

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I, the undersigned owner(s) of the property shown hereon, hereby adopt this as (my, our) plan of subdivision and dedicate the streets 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: Ryan M. Thompson
Tennessee License No. 1501 Date: 3/15/2024

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY.

I hereby certify that this is a category 1 accuracy survey as defined in the Rules of the Board of Examiners for Land Surveyors - Tennessee. This survey was prepared in accordance with the current edition of the Rules of the Board of Examiners for Land Surveyors - Tennessee. The survey was prepared in accordance with the current edition of the Rules of the Board of Examiners for Land Surveyors - Tennessee.

Registered Land Surveyor: Ryan M. Thompson
Tennessee License No. 1501 Date: 3/15/2024

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: _____ 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 _____, 2024.

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 insure 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 insure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the _____ day of _____, 2022.

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: _____

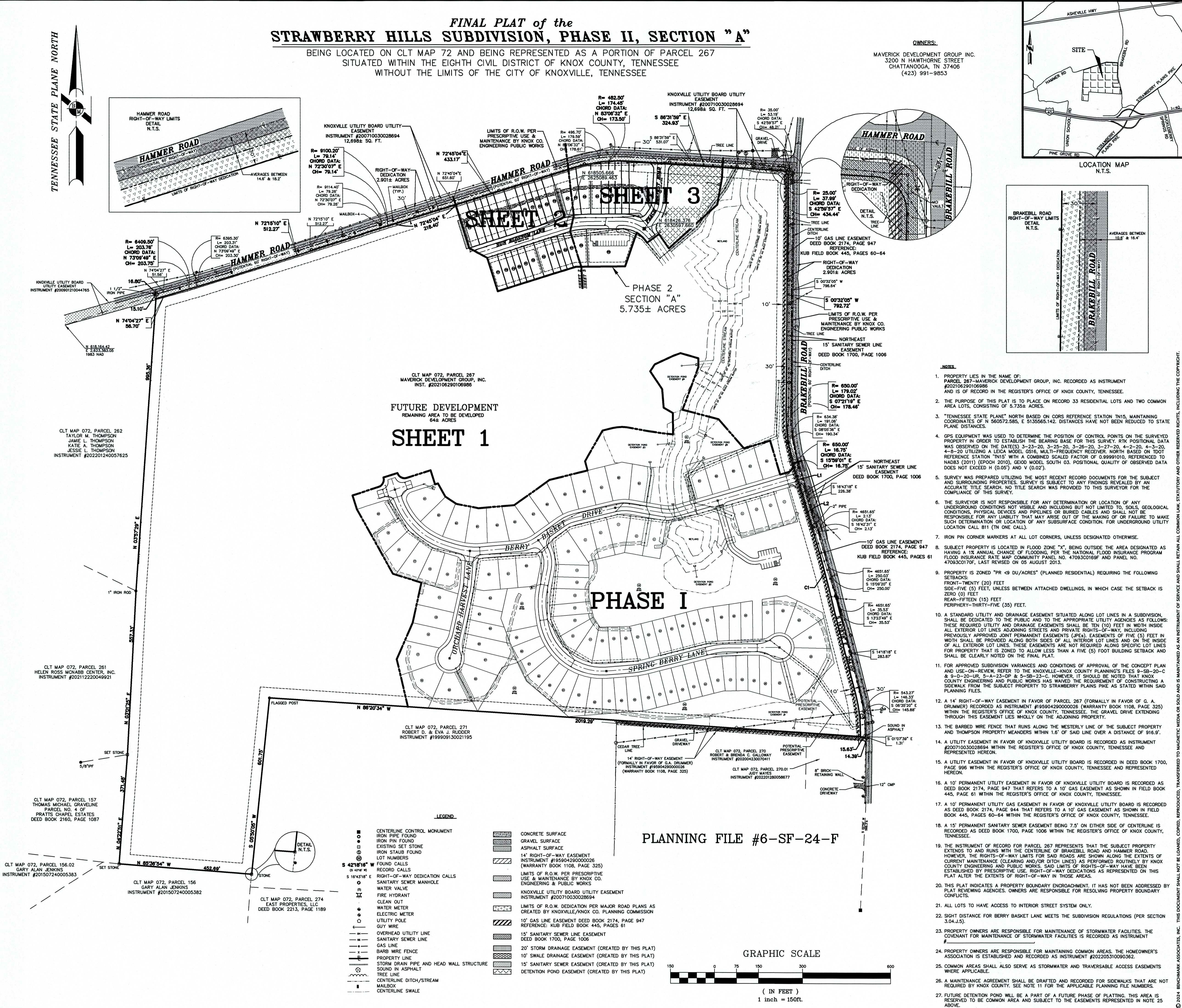
PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

This is to certify that the subdivision 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 on acceptance by the City of Knoxville of Knox County of the dedication of any street or other ground upon the plat.

Signature: _____ Date: _____

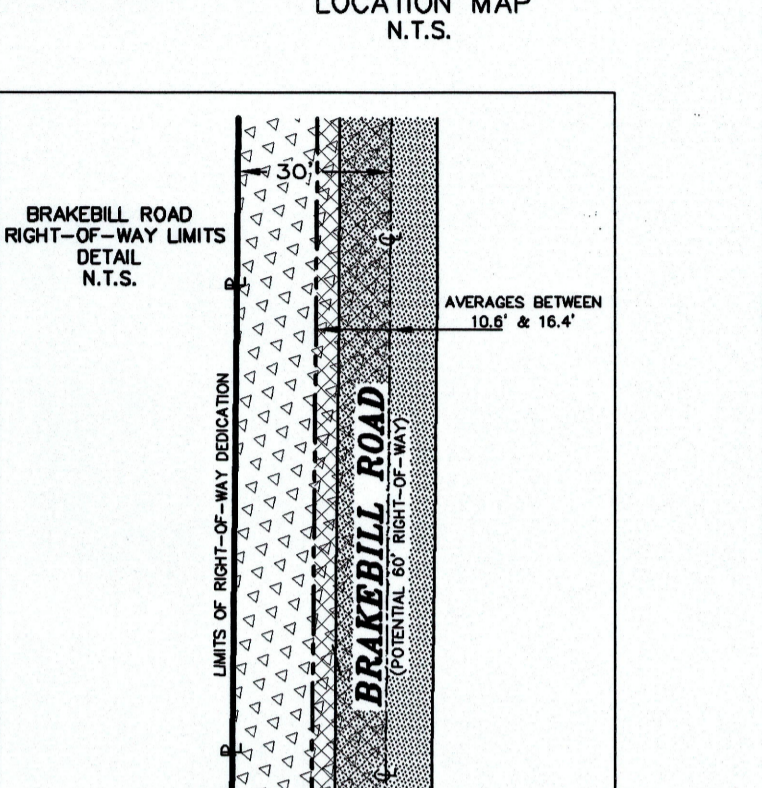
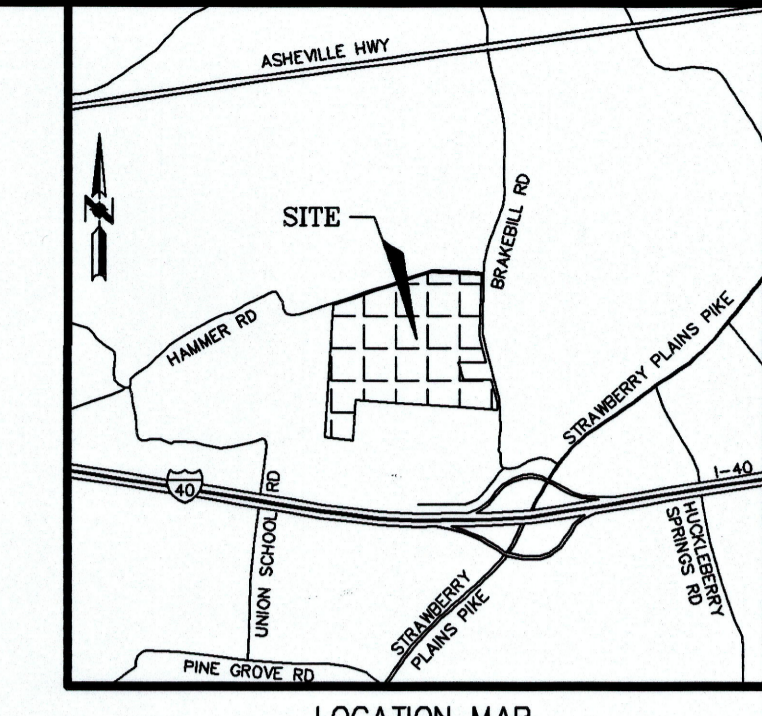
APPROVED VARIANCES ON 5/4/23:

- 1. REDUCE THE MINIMUM TANGENT DISTANCE BETWEEN BROKEN BACK CURVES FROM 150' TO 118.24' ON ROAD "C" (SUN BLOSSOM LANE) BETWEEN STA 124+50.70 AND 134+88.94.
- 2. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS FROM 250' TO 125' ON ROAD "C" (SUN BLOSSOM LANE) BETWEEN STA 13+68.94 AND 14+89.75.
- 3. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1 TO 2 PERCENT ON ROAD "B" (PEACH HARVEST ROAD) AT THE ROAD "C" (SUN BLOSSOM LANE) INTERSECTION.
- 4. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1 TO 2 PERCENT ON ROAD "B" (PEACH HARVEST ROAD) AT THE HAMMER ROAD INTERSECTION.



FINAL PLAT of the STRAWBERRY HILLS SUBDIVISION, PHASE II, 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

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



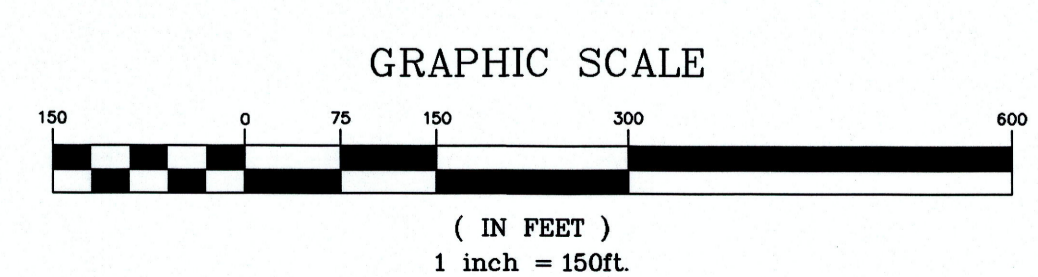
SHEET 1
FUTURE DEVELOPMENT
REMAINING AREA TO BE DEVELOPED
64± ACRES

SHEET 3

PHASE I

PHASE 2 SECTION "A"
5.735± ACRES

PLANNING FILE #6-SF-24-F



- 1. PROPERTY LIES IN THE NAME OF: PARCEL 267-MAVERICK DEVELOPMENT GROUP, INC. RECORDED AS INSTRUMENT #20210220106986 AND IS OF RECORD IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
- 2. THE PURPOSE OF THIS PLAT IS TO PLACE ON RECORD 33 RESIDENTIAL LOTS AND TWO COMMON AREA LOTS, CONSISTING OF 5.735± ACRES.
- 3. "TENNESSEE STATE PLANE" NORTH BASED ON CORRS REFERENCE STATION TN15, MAINTAINING COORDINATES OF N 66072.585, E 5135655.142. DISTANCES HAVE NOT BEEN REDUCED TO STATE PLANE DISTANCES.
- 4. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING-BASE FOR THIS SURVEY. RTH POSITIONAL DATA WAS OBSERVED ON THE DATES 3-23-20, 3-28-20, 3-29-20, 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 0.9991010, 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).
- 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 OR PIPES 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 UNDERGROUND UTILITY LOCATION CALL SET (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 1% ANNUAL CHANCE OF FLOODING, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PLAN NO. 47093C0168F AND PANEL NO. 47093C0170F, LAST REVISED ON 05 AUGUST 2013.
- 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 (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.
- 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 & 3-B-20-UR, 2-A-23-0F & 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.
- 12. A 14' RIGHT-OF-WAY EASEMENT IN FAVOR OF PARCEL 267 (FORMALLY IN FAVOR OF G. A. DRUMMER) RECORDED AS INSTRUMENT #1959042900026 (WARRANTY BOOK 1108, PAGE 325) WITHIN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE. THE GRAVEL DRIVE EXTENDING THROUGH THIS EASEMENT LIES WHOLLY ON THE ADJOINING PROPERTY.
- 13. THE BARBED WIRE FENCE THAT RUNS ALONG THE WESTERLY LINE OF THE SUBJECT PROPERTY AND THOMPSON PROPERTY MEANDERS WITHIN 1.5' OF SAID LINE OVER A DISTANCE OF 916.9'.
- 14. A UTILITY EASEMENT IN FAVOR OF KNOXVILLE UTILITY BOARD IS RECORDED AS INSTRUMENT #200710030028694 WITHIN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE AND REPRESENTED HEREON.
- 15. A UTILITY EASEMENT IN FAVOR OF KNOXVILLE UTILITY BOARD IS RECORDED IN DEED BOOK 1700, PAGE 996 WITHIN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE AND REPRESENTED HEREON.
- 16. A 10' PERMANENT UTILITY 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, PAGE 61 WITHIN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
- 17. A 10' PERMANENT UTILITY GAS EASEMENT IN FAVOR OF KNOXVILLE UTILITY BOARD IS RECORDED AS DEED BOOK 2174, PAGE 944 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.
- 18. 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.
- 19. 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. RIGHT-OF-WAY DEDICATIONS AS REPRESENTED ON THIS PLAT ALTER THE EXTENTS OF RIGHT-OF-WAY IN THESE AREAS.
- 20. THIS PLAT INDICATES A PROPERTY BOUNDARY ENCROACHMENT. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.
- 21. ALL LOTS TO HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
- 22. SIGHT DISTANCE FOR BERRY BASKET LANE MEETS THE SUBDIVISION REGULATIONS (PER SECTION 3.04.J.5).
- 23. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #202205310090362.
- 24. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE HOMEOWNER'S ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT #202205310090362.
- 25. COMMON AREAS SHALL ALSO SERVE AS STORMWATER AND TRAVERSABLE ACCESS EASEMENTS WHERE APPLICABLE.
- 26. A MAINTENANCE AGREEMENT SHALL BE DRAFTED AND RECORDED FOR SIDEWALKS THAT ARE NOT REQUIRED BY KNOX COUNTY. SEE NOTE 11 FOR THE APPLICABLE PLANNING FILE NUMBERS.
- 27. FUTURE DETENTION POND WILL BE A PART OF A FUTURE PHASE OF PLATTING. THIS AREA IS RESERVED TO BE COMMON AREA AND SUBJECT TO THE EASEMENTS REPRESENTED IN NOTE 25 ABOVE.

BENCHMARK ASSOCIATES, INC.
Land Surveyors
10308 Hardin Valley Road
Knoxville, Tennessee 37932
Phone (865) 692-4090
Facsimile (865) 692-4091

FINAL PLAT OF STRAWBERRY HILLS SUBDIVISION, PHASE II, SECTION "A"
BRAKEBILL ROAD
KNOXVILLE, TENNESSEE 37924

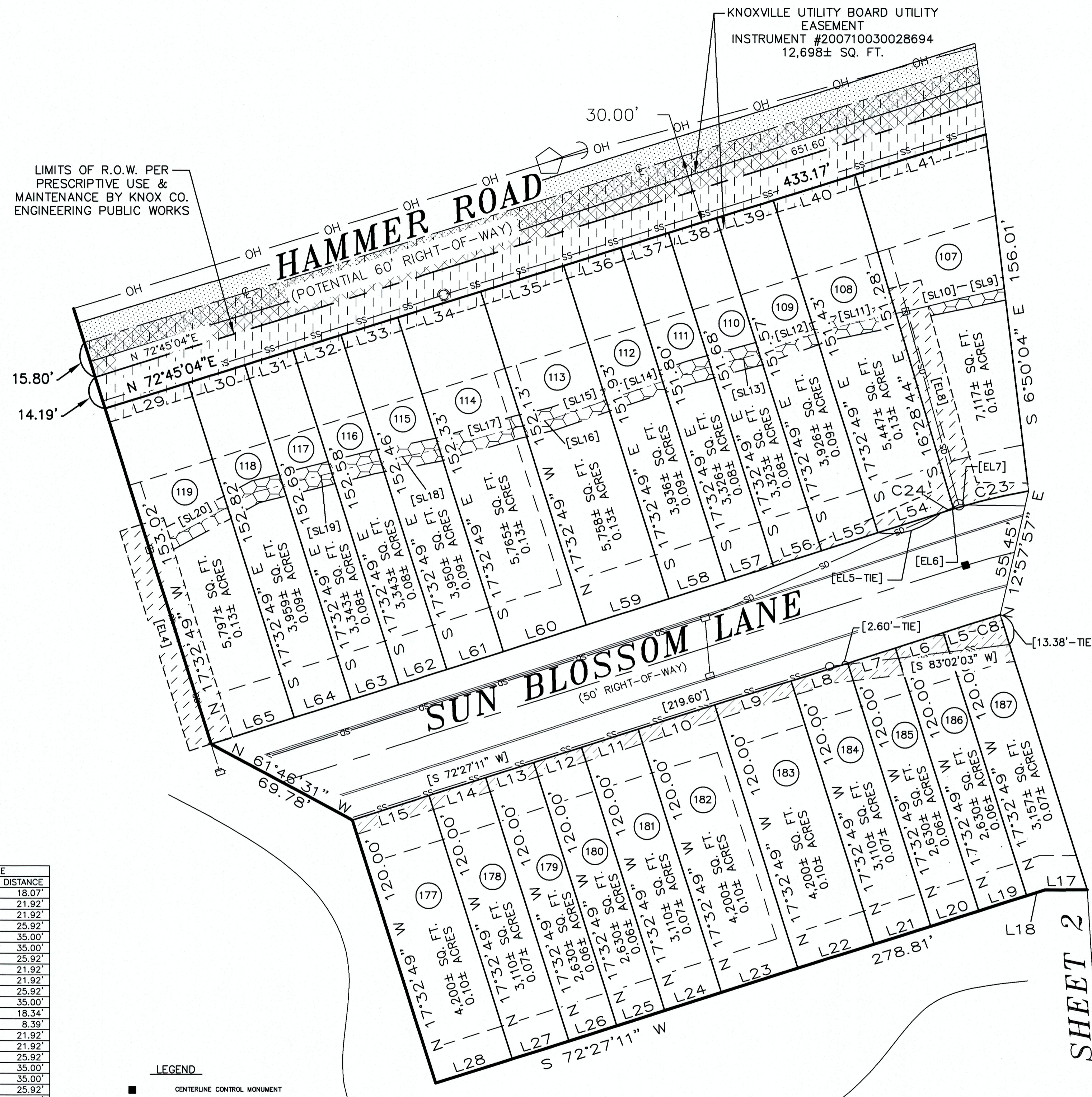
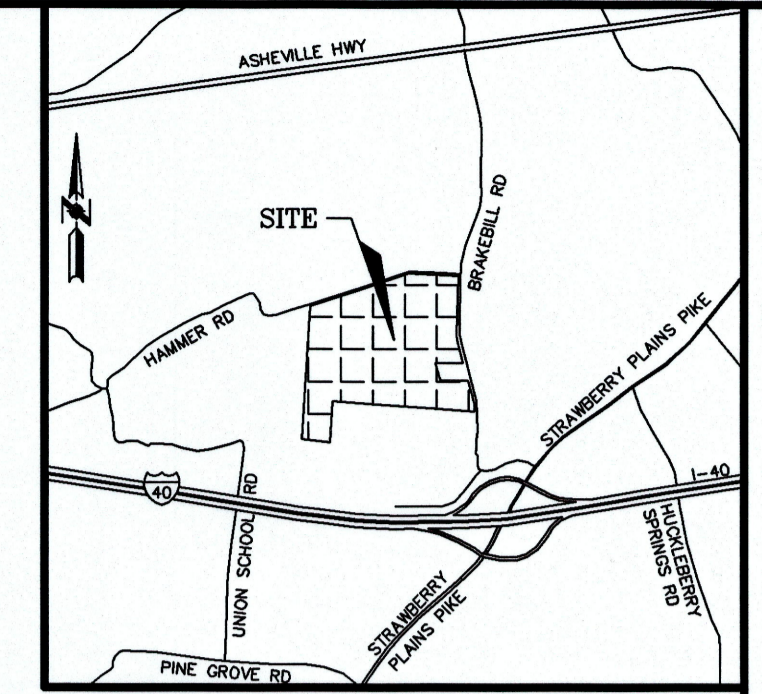
DATE: 29 APRIL 2024
SCALE: 1" = 150'
DRAWN BY: LGAS
FILE NAME: 21267-PH2
BM PROJECT NO.: 21267A

FINAL PLAT
SHEET
1 OF 3

FINAL PLAT of the STRAWBERRY HILLS SUBDIVISION, PHASE II, 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

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 33 RESIDENTIAL LOTS AND TWO COMMON AREA LOTS, CONSISTING OF 5.735± ACRES.
- "TENNESSEE STATE PLANE" NORTH BASED ON CORS REFERENCE STATION TN15, MAINTAINING COORDINATES OF N 560572.585, E 5135566.142. 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 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 SCALING FACTOR OF 0.9999910, 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').
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- 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.
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- 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-DR & 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.
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- ALL LOTS TO HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
- SIGHT DISTANCE FOR BERRY BASKET LANE MEETS THE SUBDIVISION REGULATIONS (PER SECTION 3.04.1.5).
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Owner(s) Printed Name: Maverick Development Group, Inc.
Signature(s): _____ Date: _____

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Registered Land Surveyor: Raymond J. Morrison
Tennessee License No. 1501 Date: 3/11/2024

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY
I hereby certify that this is a category _____ survey and that the accuracy of the unadjusted survey is not less than 1:10,000 as shown on the accompanying drawings. The survey was prepared in compliance with the current edition of the Rules of the Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor: Raymond J. Morrison
Tennessee License No. 1501 Date: 3/11/2024

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: _____

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Knox County Trustee: _____ Date: _____

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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 _____, 2024.

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 insure 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 insure completion and installation of all stormwater facilities as shown on the stormwater plans which were approved the _____ day of _____, 2024.

Signed: _____ Date: _____
Dept: _____ Title: _____

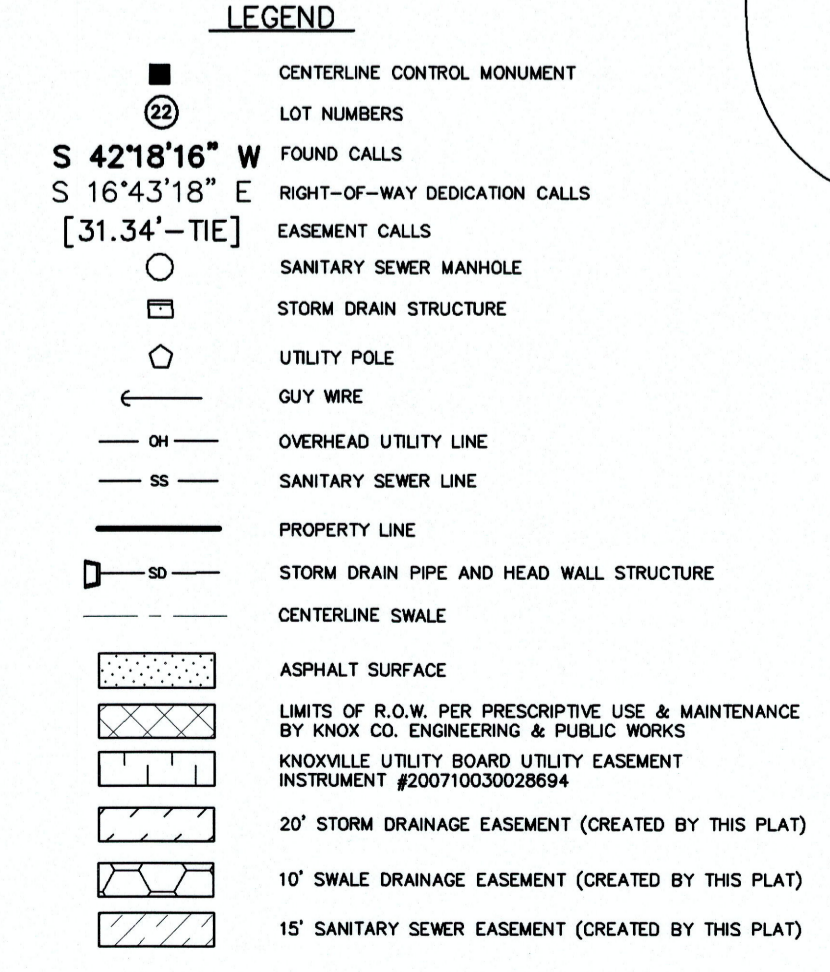
ADDRESSING DEPARTMENT CERTIFICATION
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

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 13-3-403 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute effect on acceptance by the City of Knoxville of Knox County of the dedication of any street or other ground upon the plat.

Signature: _____ Date: _____

LINE	BEARING	DISTANCE
L5	S 72°27'11" W	18.07'
L6	S 72°27'11" W	21.92'
L7	S 72°27'11" W	21.92'
L8	S 72°27'11" W	25.92'
L9	S 72°27'11" W	35.00'
L10	S 72°27'11" W	35.00'
L11	S 72°27'11" W	25.92'
L12	S 72°27'11" W	21.92'
L13	S 72°27'11" W	21.92'
L14	S 72°27'11" W	25.92'
L15	S 72°27'11" W	35.00'
L17	S 89°34'14" W	18.34'
L18	S 72°27'11" W	8.39'
L19	S 72°27'11" W	21.92'
L20	S 72°27'11" W	21.92'
L21	S 72°27'11" W	25.92'
L22	S 72°27'11" W	35.00'
L23	S 72°27'11" W	35.00'
L24	S 72°27'11" W	25.92'
L25	S 72°27'11" W	21.92'
L26	S 72°27'11" W	21.92'
L27	S 72°27'11" W	25.92'
L28	S 72°27'11" W	35.00'
L29	N 72°45'04" E	37.91'
L30	N 72°45'04" E	25.92'
L31	N 72°45'04" E	21.92'
L32	N 72°45'04" E	21.92'
L33	N 72°45'04" E	25.92'
L34	N 72°45'04" E	37.91'
L35	N 72°45'04" E	37.91'
L36	N 72°45'04" E	25.92'
L37	N 72°45'04" E	21.92'
L38	N 72°45'04" E	21.92'
L39	N 72°45'04" E	25.92'
L40	N 72°45'04" E	37.40'
L41	N 72°45'04" E	69.77'
L44	S 72°27'11" W	32.17'
L45	S 72°27'11" W	25.92'
L46	S 72°27'11" W	25.92'
L47	S 72°27'11" W	21.92'
L48	S 72°27'11" W	21.92'
L49	S 72°27'11" W	25.92'
L50	S 72°27'11" W	37.91'
L51	S 72°27'11" W	37.91'
L52	S 72°27'11" W	25.92'
L53	S 72°27'11" W	21.92'
L54	S 72°27'11" W	21.92'
L55	S 72°27'11" W	25.92'
L56	S 72°27'11" W	21.92'
L57	S 72°27'11" W	21.92'
L58	S 72°27'11" W	25.92'
L59	S 72°27'11" W	37.91'
L60	S 72°27'11" W	37.91'
L61	S 72°27'11" W	25.92'
L62	S 72°27'11" W	21.92'
L63	S 72°27'11" W	21.92'
L64	S 72°27'11" W	25.92'
L65	S 72°27'11" W	37.91'



PROPERTY LINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C8	225.00'	7.85'	7.85'	S 73°27'08" W
C23	275.00'	33.69'	33.67'	S 76°27'55" W
C24	275.00'	2.41'	2.41'	S 72°42'16" W

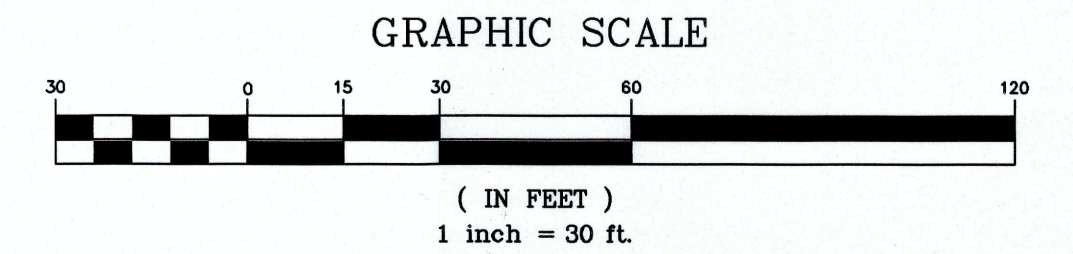
20' STORM DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL4	N 17°32'49" W	88.67'
EL5	N 72°27'11" E	28.71'
EL6	N 65°57'48" E	8.69'
EL7	S 89°12'13" E	3.53'
EL8	N 15°22'53" W	85.75'

10' SWALE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
SL9	S 77°28'40" W	39.50'
SL10	S 76°28'47" W	29.42'
SL11	S 77°07'25" W	35.14'
SL12	S 70°40'20" W	32.55'
SL13	S 75°00'00" W	30.41'
SL14	S 71°34'20" W	32.17'
SL15	S 70°53'00" W	30.42'
SL16	S 76°42'19" W	16.72'
SL17	S 74°03'26" W	35.27'
SL18	S 79°32'20" W	29.20'
SL19	S 75°47'51" W	52.62'
SL20	S 61°24'44" W	52.70'

PLANNING FILE #6-SF-24-F



**FINAL PLAT OF
STRAWBERRY HILLS SUBDIVISION,
PHASE II, SECTION "A"**

BRAKEBILL ROAD
KNOXVILLE, TENNESSEE 37924

BENCHMARK ASSOCIATES, INC.
Land Surveyors

10308 Hardin Valley Road
Knoxville, Tennessee 37932
Phone (865) 692-4000
Facsimile (865) 692-4091

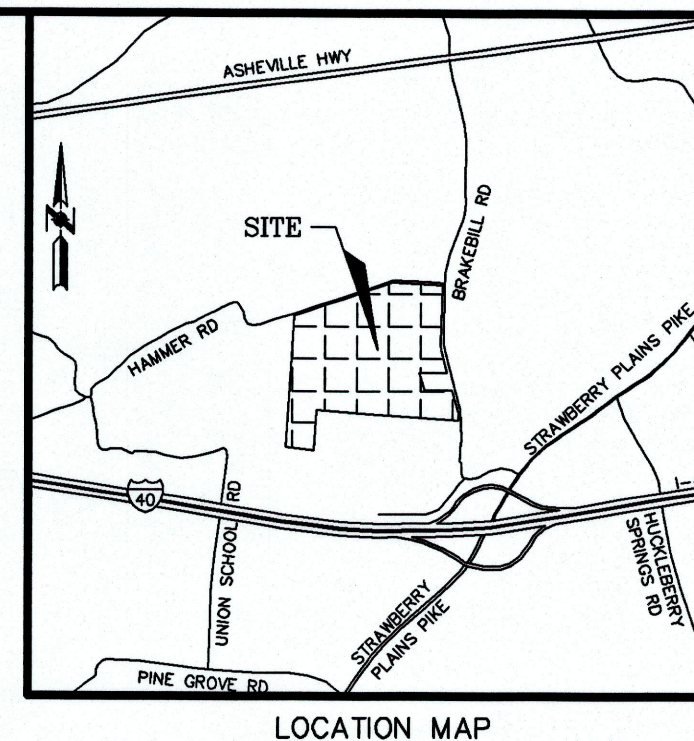
DATE: 29 APRIL 2024
SCALE: 1" = 30'
DRAWN BY: LGAS
FILE NAME: 21267-PH2
BM PROJECT NO.: 21267A

FINAL PLAT
SHEET
2 of 3

FINAL PLAT of the STRAWBERRY HILLS SUBDIVISION, PHASE II, 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

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



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 identified, 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: Raymond J. Anderson
Tennessee License No. 1501 Date: 12/15/2024

CERTIFICATION OF CATEGORY AND ACCURACY
I hereby certify that this is a category 1 survey of the undisturbed survey is not less than 1:10,000 as shown on the final plat. This survey was prepared in compliance with the current edition of the Rules and Standards of the Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor: Raymond J. Anderson
Tennessee License No. 1501 Date: 12/15/2024

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: _____ 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 _____, 2024.

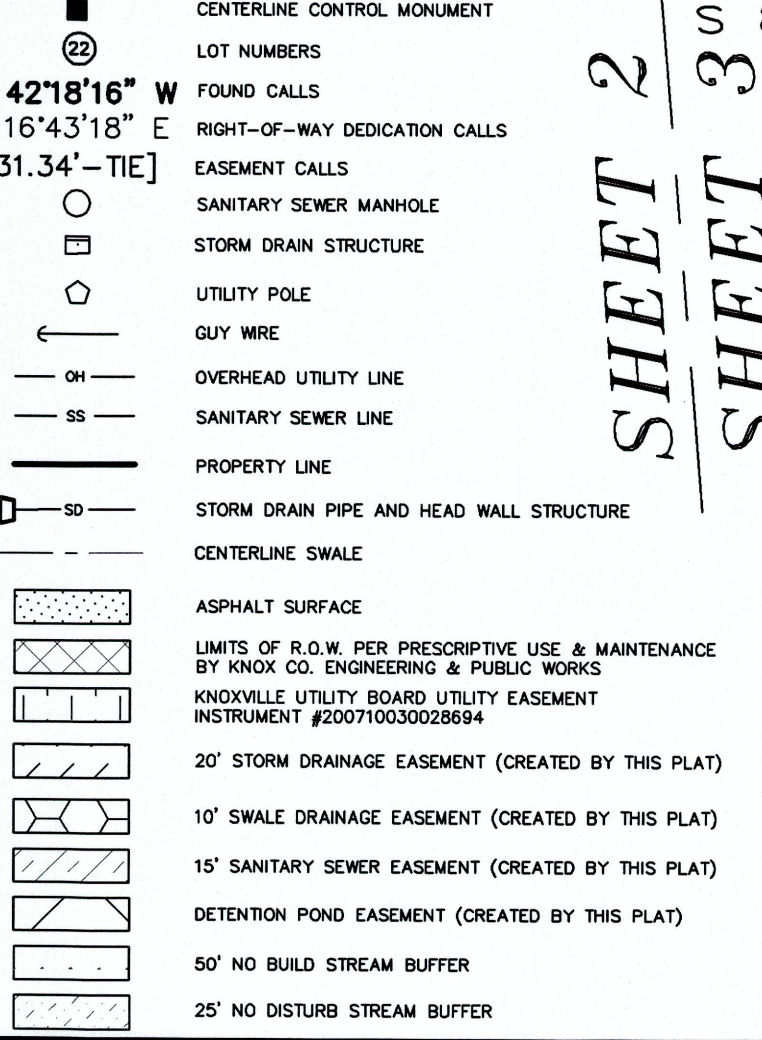
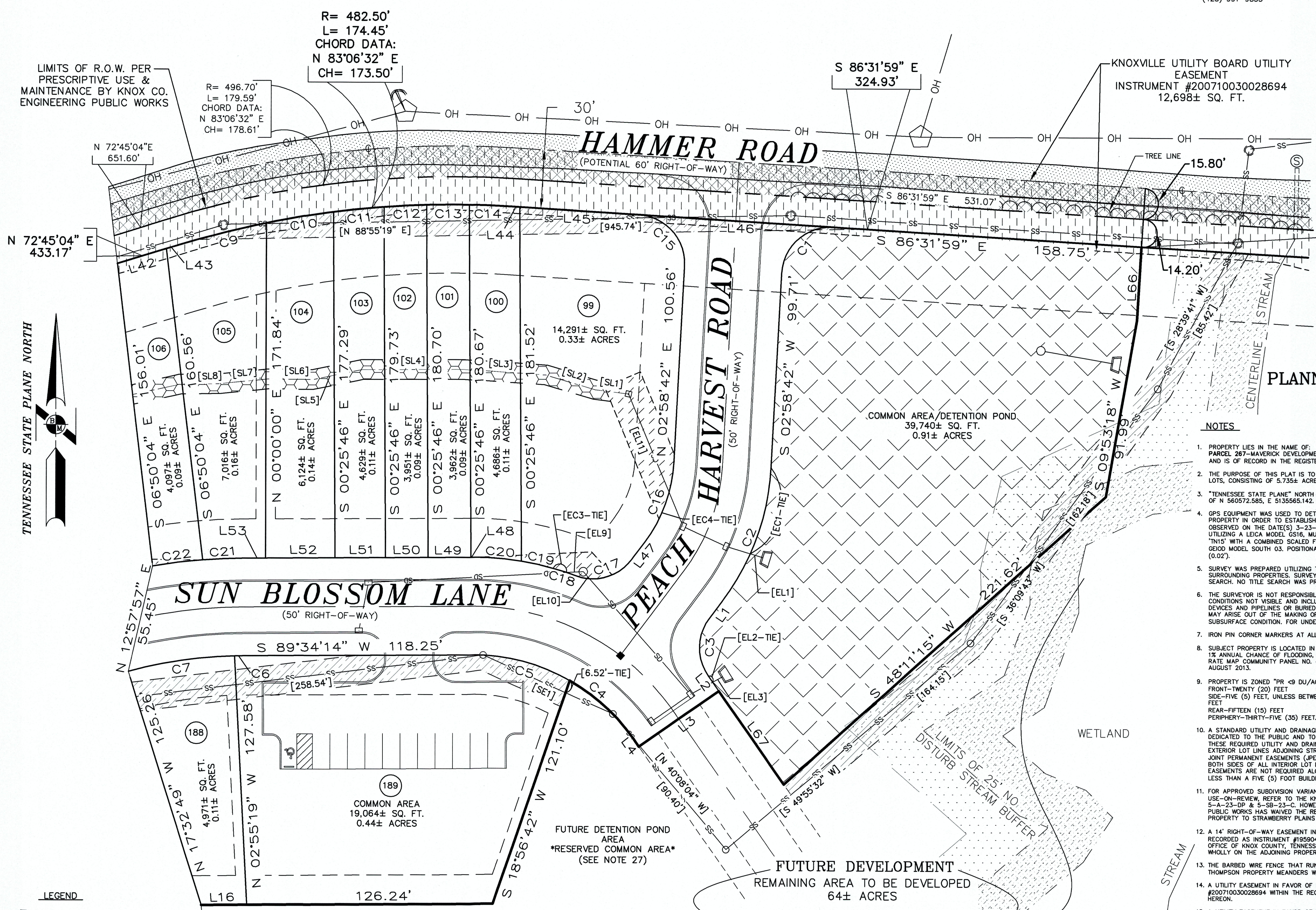
Engineering Director: _____
Signature: _____

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 insure 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 insure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the _____ day of _____, 2024.
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 registrations.
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. I 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 an approval by the City of Knoxville of Knox County of the dedication of any street or other ground upon the plat.
Signed: _____ Date: _____



20' STORM DRAINAGE EASEMENT TIE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
EC1	125.00'	45.80'	45.60'	S 132°31'18" W
EC3	150.00'	7.23'	7.23'	S 72°58'13" E
EC4	75.00'	28.67'	28.50'	S 25°58'29" E

PROPERTY LINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.48'	35.51'	S 48°13'21" W
C2	125.00'	74.06'	72.99'	S 19°57'09" W
C3	25.00'	31.45'	28.38'	S 00°56'13" W
C4	100.00'	44.58'	44.21'	N 47°49'26" W
C5	100.00'	52.07'	51.48'	N 75°30'44" W
C6	225.00'	3.97'	3.97'	S 89°03'52" W
C7	225.00'	55.40'	55.26'	S 81°30'18" W
C9	482.50'	48.48'	48.46'	N 75°37'45" E
C10	482.50'	34.94'	34.84'	N 80°34'35" E
C11	482.50'	26.03'	25.98'	N 84°11'27" E
C12	482.50'	21.94'	21.94'	N 87°02'21" E
C13	482.50'	21.92'	21.92'	N 89°38'36" E
C14	482.50'	21.24'	21.24'	S 87°47'39" E
C15	25.00'	39.06'	35.20'	S 41°46'39" E
C16	75.00'	44.44'	43.79'	S 19°57'09" W
C17	25.00'	32.03'	28.68'	S 73°37'33" W
C18	150.00'	12.24'	12.24'	N 80°40'47" W
C19	150.00'	16.67'	16.67'	N 77°32'09" W
C20	150.00'	25.42'	25.39'	N 85°34'30" W
C21	275.00'	20.13'	20.12'	S 87°28'25" W
C22	275.00'	25.93'	25.92'	S 82°40'34" W

20' SANITARY SEWER EASEMENT LINE TABLE

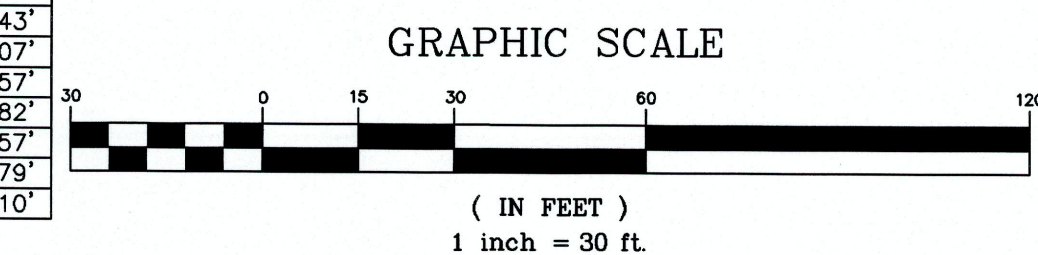
LINE	BEARING	DISTANCE
SE1	N 65°55'35" W	73.13'

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 36°55'36" W	11.08'
L2	S 35°03'10" E	9.35'
L3	S 54°56'50" W	50.00'
L4	N 35°03'10" W	5.00'
L16	S 89°34'14" W	23.39'
L42	N 72°45'04" E	26.35'
L43	N 72°45'04" E	4.66'
L44	S 86°31'59" E	4.71'
L45	S 86°31'59" E	61.46'
L46	S 86°31'59" E	100.00'
L47	S 36°55'36" W	11.14'
L48	S 89°34'14" W	0.62'
L49	S 89°34'14" W	21.92'
L50	S 89°34'14" W	21.92'
L51	S 89°34'14" W	25.92'
L52	S 89°34'14" W	35.70'
L53	S 89°34'14" W	12.18'
L54	S 89°34'14" W	24.79'
L55	S 89°34'14" W	37.62'
L56	N 35°03'10" W	58.39'

10' SWALE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
SL1	N 82°59'28" W	17.11'
SL2	N 73°32'01" W	26.43'
SL3	N 86°14'18" W	43.07'
SL4	S 89°37'21" W	51.57'
SL5	S 78°20'19" W	25.82'
SL6	N 89°27'20" W	22.57'
SL7	S 84°20'17" W	24.79'
SL8	S 88°46'59" W	21.10'



PLANNING FILE #6-SF-24-F

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 33 RESIDENTIAL LOTS AND TWO COMMON AREA LOTS, CONSISTING OF 5.735± ACRES.
- "TENNESSEE STATE PLANE" NORTH BASED ON CORS REFERENCE STATION THIS, MAINTAINING COORDINATES OF N 86072.585, E 5135665.142. DISTANCES HAVE NOT BEEN REDUCED TO STATE PLANE DISTANCES.
- GPS EQUIPMENT WAS USED TO DETERMINE THE POSITIONS 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 "N15" WITH A COMBINED SCALED FACTOR OF 0.98991010, 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 -CJ/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-OR-REVIEW REFER TO THE KNOX COUNTY PLANNING COMMISSION'S FILE #20-20-C-0-9-20-0-UR, #A-23-DIP & #S-23-C. HOWEVER, IT SHOULD BE NOTED THAT KNOX COUNTY ENGINEERING AND PUBLIC WORKS HAS MAILED THE REQUIREMENT OF CONSTRUCTING A SIDEWALK FROM THE SUBJECT PROPERTY TO STRAWBERRY PLAINS PKWY AS STATED WITHIN SAID PLANNING FILE.
- A 14' RIGHT-OF-WAY EASEMENT IN FAVOR OF PARCEL 267 (FORMALLY IN FAVOR OF G. A. DRUMMER) RECORDED AS INSTRUMENT #19590429000026 (WARRANTY BOOK 1108, PAGE 325) WITHIN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE. THE GRAVEL DRIVE EXTENDING THROUGH THIS EASEMENT LIES WHOLLY ON THE ADJOINING PROPERTY.
- THE BARBED WIRE FENCE THAT RUNS ALONG THE WESTERLY LINE OF THE SUBJECT PROPERTY AND THOMPSON PROPERTY MEASURES WITHIN 1.6' OF SAID LINE OVER A DISTANCE OF 916.9'.
- A UTILITY EASEMENT IN FAVOR OF KNOXVILLE UTILITY BOARD IS RECORDED AS INSTRUMENT #200710030028694 WITHIN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE AND REPRESENTED HEREON.
- A UTILITY EASEMENT IN FAVOR OF KNOXVILLE UTILITY BOARD IS RECORDED IN DEED BOOK 1700, PAGE 996 WITHIN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE AND REPRESENTED HEREON.
- A 10' PERMANENT UTILITY EASEMENT IN FAVOR OF KNOXVILLE UTILITY BOARD IS RECORDED AS DEED BOOK 2174, PAGE 944 THAT REFERS TO A 10' GAS EASEMENT AS SHOWN IN FIELD BOOK 445, PAGE 61 WITHIN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
- A 10' PERMANENT UTILITY GAS EASEMENT IN FAVOR OF KNOXVILLE UTILITY BOARD IS RECORDED AS DEED BOOK 2174, PAGE 944 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.
- A 10' PERMANENT SANITARY SEWER EASEMENT BEING 7.5' ON EITHER SIDE OF CENTERLINE IS RECORDED AS DEED BOOK 1700, PAGE 996 WITHIN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
- 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. RIGHT-OF-WAY DEDICATIONS AS REPRESENTED ON THIS PLAT ALTER THE EXTENTS OF RIGHT-OF-WAY IN THOSE AREAS.
- THIS PLAT INDICATES A PROPERTY BOUNDARY ENCROACHMENT. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.
- ALL LOTS TO HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
- SIGHT DISTANCE FOR BERRY BASKET LANE MEETS THE SUBDIVISION REGULATIONS (PER SECTION 3.04.3.5).
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #20220510090362.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE HOMEOWNER'S ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT #20220510090362.
- COMMON AREAS SHALL ALSO SERVE AS STORMWATER AND TRAVERSABLE ACCESS EASEMENTS WHERE APPLICABLE.
- A MAINTENANCE AGREEMENT SHALL BE DRAFTED AND RECORDED FOR SIDEWALKS THAT ARE NOT REQUIRED BY KNOX COUNTY. SEE NOTE 11 FOR THE APPLICABLE PLANNING FILE NUMBERS.
- FUTURE DETENTION POND WILL BE A PART OF A FUTURE PHASE OF PLATTING. THIS AREA IS RESERVED TO BE COMMON AREA AND SUBJECT TO THE EASEMENTS REPRESENTED IN NOTE 25 ABOVE.

BENCHMARK ASSOCIATES, INC.
Land Planners & Land Surveyors

10308 Hardin Valley Road
Knoxville, Tennessee 37932
Phone (865) 692-4890
Facsimile (865) 692-4091

FINAL PLAT OF
STRAWBERRY HILLS SUBDIVISION,
PHASE II, SECTION "A"
KNOXVILLE, TENNESSEE 37924

DATE: 29 APRIL 2024
SCALE: 1" = 30'
DRAWN BY: LCGAS
FILE NAME: 21267-PH2
BM PROJECT NO: 21267A

FINAL PLAT

3 of 3