



TO: Knoxville-Knox County Planning Commission

FROM: Frankie Ramos-Castillo, Senior Planning & Subdivision Specialist

DATE: June 3, 2025

RE: Agenda # 20, File # 4-SH-25-F

Final Plat of Strawberry Hills, Phase III Section B

Recommendation

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on May 8, 2025, as Planning Case File # 5-SB-25-C.

Associated Case and Decision

File # 5-SB-25-C: Approved by the Planning Commission (May 8, 2025) File # 5-F-25-DP: Approved by the Planning Commission (May 8, 2025)



Request to Postpone • Table • Withdraw

rtaillillig	Benchmark Associates, Inc.	28 April 2025	
KNOXVILLE I KNOX COUNTY	Applicant Name (as it appears on the	Date of Request	
08 May 2025			File Number(s)
Scheduled Meeting Date		4-SH-25-F	
POSTPONE			
the week prior to the Planning	Commission meeting. All requests	quest is received in writing and paid for be must be acted upon by the Planning Con ment. If payment is not received by the o	nmission, except new
	0 days 🔲 90 days		
Postpone the above application(s)	until the 12 June 2025	Planning Commiss	ion Meeting.
WITHDRAW			
week prior to the Planning Con Applicants are eligible for a refu	nmission meeting. Requests made a and only if a written request for with	equest is received in writing no later than fter this deadline must be acted on by th ndrawal is received no later than close of ed by the Executive Director or Planning S	e Planning Commission. business 2 business days
TABLE		*The refund check will be mai	led to the original payee
no fee to table or untable an ite	em. gning below, I certify I am the prope	Planning Commission before it can be off rty owner, and/or the owners authorized min J. Moorman	
Applicant Signature	Please F		
865-695-4090	bmoo	rman@bma-ls.com	
Phone Number	Email		
STAFF ONLY			
Francis N. 8	Frankie Ramo	os-Castillo	■ No Fe
Staff Signature	Please Print	Date Paid	
Eligible for Fee Refund?	□ No Amount:		
Approved by:		Date:	
Payee Name	Payee Phone	Payee Address	



Request to Postpone • Table • Withdraw

	Benchmark Associa	ates, Inc.			27 March 2025
KNOXVILLE I KNOX COUNTY	Applicant Name (as it a	ppears on the cu	rrent Planning Commission	n agenda)	Date of Request
10 April 2025					File Number(s)
Scheduled Meeting Date			4-SH-25-F		
POSTPONE					
POSTPONE: All applications are the week prior to the Planning applications which are eligible for be tabled.	Commission meeting. A	All requests mu	st be acted upon by the	Planning Commis	sion, except new
SELECT ONE: 30 days 60	days 🗌 90 days				
Postpone the above application(s)	until the 08 May 202	25	Planı	ning Commission N	∕leeting.
WITHDRAW					
■ WITHDRAW: Applications may be week prior to the Planning Com Applicants are eligible for a refuranter the application submittal designs.	mission meeting. Reque nd only if a written requ	ests made after uest for withdra	this deadline must be a wal is received no later	cted on by the Pla than close of busi	nning Commission. ness 2 business days
TABLE			*The refund che	ck will be mailed t	o the original payee.
□ TABLE: Any item requested for to no fee to table or untable an ite AUTHORIZATION By sign	m.		owner, and/or the owne		
Boniam S.M.	DO A MAD -	Benjamir	J. Moorman		
Applicant Signature	CONSTA	Please Prin	t		
865-692-4090		bmoorm	an@bma-ls.com		
Phone Number		Email			
STAFF ONLY					
Shelley Gray	She	lley Gray		04/09/2025	□ No Too
Staff Signature	Plea	ase Print		Date Paid	□ No Fee
Eligible for Fee Refund?	□ No Amount:				
Approved by:			Date:		
Payee Name	Payee Phone		Payee Address		100 (7000) (700 - 1000) (7000) (7000) (7000)

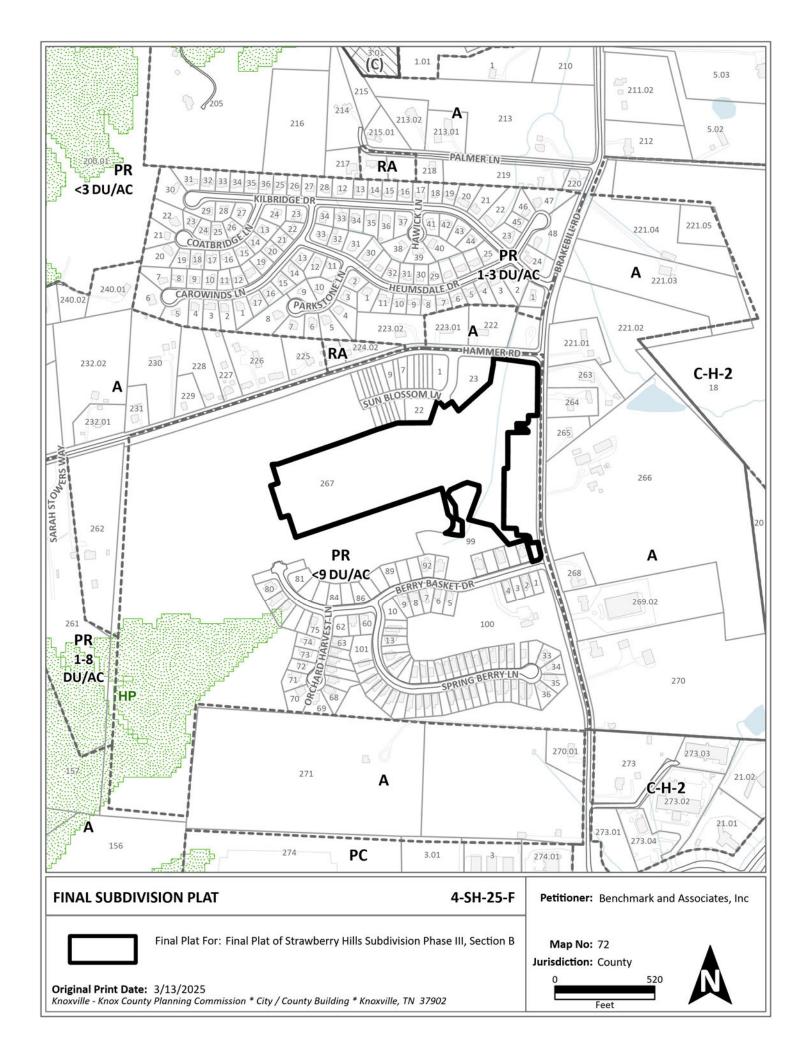
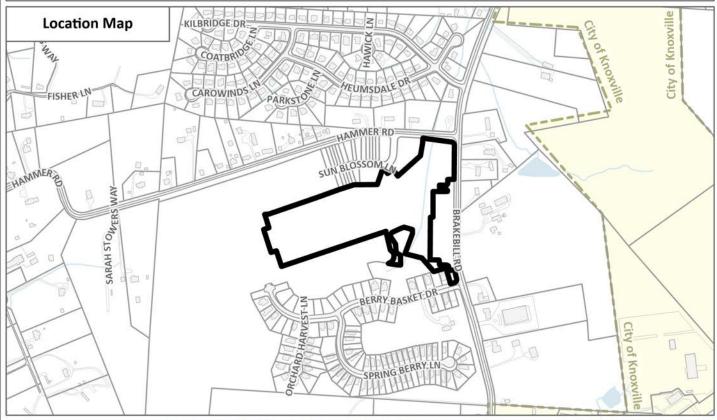
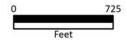


Exhibit A. Contextual Images











CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION	ADDRESSING DEPARTMENT CERTIFICATION		FINAL PLAT of the	ADMALE HWY
(I, We), the undersigned owner(s) of the property shown hereon, hereby dopt this as (my, our) pion of subdivision and dedicates there as a shown to the public use foreer and hereby certify that (on, we are) the owner(s) in fee simple of the property, and as property owner(s) have simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or yorth essement as shown on this plat.	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.	STRAWBERRY HILLS	S SUBDIVISION, PHASE III, SECTION "B"	
streets as shown to the public use forever and hereby certify that (am, we are) the owner(s) in fee simple of the property, and as	and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.	BEING LOCATED ON CLT M	MAP 72 AND BEING REPRESENTED AS A PORTION OF PARCEL 267	site —
property owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right—of—way and/or	Signed: Date:	SITUATED WITHIN T	MAP 72 AND BEING REPRESENTED AS A PORTION OF PARCEL 267 THE EIGHTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE HE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE	1
grant easement as shown on this plat. Owner(s) Printed Name: Maverick Development Group, Inc.	PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING — FINAL PLAT	WITHOUT IF	HE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE	
Signature(s): Date:	FINAL PLAT	MAVERICK DEVELOPMENT GROUP INC.		- 1 m
· · · ·	This is to certify that the subdiship plot shown hereon has been found to comby with the Subdiships Regulation of forecastle and Knox Country and the Subdiships Regulation of the exception of any variances and swivers noted on this plot the exception of any variances and swivers noted on this plot country Register of Deeds. Pursuant to Section 13–3–405 of Termessee Court, Annotated, the approved of this plot by the first on occeptance by the City of Knoxille of Knox Country of the defection of any street or other ground upon the plot.	MAJERICK DEVELOPMENT GROUP INC. JOOD IN HAWTHORNE STREET CHATTANOGA. TN. 37466 (423) 991-9853		July July 1
CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED.	the exception of any variances and waivers noted on this plat is hereby approved for recording in the office of the Knox	(423) 881-8822		
CONSTRUCTION IS COMPLETED	County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the			
in nereby 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 accompanies drowless documents	effect on acceptance by the City of Knoxville of Knox County of the deficition of my street or other ground upon the plat			
and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision				me above so
Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and	Signature:Date:		KNOKYALL UTLUTY BOARD UTLUTY BASTEMBERT GROOT/GOXOGARDA 12.0061: 50.00 F.F.	LOCATION MAP N.T.S.
Leading Line Landers Line Lande		•		
the installation of the indicated permanent reference markers and monuments, and benchmarks and property monuments upon	#	LINITS OF R.O.W. PER PRESCRIPTION MAINTENANCE BY MAINT	HAMMER ROAD	
completion of the subdivision.	NORTH	ENGINEERING PUBLIC NO		9 \
Registered Land Surveyor		HAMBR ROA	2 90.31,50. E 337.93, 50.00,000 2 90.31,00. E	₹ \
Tennessee License No. Date:	PITANE	HAM.		
	I a. ₩ .	KNOXMLE UTILITY BOARD UTILITY NO AREA NO 723007 E 30' 30' 30' 30' 30' 30' 30' 30' 30' 30'	1.70/0/01/01/01/01/01/01/01/01/01/01/01/01/	
CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY	HATE PI	MNOXVILLE UTILITY 60A60 UTILITY N 723007 E CH- 78.14 300 C	PHASE II.	
I hereby certify that this is a colegory _1 survey and the ratio of precision of the unadjusted survey is not less than 1; 10,000 as shown hereon one of this old survey was prepared in standard survey is not less than 1; 10,000 as shown hereon one of this old survey was prepared in the survey of the survey	STATE	exonage	SECTION A	
compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors—Standards of		TO A SOLAR OF THE	SHEET 1 7	
Practice.	III	OH 203.75 HAM SECTION B	a o o o o o o o o o o o o o o o o o o o	
	δ2 80 N 74°04°27° E (38.70°)	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	IDEA BOOK 445, PAGES 60-64	NOTES
	AN S S S S S S S S S S S S S S S S S S S	PHASE II, SUN BURGE		 PROPERTY UES IN THE NAME OF: PARCEL 287-MAYBROX DEVELOPMENT GROUP, INC. RECORDED AS INSTRUMENT 2021/06/29/06/496
	E SON FOR	SECTION C	PHASE III, THE SECULIAR BY SEC	#202106290106986 AND IS OF RECORD IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE. 2. THE BURGORD OF THE BLAT IS TO BLACE ON RECORD TO RESIDENTIAL LOTS.
	13.10	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	PHASE III, SECTION B DEED BOOK 1700, PAGE 1006	THE PURPOSE OF THIS PLAT IS TO PLACE ON RECORD SO RESIDENTIAL LOTS AND COMMON MELA CONSISTING OF 11.87% ACRES AND DEDICATE FIGHT-OF-MAY FOR SUIR BLOSSOM LANE.
		• • • • • • • • • • • • • • • • • • • •	SHEET 3	 "TENNESSEE STATE PLANE" NORTH BASED ON CORS REFERENCE STATION THIS, MAINTAINING COORDINATES OF N 960572.565, E 913569.142. DISTANCES HAVE NOT BEEN REDUCED TO STATE PLANE DISTANCES.
				4. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF CONTROL POINTS ON
Registered Land Surveyor:	7 SALVANOS		SHEET 2 NO	SURVEY, RT POSTEDAL DATA WAS DESCRIBED ON THE BLASHOR BASE, FOR THIS SURVEY, RT POSTEDAL DATA WAS DESCRIBED ON THE DATE(S) 3-23-20, 3-25-20, 3-25-20, 4-2-20, 4-3-20, 4-8-20 UTILIZING A LEICA
Tennessee License No Date:	38	VO V	B B Hasel	THE SUPERIOR PROMOTHER AS CONTRACTOR THE REPORTS WAS A TO THE THE SUPERIOR OF THE SUPERIOR OF
CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM — MAJOR SUBDIVISIONS	1	SHEET 4	□ 05 05 05 05 05 05 05 05 05 05 05 05 05	OF OBSERVED DATA DOES NOT EXCEED H (0.05") AND V (0.02"). 5. SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR
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 sever system and the public sanitary sever system was installed, or will be installed, in accordance with State and local regulations.	1!		• Single Data	 SJRYEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FRENCES REVEALED BY AN ACCURATE TITLE SEARCH NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPLIANCE OF THIS SURVEY.
developer or owner of the property to determine the status of the public sanitary sewer system and the public sanitary sewer system		N 617945.163	©H- 114.39'	THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED.
was installed, or will be installed, in accordance with State and local regulations.	11	E 3824983,099	OHORD DATA!	TO, SOLIS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARREST OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR
	CLT MAP 672, PARCEL 262 TANCON M. TROMPSON JAME L. HOMPSON FATE A. HOMPSON MASSE L. HOMPSON MASSE L. HOMPSON	N 617794.850 E 2624588.674		PROVIDED TO THIS SOMETIME THE COMPUTANCE OF THIS SOMETI. B. HE SURVEYOR IS NOT RESPONSIBLE FOR ANY DESTRUMENTION OF ELECATION OF THE THIS
Knoxville Utility Board Authorized Signature Date	KATIE A. THOMPSON #555E L. THOMPSON NETT. #200201240087925	FUTURE DEVELOPMENT	R= 650.00'	 IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM -MAJOR SUBDIVISIONS	l li	REMAINING AREA TO BE DEVELOPED MAJORE OF PROPERTY OF THE AREA OF GREAT IN AREA	Lin M, TY Globa Daffe Colm B, TY Colm 18,75	 SUBLECT PROPERTY IS LOCATED IN FLOOD ZONE "X", BEING OUTSIDE THE AREA DESIGNATED AS HANNO A 12 ANNUAL CHANCE OF FLOODING, PER THE MATIONAL FLOOD REQUENCE PROCEDURA FLOOD INSURANCE RATE MAY COMMUNITY PAREL NO. 4709X00169F AND PAREL NO. 4709X0017XF, LAST REVISED ON 05 AUGUST 2013.
	1 1;	C.T. HAP CYZ. PARCEL. 287 MAETICK DESCRIPTION INC. MIST. (20210629000666	E 1825717 E	PANEL NO. 47093C0169F AND PANEL NO. 47093C0170F, LAST REVISED ON 05 AUGUST 2013.
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.	3	NST. #202106290106996	DRIVE E	PROPERTY IS ZHOUD THE OF BUIL/ORES' (PLANNED RESOURTEL) REQUERED THE PROUT-HEATTY (20) FEET SEC. "THE CONTROL THE
will be installed, in accordance with State and local regulations.	Jan Jan		0 0 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	FRONT-TWENTY (20) FEET SIDE-FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET
Knoxville Utility Board Authorized Signature Date	in the state of th	\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.	OLD CONTROL OF THE CO	REAR-FIFTEEN (15) FEET PERPHERY-THRTY-FIVE (35) FEET.
	\$ \bar{\bar{\bar{\bar{\bar{\bar{\bar{		DOT DOES UNIT, DESCRIPT, DOES UNIT, DESCRIPT, SETTING, SE	PERFORMANCE AND THE REGISTRATE OF THE REGISTRATE
TAXES AND ASSESSMENTS		V .	KUB PIELD BOOK 445, PAGES 61	THESE RICURRD UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WOTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE
This is to certify that all property taxes and assessments due on this property have been paid.	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	✓ / · / · 🖫 · \ · \ ·	- ACMACAT La 200.007	EASEMENTS (JPGs). EASEMENTS OF FIVE (5) FEET IN WOTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL
Knox County Trustee:	l l l l l l l l l l l l l l l l l l l		L Grant Control Contro	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 BULDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.
Signed:Date:	1.17		PHASE I	11. FOR APPROVED SUBDIVISION WARRANCES AND CONCITIONS OF APPROVAL OF THE CONCEPT FLAN, AND DELECTIONARY FLAN, RETEX TO THE MODULES—MIND CONCEPT FLAN AND DELECTION FLAN AND DELECTION FLAN AND DELECTION FLAN AND AND AND AND AND AND AND AND AND A
ZONING	1		IIII / NIII	COUNTY PLANNINGS FILES 5-58-25-C & 5-F-25-DP. HOMEVER, IT SHOULD BE NOTED THAT KNOX COUNTY ENGINEERING AND PUBLIC WORKS HAS WAINED THE REQUIREMENT OF CONSTRUCTING A SIDEMALK FROM THE SUBJECT PROPERTY TO
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:	<u> </u>			12. ALL LOTS TO HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
	1 1		THE PART OF THE PA	13. PROPERTY OWNERS ARE RESPONSIBLE FOR MANYEMANCE OF STORWMATER FACILITIES. THE COVENANT FOR MANYEMANCE OF STORWMATER FACILITIES IS RECORDED AS INSTRUMENT (2024/06)1800381.
Zoning Shown on Official Map:	1 1	(. ((2))		RECORDED AS INSTRUMENT #202406180063856. 14. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE
Date: By:	CLT MAP DTZ, PARCEL 201 THE HELDER ROSS MANAGES CONTEN, INC. INSTRUMENT (200211222004992)	V. M. V	·/ > \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \	 PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COUMON AREAS. THE HOMEOWNER'S ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT #202205310090362.
KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.	J !	\		 THE DESIGN PLAN WAS APPROVED BY THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 4/12/2024.
	a !	TUGGED POST N 86/20/34" W	35 PERPHERAL SETBACK (TYPICAL)	 COMMON AREAS SHALL ALSO SERVE AS STORMWATER AND TRAVERSABLE ACCESS EASEMENTS WHERE APPLICABLE.
The Knox County Department of Engineering and Public works hereby approves this plot on this theday of	Nam	1	2019.29	
Engineering Director:	1	CLT MAP 072, PARCEL 271 MCCRYT D. A EVA J. MICCEN MCTHALINE (1980) 1990 1990 1990	OH THE REAL PROPERTY OF THE PERTY OF THE PER	
Signature:	1	7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CETAM THE DESCRIPTION OF STREET AND COLUMN THE STREET AND COLUMN T	VARIANCES APPROVED ON 08 MAY 2025:
	S/N'er STONE	도 [전 전 150ND	GOMELY IN FACE OF CL. DELANGED	REDUCE THE MINIMUM VERTICAL CURVE K-VALUE ON ROAD "D" FROM 25' TO
GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS	1 3 i	S CONTRACT CORPOR, MONAGE	CL Mark CVP, 1765, 2765	1. REDUCE THE MINIMUM VERTICAL CURVE K-VALUE ON ROAD "D" FROM 25" TO 20" AT \$75.12400.45. 20"
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]	Service and the service and th	COMPRETE	
streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property	Q,T MAN 072, PANCES, 16V THOMAS MINISTELL GRAVELINE PANCES, MO, 4 STATES SHATES CHAPEL, STATES	Section and a story route Or reaction Or reaction Or reaction Or reaction	78	ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL:
monuments in this subdivision in accordance with required standards and specifications.	DEED BOOK 2160, PAGE 10697	S S 42737 W THIS COLLEGE COLLE		 REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD "C" (SUN BLOSSOM LAME) FROM 250 FT TO 125 FT BETWEEN STA 15+85.95 AND 18+20.49.
Signed: Date:	a ! —	OTTAL STATE OF THE	PLANNING FILE #4-SH-25-F	1. REDUCE THE MINIMAL PROSECUTION, CHANGE SAULISC ON TWOOL "IT" (DAY MINIMAL PROSECUTION) TO TAS IT SETTINGS STATE A 18-85.59 AND 16-20-46. 2. REDUCE THE MINIMAL MORECONTAL CHANGE SAULISC ON RIGHD "O" FROM 250 3. REDUCE THE MINIMAL MORECONTAL CHANGE SAULISC ON RIGHD "O" FROM 250 THE TO 250 OF THE TREES TA 3-72.09 AND 4-01-54.
Dept: Title:	1 _ 1 _	90 HA PRE-STORMET STATE	rlainning fill #4-5n-20-f	 REDUCE THE MINIMAN HORZONTAL CURVE RADIUS ON ROAD "D" FROM 250 FT TO 200 FT INCHITMEN STA 3+72.09 AND 4+01.54. REDUCE THE MINIMAN HORZONTAL CURVE RADIUS ON ROAD "D" FROM 250 FT TO 200 FT INCHITMEN STA 5-87.25 AND 6-03.41.
GUARANTEE OF COMPLETION OF STORMWATER FACILITIES	ST STONE ST STONE OUT NAM 03985 N 85'36'54" W 450	a district series (SERIES of SERIES SHARES CHARLES OF THE FLOT)		ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND
		69' STONE O VINITY PRE WE DESCRIPT ONE DESCRIPT OF THE PLAY)	GRAPHIC SCALE	PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED): 1. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1 PERCENT TO 2
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	CLT MAP OTZ, PARCEL 106 GAY ALM SDREED RESTRABENT #201607240005382	ORGANIA SIGNI INE	150 0 75 150 300 600	PUBLIC ROSES APPROVAL (FLANNISC COMPISSION APPROVAL NOT INCOMPINE). 1. NORMACK THE MANAGEMENT PRESENCING ADOLE FROM 1 PERCENT INCOMPINE PROPERTY OF ROSE OF THE INTERSECTION OF ROAD "C" (SUIN BLOSSOM PERCENT OF ROAD "C" (SUIN BLOSSOM PERCENT OF MANAGEMENT AND ADDRESS OF THE INTERSECTION APPROVAL FROM 1 PERCENTY INCOMPINE PROPERTY OF ROAD "D" AT ROAD "A" (SERREY MASKET DIRECT).
	1 '	— 1 — we want from — — — — — — — — — — — — — — — — — — —		PERCENT ON BOTH SIDES OF THE INTERSECTION OF ROAD "D" AT ROAD "A" (BERRY BASKET DRIVE).
Signed:	1	SOME IN ADVINCT	(IN FERT)	
Dept: Title:	Ī.	CONTRACT OFFICE AND A TOTAL OFFI	1 inch = 150ft.	

BENCHMARK ASSOCIATES, INC.

Land Planners

Phone (865) 692~4 Facsimile (865) 692~4

Land Surveyors

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FINAL PLAT OF STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION "B" BRAKEBILL ROAD KNOXVILLE, TENNESSEE 37924

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

FINAL PLAT

INDEX

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION	ADDRESSING DEPARTMENT CERTIFICATION	FINAL PLAT of the	Four Auto	160
(i, We), the undersigned owner(s) of the property shown hereon, hereby adopt this as (my, our) plan of subdivision and dedicate the	I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knaxville-Knax County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and	STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION "B"	- 1 alloy 1	200
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	Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.	BEING LOCATED ON CLT MAP 72 AND BEING REPRESENTED AS A PORTION OF PARCEL 267	Sumb S	(865)
hereby adopt this as (my, our) pan of subdivision and desilote the streets as shown to the public use forewr and hereby certify that (1 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.	Signed: Date:	SITUATED WITHIN THE EIGHTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE WITHOUT THE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE	/3 7F 0	simile
	PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING — FINAL PLAT		Phon Phon	Facs
Owner(s) Printed Name: Maverick Development Group, Inc.	FINAL PLAT	WINDS ONE PRINTS		
Signature(s): Date:	This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulation of Knoxville and	MAKERICK EPELINDENT GROUP INC. 3300 HAMPHORINE STREET CHATRAGOOGA, NI 37466 (423) 9971–9853		
CERTIFICATION OF FINAL PLAT -ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED.	Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat is hereby approved	(423) 991–9853		
CONSTRUCTION IS COMPLETED	Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the			
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I	This is certify that the subdivision that shown hereon has been found to comply with the Subdivision Reposition of Knowley and Know County and with existing official plans, with the exception and Know County and with existing official plans, with the exception of any workness and evident noted on this poil is fleeting personal form that the proposal of the plant of the This proposal of the plant by the Personal Commission shall not do the proposal of the plant by the Personal Commission shall not be Knowlied of Know County of the dedication of any street or other ground upon the part.	KNOXVILLE UTILITY BOARD UTILITY BOARD HAMMER POARD		٥
further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all	ground upon the plat.	UTILITY EASEMENT INSTRUMENT #200710030028694 L.c. hers: Y	INC.	ػ
applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized, described and justified in	Signature:Date:	- OH OH OH OH OH OH OH OH 22 1		ĵ.
Interest and the second			LOCATION MAP	2
completion of streets and related improvements shall also guarantee the installation of the indicated permanent reference markers and		$HAMMER \setminus ROAD$		2
monuments, and benchmarks and property monuments upon completion of the subdivision.	#		🔀 🖯	
	PLANNING F	(60' RICHT-OF-WAY)	OCIA	É
Registered Land Surveyor		1LE #4-5H-25-F	1 6 1	3
Tennessee License NoDate:	LTANE	S S 86'3'59' E 200.73'	🐼	
CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY	₹. ₩		ASSOCIATES,	•
I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is not less than 1: 0,000 as shown hereon and that sold survey was prepared in compliance with the current edition of the Rules of Tennessee Space Space of Examiners for Land Surveyors—Standards of	<u>a</u>			
10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee	STATE		💥 .	s
State Board of Examiners for Land Surveyors—Standards of Practice.		NOTES	5	ū
	ig _S . ■	OH INPROPERTY LEES IN THE MALE OF THE PROPERTY LEES IN THE MALE OF THE MALE	DEED AS INSTRUMENT COUNTY, TRINSESSEE INSERSITIAL LOTS AND INSE	Ē
	S82 ■	AND IS OF RECORDS IN THE REGISTRE'S OFFICE OF KNOX CO.	XUNTY, TENNESSEE.	ਰ
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	STRAWBERRY		AENCE STATION THIS,	3
	PHASE II, SEC		REMORE STATION TRIES, 142. DESTANCES HAVE NOT OF CONTROL POINTS ON THE OF OR BASE FOR THIS SURVEY.	<u>-</u>
	INSTRUMENT #2024	11210027024 CHORD DATA: SWIEDED REPORT TO GROUPE TO EXPANSION THE EXAM.	F CONTROL POINTS ON THE 20 BASE FOR THIS SURVEY23-20, 3-25-20, 3-26-20,	ĭ
Registered Land Surveyor:		4.85± ACRES S 42.595.7 E 3-7-30.4-7-3	MODEL GS16, ERENCE STATION 'TRIS' WITH A	_
Tennessee License No Date:	\	GEODE LACES, LOST OF ASSOCIATION AS CANDIDATES, CANDID	D DATA DOES NOT EXCEED H	1
CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM — MAJOR SUBDIVISIONS	15' SANIT SEWER EASI	EMENT SARLET AND SHIPCONNERS SHIPCON IS SARLET AND SHIPCONNERS SHI	TO MANDES (2011) (LPOCH 2010). DO MAND DOES NOT EXCERT IN 10 CONTROL OF THE CONT	i
	INST. #2024112	EMENT STATE AND ADMINISTRATION OF THE STATE	ACH WAS PHOVIDED TO THIS	ĮĮ.
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		\$\\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	JON OR LOCATION OF ANY JIT NOT LIMITED TO, SOILS, S OR BURED CABLES AND	_
public sanitary sewer system and the public sanitary sewer system was installed, or will be installed, in accordance with State and local	/	SHALL MOT IR EXPROSED TO AN OLDER THAT DAY OF THE CONTROL OF THE C	: ARSE OUT OF THE MAIONG ON OF ANY SUBSURFACE 1 (TN ONE CALL).	
regulations.	/	7. IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS	IS DESIGNATED OTHERWISE.	
Knoxville Utility Board Authorized Signature Date	/	A DARKET PROPERTY IS LOCATED IN THOS DATE Y FIND THE Y	G OUTSDE THE AREA NG, PER THE NATIONAL FLOOD UNITY PANEL NO. 4708300169F	
	/	AND PARE IN A TRANSCOTORY, LIST REPORTED ON ON AND	IST 2013.	
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM -MAJOR SUBDIVISIONS	/ /	The property of the property o	<u> </u>	
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.	/ <u></u>	A AMPRIANT IS DOED THIS GO DIVISING "PLANNING REGION THE CONTINUE OF THE CONTI	> <u>b</u>	5
public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.		FERRITA-TORTH THE COS MEET ASSESSMENT STRINGED. 10. A STRINGEN-THETH THE COS MEET ASSESSMENT STRINGED. 11. A STRINGEN-THETH THE COS MEET ASSESSMENT STRINGED.	ALONG LOT LINES IN A	12
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Knoxville Utility Board Authorized Signature Date	\	WETLAND WETLAND WETLAND WATER WAT	JRIVATE RIGHTS-OF-WAY, JAENTS (JPES), EASEMENTS OF	ξB
TAXES AND ASSESSMENTS		Links who on the most of all primates for all primate	ESE EASEMENTS ARE NOT	S
This is to certify that all property taxes and assessments due on this property have been paid.		WETLAND IN MALER TO PROT BULDING SETMON AND SHALL NE MALE THAT THE PROTECTION OF THE		ΙZ
this property have been paid. Knox County Trustee:	\	OUGHT FLAX BEST CONCENTED AN A STORT TO THE K	TROUGHTLE-KNOX COUNTY	įΨ
Knox County Irustee: Signed: Date:		SINCE COUNTY ON A STATE OF THE	FILE BERGORDER OF THE SER REGORDER OF THE SER	KNOXVILLE, TENNESSEE
	l 💥 🗀	FED BOOK 2174 PACE 947 12 ALL LOTS TO HAVE ACCESS TO INTERIOR STREET SYSTEM	owr. ZZ W Z	آ ڏِ
ZONING	<i>[6]</i>	DEED BOOK 27/4, PAGE 94/ REFERENCE: KUB FIELD BOOK 445, PAGES 60–64 TO SEPTITIFY TO MAINTHANCE OF STOMMATER FACILITY FOR MAINTHANCE FACILITY FOR MAINTHANCE FACILITY FOR MAINTHANCE FACILITY FAC	ONLY. OF THE STREET FACILITIES. THE STREET FACILITIES FACILITIES FACILITIES. THE STREET FACILITIES FACILITIES. THE STREET FACILITIES	, ≥
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:	\	14. RECONSTRUCTION OF THE PROPERTY OF THE PROP	MMON AREAS. THE 2D AS INSTRUMENT	ô
Zoning Shown on Official Map:	TEGEND $\widetilde{\mathcal{N}}$		ENGINEERING AND PUBLIC	Z
	DISTRIBUTE AND CALLS \$ 42'18'16" W FOUND CALLS [31 34'-TF] RESIDENT CALLS	₹ /[S 89:30:35" W] → 1 → 45' CANTADY SENED AND EXCEPTED	TRAVERSABLE ACCESS	_
Date: By:		[35.37] — IS SANI NATI SEMEN LINE EASEMENT IN COMMON PROPERTY OF THE PROPERTY	§ E	
KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS	SANITARY SENER MANHOLE TO STORM CRAIN STRUCTURE		[]	
The Knox County Department of Engineering and Public works hereby approves this plat on this theday of	O UTILITY POLE \ ` • •	1. L3 WHINESE APPROXIC DATE OF A 18 MAY 2015.	ANSTE	
	№ MARK ANTAE CO, /-	1. SECURE OF MANUAL STREET, CARRY FAVOUR OF THE CONTROL CARRY FAVOUR OF THE CARRY FAVOUR O	40 "D" FROM 25' TO 20" AT STA	
Engineering Director:	FRE HYDRANT GUY WISE		- WAY INTERSECTION ON ROAD	_
Signature:	ON OVERHEAD UTILITY LINE	[N 0652'07" E] [N 8975'20" W] [///////////////////////////////////	79.55.	
GUARANTEE OF COMPLETION OF STREETS AND RELATED. IMPROVEMENTS	— 18 — SANTARY SEWER LINE — W— WATER LINE	ALTERNATIVE DESIGN STANDARD REQUIRMS PLANNING COMMIS	SSION APPROVAL:	
	a as une COMMO	ON AREA #2	AD "C" (SUN BLOSSOM LANE) 8+20.49. ND "C" PROM 250 FT TO 150	
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	☐—∞— STORN DRAIN LINE & HEADWALL / 211,26	13± SQ. FT	IAD "D" FROM 250 FT TO 200	
reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required exercises		6± ACRES	AD "D" FROM 250 FT TO 200	
and specifications.		ALTERNATE CISCAL STANDANCE SETZIANANCE SET	£	ov ~~
Signed: Date:	10" GAS LINE EASEMENT DEED BOOK 2174, PAGE 947 REFERENCE: KUB FIELD BOOK 440, PAGES 41	1. Nexas the Mandam a refreshing Against Fig. 100		RY 202 1* = 3 LGA
pept:Title:	15' SANTARY SEWER LINE EASEMENT DEED BOOK 1700, PAGE 1008	98.83 W	LOSSOM LANE) AT ROAD "A" DRAWN BY: FROENT TO 2 PERCENT ON FILE NAME: 2126	37-PH3
GUARANTEE OF COMPLETION OF STORMWATER FACILITIES	SO' HO BUILD STREAM BUFFER	OS. 83° W Some sets of the attractions of most rest of the attractions	D "A" (BERRY BASKET DRIVE).	21267
i, the undersigned, hereby certify that a band 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 theday of	25' NO DISTURB STREAM BUFFER	SHEET 2 GRAPHIC SCALE GRAPHIC SCALE FROM FROM STATE OF THE STATE OF	FINAL PLA	٠T
stabilization of all stormwater facilities as shown on the stormwater plans which were approved theday of	NOONALE UTLITY BOARD UTLITY EASEMENT RESTRUMENT BOOTHOUSECOMENT 15' SANTIARY SEWER EASEMENT REST. #2024122100277224	SHEEL 2 GRAPH U. S. 19 19 19 19 19 19 19 19 19 19 19 19 19		_
Signed	15' SAMTARY SEWER EASEMENT MIST, SECONIFICATION 20' STORM DRANAGE EASEMENT (OREATED BY THIS PLAT)	80 0 10 20 0 1	50 E	_
Dept: Title:	10' SMALE DRAINAGE EASEMENT (CREATED BY THIS PLAT)	(IN PERT) L25 N 03'28'00" E 37.62'	38-W 1 of	4
		1 inch = 30 ft. [28 \$ 350310" (\$ 32.56")	õ	

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION	ADDRESSING DEPARTMENT CERTIFICATION						ASSESSEE HALL	932	060
(i, We), the undersigned owner(s) of the property shown hereon, hereby odopt this as (m), cur) plan of subdivision and declarate streets as shown to the public uses forwer and hereby certify that (am, we are) the owner(s) in fee simple of the property, and as property owner(s) in the simple of the property owner(s) in the simple of the property owner(s) have an unrestricted right to declare hight-of-way and/or grant essement as shown on this plat.	I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knowille-Knox County Street Naming and Addressing Ordinance, the Addressing Ouldelines and Procedures, and these regulations.		CMD (WDDDDDV III	FINAL PLAT of th	e company	n 15 n		ee 37	(865) 692-409
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	Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.	\		LLS SUBDIVISION, P		<u></u>	0000	niess V	865) (
property owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right—of—way and/or	Signed: Date:	\	BEING LOCATED ON	CLT MAP 72 AND BEING REPRESENTE	D AS A PORTION OF PARCEL 267				Phone (
	PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING — FINAL PLAT)	WITH	THIN THE EIGHTH CIVIL DISTRICT OF P OUT THE LIMITS OF THE CITY OF KNO	XVILLE, TENNESSEE			10308 i noxville,	Facsi
Owner(s) Printed Name: Maverick Development Group, Inc.	FINAL PLAT	l /		\z				1 * l	
Signature(s): Date:	This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulation of Knoxville and	— FUTURE	E DEVELOPMENT —	ALTERNATIVE DESIGN STANDARD REQUIR	ING PLANNING COMMISSION APPROVAL: TEN	NESSEE STATE PLANE NORTH			
CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED.	Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat is hereby approved			1. REDUCE THE MINIMUM HORIZONTAL IN FROM 250 FT TO 125 FT BETWEEN 2. REDUCE THE MINIMUM HORIZONTAL IN THE MINIMUM HORIZONT	CURVE RADIUS ON ROAD "C" (SAN BLOSSOM LANE) STA 10+80505 AND 18+2048; STA 10+80505 AND 18+2048; STA 10+80505 AND 18+2048; STANUER RADIUS ON ROAD "D" FROM 250 FT TO 200 STANUE RADIUS ON ROAD "D" FROM 250 FT TO 200 STANUER RADIUS ON ROAD "D" FROM 250 FT TO 200 STANUER RADIUS ON ROAD "D" FROM 250 FT TO 200			⊌	
CONSTRUCTION IS COMPLETED	Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the	DALANCE OF DECORE	AREA TO BE DEVELOPED 34± ACRES RTY IS FIVE ACRES OR GREATER IN AREA	FT BETWEEN STA 0+72.41 AND 1+3 3. REDUCE THE MINIMUM HORIZONTAL 1 FT BETWEEN STA 3+72.09 AND 4+5	4.23. DURVE RADIUS ON ROAD "D" FROM 250 FT TO 200			_ •	
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I	This is to certly that the subdistion stat shown hereon has been found to comply with the Subdistion Regulation of Records and fonce County and with existing official plans, with the exception of your variances and evelows noted on this plat is neverly opproved. Furusum to Section 13—3—405 of Ternessee Code, Annotates, the propriod of this plat by the Phomical Commission state and to be serviced by the Commission state and the basis of fonce County of the dedication of any street or other ground upon the plans.			1. REQUICE THE MANAGAM HORIZONTAL PROBLEM TO FEED THE THE THE PROBLEM THE MANAGAM HORIZONTAL PROBLEM THE	CURVE RADIUS ON ROAD "D" FROM 250 FT TO 200 3.41.		j	1 2 1	rs
further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all	ground upon the plat.	/ MAVERICK DI	P 072, PARCEL 267 EVELOPMENT GROUP, INC.		LEGEND	NOTES	PINE GROVE SO	NC	Ó
heeth certifuest i en o registerel lors surver licensel to procific survival, under the laws of the Side of Temeseas further certify that the job and occompaning drawings, documents and attements continue, the laws story of my knowledge, to all flegistations except an has been itemized, described and justified in welvers which how been approved an islantified on the find pot. The bond or other security that is posted to gurantee the which is a story of the security that is posted to gurantee the time to be the security that is posted to gurantee the time installation of the indicated genement reference makes and mouments, and benchmarks and properly monuments upon completion of the subdistiles.	Signature:Date:	NST.	#202106290106986	ALTERNATIVE DESIGN STANDARDS REQ ENGINEERING AND PUBLIC WORKS APP APPROVAL NOT REQUIRED):	LIFENO KNOX COUNTY 22 LOT NUMBERS ROVAL (PLANNING COMMISSION S 42"18"16" W FOUND CALLS		LOCATION MAP N.T.S.		Surveyors
waivers which have been approved as identified on the final plat. The bond or other security that is posted to guarantee the		' / \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	207 N 13:44:15" W	00 1. INCREASE THE MAXIMUM INTERSECTION 10 2 PERCENT ON BOTH SIDES OF	TION GRADE FROM 1 PERCENT [31.34'-TIE] EASEMENT CALL	PARCEL 267-MAVE g202106290106986 AND IS OF RECORD	THE NAME OF: N.T.S. NCK DEVELOPMENT GROUP, INC. RECORDED AS INSTRUMENT IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.		2
completion of streets and related improvements shall also guarantee the installation of the indicated permanent reference markers and	D .	<u> </u>	N 13 44 H2	0 1. NOBELSK THE MAXBUM NITRESCO 00 10 2 PERCENT ON BOTH SHE NITRESCO 10 2 PERCENT ON BOTH SHE NITRESCO 10 2 PERCENT ON BOTH SHE SHE NITRESCO 10 2 PERCENT ON BOTH SHE SHE SHE NITRESCO 10 2 PERCENT ON BOTH SHE SHE SHE SHE	D" A" (GERRY BASICT DRIVE). SANTARY SEWE TION GRADE FROM 1 PERCENT THE INTERSECTION OF ROAD STORM DRAIN S		HIS PLAT IS TO PLACE ON RECORD 50 RESIDENTIAL LOTS AND COMMON IF 13.874 AGRES AND DEDICATE RIGHT-OF-WAY FOR SUN BLOSSOM LAME.		S
completion of the subdivision.	OWNERS: E E	ω/ \ \ <u>\ </u>	ARL ET. V	TO 2 PERCENT ON BOTH SIDES OF TO AT ROAD "A" (BERRY BASKET	U VIIII FOLE	3. "TEMESSEE STATE COORDINATES OF N	PLANE" NORTH BASED ON CORS REFERENCE STATION THIS, MAINTAINING 560572.565, E 5135665.142. DISTANCES HAVE NOT BEEN REDUCED TO NOES.	≰	Land
Registered Land Surveyor	MAVERICK DEVELOPMENT GROUP INC. 3200 N HAWTHGRNE STREET CHATTANOCOG., TN 37406 (423) 991–9853	$I \setminus III$	COMMON SQ. SQ. 10th ACRES 35 1361	< '}\\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	W WATER VALVE """ FRE HYDRANT	STATE PLANE DIST. 4. GPS EQUIPMENT W	NCES. S USED TO DETERMINE THE POSITION OF CONTROL POINTS ON THE SURVEYED.		띪
Tennessee License NoDate:	CHATTANOOGA, TN 37406 TO SE	C8	21,85± 1 32,3.0 \	/ / / [j	FIRE HYDRANT OUY WIRE	PROPERTY IN ORDE DATA MAS OBSIDE 4-3-20. 4-8-20	R TO ESTABLISH THE BEARING BASE FOR THIS SURVEY, RTK POSITIONAL ID ON THE DATE(S) 3-23-20, 3-25-20, 3-26-20, 3-27-20, 4-2-20, TILITING A LEICA MODEL COSIA, MULTI-ERFOLIENCY RECOVER, NORTH RASSD	101	ĭ
	OMMERS. OMMERS. A SET	[[S] []	04*14'15" E	<	— OH — OMERHEAD UTIL	TY UNE ON TOOT REFERENCE TO NO.	STEED TO SETEMBLE THE POSITION OF CONTROL POWERS OF THE SUPPORTED TO CASTRAGEST THE EXERCISE DAYS OF THE SUBMON'S FOR POSITIONAL DIO NI THE DATE(S) 3-22-30, 3-22-30, 3-22-30, 3-27-30, 3-27-30, 3-27-30, 3-29-30, 3-27-30, 3-29-30, 3-27-30, 3-29-30, 3-27-30, 3-29-30, 3-27-30, 3-29-30, 3-27-30, 3-29-30, 3-27-30, 3-29-30, 3-27-30, 3-29-3	ASSOCIATES,	
CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY	/ "∄ ດ		63.75'	× >3/6:/	— \$1 — SANTARY SENE ———————————————————————————————————	R UNE OBSERVED DATA D 5. SURVEY WAS PREP	ARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT	🚅	
I hereby certify that this is a category 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 Fennessee State Board or Examiners for Land Surveyors—Standards of				< / \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	0 GAS LINE	ACCURATE TILE S COMPLIANCE OF TH	ARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT PROPERTES, SURVEY IS SUBJECT TO ANY FREINGS REVEALED BY AN ARCH, NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE S SURVEY.	🛂	
compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors—Standards of	/	58/1 /5	imes imes imes imes imes imes imes imes imes imes	× × /\4\	50- STORM DRAIN U	INE & HEADWALL 8. THE SURVEYOR IS UNDERGROUND CON-	NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY DITIONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS,	⊋	rs
Practice.	/ >====	-S 00'33'16" E		`\ <i>`</i> \ <i>\</i> \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	CENTERLINE SAN	BE RESPONSBLE F MAKE SUCH DETER	NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY TOTAL BOTH AND ACCURATE BUT NOT IMPROVE ANY THE ANY LIABILITY THAT MAY ARREST OUT OF THE MARKO OF OR TALLIE TO BINATION OR LOCATION OF ANY SURSURFACE CONDITION. FOR UNDERFROUND ALL 811 (TO NOE CALL).	 	Planners
	/	71.96′		ND Y Y Y T.	ASPHALT SURFA	7. IRON PIN CORNER	MAKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.	💆	Ē
	/		EASEMENT #			ASEMENT DEED BOOK 2174, PAGE 947 B FIELD BOOK 445, PAGES 61 B 782 JUNE FACES 61 B 783 JUNE FACES 61 B 783 JUNE FACES 61	IS LOCATED IN FLOOD ZONE "X", BEING OUTSIDE THE AREA DESIGNATED AS ALL CHANCE OF FLOODING, PER THE NATIONAL FLOOD INSURANCE PROGRAM ARITE MAP COMMUNITY PANEL NO. 47093C0169F AND PANEL NO. REVISED ON 05 AUGUST 2013.		<u>4</u>
	/ 99	7. VY X. X.	20' TRAVERSABI		15' SANTARY S DEED BOOK 170	EMER UNE EASEMENT FLOCO INSURANCE 6, PAGE 1006 4709300170F, LAS'	REVISED ON OS AUGUST 2013.		<u>-</u>
		11 × 12 × 12 × 12 × 12 × 12 × 12 × 12 ×	ACCESS EASEME INST. #20210629010) "PR <9 DU/ACRES" (PLANNED RESIDENTIAL) REQUIRING THE FOLLOWING) FEET		'n
	OPEN SPACE	100 / 100 /	NST. #20210629010		NOOMILE UTIL	SIDE-FIVE (5) FEET TY BOARD UTILITY EASEMENT ZERO (0) FEET 00710030028684 REAR-FIFTEEN (15)) FEET UNICES BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS FEET FREE (35) FEET.	BENCHMARK	Land
1		4//4	E 15'2			SEMER EASEMENT PERPHERY—THIRTY 10027924 10. A STANDARD UTILIT	FINE (35) FEET.	=	_
Registered Land Surveyor:	\ <u>*</u>	# 2 × 2 × 2 × 2 × 2 × 2 × 2 × 2 × 2 × 2	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	/ W \ / /	€2/60. [777] 20. 21. 21. 21. 21. 21. 21. 21. 21. 21. 21	HAGE EASEMENT (OREATED BY THIS PLAT) SHALL BE DEDICAT THIS PLAT) ALL EXTERIOR LOT	THE COLD THE SEASON'S STRATED ALONG LOT LINES BY A SHROWSON, AND DEBMACE LOSSINGS SHALL BE THE 10°C STREET IN SHROWSON, AND DEBMACE LOSSINGS SHALL BE THE 10°C STREET IN SHROWSON, AND S		11
	\;\ \	1 39 5	70p 0 10fc	COMMON ABE		NAGE EASEMENT (CREATED BY THIS PLAT) PREVIOUSLY APPROVE MIDTH SHALL BE P OF ALL EXTERIOR I	VED JOINT PERMANENT EASEMENTS (JPEs). EASEMENTS OF FIVE (5) FEET IN COMED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF LINES FASEMENTS ARE NOT REPORTED ALONG SHOPING 1571-168.		H
CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM — MAJOR SUBDIVISIONS	\ \ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	5/9€	O AND OUTER	COMMON ARE 211.263± SC	-^^ #-	FOR PROPERTY THE	T IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK AND NOTED ON THE FINAL PLAT.		1
I hereby certify that the utility provider was contacted by the		Ma I	100 Or	4.85± ACF		11. FOR APPROVED SU AND DEVELOPMENT	EDITISON VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN PLAN, REPER TO THE KNOOVALE-MICK COUNTY PLANNINGS FILES T-20-DP. HOWEVER, IT SHOULD BE KNOTED THAT KNOOK COUNTY ENGINEERING MAS WANTED THE RECURRENDING OF CONSTRUCTING A SECREMAK FROM THE TO STRANGED FILES.	⊢ —'	_
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			PANA STATE OF THE PANA STATE O	Sk ~ 1/ ////	\ .	AND PUBLIC WORKS		1	
regulations.			.0cc	LIMITS OF 50' NO E	BUILD STREAM BUFFER 65.60'-	E / 12. ALL LOTS TO HAVE	ACCESS TO INTERIOR STREET SYSTEM ONLY. ARE RESPONSIBLE FOR MAINTENANCE OF STORMMATER FACILITIES. THE WITEMANCE OF STORMMATER FACILITIES IS RECORDED AS INSTRUMENT	1	
Knoxville Utility Board Authorized Signature Date	STRAWBERRY HILLS	J- Kartin	:::\ [*] *\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\					OF SUBDIVISION, ION "B"	
· · · · · · · · · · · · · · · · · · ·	PHASE I	Wis Aver					ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS, THE HOMEOWNER'S ABBLISHED AND RECORDED AS INSTRUMENT #202205310090362.		
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISIONS	DETENTION	POND STANFAGED	OUTER BILL S				NAS APPROVED BY THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON	<u>.</u>	_
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.	EASEMEN"	T #5 89/ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	LIMIT	CENTERLINE STREAM		16. COMMON AREAS SHEERE APPLICABLE	ALL ALSO SERVE AS STORMWATER AND TRAVERSABLE ACCESS EASEMENTS	_ ≥ [20	ç
will be installed, in accordance with State and local regulations.		,3):/				1019 -		L D Z	0
Knoxville Utility Board Authorized Signature Date		\ \\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	-[7.55'-DE]	NO DISTURBED STREAM BU			PROPERTY LINE CURVE TABLE S ARC LENGTH CHORD LENGTH CHORD BEARING	AT OF S SUBD CTION	9 1
	, 1	[SE1]—, (\$\hat{\frac{1}{2}}	(V/1,17/1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	SIREAM BL	JFFER T	C1 16.50 C2 21.33	S ARC LENGTH CHORD LENGTH CHORD BEARING 25.92' 23.33' \$ 45'32'05' W 25.93' 24.36' \$ 54'38'50' E		ROAD
TAXES AND ASSESSMENTS	\oi/	[52.50'-TIE]		(\$ 06.52.07" W) T. T. T. T. T.			18.93' 18.32' \$ 65'06'39' W 31.40' 28.80' \$ 48'35'00' E	< ν ∪	2 1
This is to certify that all property taxes and assessments due on this property have been paid.	, , , oo oo oo		[SE3]			C6 250.0	0 64.48 64.45 S 12'24'13' E 5 38.81' 35.03' S 29'13'37' W 7' 54.30' 54.26' N 84'09'10' W 139.17' 98.40' N 14'58'47' E	Z ∏ S	Ξ,
Knox County Trustee:	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	N S S S S S S S S S S S S S S S S S S S	S 00°32'05" W	303.471	(396.50)	C8 50.00		- I -	
Signed:Date:	'\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	, 6 8 8			71 VI II 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ALLANDE TO THE STATE OF THE STA	PROPERTY LINE TABLE LINE BEARING DISTANCE		BRAK
ZONING	7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7	/ ₂ / ₂ N			S 00°32'05" W	180.00	PROPERTY UNE TABLE UNE BEARING DISTANCE L1 N 8972755 W 43,67 L3 N 8972756 W 45,07 L3 N 8972756 W 45,07 L6 S 07300 W 45,07 L6 S 07300 W 47,07 L6 S 07300 W 47,07 L7 S 072776 W 47,07 L7 S 072776 W 47,07 L8 S 073776 W 47,07	FINAL I WBERRY HI PHASE III, 3	BR
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:	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	75		_		<u>F</u> 2	L4 S 00'32'55" W 45.00' L4 S 00'32'05" W 27.33' L5 S 90'32'55" E 40.00'	<u>" " " </u>	5
	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	ָר ט ט		DI 13	INING DIE #4 GU OF T	_ <u>`</u>	L6 S 00°32′05° W 3.79° S L7 N 80°27′45° W 19 00° 4	8 ±	2
Zoning Shown on Official Map:	/ \73	m		/ PLAN	NING FILE #4-SH-25-I	5'20" w 9'27 105.	LB N 89'27'55" W 40.00"	RAWBE PHA	2
Date: By:	/ %\^ <u>*</u>	L9					L4 L10 S 89°27'55" E 47.37' L11 S 06°36'06" E 21.80' L12 N 81'22'43" E 43.01'	⊬ੇ	
KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.	A. OS 8.	- <i>-</i>		STRAWBERRY HILL		5, 5, 7	L12 N 81'22'43" E 43.01' L13 S 73'41'58" W 27.69'	1 P	
The Knox County Department of Engineering and Public works hereby approves this plat on this theday of	/://:	-8		PHASE III, SECTION	"A"	< = =	U) (J L14 N 00'00'00" W 29.63'	"	
hereby approves this plat on this theday of	/ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Ŭ <u> </u> .68				- N.394	Ul (4) 1.15 5.7341288 W 27.693 1.14 N 000000 W 29.63 1.15 N 735910 W 63.31 1.16 S 701727 W 25.02 1.17 S 340208 W 27.77 1.18 S 603155 E 36.30 1.18 1.18 5 603155 E 36.30		
Engineering Director:	, // ///	\ \ \ '					L18 S 60'31'55' E 36.30' L19 N 80'07'16' W 49.26' L20 N 25'14'28" E 5.75'	L	_
Signature:	120.00'	$\mathcal{C}\mathcal{N}$					20 11 23 14 28 E 5.75	1	
GUARANTEE OF COMPLETION OF STREETS AND RELATED.	, a' 02"	-				r <u>e</u> //	L2	1	
IMPROVEMENTS	N 16.18		# \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\			1/%/	_		
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 resided improvements including indicated pernament reference markers and moruments, benchmarks and property moruments in this subdivision in accordance with required standards	COMMON AREA #2		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		<u></u>	······································		1	
streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property manuments in this subdivision in proportiones with required the advantage of the control of the	[211,263± SQ. FT. N	HE HE HE HE HE HE HE		 				1	
and appearing the same of the	4.85± ACRES	<u>ALITHURITANIA</u>						DATE: 24 FEBRUA	ADV.
Signed: Date: Dept: Title:						7777.7777.7777.7777.7777.7777.7777.7777.7777	77777777777777777777777777777777777777	SCALE:	1"
	C5 111111111111111111111111111111111111	UN UN UN UN						FILE NAME: 212 BM PROJECT NO.:	267-F
GUARANTEE OF COMPLETION OF STORMWATER FACILITIES I, the undersioned, hereby certify that a band or other security has	HAMILIAN S. COM	 -							
I, the undersigned, hereby certify that a band 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			GRAPHIC SCA		BILL ROAD			FINAL PL	AT.
plans which were approved theday of		1/	3	120 (60' RIGHT	(-OF-WAY) 20° SANITARY SEWER EASEMENT LINE	TABLE 1. REDUCE THE MINIMUM VERTIC	Y. 2023s. N. CURVE K-VALUE ON ROAD "D" FROM 25" TO 20" AT STA	SHEET	_
Signed:	15' 0	NORTHEAST —/			20" SANITARY SEWER EASEMENT UNE LINE BEARING DIS SE1 N 892755" W SE2 N 51'57'15" W SF3 N 870'753" W	10.00' 2. REDUCE THE MINIMUM VERTIC 29.90' 3. REDUCE THE MINIMUM VERTIC 29.90' 3. REDUCE THE MINIMUM VERTIC	N. CURVE K-VALUE AT A 4-WAY INTERSECTION ON ROAD 8-77.18 N. CURVE K-VALUE AT A 4-WAY INTERSECTION ON ROAD OM 25' TO 20' AT STA 28+79.55.	2 of	1
Dept:Title:	DE	ANITARY SEWER LINE EASEMENT EED BOOK 1700, PAGE 1006	(IN FEET) 1 inch = 30 ft.		SE3 N 83'07'53" W	13.61" "C" (SUN BLOSSOM LANE) PR	OM 25' TO 20' AT STA 28+79.55.	- 01	_

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION	ADDRESSING DEPARTMENT CERTIFICATION	DINAL DIAT of the	38 Sad
(I, We), the undersigned owner(s) of the property shown hereon,	i, the undersigned, hereby certify that the subdivision name and all street names conform to the Knowlite-Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.	FINAL FLAT Of the	37932 37932 -4090
hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (Addressing Ordinance, the Addressing Guidelines and Procedures, and	STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION "B"	urdin Valley emessee 3 (865) 692- (865) 692-
am, we are) the owner(s) in fee simple of the property, and as property owner(s) in fee simple of the property, and as property	these regulations.	BEING LOCATED ON CLT MAP 72 AND BEING REPRESENTED AS A PORTION OF PARCEL 267 SITUATED WITHIN THE EIGHTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE	Term Term 1 (86
streets as shown to the public use forever and hereby certify that (am, we are) the owner(s) in fee simple of the property, and as property owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right—of—way and/or grant easement as shown on this plat.	Signed:	SITUATED WITHIN THE EIGHTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE WITHOUT THE LIMITS OF THE CITY OF	10.308 Haz oxville, Te Phone (Facsimile (
Owner(s) Printed Name: Maverick Development Group, Inc.	PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING — EINAL PLAT		Fac Knox 10
Signature(s): Date:		STRAWBERRY HILLS	1 1
1 " "	This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulation of Knoxville and Knox County and with existing official plans, with the exception of	PHASE II, SECTION "B" [7.53'-TE] \(\begin{array} \text{N 65'55'35' E} \\ [26.69'] \] 15' SANITARY	
CERTIFICATION OF FINAL PLAT -ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED	any variances and waivers noted on this plat is hereby approved for recording in the office of the Knox County Register of Deeds.	SEWER EASEMENT	1
	Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be	(OREALED BY THIS PLAY)	7.5
practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings documents	found to comply with the Subdivision Regulation of KnoxVille and Knox County and with seisting official plans, with the exception of any variances and valvers noted on this plot is hereby approved the property of the property of the property of the Pursuant to Section 13–3–460 of Tennessee Cock, Annotated, the approval of this plot by the Planning Commission shall not be deemed to constitute of effect and coceptince by the City of KnoxVille of Knox County of the dedication of any street or other ground upon the plot.	STRAWBERRY HILLS	> 5
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 applicable provisions of the Knowiller-Knox County Subdivision	granti apon the plat.	PHASE II, SECTION "A" / \(\gamma\).	TES, INC
oppication provisions of the knowlea-know county subdivision for Regulation provisions are supported by the provision of the county for the county of the county of the county of the county of the county we'ver which have been approved as identified on the final plot. The band 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	Signature:	651.40' TOTAL N 89:34'74" [S.14] (S.15) (S.14) (S.15) (S.16) (S.1	ا 🚓 ا
waivers which have been approved as identified on the final plat. The bond or other security that is posted to guarantee the		(S.12) (S.12) (S.12) (S.13) (S.14) (S.15) (S.16) (S	
completion of streets and related improvements shall also guarantee the installation of the indicated permanent reference markers and		[78.57] [S.12] / [S.15] / [S.15] / [S.15] / [S.16] / [S.1	1 🖃 13
monuments, and benchmarks and property monuments upon completion of the subdivision.	m _w /	10' SWALE DRAINAGE EASEMENT (CREATED BY THIS PLAT) COMMON AREA #1 83.478+ SO FT	ه ا 🗲 ا
		10' SWALE DRAINAGE	OCIA Land
Registered Land Surveyor	SUP	10' SWALE DRAINAGE— EASEMENT (CREATED BY THIS PLAT) COMMON AREA #1	
Tennessee License NoDate:	<u> </u>	(CREATED BY THIS PLAT) COMMON AREA #1 83,478± SQ. FT. 1,078± ACPES	
CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY	I 51 1 1 1 1 1 1 1 1 1 1	[30.39'-mg] \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	ASSOCIATES,
I hereby certify that this is a cotegory 1 survey and the rotio of precision of the unadjusted survey is not less than 1: 0,000 as shown hereon and that sold survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyor—Standards of	RES /	20' STORM DRAINAGE	
10,000 as shown hereon and that said survey was prepared in	<i>\$ 7</i> ♥	N 72'27'11" E 915.60' TOTAL (CREATED BY THIS PLAT)	
State Board of Examiners for Land Surveyors-Standards of Practice.		N / 22/ 11 E 913.60 101AL	🚄 🖫
	Taliva SSSR.	40.00' 40	BENCHMARK Land Planners
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1	<i>₹ ⊢</i> ¶		
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	VARIANCES APPROVED ON 08 MAY 2025: 1. REDUCE THE MINNUM VERTICAL CURVE K-VALUE ON ROAD "D" FROM 25" TO 20" AT	32 (99) 32 (49) 1 1 1 1 1 1 1 1 1	BENC Land
	12+00.45. 2. REDUCE THE MINIMUM VERTICAL CURVE K-VALUE AT A 4-WAY INTERSECTION ON RC		== -
Registered Land Surveyor:	12+00.45. 2. RIDUCE THE MINIMUM MERTICAL CURVE K-VALUE AT A 4-WAY INTERSECTION ON RC TO FROM 25 TO 15 AT STA 8+77.18. 3. REDUCE THE MINIMUM VERTICAL CURVE K-VALUE AT A 4-WAY INTERSECTION ON RC C (SUN BLOSSOM LANE) FROM 25 TO 20 AT STA 28+79.55.		
Tennessee License No Date:			
CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM — MAJOR SUBDIVISIONS	ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL:		
	REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD "C" (SUN BLOSSOM LA FROM 250 FT TO 125 FT BETWEEN STA 15+85,95 AND 18+20.49.		' "
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	THE MADE THE MENUM MOREONIAL CHINE REQUISE ON ROLD OF (SUN BLOSSON LA PROVIDED FT TO 1.57 FEBRUER STATE IN-PERSON AND 18-20-49. 200-200 THE MENUM MOREONIAL PROBLEMS ON ROLD OF FROM 250 FT TO FT REMITTED STATE OF 2-24 MID 18-24-23. 3. REDUCE THE MENUM HORZONIAL CHINE ROLDS ON ROAD TO FROM 250 FT TO 1. FT REMITTED STATE 3-72-20 AND 4-40-53.	150 - 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
was installed, or will be installed, in accordance with State and local regulations.	FT BETWEEN STA 5+72.09 AND 4+015.4 CURVE RADIUS ON ROAD TO FROM 250 FT TO : FT BETWEEN STA 5+72.09 AND 4+015.4 REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD TO FROM 250 FT TO : FT BETWEEN STA 5+672.5 AND 6+03.45.	40.00' 40	
	SCINEER DIA DYD/.20 AND 01/03.41.	N 722/11 E 910.33 TOTAL [5 3605/41 W] %.	1
			-
Knoxville Utility Board Authorized Signature Date	15' SANITARY-	SUN BLÖSSOM LANE	ź
	SEWER EASEMENT	SUN BLOSSOM LAIVE - C	v O <u>v</u>
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMMAJOR. SUBDIVISIONS	15' SANITARY— SEWER EASEMENT (CREATED BY THIS P	SUN BLOSSOM LAIVE - C	ISION,
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMMAJOR. SUBDIVISIONS	SEWER EASEMENT	S 72'27'11" W 910.53' TOTAL	IVISION, "B"
	SEWER EASEMENT (CREATED BY THIS P	S 72'27'11" W 910.53' TOTAL	SDIVISION,
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM —WAJOR SUBCOMISSIONS In hereby certify that the utility provider was contacted by the developer or corner of the property to determine the status of the public voter system and the public voter system was insteaded, or will be installed, in accordance with State and boost registrations.	SEWER EASEMENT (CREATED BY THIS P AUTHANING DESIGN STRANGED SEGURING COURT PROPERTIES AND A PARIL SERVE APPRIORIS, DEPARTMENT CONSTITUTION, SOT SEGURING.	S 72'27'11" W 910.53' TOTAL 240.00' 2/	OF JBDIVISION, ON "B" D
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM — MAJOR SUBDIVISIONS	SEWER EASEMENT (CREATED BY THIS P AUTHANNE SCHOOL TRANSPORT RECORDS COUNT DEVOCATION AND PRO- LOSS ASSESSMENT CONSISTENCY OF THE TOTAL	SOT BLUSS IN LATVE (S0' RIGHT-OF-WAY) S 72'27'11" W 910.53' TOTAL 240.00' 2/40.00	T OF SUBDIVISION, FION "B"
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM —WAJOR SUBCOMISSIONS In hereby certify that the utility provider was contacted by the developer or corner of the property to determine the status of the public voter system and the public voter system was insteaded, or will be installed, in accordance with State and boost registrations.	SEWER EASEMENT (CREATED BY THIS P AUTHANING DESIGN STRANGED SEGURING COURT PROPERTIES AND A PARIL SERVE APPRIORIS, DEPARTMENT CONSTITUTION, SOT SEGURING.	SOLV BLOSS VIN LATVE (S0' RIGHT-G-WAY) S 72'27'11" W 910.53' TOTAL 240.00' 2/40.0	AT OF S SUBDIVISION, CTION "B" ROAD
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM _MAJOR SURGENERALS. In heady certify that the utility provider was contacted by the linearly certify that the utility provider was contacted by the robbit center system and the public sector system was installed, or line installed, in accordance with State and local regulations. Kinoxille Utility Board Authorized Signature Date IANES AND ASSESSMENTS	SEWER EASEMENT (CREATED BY THIS P AUTHANNE SCHOOL TRANSPORT RECORDS COUNT DEVOCATION AND PRO- LOSS ASSESSMENT CONSISTENCY OF THE TOTAL	SUN BLUSSUM LATVE (SO RIGHT-OF-WAY) S 72'27'11" W 910.53' TOTAL 240.00' 240	PLAT OF LLS SUBDIVISION, SECTION "B" NURSSER 37024
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM _MAJOR SUBCONSISTORS. I hearby certify that the utility provider was contacted by the investor of the public water system was installed, or will be installed, in accordance with State and local regulations. Kincovitie Utility Board Authorized Signature Date	SEWER EASEMENT (CREATED BY THIS P AUTHANNE SCHOOL TRANSPORT RECORDS COUNT DEVOCATION AND PRO- LOSS ASSESSMENT CONSISTENCY OF THE TOTAL	SUN BLUSSUM LATVE (SO RIGHT-OF-WAY) S 72'27'11" W 910.53' TOTAL 240.00' 240	PLAT OF HILLS SUBDIVISION, , SECTION "B" EBILL ROAD
CRETIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM _MAJOR SUBCONSIGNS. In hereby certify that the utility provider was contacted by the developer or center of the property to determine the status of the will be installed, in occordance with State and local regulations. Knowlile Utility Board Authorized Signature Date TANES AND ASSESSMENTS This is to certify that all property taxes and assessments due on this property have been point.	SEWER EASEMENT (CREATED BY THIS P AUTHANNE SCHOOL TRANSPORT RECORDS COUNT DEVOCATION AND PRO- LOSS ASSESSMENT CONSISTENCY OF THE TOTAL	S S S S S S S S S S	AL PLAT OF ' HILLS SUBDIVISION, III, SECTION "B" KEBILL ROAD KETINNESSAD
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM_MAJOR SUBDISSIONS I thereby certify that the utility provider was contacted by the developer of content of the property to determine the status of the will be installed, in accordance with State and local regulations. Kincoville Utility Board Authorized Signature Date IANES AND ASSESSMENTS This is to certify that all property taxes and assessments due on this property have been public. Incord County Trustee: Signet:	SEWER EASEMENT (CREATED BY THIS P AUTHANNE SCHOOL TRANSPORT RECORDS COUNT DEVOCATION AND PRO- LOSS ASSESSMENT CONSISTENCY OF THE TOTAL	SOIN DLUSS UN DLUS No 618195.599 TOTAL ST2'27'11" W 910.53' TOTAL ST2'27'11" W 910.53' TOTAL ST2'27'11" W 910.53' TOTAL ST2'27'11" W 910.53' TOTAL ST2'27'11" W ST2'27'11"	NAL PLAT OF RY HILLS SUBDIVISION, E III, SECTION "B" RRAKEBIL ROAD
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM _WANGR SUBDIVISIONS I Hereby certify that the utility provider was contacted by the developer or aware of the property to determine the status of the will be installed, in accordance with State and local regulations. Knowlife Utility Board Authorized Signature	SEWER EASEMENT (CREATED BY THIS P AUTHANNE SCHOOL TRANSPORT RECORDS COUNT DEVOCATION AND PRO- LOSS ASSESSMENT CONSISTENCY OF THE TOTAL	S S S S S S S S S S	FINAL PLAT OF FRRY HILLS SUBDIVISION, SE III, SECTION "B" BRAKEBIL ROAD YILLE TENNINGER 37024
CRETIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM _MAJOR SUBDISSIONS I hereby certify that the utility provider was contacted by the developer or center of the property to determine the status of the will be installed, in accordance with State and local regulations. Knocwille Utility Board Authorized Signature Date TAKES AND ASSESSMENTS This is to certify that all property taxes and assessments due on this property have been public. Linear Courty Trustee: Signet:	SEWER EASEMENT (CREATED BY THIS P AUTHANNE SCHOOL TRANSPORT RECORDS COUNT DEVOCATION AND PRO- LOSS ASSESSMENT CONSISTENCY OF THE TOTAL	S S S S S S S S S S	FINAL PLAT OF BERRY HILLS SUBDIVISION, 1ASE III, SECTION "B" BRAKEBIL ROAD OXVIII FINNESSER 32924
CRETIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM _MAJOR SUBDISSIONS I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the will be installed, in accordance with State and local regulations. Knocville Utility Board Authorized Signature Date TANES AND ASSESSMENTS This is to certify that all property taxes and assessments due on this property have been paid. Knocv County Trustee: Signet:	SEWER EASEMENT (CREATED BY THIS P AUTHORITY ESTING TANANDOS RECURRING CHICA COUNTY DEPORTERING AND PAGE UNDER APPRICAL CHARACTERS OF THE AUTHORITY DEPORTER AND PAGE UNDER APPRICAL CHARACTERS OF THE AUTHORITY OF A PRICAL CHARACTERS OF THE AUTHORITY OF A PRICAL CHARACTERS OF THE AUTHORITY OF A PRICAL CHARACTERS OF THE AUTHORITY OF AND THE AUTHORITY OF A PRICAL CHARACTERS OF THE AUTHORITY OF AND THE AUTHORITY OF THE AUTHOR OF THE AUTHORITY OF THE AUTHOR OF THE AUTHORITY OF THE AUTHORITY OF THE AUTHOR OF THE AUTHORITY OF THE AUTHORITY OF THE AUTHORITY OF THE AUTHORITY OF THE AUTHO	S S S S S S S S S S	FINAL PLAT OF WBERRY HILLS SUBDIVISION, PHASE III, SECTION "B" BRAKEBIL ROAD KNOXVII F TRNEKSFE 37924
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM _WAJOR SUBDISSIONS I hearby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the will be installed, in accordance with State and local regulations. Knowlile Utility Board Authorized Signature Date IAMES AND ASSESSMENTS This is to certify that all property taxes and assessments due on this property have been pold. Knock County Trustee: Signed:	SEWER EASEMENT (CREATED BY THIS P ATTRACTOR ASSIGNATIONAL RECORDS COUNTY DEVICEMENT AND PRESCRIPTION OF THE ATTRACTOR CONSTITUTION OF THE ATTRACTOR OF THE ATTRACTOR OF THE ATTRACTOR OF THE OWNER PART I PROPRIET TO P PRICE OF THE ATTRACTOR OF T	S S S S S S S S S S	FINAL PLAT OF AWBERRY HILLS SUBDIVISION, PHASE III, SECTION "B" KNOXVIII F TENNESSER 37924
CRETIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM _MAJOR SUBSYMPHOSISS. In hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the will be installed, in accordance with State and local regulations. KnowNile Utility Board Authorized Signature Date TANES AND ASSESSMENTS This is to certify that all property taxes and assessments due on this property have been polic. Knoc County Trustee:	SEWER EASEMENT (CREATED BY THIS P A TRANSPORT REGION TRANSPORT REGIONS COUNTY DOWNSTONE AND PARK AND A SERVICE A	S T2'27'11" W S18195.599 T2'27'11"	FINAL PLAT OF RAWBERRY HILLS SUBDIVISION, PHASE III, SECTION "B" RRAGEBIL ROAD KNOXVII FTRNESSER 32024
CRETECATION OF APPROVAL OF PUBLIC WATER SYSTEM _MAJOR SUBSYMISSIONS I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the will be installed, in accordance with State and local regulations. Knowlile Utility Board Authorized Signature Date IANES AND ASSESSMENTS This is to certify that all property taxes and assessments due on this property have been paid. Know County Trustee: Signet:	SEWER EASEMENT (CREATED BY THIS P A TRANSPORT REGION TRANSPORT REGIONS COUNTY DOWNSTONE AND PARK AND A SERVICE A	S S S S S S S S S S	FINAL PLAT OF STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION "B" RRAKEBIL ROAD KNOXVII IF TENNESSER 37924
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CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION	ADDRESSING DEPARTMENT CERTIFICATION	FINAL PLAT of the	ASSEMLE VIEW	Road 7932 4090
(i, We), the undersigned owner(a) of the property shown hereon, hereby adopt this as (my, our) plan of subdivision and declorate streets as shown to the public use foreer and hereby certify that (i on, we ore) the owner(a) in the simple of the property, and as property owner(a) in the simple of the property owner(a) have an unrestricted right to declorate right-of-way and/or grant essement as shown on this plat.	I, the undersigned, healty certify that the subdivision name and all street names conform to the Monovalet-Knox County Street Names and diddressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.	STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION "B"		Valley essee 3) 692-
am, we are) the owner(s) in fee simple of the property, and as property owner(s) in fee simple of the property, and as property	these regulations. Signed: Date:	BEING LOCATED ON CLT MAP 72 AND BEING REPRESENTED AS A PORTION OF PARCEL 267 SITUATED WITHIN THE EIGHTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE	SITE —) ²	Hardin ' Tenne, Tenne (865)
owner(s) have an unrestricted right to dedicate right—of—way and/or grant easement as shown on this plat.	DI ANNUA CALET ACCURACIONAL ES LOCACIONAL CON DECENDARIO	WITHOUT THE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE		10308 H Knoxville, Phon Facsimili
Owner(s) Printed Name: Maverick Development Group, Inc	PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING — MAVERICK DE FINAL PLAT 3200 N	LOPMENT CROUP INC. WHIGHER STREET GOOR, TO 37406	The state of the s	, Š
Signature(s): Date:	This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulation of Knoxville and (4)	00A, IN 3/406 991-9853	S P P	i l
CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED.	his is to settly that the subdivision plot shows herean has been found to comply with the Subdivision Repulsion of Rockilla and Kons County and with existing efficial plans, with the exception of Kons County and with existing efficial plans, with the exception of the County of the County Repulser of Parameter of Rockilla and County Repulser of Parameter of Rockilla and Parameter of Parameter of Rockilla and Parameter of Parameter of Rockilla and Parameter of Parameter	l l		i I
CONSTRUCTION IS COMPLETED Liberaby certify that Liam a registered land surveyor licensed to	Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plot by the Planning Commission shall not be desmed to constitute of effect on accompany the City of			م ا ڈع ا
practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents,	Knoxville of Knox County of the dedication of any street or other ground upon the plat.	COMPANDED BY HILLS		INC.
and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized, described and justified in	Signature:	PHASE II, SECTION "C" PHASE II, SECTION "B"	LOCATION MAP	
a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat.	L21¬ ,		ω I	ا چُورا ک
heady artify the I em o replaced lost survey: liented to proceed surveying under the less of the Site of Temmese. In further certify that this pist and occompaning dewings, documents, that the certify that this pist and occompaning dewings, documents, or proceedings of the financial control of the surveying control of the pist of the surveying control of the pist. Completion of streets and related improvements shall also guarantee installation of streets and related improvements shall also guarantee installation of streets and related improvements shall also guarantee installation of the inducted permovement reterence markets and other processes.	[70.19'-TIE]	N 72°27′11″ E 651.40′ TOTAL	√-[7.05'-TIE]	TES, INC
monuments, and benchmarks and property monuments upon completion of the subdivision.	HE HOW	N 72'27'11" E (S.17) (S.10) N 69'30'51' E (S.17) (S.10) N 69'30'51' E (S.17) (N 69'30'51' E) (S.17) (N 69'30'51' E)		ه ا 🔁 ا
Registered Land Surveyor	Z Z	N 72'27'11" E 651.40' TOTAL [S.7] [S.6] [N 695051' E] [S.37] [S.10] [N 695051' E] [S.11] [N 6951'33' E]	VARIANCES APPROVED ON OR MAY 2025: 1. REDUCE THE MINIMUM VERTICAL CURVE K-VALUE ON ROAD "D" FROM 25" TO 20" AT STA	ASSOCIATES,
Tennessee License NoDate:	17.	(8.3) (8.5)	124-00-25. 124-00-25. 124-00-25. 124-00-25. 125-00	, <u>, , , , , , , , , , , , , , , , , , </u>
CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY	77:32'49" 100.00'	(13.3)3-7	"C" (SUN BLOSSOM LANE) FROM 25" TO 20" AT STA 28+79.56.	
I hereby certify that this is a category survey and the ratio of precision of the unadjusted survey is not less than 1: 10,000 as shown hereon and hat soid survey was prepared in 10,000 as shown hereon and hat soid survey was prepared in 5 to 10,000 as shown hereon and that soid survey was prepared in 5 to 10,000 as a survey of 10,000 as a surve	.024 807 807	EASEMENT COMMON AREA #1		
10,000 as shown hereon and that said survey was prepared in compilance with the current edition of the Rules of Tennessee	φ,	(created by this plat) $83,478\pm$ SQ. FT. $1.92\pm$ ACRES	ALTERNATIVE DESIGN STANDARD REQUERING PLANNING COMMISSION APPROVAL:	ا 🔀 ا
State Board of Examiners for Land Surveyors-Standards of Practice.	₹		1. RELUCIE, ITTE MIRRIAGE MUNICIPALE, CONTR. MADIUS ON MODEL "C" (SUN ELOSSION LANE) FROM 250 FT 10 125 FT BETWEEN STA 134-853,5 AND 182-204. 2. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON ROAD "D" FROM 250 FT TO 150 FT HETWINN STA 0-72-01 AND 1-34-32.3.	
	 	N 72°27′11″ E	THE SECOND THE WINDOWS INDICATION, COME SHALLING SHOULD "THUS IN BUSING LINE) FREEZ JOH TH'S USE IN FIREMENT AND THE SHALLING WHITE STANKING IN THE STANKING AND THE STANKING AN	⋛ E
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		$\begin{bmatrix} 7 & 17 & 17 & 17 & 17 & 17 & 17 & 17 &$	CJ ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC NORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRID):	BENC Land
	32'4' (10) (10) (10) (10) (10) (10) (10) (10)	17-32'49' 17-3	I. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1 PERCENT TO 2 PERCENT ON BOTH SIDES OF THE INTERSECTION OF ROAD TO (SUN BLOSSOM LANE) AT ROAD TO THE INTERSECTION OF ROAD TO (SUN BLOSSOM LANE) AT ROAD TO THE INTERSECTION OF ROAD TO (SUN BLOSSOM LANE) AT ROAD TO THE INTERSECTION OF ROAD TO (SUN BLOSSOM LANE) AT ROAD TO THE INTERSECTION OF ROAD TO (SUN BLOSSOM LANE) AT ROAD TO THE INTERSECTION OF ROAD TO (SUN BLOSSOM LANE) AT ROAD TO THE INTERSECTION OF ROAD TO (SUN BLOSSOM LANE) AT ROAD TO THE INTERSECTION OF ROAD TO (SUN BLOSSOM LANE) AT ROAD TO THE INTERSECTION OF ROAD TO (SUN BLOSSOM LANE) AT ROAD TO THE INTERSECTION OF ROAD TO (SUN BLOSSOM LANE) AT ROAD TO THE INTERSECTION OF ROAD TO (SUN BLOSSOM LANE) AT ROAD TO THE INTERSECTION OF ROAD TO (SUN BLOSSOM LANE) AT ROAD TO THE INTERSECTION OF ROAD TO (SUN BLOSSOM LANE) AT ROAD TO THE INTERSECTION OF ROAD TO (SUN BLOSSOM LANE) AT ROAD TO THE INTERSECTION OF ROAD TO (SUN BLOSSOM LANE) AT ROAD TO THE INTERSECTION OF ROAD TO (SUN BLOSSOM LANE) AT ROAD TO THE INTERSECTION OF ROAD TO (SUN BLOSSOM LANE) AT ROAD TO THE INTERSECTION OF ROAD TO (SUN BLOSSOM LANE) AT ROAD TO THE INTERSECTION OF THE I	
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Knoxville Utility Board Authorized Signature Date	40.00' 40.00' 40.00' 40.00'	40.00 40.00 40.00 40.00 40.00	PROPERTY LINE TABLE LINE 1 BEARING DISTANCE	Ź
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISIONS.	N 617945.163 E 2624583.099	N 72'27'11" E	L21 N 72'2'11' E 1.22' L22 N 87'28'43' E 30.54'	FINAL PLAT OF RAWBERRY HILLS SUBDIVISION, PHASE III, SECTION "B" BRAKEBIL ROAD KNOXVILLE, TENNESSEE 37924
	9	SÜN_BLOSSÖM_LÄNE	10' SWALE EASEMENT LINE TABLE	S = 4
I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.	00, ———————————————————————————————————	(50' RIGHT-CF-WAY)	LINE BEARING DISTANCE SL1 N 89'40'08" E 45.36' Sl2 S 6752'52" E 27.58'	8DIV N "B" 3792,
will be installed, in accordance with State and local regulations.	(Z4	S 72'27'11" W	SL2 S 66 52 52 E 27.58 S	
Knoxville Utility Board Authorized Signature Date	2/240.00 1/40.00 4/40.00 2/240.00	2/40.00' //	SLE N 66'50'48" E 35.75" SLE N 56'50'48" E 41.04" SLE N 59'00'00" E 41.04" SLE N 59'00'00' E 41.04" SLE N 59'00'00' E 41.04" SLE N 59'00'00' E 4	L PLAT O HILLS SUE , SECTIOI EBILL ROAD TENNESSEE
TAXES AND ASSESSMENTS	/z	<u> </u>	Z [6.50'-TIE] SL7 N 81'44'19' E 12.97' SL8 S 76'13'43' E 13.91' SL9 N 55'49'31' E 16.94'	LES CO
This is to certify that all property taxes and assessments due on this property have been paid.	15' SANITARY — 7		SLI0 N 68'46'42" E 12,96' SLI1 N 68'51'43" E 22,49'	1목그윤 글론
Knox County Trustee:	(CREATED BY THIS PLAT) (I)		32	
Signed:		(38) 4,50 (38) 4,50	4 4 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	I≰≿≣ ≸≝
ZONING	4,800± 0.11± 220.00 4,800± 0.10± 0.11± 9" W	17.32.49" 17.32.49"	Z D Q Z	「투뽔곰 జှ≟
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:	1 ~1 . 1	000 SQ. 1000	EDITORIJAS CONTROL MONAMENT	_ ## ¥ %
Commission as follows: Zoning Shown on Official Map:	' > > ' < 무슨 ' . 무슨	S. S. F. I. S. S. S. F. I. S. S. S. F. I. S. S. S. F. I. S. S. S. F. I. S. S. F. S. S. F. I. S. S. S. F. I. S. S. F. S. S. F. I. S. S. S. F. S. S. S. F. I. S. S. S. S. F. I. S. S. S. F. I. S. S. S. S. S. F. I. S. S. S. F. I. S. S. S. S. S. S. F.	DO \$ 421816" W FOUND CALLS	FINAL WBERRY H PHASE III, BRAKE
Date:			O S 42'18'16" W FOUND CALLS O [31.34'-TIE] EASEMENT CALLS	≴ -
	N 617794.850	40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00'	O STORM GRAN STRUCTURE	STF
KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS. The Knox County Department of Engineering and Public works.	N 617794.850 E 2624588.674 40.00' 40.00' 40.00'	\$ 72'27'11" W	UTILITY POLE	ν
The Knox County Department of Engineering and Public works hereby approves this plat on this theday of	NOTES		Y FRE HYDRANT	i
Engineering Director:	 PROPERTY LIES IN THE NAME OF: PARCEL 267-MANERICK EXPELOPMENT GROUP, INC. RECORDED AS INSTRUMENT #202108290106986 AND IS OF RECORD IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE. 	9. PROPERTY IS ZONED "PR -30 DU/ACRES" (PLANNED RESIDENTIAL) REQUENCE THE FOLLOWING STRUCKES: PROMIT-TROPITY (20) FEET	IN ← avvers	
Signature:	2. THE PURPOSE OF THIS PLAT IS TO PLACE ON RECORD 50 RESIDENTIAL LOTS AND COMMON AREA	TROD-TENT (20) FEIT SOC-THE (3) FEIT SOC-THE (3) FEIT SOC ON THE S	— SS — SANTARY SENER LINE	i
GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS	The Indian Company of the Compa	PERHENTY-THE (35) FET. 10. A STANDARD UTUTY AND DRAMAGE EASEMENT STRATED ALONG LOT LINES IN A SUBDINISHAL	— ■ WATER LINE — G.— GAS LINE	i
I. the undersigned, hereby certify that a bond or other security has	4. OPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF CONTROL POINTS ON THE SURVEYED	The A STRUMENDER CHILD THE PROGRAMMENT STRUMENT ALONG LIST IMARE IN A DESIGNORMAL SECTION TO THE PROGRAM OF THE PROGRAMMENT AND ADDRESS OF THE PROGRAMMENT OF THE PRO	STORM DRAIN LINE & HEADWALL	i
I, the undereigned, hereby certify that a bond or other security has been pasted with the spercylate apency to ensure compellation of all streets and related improvements including indicated permanent reference markers and mornuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.	WES DESERVED ON THE DATE(S) 3-22-20, 3-22-20, 3-26-20, 5-27-20, 4-2-20	APPLICATION AND INCOMEDITE CONTACT SCHOOL SCHOOL OF THE CONTROL OF	CO PROPERTY LINE CENTERLINE SMALE	i
reviewence markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.	NADIS (2011) (EPOCH 2010), GBOD MODEL SOUTH 03. POSITIONAL QUALITY OF OBSERVED DATA DOES NOT EXCEED H (0.05") AND V (0.02").	BE CLEARLY NOTED ON THE FINAL FLAT. 11. FOR APPROVED SUBDIVISION VARIANCES AND CONCIDENCE OF APPROVAL OF THE CONCEPT PLAN	ASPHALT SUFFACE	<u> </u>
Signed: Date:	 SURVEY WAS PREPARED UILDING THE MOST RECORD RECURD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES, SURVEY'S SUBJECT TO ANY FINDINGS REVEALED BY AN ACCURATE THE SURVEY. 	11. TOW AMPRIORD SERVICEON MANAGES AND CORRICTION OF WATEROUN OF THE CONCEPT FAM. AND DISCLARATING HAN ENTER TO THE ORDER CHARACTER CONTROL THAT SHE A 25-20-C 8 -5-20-5-5-5-5-5-5-5-5-5-5-5-5-5-5-5-5-5-	10° OAS LINE EASEMENT DEED BOOK 2714, PAGE 947 BETERRORDE LINE RELD BOOK 464, PAGE 94 10° SANTARY SERIEL LINE EASEMENT DEED BOOK 1700, PAGE 9600	DATE: 21 FEBRUARY 202 SCALE: 1" = 3
Dept: Title:	SURFICE. 5. THE SUMMERT IS NOT RESPONSIBLE FOR JANY DETERMINATION OF LOCATION OF JANY INDEPENDANCE CONDITIONS NOT WORK JANG INCLUDING BUT NOT JANTID TO, SOLS, GOOLOGICAL INDEPENDANCE FOR JANY LIBERTY THAN THAN FAME OF 100 OF THE MARKET OF FAULUSE TO MAKE SECOND OF THAN THAN THAN THAN THAN THE OFFICE OF THE MARKET OF FAULUSE TO MAKE SUCH DETERMINATION OF LOCATION OF MAY SUBSUMPACE CONDITION. FOR UNDERSECORD UTILITY LOCATION CALL STIT (IN THOSE CONTINUES OF MAY SUBSUMPACE CONDITION. FOR UNDERSECORD UTILITY LOCATION. CALL STIT (IN THOSE CONTINUES OF MAY SUBSUMPACE CONDITION. FOR UNDERSECORD UTILITY.)	12. ALL LOTS TO HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.		DRAWN BY: LGA: FILE NAME: 21267-PH3
GUARANTEE OF COMPLETION OF STORMWATER FACILITIES.	CUMUTIONS, PHYSICAL DEVICES AND PIPELINES OR BURBED CARLES AND SHALL NOT RE- RESPONSELE FOR MAY LUMBLITY THAT MAY ARES OUT OF THE MAKING OF OF FALLIRE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY	13. PROPERTY OWNERS ARE RESPONDIBLE FOR MANTENANCE OF STORMANDER FACULTES. THE COMPANY FOR MANTENANCE OF STORMANDER SIX RECEIVED AS INSTRUMENT ASSOCIATION OF STORMANDER FACULTES IS RECORDED AS INSTRUMENT (2004-2016-2016-2016-2016-2016-2016-2016-2016	26" NO DISTURB STREAM BUFFER	BM PROJECT NO.: 21267/
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	RON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.	A PROPERTY CHINETS AND RESPONSE FOR MAINTAINING COMMON AREAS, THE HOMEOWIND'S ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRAMENT (ROZZOSJICONOMA). GRAPHIC SCALE	INDICATE UTILITY BORRE UTILITY EXCHANDIST SEPRIMALIFIE GOOD STATE ASSENDENT ST SANTANY STATE ST S	FINAL PLAT
supplication of all stormwater racinties as shown on the stormwater plans which were approved the	8. SMB-ECT PROPERTY IS LIGHTED IN FLOOD 270E "Y", BRING GUITSEC THE AREA DESIGNATION AS BRING THE PRINCE COMMET OF TLOODING THE THE AREA STATEMENT PROPERTY OF FLOOD INCOMEDIATE AND EAST OF THE	15. THE DESIGN PLAN WAS APPROVED BY THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 30 0 15 30 60 120	INST. ADDITION DEBUT ACCURATED 20° STORM DRAMAGE EAGMENT (CREATED BY THIS PLAT)	SHEET
Signed:Date:	LAST REVISED ON 05 AUGUST 2013.	10. COMMON NEGAS SHALL ALSO SERVE AS STORMANTER AND TRAVERSAGE ACCESS EASIMENTS WHERE APPLICABLE.	10' SHALE CHANNAGE EASEMENT (CREATED BY THIS PLAT)	4 of 4
Dept:Title:		(IN PERT) 1 inch = 30 ft.	D D D COST	4 01 4
			-	



Development Request SUBDIVISION ZONING

☐ Development Plan ☐ Concept Plan ☐ Plan Amendment ☐ SP ☐ PA ☐ Planned Development ☐ Final Plat ☐ Use on Review / Special Use ☐ Rezoning ☐ Hillside Protection COA

Benchmark Associates, Inc.			Consultan	t
Applicant Name			Affiliation	
24 February 2025	10 April 2025			File Number(s)
Date Filed	Meeting Date (if ap	plicable)	4-SH-25	-F
	**			
CORRESPONDENCE All co	orrespondence related to th	nis application should b	e directed to the approve	ed contact listed below.
Applicant Property Owner	☐ Option Holder ■ F	Project Surveyor	Engineer Architect/	Landscape Architect
Benjamin J. Moorman		Benchmark	Associates, Inc.	
Name		Company		
PO Box 23892		Knoxville	Tennesse	e 37933
Address		City	State	ZIP
865-692-4090				
Phone	Email			
7				
CURRENT PROPERTY INFO				
Maverick Development Group,	, Inc. 3200 N.	Hawthorne Street	, Chattanooga, Te 42	23-991-9853
Property Owner Name (if different)	Property (Owner Address	Pro	pperty Owner Phone
521 Brakebill Road		072	267.00	
Property Address		Parce	el ID	
KUB	H	КUВ		N
Sewer Provider	V	Vater Provider		Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the Public Notice & Community Engagement form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

		(18 (1251))		Related City Permit Num
☐ Development Plan ☐ Use on Review / Special	l Use 🔲 Hillside P	rotection COA		,, ,,
☐ Residential ☐ Non-Residential				
Iome Occupation (specify)				
Other (specify)				
SUBDIVISION REQUEST	W-11	- ri uci		
Final Plat of the Strawberry Hills S/D				Related Rezoning File Nu
Proposed Subdivision Name		50		
Phase III, Section B	Divide Parcel —	50		
Unit / Phase Number	То	tal Number of Lots (Created	
Other (specify)				
Attachments / Additional Requirements	MU PLAT	(591833)		
ZONING REQUEST				
7 Zaning Change				Pending Plat File Numl
Zoning Change Proposed Zoning		111		
☐ Plan Amendment Change				
Proposed Plan Desig	nation(s)			
Proposed Density (units/acre) Previ	ous Rezoning Reque	sts		
☐ Other (specify)				
STAFF USE ONLY				
PLAT TYPE	We	Fee 1	100	Total
☐ Staff Review Planning Commission		0203	\$1,54	0
ATTACHMENTS		5 2		
Property Owners / Option Holders Variance	e Request	Fee 2	\$670	CO 04
☐ Amendment Request (Comprehensive Plan)		0208	\$070	\$2,21
ADDITIONAL REQUIREMENTS		Fee 3		
☐ Use on Review / Special Use (Concept Plan) ☐ Traffic Impact Study				
☐ COA Checklist (Hillside Protection)				
AUTHORIZATION			Time Line -	
THE SAME THE PROPERTY OF THE SAME THE S	n formanian in term and			546 AND
By signing below, I declare under penalty of perjury the 2) The application and all associated materials are being holders, each additional individual must sign the Proper	submitted with his/he	r/its consent. If there		
Baniani J. Moormo		oorman/Consult	ant	24 February 2
Applicant Signature	Print Name / Affil	<u>5</u>		Date
865-692-4090				
	-			

Please Print

Date Paid

Property Owner Signature