

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION  
 (I, WE, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADMIT THIS AS (A), (S), (D), (S), (D) PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT (I, WE AND THE OWNERS) IN THE SAMPLE OF THE PROPERTY, AND AS PROPERTY OWNERS HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAN.

OWNERS: ALEKSANDR & DANA BOTEZAT  
 PRINTED NAME: ALEKSANDR & DANA BOTEZAT  
 SIGNATURE: *Dana Botezat*  
 DATE: 1-26-23

OWNER(S): ELITE CONSTRUCTION, LLC  
 INSTR. # 200902230051977  
 INSTR. # 202208300013831  
 'DEBUSK FAMILY PARTNERSHIP S/O'  
 INSTR. # 200706180103407  
 AGRICULTURE ZONE

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.  
 SIGNED: *Joshua McGee* DATE: 01/12/2023  
 KNOX COUNTY TREASURER

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 THESE REGULATIONS.  
 SIGNED: *Dana Hall* DATE: 2/23/2023

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISION  
 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: *Sanjiv* DATE: 01/12/2023  
 AUTHORIZED SIGNATURE FOR UTILITY

ZONING SHOWN ON OFFICIAL MAP: PR < 3.5 DUAC  
 BY: *Wendy* DATE: 2/23/2023

CERTIFICATION BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS  
 KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS  
 APPROVES THIS PLAN ON THIS 23RD DAY OF February, 2023.  
 Amanda Puskey for Jim Swann, Director

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISION  
 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: *Sanjiv* DATE: 01/12/2023  
 AUTHORIZED SIGNATURE FOR UTILITY

CERTIFICATION OF FINAL PLAN - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.  
 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 PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO THE BEST PRACTICES OF SURVEYING AND TO ALL APPLICABLE RULES OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN TITLED, RECORDED AND SEALED IN A REPORT FILED WITH THE PLANNING COMMISSION, OR FOR VARIANCES AND WAIVERS WHICH HAVE BEEN APPROVED AS DESCRIBED ON THE FINAL PLAN. THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS WERE IN PLACE ON THE 9th DAY OF January, 2023.  
 REGISTERED LAND SURVEYOR: *David R. Hall*  
 TENNESSEE LICENSE NO. 2595, DATE: 1-9-23

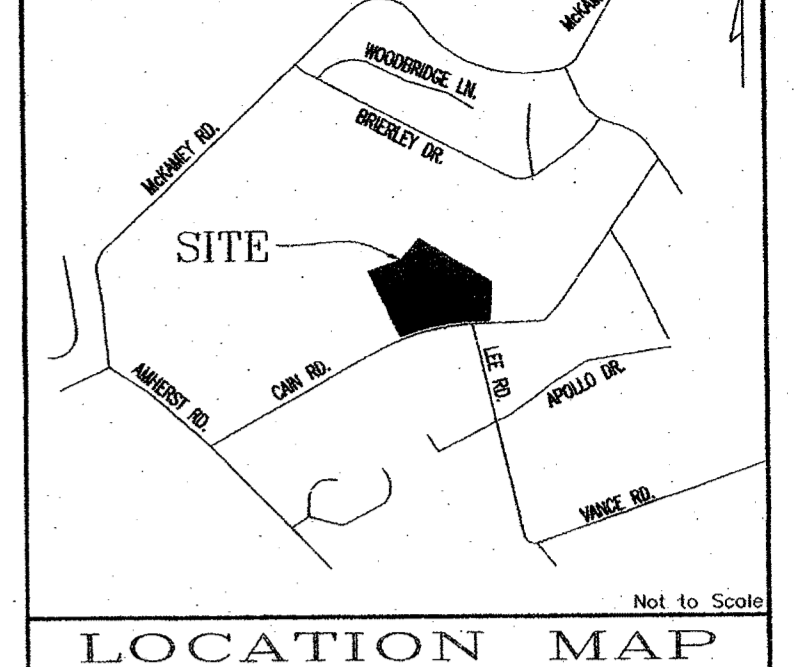
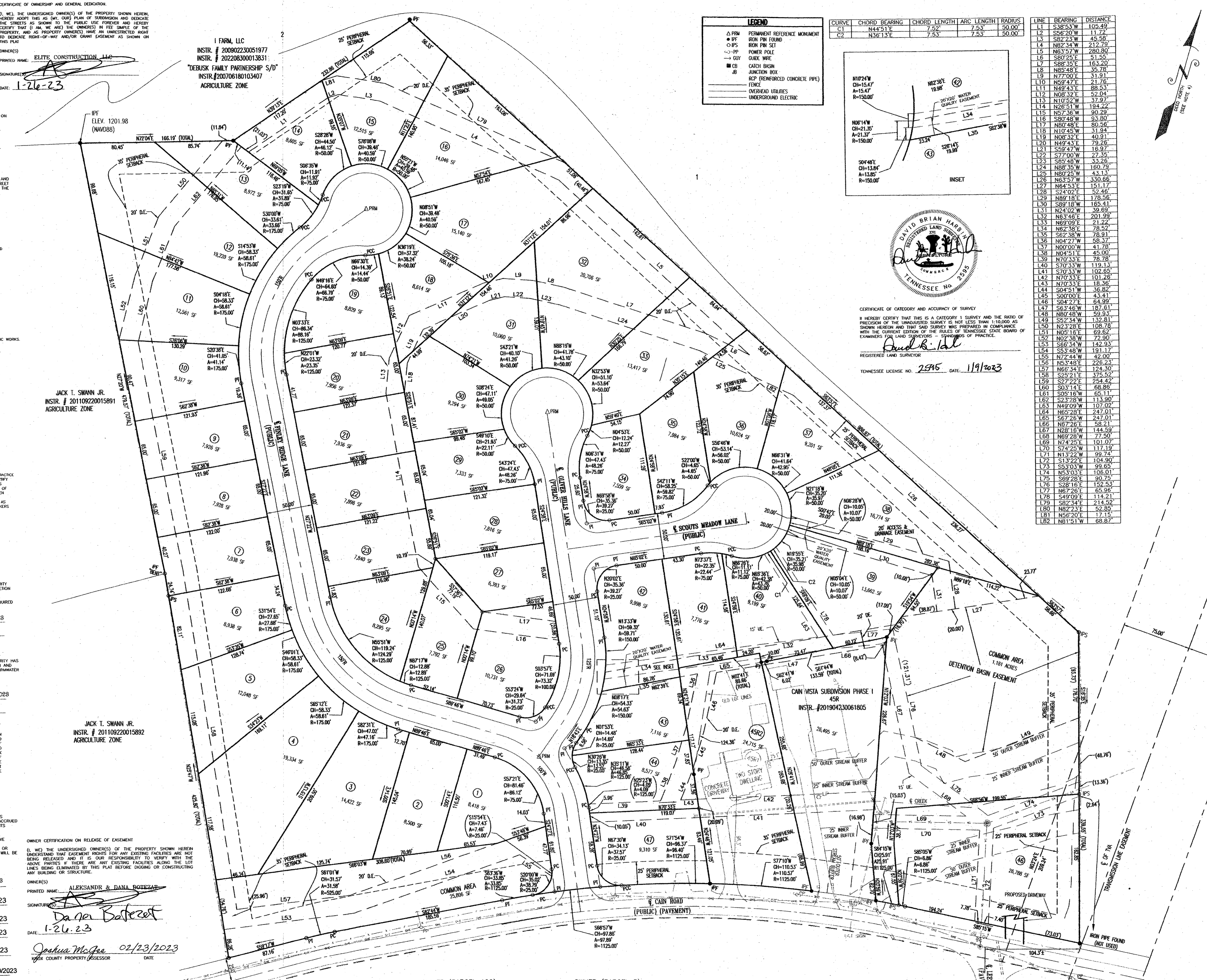
GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS.  
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION OF ALL STREETS AND RELATED IMPROVEMENTS INCLUDING INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS IN THIS SUBDIVISION IN ACCORDANCE WITH RECORDED STANDARDS AND SPECIFICATIONS.  
 SIGNED: *Amanda Puskey* DATE: 2/23/2023  
 DEPARTMENT: 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.  
 SIGNED: *Amanda Puskey* DATE: 2/23/2023  
 DEPARTMENT: EPW TITLE: Engineer

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAN  
 THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAN, AND THAT THE RECORD OF THIS PLAN IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS. PURSUANT TO SECTION 13-2-402 OF THE TENNESSEE CODE, APPROVED FOR RECORDING IN THE OFFICE OF THE PLANNING COMMISSION SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE CITY OF KNOXVILLE OR KNOX COUNTY OF THE DEDICATION OF ANY STREET OR OTHER IMPROVEMENT UPON THE PLAN.  
 SIGNED: *Amanda Puskey* DATE: 2/23/2023 EK

COUNTY - RELEASE OF EASEMENTS  
 EXCEPT AS NOTED OR SHOWN ON THIS PLAN, THE FOLLOWING PARTIES HEREBY CONSENT TO THE RELEASE OF ALL RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT IN THE UTILITY AND DRAINAGE EASEMENTS ALONG THE ORIGINAL LOT LINES ELIMINATED BY THIS PLAN.  
 THE FOLLOWING PARTIES DO NOT RELEASE ANY RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT WHERE THERE ARE EXISTING FACILITIES WITHIN THE PREVIOUSLY ESTABLISHED EASEMENT, WHETHER OR NOT SHOWN ON THIS PLAN. ANY RELEASE OF RIGHTS SHALL BE MADE BY THE ABOVE PARTIES IF THERE ARE ANY EXISTING FACILITIES ALONG THE LOT LINES, BEING ELIMINATED BY THIS PLAN BEFORE DOING OR CONSTRUCTING ANY BUILDING OR STRUCTURE.  
 OWNER(S): ALEKSANDR & DANA BOTEZAT  
 PRINTED NAME: ALEKSANDR & DANA BOTEZAT  
 SIGNATURE: *Dana Botezat*  
 DATE: 1-26-23  
 Joshua McGee 02/23/2023  
 KNOX COUNTY PROPERTY ASSESSOR

KNOX COUNTY DEPARTMENT OF ENGINEERING  
 KUB (WATER): *Sanjiv* DATE: 01/12/2023  
 KUB (SEWER): *Sanjiv* DATE: 01/12/2023  
 KUB (ELECTRIC): *Sanjiv* DATE: 01/12/2023  
 KUB (GAS): *Sanjiv* DATE: 01/12/2023  
 BELLSOUTH (TELEPHONE): James Atkins - AT&T TN DATE: 01/10/2023  
 COMCAST (CABLE TV): Michelle Moore DATE: 01/10/2023



- NOTES:**
- IRON PINS FOUND (PPF) SHOWN ON PLAN. ALL OTHERS SET BY BRIMPK, UNLESS NOTED OTHERWISE ON PLAN.
  - 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS. 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS AS SHOWN.
  - SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
  - NORTH IS BASED ON REFERENCE DEED (DEED BOOK 1679, PAGE 211).
  - THIS PROPERTY IS ZONED PR (<3.5 DU/ACR).
  - THIS SUBDIVISION CONTAINS 7.70 ACRES AND IS SUBDIVIDED INTO 47 LOTS, 2 COMMON AREAS, AND PUBLIC RIGHT-OF-WAY.
  - BUILDING SETBACK LINES WILL BE AS FOLLOWS:  
FRONT: 20'  
SIDES: 5'  
REAR: 15' (UNLESS CONTROLLED BY A 35'/25' PERIPHERAL SETBACK - SEE MAP FOR LOCATIONS).
  - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT AND USE ON REVIEW PLAN, REFER TO THE KNOXVILLE/KNOX COUNTY PLANNING FILES 5-F-18-UR, 4-50-19-C, 5-36-18-C, & 4-6-19-UR.
  - THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR. # 20220216005024.
  - PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THEIR PROPERTY. THE COVENANTS FOR MAINTAINING STORMWATER FACILITIES ARE RECORDED AS INSTR. # 20220216005024.
  - CONSTRUCTION STORM WATER DISCHARGE PERMIT NUMBER IS TN01335574.
  - DRIVEWAY ON LOT 46 MUST BE LOCATED AT THE LOCATION SHOWN ON THIS PLAN.
  - NO BUILDINGS OR STRUCTURES ARE ALLOWED WITHIN THE TVA POWERLINE EASEMENT WITHOUT PRIOR TVA CONSENT.
  - ALL LOTS WILL HAVE VEHICULAR ACCESS TO THE INTERIOR ROAD SYSTEM ONLY (WITH THE EXCEPTION OF LOTS 45&2 & 46).

**Nick McBride**  
 Register of Deeds  
 Knox County

202302230064600

FINAL PLAN  
 OF  
 CAIN VISTA SUBDIVISION  
 PHASE 2 &  
 RESUBDIVISION LOT 45R1  
 CAIN VISTA PHASE 1

TAX MAP 92, PARCEL 102  
 TAX MAP 92KK, PARCEL 3  
 DISTRICT 6, KNOX COUNTY, TENNESSEE

SCALE: 1" = 50'  
 DATE: 1/9/2023  
 50' 25' 0' 50' 100'

BATSON, HIMES, NORVELL & POE  
 REGISTERED ENGINEERS & LAND SURVEYORS  
 4334 PAPERMILL DRIVE  
 KNOXVILLE, TENNESSEE 37909  
 PHONE (865) 588-6472  
 FAX (865) 588-6473  
 emh@bhn-p.com

10-CC-21

OWNER (PARCEL 102)  
 ELITE CONSTRUCTION, LLC  
 4317 BALL CAMP PIKE  
 KNOXVILLE, TN 37921  
 PHONE: (865) 313-5695

OWNER (PARCEL 3)  
 ALEKSANDR & DANA BOTEZAT  
 5101 CAIN RD  
 KNOXVILLE, TN 37921  
 PHONE: (865) 313-5695

DEED REFERENCES: INSTR. #202108260016389 (PARCEL 102)  
 INSTR. #201310290027445 (PARCEL 3)  
 PLAT REFERENCE: INSTR. #201904230061805