

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 agree to the terms and conditions of the plan and hereby certify that (I, we, we) 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 easements as shown on this plat.

Owner(s) Printed Name: **Maverick Development Group, Inc.**
 Signature: *[Signature]* Date: **8/3/22**

Owner(s) Printed Name: **RP Homes, LLC**
 Signature: *[Signature]* Date: **8/3/22**

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 amended, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on this final plat. The bond of my 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: **Baron A. Moorman**
 Tennessee License No. **1901** Date: **02 August 2022**

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY
 I hereby certify that this is a category **1** precision of the undisturbed survey is not less than 1:10,000. The public use of this survey is intended for the purpose of subdivision and is subject to the provisions of the Board of Examiners for Land Surveyors-Standards and Practices, Agricultural Surveyors Board of Examiners for Land Surveyors-Standards and Practices.

Registered Land Surveyor: **Baron A. Moorman**
 Tennessee License No. **1501** Date: **02 August 2022**

CERTIFICATION OF NO RECORDED EASEMENTS
 This is to certify that there are no known recorded drainage or utility easements on lot (lots) being eliminated on this subdivision plat.

Registered Land Surveyor: **Baron A. Moorman**
 Tennessee License No. **1901** Date: **02 August 2022**

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISIONS
 This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.

KUB: **08/04/2022**
 Utility Provider: Authorized Signature: _____ Date: _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISIONS
 This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.

KUB: **08/04/2022**
 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 Tax: **09/21/2022**
 Signed: _____ Date: _____

ZONING
 Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:
 Zoning Shown on Official Map: **RK up to 9 du/ac**
 Date: **9/2/22** By: *[Signature]*

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
 The Knox County Department of Engineering and Public Works hereby approves this plat on this the **21st** day of **September**, 2022.

Engineering Director: **Jim Snowden**
 Signature: *[Signature]* Date: **9/2/2022**
 Deputy: **EPW** Title: **Engineer**

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 and establishment of all streets and related improvements in this subdivision in accordance with required standards and specifications.

Signed: *[Signature]* Date: **9/2/2022**
 Dept: **EPW** Title: **Engineer**

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 establishment of all stormwater facilities as shown on the stormwater plans which were approved the **21st** day of **September**, 2022.

Signed: *[Signature]* Date: **9/2/2022**
 Dept: **EPW** Title: **Engineer**

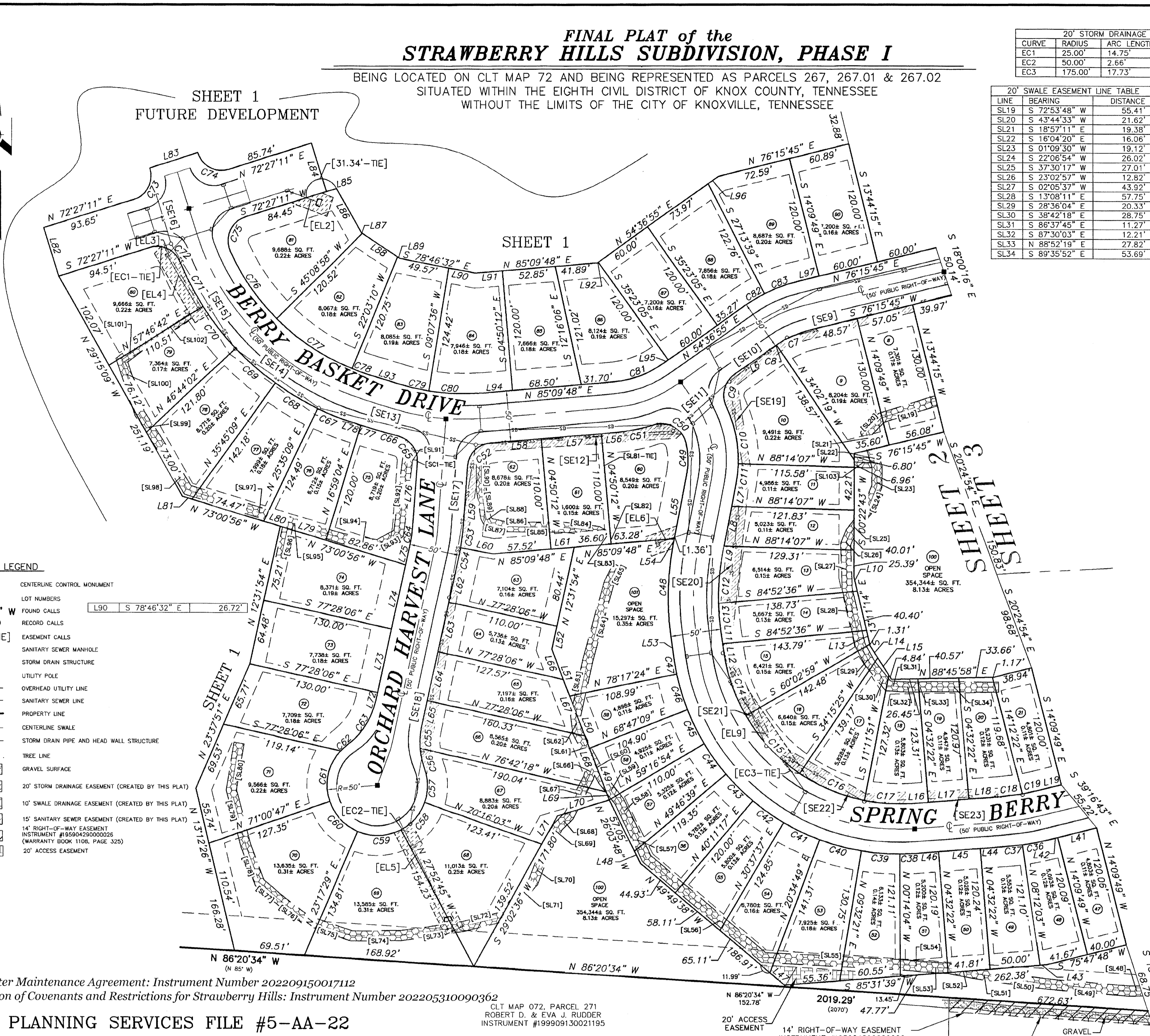
ADDRESSING DEPARTMENT CERTIFICATION
 I, the undersigned, hereby certify that the addressation name and the street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission and these regulations.

Signed: *[Signature]* Date: **9/2/2022**

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 15-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute effect an acceptance by the City of Knoxville of Knox County of the dedication of any street or other ground shown on the plat.

Signed: *[Signature]* Date: **9/2/2022**

COUNTERSIGNED
 KNOX COUNTY PROPERTY ASSESSOR
SEP 21 2022
[Signature]
 JOHN WHITEHEAD



PROPERTY LINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C7	100.00'	36.61'	36.41'	S 65°46'26" W
C8	100.00'	1.17'	1.17'	S 54°57'01" W
C9	25.00'	34.90'	32.13'	S 14°37'34" W
C10	125.00'	59.18'	58.63'	S 114°57'57" W
C11	125.00'	20.18'	20.16'	S 06°23'24" W
C12	225.00'	49.30'	49.21'	S 04°44'16" W
C13	225.00'	25.74'	25.73'	S 04°49'03" E
C14	175.00'	66.75'	66.35'	S 18°01'22" E
C15	175.00'	78.78'	78.12'	S 42°50'48" E
C16	225.00'	37.32'	37.28'	S 18°57'59" W
C17	175.00'	48.07'	47.91'	S 06°40'16" E
C18	225.00'	21.68'	21.67'	S 82°42'02" E
C19	225.00'	16.12'	16.11'	S 77°53'18" E
C20	225.00'	28.62'	28.61'	S 78°49'04" W
C23	275.00'	17.57'	17.57'	S 83°37'47" W
C24	225.00'	16.91'	16.90'	S 87°36'47" W
C29	225.00'	38.33'	38.33'	S 85°20'51" W
C40	225.00'	43.05'	42.99'	S 14°58'45" W
C41	225.00'	39.76'	39.71'	S 64°26'07" W
C42	225.00'	37.55'	37.50'	S 54°35'33" W
C43	225.00'	37.66'	37.61'	S 45°01'02" W
C44	225.00'	37.32'	37.28'	S 35°28'14" W
C45	225.00'	37.32'	37.28'	S 25°57'59" W
C46	225.00'	37.32'	37.28'	S 14°44'16" W
C47	225.00'	14.19'	14.19'	S 09°54'10" W
C48	275.00'	91.73'	91.30'	S 01°27'36" E
C49	75.00'	31.57'	31.34'	S 01°02'40" E
C50	25.00'	41.82'	37.11'	S 61°01'46" E
C51	150.00'	36.96'	36.87'	S 78°06'15" W
C52	25.00'	35.28'	32.42'	S 44°44'16" W
C53	150.00'	16.04'	16.04'	S 07°22'35" W

PROPERTY LINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C54	150.00'	5.47'	5.47'	S 11°29'10" W
C55	75.00'	21.48'	21.41'	S 04°19'35" W
C56	75.00'	20.75'	20.75'	S 11°14'49" W
C57	50.00'	34.48'	33.80'	S 00°01'29" E
C58	50.00'	36.99'	36.15'	S 40°55'36" W
C59	50.00'	44.65'	43.18'	S 87°42'22" W
C60	50.00'	41.64'	40.45'	S 32°28'01" W
C61	50.00'	54.53'	51.87'	S 12°15'31" E
C62	50.00'	8.74'	8.73'	N 48°30'40" E
C63	75.00'	53.85'	52.51'	S 33°01'29" E
C64	100.00'	14.34'	14.33'	N 08°25'19" E
C65	25.00'	35.08'	32.27'	N 35°53'26" W
C66	275.00'	14.77'	14.77'	N 74°33'15" W
C67	275.00'	41.28'	41.24'	S 68°43'47" W
C68	275.00'	48.80'	48.73'	S 59°19'51" W
C69	275.00'	52.71'	52.63'	N 48°45'24" W
C70	275.00'	53.01'	52.93'	N 37°44'37" W
C71	275.00'	49.59'	49.53'	N 27°03'18" W
C72	25.00'	37.38'	33.99'	S 64°43'04" W
C73	25.00'	39.27'	35.35'	N 27°27'11" E
C74	25.00'	39.27'	35.35'	S 62°32'49" E
C75	25.00'	42.11'	37.31'	S 24°11'34" W
C76	225.00'	81.62'	81.7'	S 20°41'48" E
C77	225.00'	90.70'	90.09'	S 56°23'56" E
C78	225.00'	19.90'	19.90'	S 70°28'53" E
C79	225.00'	30.86'	30.83'	S 76°56'40" E
C80	225.00'	54.83'	54.70'	S 87°51'18" E
C81	100.00'	53.32'	52.69'	N 69°53'21" E
C82	150.00'	21.34'	21.34'	S 88°41'38" E
C83	150.00'	35.32'	35.24'	N 69°31'03" E

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L6	S 54°36'55" W	50.20'
L7	S 11°00'56" W	22.40'
L8	S 11°00'56" W	40.53'
L9	S 11°00'56" W	7.90'
L10	S 13°11'14" E	15.43'
L11	S 08°05'44" E	14.29'
L12	S 12°31'54" W	49.61'
L13	S 12°31'54" W	50.00'
L14	S 12°31'54" W	50.00'
L15	S 32°28'01" W	16.94'
L16	S 32°28'01" W	20.33'
L17	S 85°27'38" E	15.74'
L18	S 20°41'48" E	59.77'
L19	S 20°41'48" E	59.77'
L20	S 20°41'48" E	8.64'
L21	S 09°57'58" W	54.24'
L22	S 29°02'36" W	32.26'
L23	S 12°31'54" W	8.23'
L24	S 12°31'54" W	6.48'
L25	S 12°31'54" W	101.70'
L26	S 12°31'54" W	22.93'
L27	S 04°18'44" E	65.48'
L28	N 73°00'56" W	24.08'
L29	N 73°00'56" W	4.90'
L30	N 73°00'56" W	47.54'
L31	N 73°00'56" W	17.12'
L32	N 73°00'56" W	9.95'
L33	N 73°00'56" W	50.00'
L34	N 72°27'11" E	50.00'
L35	S 76°56'40" E	50.00'
L36	S 87°51'18" E	10.22'
L37	S 29°32'54" E	50.46'
L38	S 85°09'48" E	1.11'
L39	S 85°42'42" E	41.79'

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L40	S 04°18'44" W	65.47'
L41	S 04°18'44" W	32.38'
L42	S 11°11'14" E	23.40'
L43	S 12°31'54" W	49.61'
L44	S 12°31'54" W	50.00'
L45	S 12°31'54" W	50.00'
L46	S 20°41'48" E	59.77'
L47	S 20°41'48" E	59.77'
L48	S 20°41'48" E	8.64'
L49	S 09°57'58" W	54.24'
L50	S 29°02'36" W	32.26'
L51	S 12°31'54" W	8.23'
L52	S 12°31'54" W	6.48'
L53	S 12°31'54" W	101.70'
L54	S 12°31'54" W	22.93'
L55	S 04°18'44" E	65.48'
L56	N 73°00'56" W	24.08'
L57	N 73°00'56" W	4.90'
L58	N 73°00'56" W	47.54'
L59	N 73°00'56" W	17.12'
L60	N 73°00'56" W	9.95'
L61	N 73°00'56" W	50.00'
L62	N 72°27'11" E	50.00'
L63	S 76°56'40" E	50.00'
L64	S 87°51'18" E	10.22'
L65	S 29°32'54" E	50.46'
L66	S 85°09'48" E	1.11'
L67	S 85°42'42" E	41.79'

20' STORM DRAINAGE EASEMENT LINE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
EC1	25.00'	14.75'	14.53'	S 08°47'14" W
EC2	50.00'	2.66'	2.66'	N 60°35'43" E
EC3	175.00'	17.73'	17.72'	N 52°50'28" W

20' SWALE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
SL19	S 72°53'48" W	55.41'
SL20	S 43°44'33" W	21.62'
SL21	S 18°57'11" E	19.38'
SL22	S 16°04'20" E	16.06'
SL23	S 01°09'30" W	19.12'
SL24	S 22°08'54" W	26.02'
SL25	S 37°30'17" W	27.01'
SL26	S 23°02'57" W	12.52'
SL27	S 02°08'37" W	43.92'
SL28	S 13°08'11" E	57.75'
SL29	S 28°36'04" E	20.33'
SL30	S 38°42'18" E	28.75'
SL31	S 85°37'46" E	11.27'
SL32	S 87°30'03" E	12.21'
SL33	S 88°52'19" E	27.82'
SL34	S 89°35'52" E	53.69'

10' SWALE EASEMENT CURVE TABLE

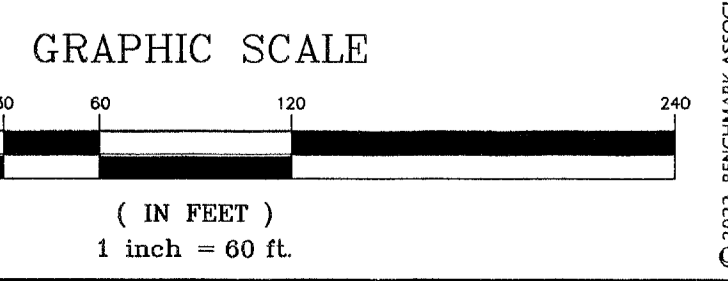
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
SC1	25.00'	1.83'	1.83'	S 02°12'41" W

20' SANITARY SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
SE9	S 75°17'49" W	159.46'
SE10	S 52°21'21" W	72.31'
SE11	S 48°50'59" W	74.17'
SE12	S 85°57'14" W	50.00'
SE13	S 76°50'31" W	160.30'
SE14	S 94°51'17" W	101.74'
SE15	S 31°23'09" W	122.43'
SE16	S 16°42'52" W	51.58'
SE17	S 09°57'58" W	153.71'
SE18	S 09°57'58" W	228.51'
SE19	S 09°42'50" W	83.35'
SE20	S 06°09'12" W	184.77'
SE21	S 24°31'54" W	65.08'
SE22	S 60°14'24" W	112.03'
SE23	S 87°28'17" E	157.95'

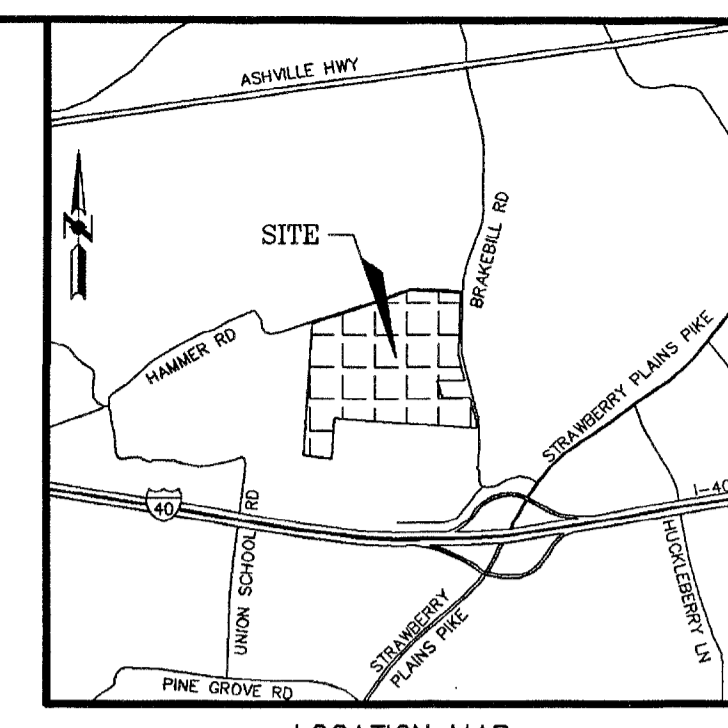
PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L88	S 56°42'42" E	2.74'
L89	S 78°46'32" E	26.72'
L90	S 78°46'32" E	26.72'
L91	S 85°09'48" E	27.99'
L92	S 54°36'55" E	1.41'
L93	S 73°00'56" E	28.98'
L94	S 85°09'48" E	28.60'
L95	S 54°36'55" E	6.87'
L96	S 85°09'48" E	12.92'
L97	N 76°15'45" E	21.86'



20' STORM DRAINAGE EASEMENT LINE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
EC1	25.00'	14.75'	14.53'	S 08°47'14" W
EC2	50.00'	2.66'	2.66'	N 60°35'43" E
EC3	175.00'	17.73'	17.72'	N 52°50'28" W



10308 Harbin Valley Road
 Knoxville, Tennessee 37932
 Phone (615) 692-4090
 Facsimile (615) 692-4091

BENCHMARK ASSOCIATES, INC.
 Land Planners & Land Surveyors

FINAL PLAT OF STRAWBERRY HILLS SUBDIVISION, PHASE 1
 BRAKELILL ROAD
 KNOXVILLE, TENNESSEE 37924

DATE: 17 JUNE 2022
 SCALE: 1" = 60'
 DRAWN BY: LGAS
 FILE NAME: 21267-RESUB-REV
 BM PROJECT NO.: 21267

FINAL PLAT
 2 of 4

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION
 (I, We), the undersigned owner(s) of the property shown hereon, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed Name: Maverick Development Group, Inc.
 Signature(s): [Signature] Date: 8/3/22

Owner(s) Printed Name: RP Homes, LLC
 Signature(s): [Signature] Date: 8/3/22

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: Gregory A. McQuinn
 Tennessee License No. 1501 Date: 02 AUGUST 2007

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY
 I hereby certify that this is a category 1 survey in accordance with the provisions of the unadvised survey is not less than 1:10,000. This survey was prepared in compliance with the current edition of the Manual of Professional Practice of the Board of Examiners for Land Surveyors-Standard of Practice for Land Surveyors.

Registered Land Surveyor: Gregory A. McQuinn
 Tennessee License No. 1501 Date: 02 AUGUST 2007

CERTIFICATION OF NO RECORDED EASEMENTS
 This is to certify that there are no known recorded drainage or utility easements on lot line(s) being eliminated on this subdivision plat.

Registered Land Surveyor: Gregory A. McQuinn
 Tennessee License No. 1501 Date: 02 AUGUST 2007

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISIONS
 This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.

KUB
 Utility Provider Authorized Signatory: [Signature] Date: 08/04/2022

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISIONS
 This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.

KUB
 Utility Provider Authorized Signatory: [Signature] Date: 08/04/2022

TAXES AND ASSESSMENTS
 This is to certify that all property taxes and assessments due on this property have been paid.

Knox County Tax Assessor: [Signature] Date: 09/21/2022

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: RP up to 9 duplex
 Date: 9/21/22 By: [Signature]

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
 The Knox County Department of Engineering and Public Works hereby approves this plat on this the 31st day of September, 2022.

Engineering Director: Jim Snowden
 Signature: [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: [Signature] Date: 9/21/2022
 Dept: EPW Title: Engineer

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 31st day of September, 2022.

Signed: [Signature] Date: 9/21/2022
 Dept: EPW Title: Engineer

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 Administrative Rules of the Planning Commission and other applicable regulations.

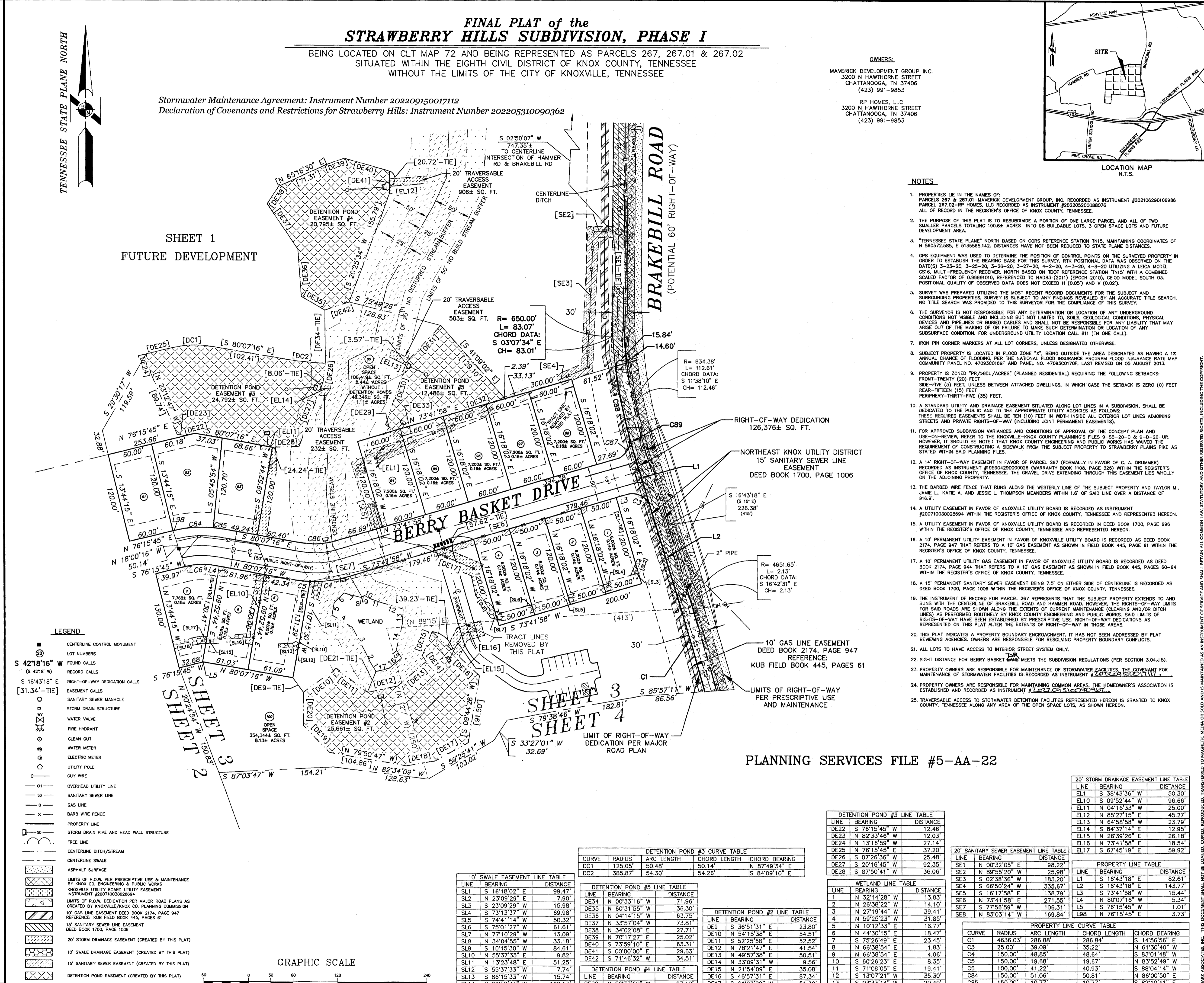
Signed: [Signature] Date: 9/21/2022

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. Pursuant to Section 13-3-405 of the Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute an effect on the part of the City of Knoxville of Knox County of the dedication of any street or other ground upon the plat.

Signature: [Signature] Date: 9/21/2022

COUNTERSIGNED
 KNOX COUNTY PROPERTY ASSESSOR
 SEP 21 2022
 BY: [Signature]

REVISION DATE DESCRIPTION
 08/02/2022 ADDRESS NEW OWNER & PARCEL INFORMATION



BENCHMARK ASSOCIATES, INC.
 Land Surveyors
 Land Planners

10308 Hardin Valley Road
 Knoxville, Tennessee 37932
 Phone (615) 652-4090
 Facsimile (615) 652-4091

FINAL PLAT OF STRAWBERRY HILLS SUBDIVISION, PHASE I
 BRAKEBILL ROAD
 KNOXVILLE, TENNESSEE 37924

DATE: 17 JUNE 2022
 SCALE: 1" = 60' LGAS
 DRAWN BY: 21267-RESUB-REV
 BM PROJECT NO: 21267

FINAL PLAT
 SHEET 3 of 4

© 2022 BENCHMARK ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE LOANED, COPIED, REPRODUCED, TRANSMITTED OR IN ANY MANNER DISSEMINATED WITHOUT THE WRITTEN CONSENT OF BENCHMARK ASSOCIATES, INC.

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(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 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 easements as shown on this plat.

Owner(s) Printed Name: Maverick Development Group, Inc.
 Signature(s): [Signature] Date: 8/3/22

Owner(s) Printed Name: RP Homes, LLC
 Signature(s): [Signature] Date: 8/3/22

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: Bonnie A. Moore
 Tennessee License No. 1501 Date: 07/24/2022

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I hereby certify that this is a category 1 section of the unadjusted survey is not less than 1:10,000 and that the survey was prepared in compliance with the current edition of the Code of Practice of the Board of Examiners for Land Surveyors-Standards of Practice for the State of Tennessee.

Registered Land Surveyor: Bonnie A. Moore
 Tennessee License No. 1501 Date: 07/24/2022

CERTIFICATION OF NO RECORDED EASEMENTS

This is to certify that there are no known recorded drainage or utility easements on lot level(s) being eliminated on this subdivision plat.

Registered Land Surveyor: Bonnie A. Moore
 Tennessee License No. 1501 Date: 07/24/2022

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISIONS

This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.

KUB: 08/04/2022
 Utility Provider: Authorized Signature Date: 08/04/2022

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISIONS

This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.

KUB: 08/04/2022
 Utility Provider: Authorized Signature Date: 08/04/2022

TAXES AND ASSESSMENTS

This is to certify that all property taxes and assessments due on this property have been paid.

Knox County T-Usee: [Signature] Date: 09/21/2022

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: PR up to 9 du/ac
 Date: 9/21/22 By: [Signature]

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

The Knox County Department of Engineering and Public Works hereby approves this plat on this the 21st day of September, 2022.

Engineering Director: Jim Snowden
 Signature: [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.

Signature: [Signature] Date: 9/21/2022
 Dept: EPW Title: Engineer

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 distribution of all stormwater facilities as shown on the stormwater plans which were approved the 21st day of September, 2022.

Signature: [Signature] Date: 9/21/2022
 Dept: EPW Title: Engineer

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 Administrative Rules of the Planning Commission and other regulations.

Signature: [Signature] Date: 9/21/2022

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 13-405 of the Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute effect of acceptance by the City of Knoxville of Knox County of the dedication of any street or other ground upon this plat.

Signature: [Signature] Date: 9/21/2022

FINAL PLAT of the STRAWBERRY HILLS SUBDIVISION, PHASE I

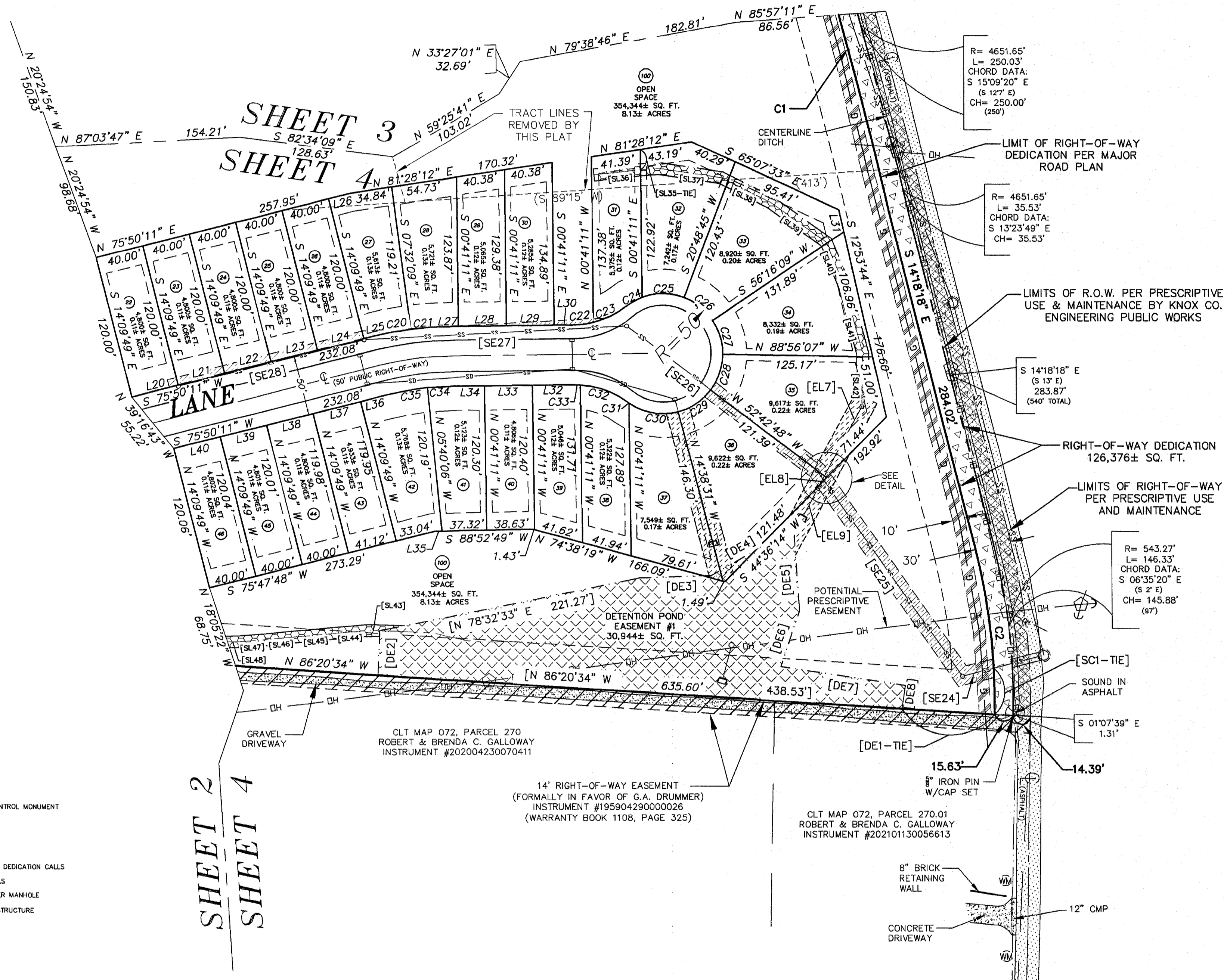
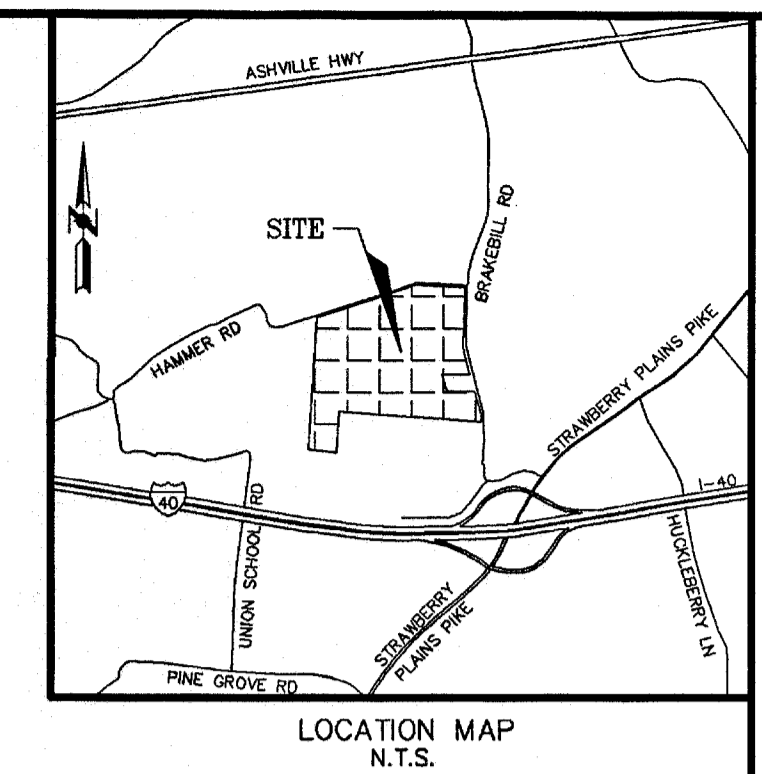
BEING LOCATED ON CLT MAP 72 AND BEING REPRESENTED AS PARCELS 267, 267.01 & 267.02
SITUATED WITHIN THE EIGHTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE
WITHOUT THE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE

Stormwater Maintenance Agreement: Instrument Number 20220915001712
 Declaration of Covenants and Restrictions for Strawberry Hills: Instrument Number 202205310090362

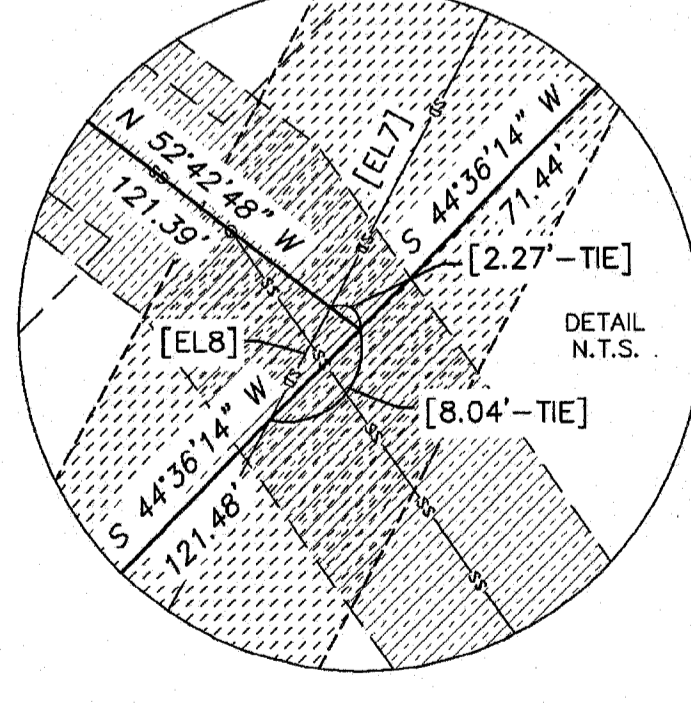
OWNERS:

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

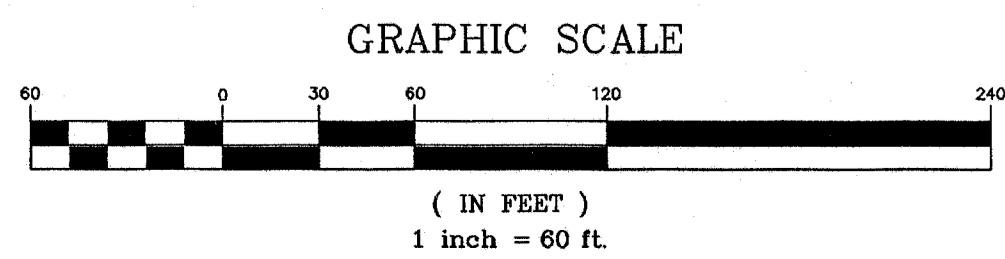
RP HOMES, LLC
 3200 N HAWTHORNE STREET
 CHATTANOOGA, TN 37406
 (423) 991-9853



- NOTES**
- PROPERTIES LIE IN THE NAMES OF PARCELS 267 & 267.01-MAVERICK DEVELOPMENT GROUP, INC. RECORDED AS INSTRUMENT #20210629010986 PARCEL 267.02-RP HOMES, LLC RECORDED AS INSTRUMENT #20220520088076 ALL OF RECORD IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
 - THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE A PORTION OF ONE LARGE PARCEL AND ALL OF THE SMALLER PARCELS TOTALING 100.63 ACRES INTO 98 BUILDABLE LOTS, 3 OPEN SPACE LOTS AND FUTURE DEVELOPMENT AREA.
 - "TENNESSEE STATE PLANE" NORTH BASED ON CORS REFERENCE STATION TN15, MAINTAINING COORDINATES OF N 560572.585, E 5135585.142. 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 THE SURVEY. RTK POSITIONAL DATA WAS OBSERVED ON THE DATE(S) 3-23-20, 3-25-20, 3-26-20, 3-27-20, 4-2-20, 4-3-20, 4-8-20 UTILIZING A LEICA MODEL GS16, MULTI-FREQUENCY RECEIVER, NORTH BASED ON TDOT REFERENCE STATION "TN15" WITH A COMBINED SCALD FACTOR OF 0.99991010, REFERENCED TO NAD83 (2011) (EPOCH 2010), GEOID MODEL SOUTH 03. POSITIONAL QUALITY OF OBSERVED DATA DOES NOT EXCEED H (0.05") AND V (0.02").
 - SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDINGS REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPLIANCE OF THIS SURVEY.
 - THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 811 (TN ONE CALL).
 - IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.
 - SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", BEING OUTSIDE THE AREA DESIGNATED AS HAVING A 1% ANNUAL CHANCE OF FLOODING, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47093C01070F, LAST REVISED ON 06 AUGUST 2013.
 - PROPERTY IS ZONED "PR/360U/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 EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS).
 - 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 3-30-20-C & 3-30-20-JR. 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.
 - 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 TAYLOR M. JAMES L., KATIE A. AND JESSE L. THOMPSON MEANDERS WITHIN 1.6' OF SAID LINE OVER A DISTANCE OF 916.3'.
 - 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 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.
 - 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 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.
 - 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 PRESRIPTIVE USE. RIGHTS-OF-WAY DEDICATIONS AS REPRESENTED ON THIS PLAT ALTER THE EXTENTS OF RIGHTS-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 ONLY.
 - SIGHT DISTANCE FOR BERRY BASKET HOME MEETS THE SUBDIVISION REGULATIONS (PER SECTION 3.04.1.5).
 - PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #1672950001177 WITHIN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
 - PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE HOMEOWNER'S ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT #10720530000342.
 - TRAVERSABLE ACCESS TO STORMWATER DETENTION FACILITIES REPRESENTED HEREON IS GRANTED TO KNOX COUNTY, TENNESSEE ALONG ANY AREA OF THE OPEN SPACE LOTS, AS SHOWN HEREON.



PLANNING SERVICES FILE #5-AA-22



PROPERTY LINE CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	4636.03'	286.88'	S 14°56'56" E
C2	527.67'	142.74'	S 06°33'20" E
C20	275.00'	31.81'	N 79°09'01" E
C21	275.00'	32.88'	N 85°53'21" E
C22	75.00'	17.49'	N 82°38'01" E
C23	75.00'	30.77'	N 64°11'58" E
C24	50.00'	15.18'	N 61°08'27" E
C25	50.00'	35.76'	S 09°40'29" E
C26	50.00'	30.94'	S 51°27'33" E
C27	50.00'	30.36'	S 19°19'59" E
C28	50.00'	31.61'	S 19°10'33" W
C29	50.00'	33.22'	S 56°19'21" W
C30	50.00'	43.32'	N 81°49'23" W
C31	50.00'	1.04'	N 54°24'37" W
C32	75.00'	42.72'	42.15'
C33	75.00'	5.54'	N 88°34'14" W
C34	225.00'	19.56'	S 86°49'21" W
C35	225.00'	33.36'	S 80°05'03" W

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L20	N 75°50'11" E	40.00'
L21	N 75°50'11" E	40.00'
L22	N 75°50'11" E	40.00'
L23	N 75°50'11" E	40.00'
L24	N 75°50'11" E	40.00'
L25	N 75°50'11" E	8.19'
L26	N 75°50'11" E	19.92'
L27	N 89°18'49" E	7.20'
L28	N 89°18'49" E	40.00'
L29	N 89°18'49" E	40.00'
L30	N 89°18'49" E	15.48'
L31	N 12°53'44" E	18.64'
L32	N 89°18'49" W	34.47'
L33	N 89°18'49" W	40.00'
L34	N 89°18'49" W	28.22'
L35	N 88°52'49" W	6.24'
L36	N 75°50'11" W	23.64'
L37	N 75°50'11" W	41.12'
L38	N 75°50'11" W	40.00'
L39	N 75°50'11" W	40.00'
L40	N 75°50'11" W	40.00'

20' STORM DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL7	S 28°24'25" W	66.12'
EL8	S 28°24'25" W	8.07'
EL9	S 28°24'25" W	29.68'

DETECTION POND EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
DE1	N 86°20'34" W	77.83'
DE2	N 02°43'36" E	37.43'
DE3	N 86°06'58" E	60.24'
DE4	N 60°48'48" E	79.17'
DE5	S 03°50'55" E	67.86'
DE6	S 18°26'22" W	50.09'
DE7	S 81°32'13" E	105.11'
DE8	S 08°51'59" W	19.44'

10' SWALE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SL35	S 00°41'11" W	17.14'
SL36	S 83°46'19" W	34.16'
SL37	S 81°27'51" E	52.08'
SL38	S 63°46'03" E	46.32'
SL39	S 54°29'52" E	56.98'
SL40	S 22°31'01" E	41.81'
SL41	S 14°44'04" E	56.69'
SL42	S 01°30'51" W	40.82'
SL43	N 88°48'53" W	11.20'
SL44	S 84°55'56" W	27.99'
SL45	S 84°34'35" W	28.90'
SL46	S 84°29'57" W	28.78'
SL47	S 85°36'15" W	20.45'
SL48	S 88°29'35" W	22.63'

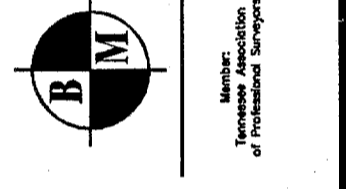
20' SANITARY SEWER EASEMENT CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
SC1	527.67'	38.38'	N 00°53'24" W

REVISION	DATE	DESCRIPTION
1	08/02/2022	ADDRESS NEW OWNER & PARCEL INFORMATION

COUNTERSIGNED
 KNOX COUNTY PROPERTY ASSESSOR
 SEP 21 2022
 BY: [Signature]

10308 Hardin Valley Road
 Knoxville, Tennessee 37922
 Phone (865) 692-4090
 Facsimile (865) 692-4091

BENCHMARK ASSOCIATES, INC.
 Land Surveyors



**FINAL PLAT OF
STRAWBERRY HILLS SUBDIVISION, PHASE I**
 BRAKEBILL ROAD
 KNOXVILLE, TENNESSEE 37924

DATE: 17 JUNE 2022
 DRAWN BY: 11-591
 FILE NAME: 21267-RESUB-REV
 BM PROJECT NO.: 21267

FINAL PLAT