

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, we, 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.

Utility Provider 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.

Utility Provider 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 _____, 20____.

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 _____, 20____.

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

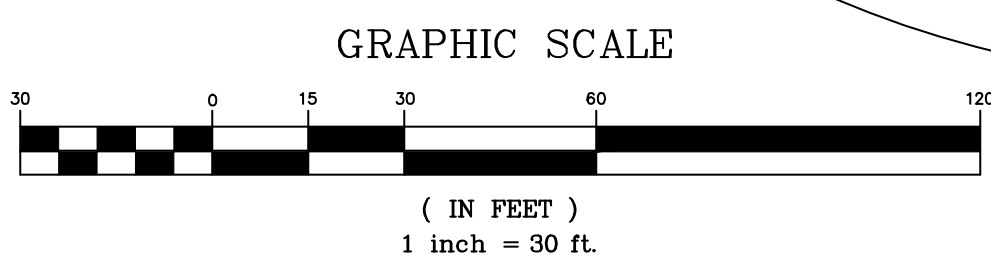
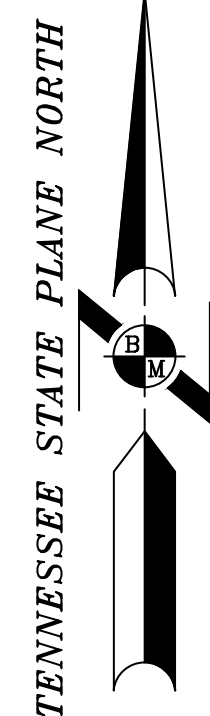
Signature _____ Date _____

OWNERS:

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

PROPERTY LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 through L9.

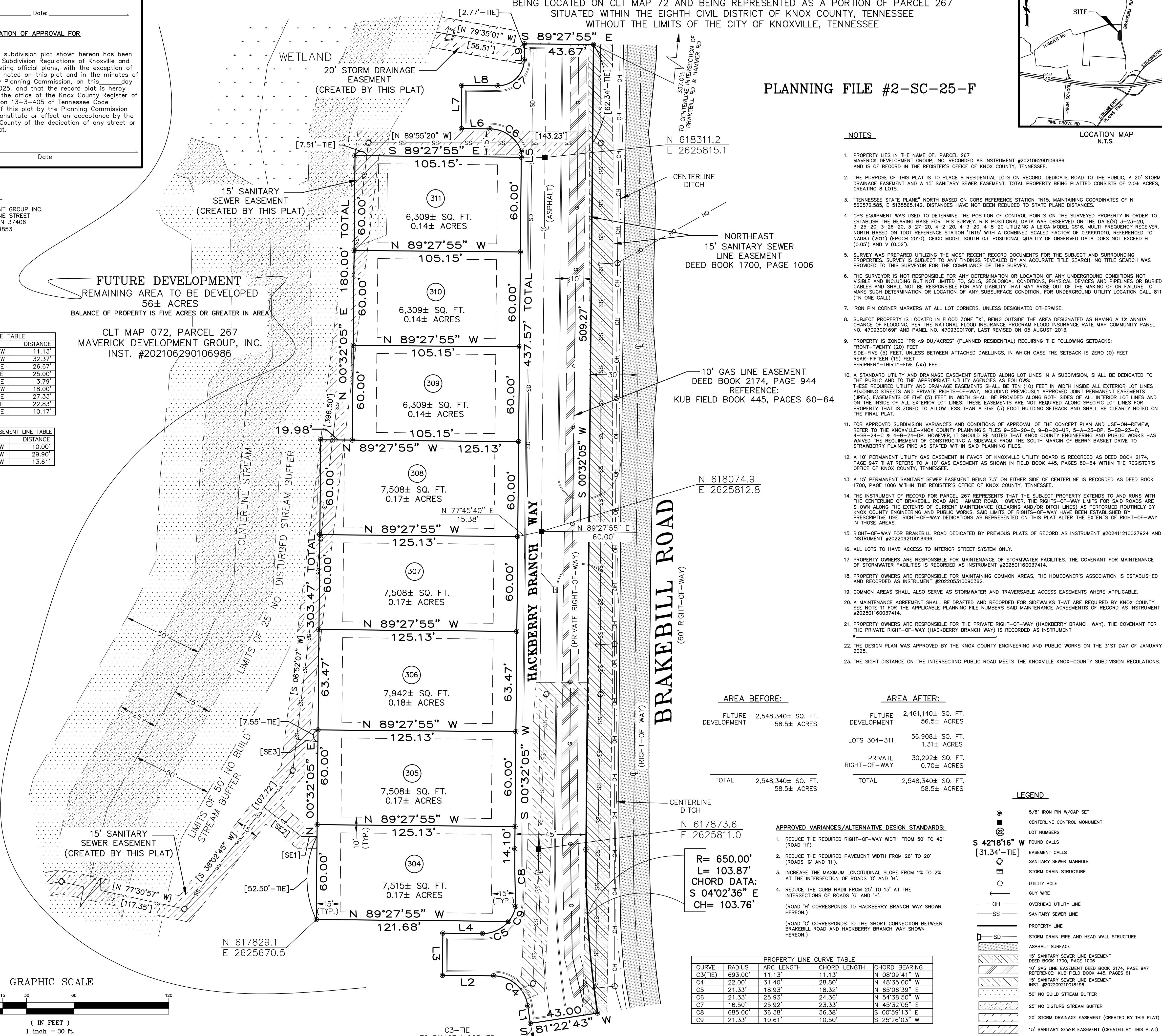
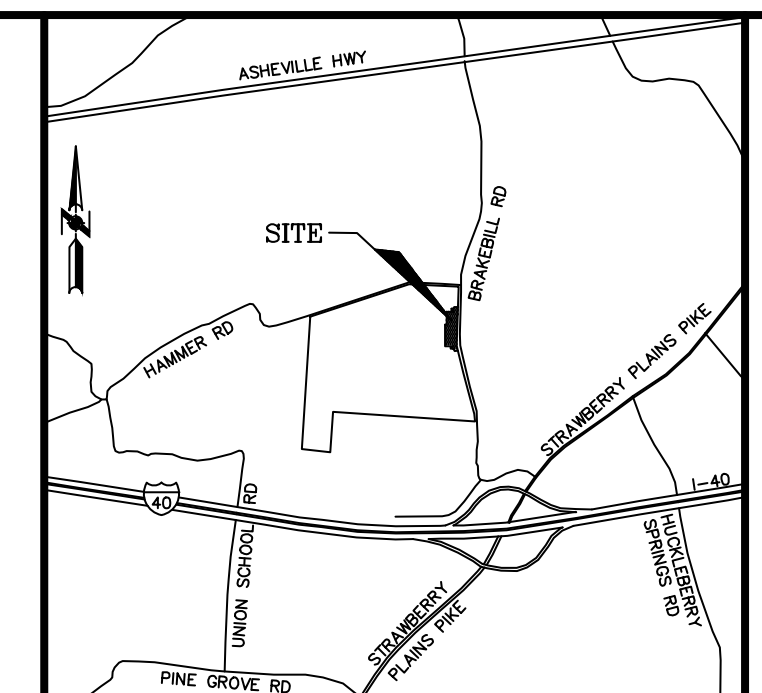
20' SANITARY SEWER EASEMENT LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows SE1 through SE3.



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

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 #2-SC-25-F



- NOTES: 1. 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. 2. THE PURPOSE OF THIS PLAT IS TO PLACE 8 RESIDENTIAL LOTS ON RECORD, DEDICATE ROAD TO THE PUBLIC, A 20' STORM DRAINAGE EASEMENT AND A 15' SANITARY SEWER EASEMENT. TOTAL PROPERTY BEING PLATTED CONSISTS OF 2.0± ACRES, CREATING 8 LOTS. 3. 'TENNESSEE STATE PLANE' NORTH BASED ON CORS REFERENCE STATION THIS MAINTAINING COORDINATES OF N 560572.585, E 5135565.142. DISTANCES HAVE NOT BEEN REDUCED TO STATE PLANE DISTANCES. 4. GPS SURVEY 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 0516, MULTI-FREQUENCY RECEIVER. NORTH BASED ON '00' REFERENCE STATION 'TNS1' WITH A COMBINED SCALE FACTOR OF 0.999990, REFERRED TO NAD83 (2011) (EPOCH 2010), GEOID MODEL SOUTH 03. POSITIONAL QUALITY OF OBSERVED DATA DOES NOT EXCEED H (0.05) AND V (0.02). 5. SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDINGS REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPLIANCE OF THIS SURVEY. 6. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 811 (IN ONE CALL). 7. IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE. 8. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X', BEING OUTSIDE THE AREA DESIGNATED AS HAVING A 1% ANNUAL CHANCE OF FLOODING, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47080301P AND PANEL NO. 47080301P, LAST REVISED ON 03 AUGUST 2015. 9. PROPERTY IS ZONED 'PR - 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. 10. A STANDARD UTILITY AND DRAINAGE EASEMENT SITUATED ALONG LOT LINES IN A SUBDIVISION, SHALL BE DEDICATED TO THE PUBLIC AND TO THE APPROPRIATE UTILITY AGENCIES AS FOLLOWS: THESE REQUIRED 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 (PEP). 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. 11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING FILES 9-SB-20-C, 9-12-20-IR, 5-A-23-DR, 5-SB-23-C, 4-SB-24-C & 4-B-24-DR. HOWEVER, IT SHOULD BE NOTED THAT KNOX COUNTY ENGINEERING AND PUBLIC WORKS HAS WAIVED THE REQUIREMENT OF CONSTRUCTING A SIDEWALK FROM THE SOUTH MARGIN OF BERRY BASKET DRIVE TO STRAWBERRY PLAINS PKE AS STATED WITHIN SAID PLANNING FILES. 12. A 10' PERMANENT UTILITY GAS EASEMENT IN FAVOR OF KNOXVILLE UTILITY BOARD IS RECORDED AS DEED BOOK 2174, PAGE 947 THAT REFERS TO A 10' GAS EASEMENT AS SHOWN IN FIELD BOOK 445, PAGES 60-64 WITHIN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE. 13. A 15' PERMANENT SANITARY SEWER EASEMENT BEING 7.5' ON EITHER SIDE OF CENTERLINE IS RECORDED AS DEED BOOK 1700, PAGE 1006 WITHIN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE. 14. THE INSTRUMENT OF RECORD FOR PARCEL 267 REPRESENTS THAT THE SUBJECT PROPERTY EXTENDS TO AND RUNS WITH THE CENTERLINE OF BRAKEBILL ROAD AND HAMMER ROAD. HOWEVER, THE RIGHTS-OF-WAY LIMITS FOR SAID ROADS ARE SHOWN ALONG THE EXTENTS OF CURRENT MAINTENANCE (CLEARING AND/OR DITCH LINES) AS PERFORMED ROUTINELY BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS. SAID LIMITS OF RIGHTS-OF-WAY HAVE BEEN ESTABLISHED BY PRESCRIPTIVE USE. RIGHTS-OF-WAY DEDICATIONS AS REPRESENTED ON THIS PLAT ALTER THE EXTENTS OF RIGHTS-OF-WAY IN THOSE AREAS. 15. RIGHT-OF-WAY FOR BRAKEBILL ROAD DEDICATED BY PREVIOUS PLATS OF RECORD AS INSTRUMENT #20241120027924 AND INSTRUMENT #202209210018496. 16. ALL LOTS TO HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY. 17. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #202501160037414. 18. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE HOMEOWNER'S ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT #20220510090362. 19. COMMON AREAS SHALL ALSO SERVE AS STORMWATER AND TRAVERSABLE ACCESS EASEMENTS WHERE APPLICABLE. 20. A MAINTENANCE AGREEMENT SHALL BE DRAFTED AND RECORDED FOR SIDEWALKS THAT ARE REQUIRED BY KNOX COUNTY. SEE NOTE 11 FOR THE APPLICABLE PLANNING FILE NUMBERS SAID MAINTENANCE AGREEMENTS OF RECORD AS INSTRUMENT #202501160037414. 21. PROPERTY OWNERS ARE RESPONSIBLE FOR THE PRIVATE RIGHT-OF-WAY (HACKBERRY BRANCH WAY), THE COVENANT FOR THE PRIVATE RIGHT-OF-WAY (HACKBERRY BRANCH WAY) IS RECORDED AS INSTRUMENT #202501160037414. 22. THE DESIGN PLAN WAS APPROVED BY THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON THE 31ST DAY OF JANUARY 2024. 23. THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE KNOXVILLE KNOX-COUNTY SUBDIVISION REGULATIONS.

AREA BEFORE: FUTURE DEVELOPMENT 2,548,340± SQ. FT. 58.5± ACRES. AREA AFTER: FUTURE DEVELOPMENT 2,461,140± SQ. FT. 56.5± ACRES. LOTS 304-311 56,908± SQ. FT. 1.31± ACRES. PRIVATE RIGHT-OF-WAY 30,292± SQ. FT. 0.70± ACRES. TOTAL 2,548,340± SQ. FT. 58.5± ACRES.

R= 650.00' L= 103.87' CHORD DATA: S 04°02'36" E CH= 103.76'

PROPERTY LINE CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Rows C3(TIE) through C9.

- LEGEND: 5/8" IRON PIN W/CAP SET, CENTERLINE CONTROL MONUMENT, LOT NUMBERS, FOUND CALLS, EASEMENT CALLS, SANITARY SEWER MANHOLE, STORM DRAIN STRUCTURE, UTILITY POLE, GUY WIRE, OVERHEAD UTILITY LINE, SANITARY SEWER LINE, PROPERTY LINE, STORM DRAIN PIPE AND HEAD WALL STRUCTURE, ASPHALT SURFACE, 15' SANITARY SEWER LINE EASEMENT DEED BOOK 1700, PAGE 1006, 10' GAS LINE EASEMENT DEED BOOK 2174, PAGE 947 REFERENCE: KUB FIELD BOOK 445, PAGES 61, 15' SANITARY SEWER LINE EASEMENT INST. #202209210018496, 50' NO BUILD STREAM BUFFER, 25' NO DISTURB STREAM BUFFER, 20' STORM DRAINAGE EASEMENT (CREATED BY THIS PLAT), 15' SANITARY SEWER EASEMENT (CREATED BY THIS PLAT)

BENCHMARK ASSOCIATES, INC. Land Surveyors Land Planners. FINAL PLAT OF STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION "A". BRAKEBILL ROAD KNOXVILLE, TENNESSEE 37924. DATE: 18 DEC 2024. SCALE: 1" = 30'. DRAWN BY: LGAS. FILE NAME: 21267-PH3A. 8M PROJECT NO.: 21267B. SHEET 1 of 1.