\_\_

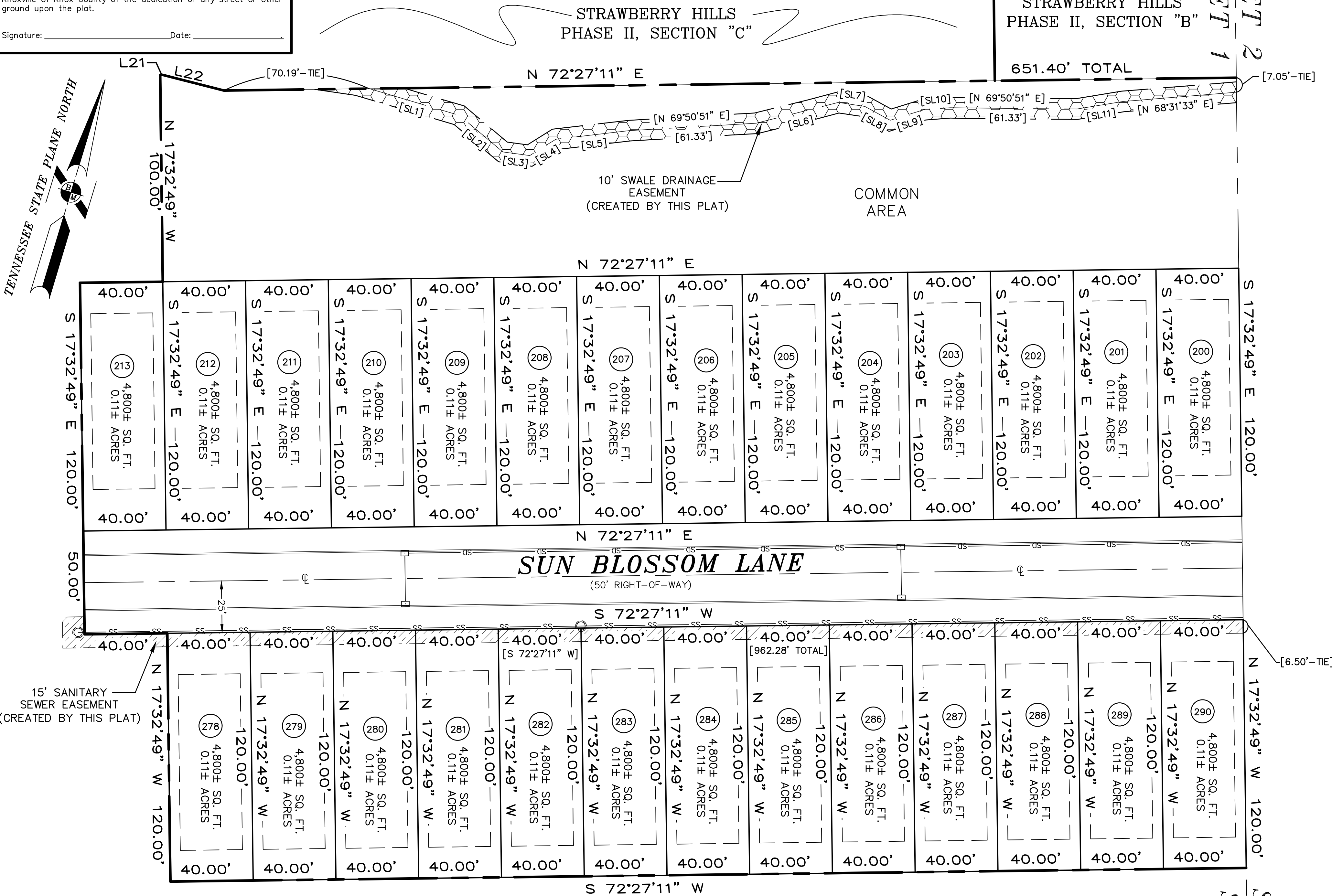
PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

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 an acceptance by the City of Knoxville of Knox County of the dedication of any street or other ground upon the plat.

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

OWNERS:

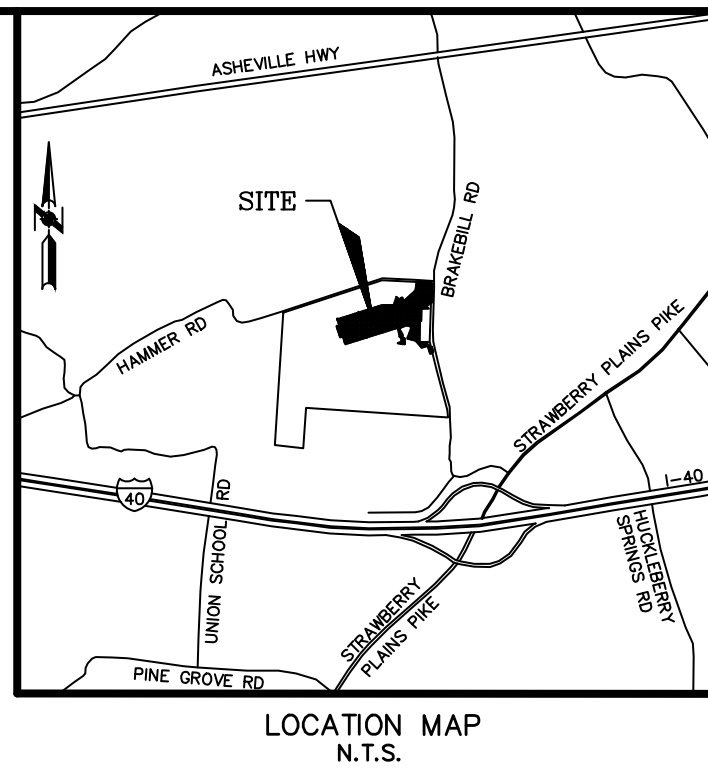
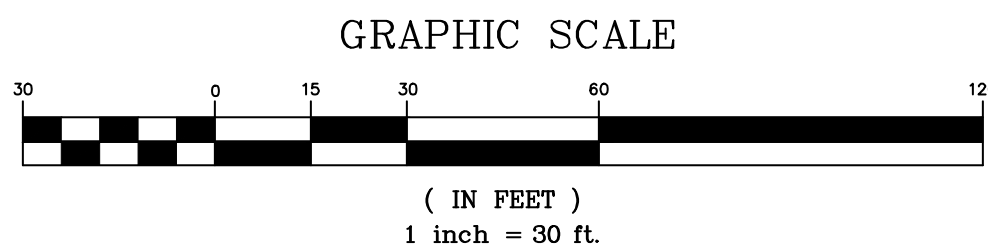
MAVERICK DEVELOPMENT GROUP INC.  
3200 N HAWTHORNE STREET  
CHATTANOOGA, TN 37406  
(423) 991-9853



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 50 RESIDENTIAL LOTS CONSISTING OF 13.87± ACRES AND DEDICATE RIGHT-OF-WAY FOR SUN BLOSSOM LANE.
- "TENNESSEE STATE PLANE" NORTH BASED ON CORRS REFERENCE STATION TN15, MAINTAINING COORDINATES OF N 560572.585, E 5135565.142. DISTANCES HAVE NOT BEEN REDUCED TO STATE PLANE DISTANCES.
- 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 "DOT" REFERENCE STATION "TN15" WITH A COMBINED SCALED FACTOR OF 0.99991010, 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 2013.
- PROPERTY IS ZONED "PR <9 D/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 (JPE). 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 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.
- 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 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 #20240618063656.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE HOMEOWNER'S ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT #202205310090362.

PLANNING FILE #XX-XX-XX



PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L20	N 25°14'28" E	5.75'
L21	N 72°27'11" E	1.22'

10' SWALE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SL1	N 89°40'08" E	45.36'
SL2	S 66°52'52" E	27.58'
SL3	N 80°53'10" E	13.08'
SL4	S 41°11'38" E	14.89'
SL5	N 66°30'48" E	35.75'
SL6	N 59°00'00" E	41.04'
SL7	N 81°44'19" E	12.97'
SL8	S 78°13'43" E	13.91'
SL9	N 55°49'51" E	16.94'
SL10	N 68°46'42" E	12.96'
SL11	N 63°51'43" E	22.49'

LEGEND	
⊙	LOT NUMBERS
—○—	FOUND CALLS
—○—	EASEMENT CALLS
—○—	SANITARY SEWER MANHOLE
—○—	STORM DRAIN STRUCTURE
—○—	UTILITY POLE
—○—	WATER VALVE
—○—	FIRE HYDRANT
—○—	GUY WIRE
—○—	OVERHEAD UTILITY LINE
—○—	SANITARY SEWER LINE
—○—	WATER LINE
—○—	GAS LINE
—○—	STORM DRAIN LINE & HEADWALL
—○—	PROPERTY LINE
—○—	CENTERLINE SWALE
—○—	ASPHALT SURFACE
—○—	10' GAS LINE EASEMENT DEED BOOK 2174, PAGE 947 REFERENCE: KUB FIELD BOOK 445, PAGES 61
—○—	15' SANITARY SEWER LINE EASEMENT DEED BOOK 1700, PAGE 1006
—○—	50' NO BUILD STREAM BUFFER
—○—	25' NO DISTURB STREAM BUFFER
—○—	KNOXVILLE UTILITY BOARD UTILITY EASEMENT INSTRUMENT #200710030028694
—○—	15' SANITARY SEWER EASEMENT INST. #20141001007614
—○—	10' STORM DRAINAGE EASEMENT (CREATED BY THIS PLAT)
—○—	10' SWALE DRAINAGE EASEMENT (CREATED BY THIS PLAT)

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BENCHMARK ASSOCIATES, INC.



Surveyors  
of Professional Surveyors

FINAL PLAT OF  
STRAWBERRY HILLS SUBDIVISION,  
PHASE III, SECTION "B"

BRAKEBILL ROAD  
KNOXVILLE, TENNESSEE 37924

DATE: 21 FEBRUARY 2025  
SCALE: 1" = 30'  
DRAWN BY: LGAS  
FILE NAME: 21267-PH3B  
BM PROJECT NO.: 21267A

FINAL PLAT

SHEET

3 of 4



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 the \_\_\_\_\_ day of \_\_\_\_\_.

Engineering Director: \_\_\_\_\_

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

GARANTEE 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: \_\_\_\_\_

GARANTEE 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

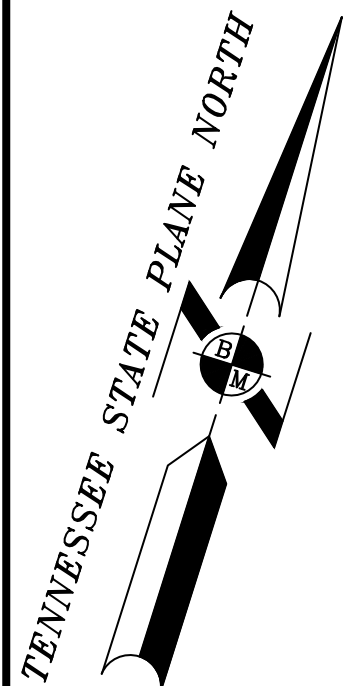
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

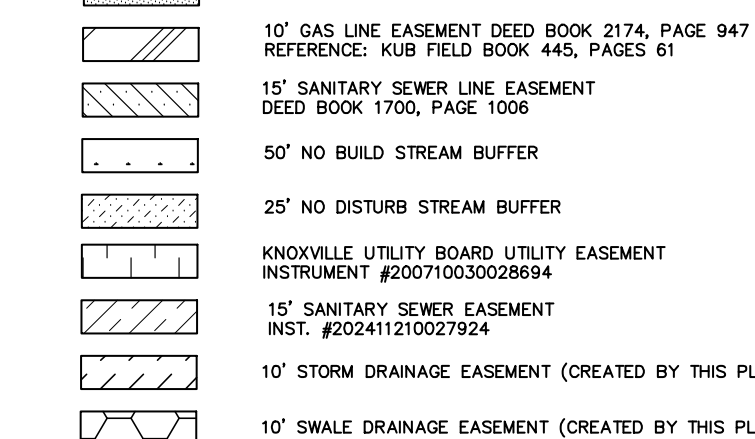
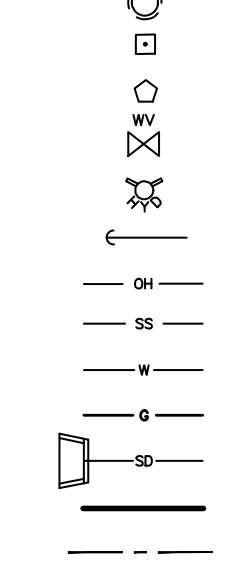
This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulation of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat is hereby approved for recording in the office of the Knox 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 an acceptance by the City of Knoxville of Knox County of the dedication of any street or other ground upon the plat.

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



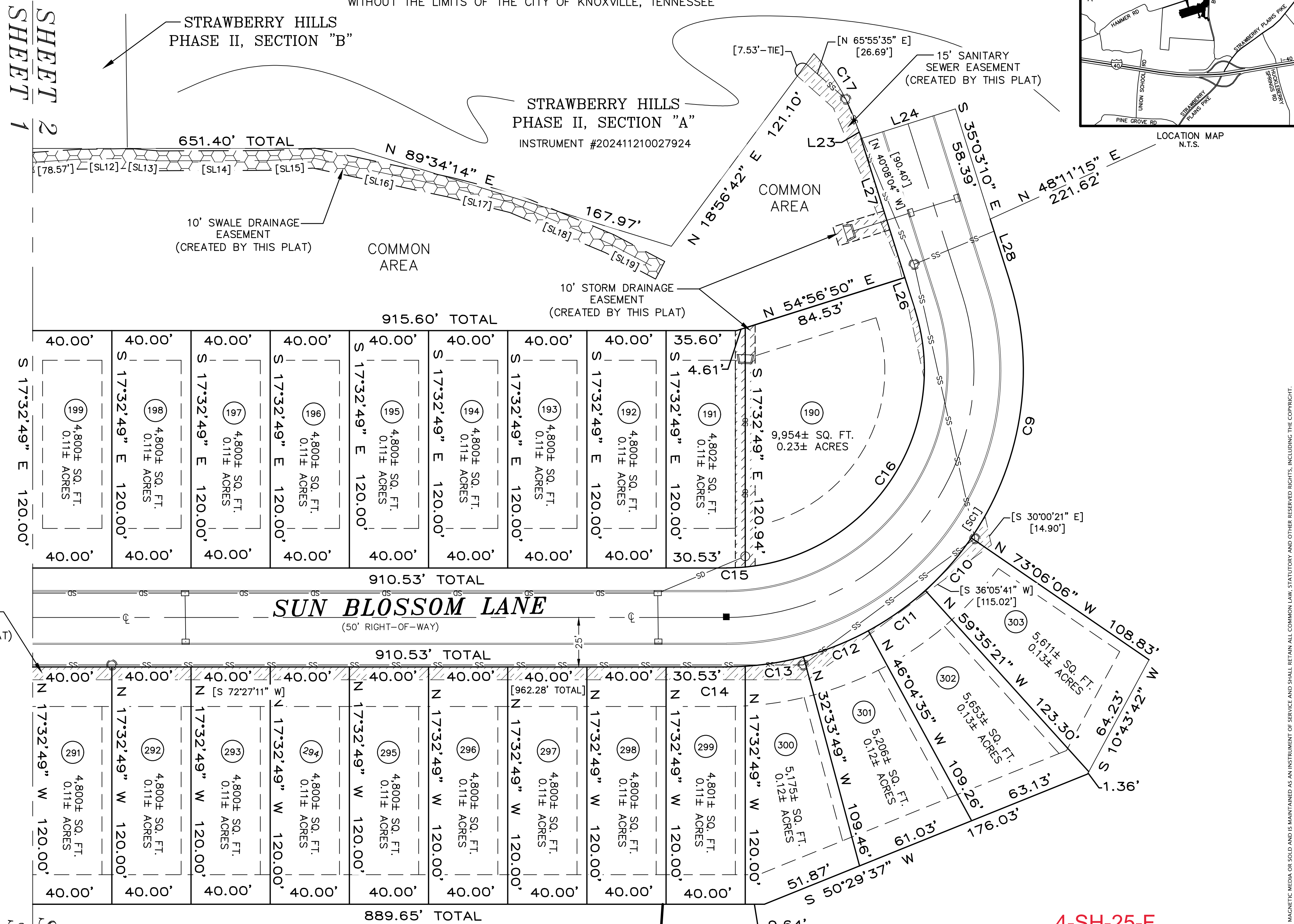
LEGEND

②  
S 42°18'16" W  
[31.34'-TIE]



FINAL PLAT of the  
STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION "B"

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 #XX-XX-XX

PROPERTY LINE CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
SC1	150.00'	13.06'	N 14°24'15" E

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L23	S 35°03'10" E	5.00'
L24	N 54°56'50" E	50.00'
L26	N 35°03'10" W	17.55'
L27	N 35°03'10" W	73.65'
L28	N 35°03'10" W	32.80'

PROPERTY LINE CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C9	150.00'	136.01'	S 09°04'38" W
C10	150.00'	35.38'	S 23°39'17" W
C11	150.00'	35.38'	S 37°10'02" W
C12	150.00'	35.38'	S 50°40'48" W
C13	150.00'	29.84'	S 63°08'05" W
C14	150.00'	9.48'	S 70°38'55" W
C15	150.00'	9.48'	N 69°44'09" E
C16	100.00'	178.15'	N 15°58'58" E
C17	100.00'	44.38'	S 47°49'26" W

10' SWALE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SL12	N 71°34'50" E	25.81'
SL13	N 77°18'57" E	14.51'
SL14	N 72°15'28" E	55.26'
SL15	N 68°38'12" E	23.26'
SL16	N 84°31'45" E	69.75'
SL17	N 86°32'37" E	33.28'
SL18	S 84°45'01" E	53.03'
SL19	S 79°50'15" E	23.77'

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 50 RESIDENTIAL LOTS CONSISTING OF 15.87± ACRES 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 G516, MULTI-FREQUENCY RECEIVER, NORTH BASED ON TDOT REFERENCE STATION "TN15" WITH A COMBINED SCALED FACTOR OF 0.99991010, REFERENCED TO NAD83 (2011) (EPOCH 2010), GEOID MODEL, SOUTH 03. POSITIONAL QUALITY OF OBSERVED DATA DOES NOT EXCEED H (0.09") 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 2013.
- PROPERTY IS ZONED "FR <9 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 INTERIOR LOT LINES AND ON THE INSIDE OF ALL 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 BE CLEARLY NOTED ON THE FINAL PLAT.
- 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 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 #202205310090362.

BENCHMARK ASSOCIATES, INC.



Land Surveyors

FINAL PLAT OF  
STRAWBERRY HILLS SUBDIVISION,  
PHASE III, SECTION "B"

BRAKEBILL ROAD  
KNOXVILLE, TENNESSEE 37924

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DATE: 24 FEBRUARY 2025  
SCALE: 1" = 30'  
DRAWN BY: 21267-PH03B  
FILE NAME: 21267A  
BM PROJECT NO.: 21267A

FINAL PLAT

SHEET

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