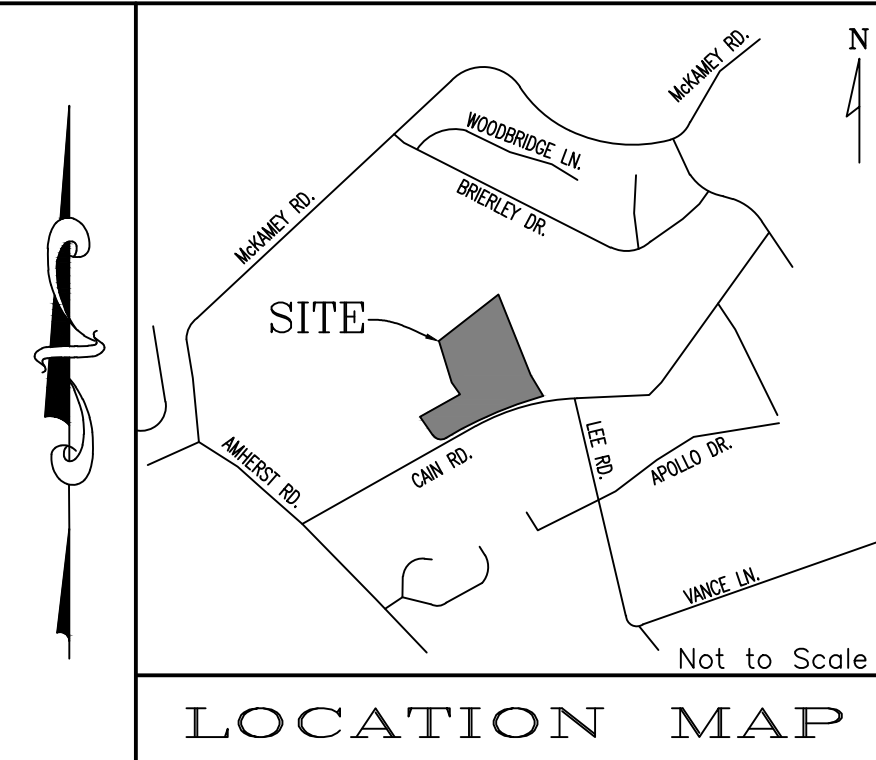




NOTES:

1. IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
2. 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 WHERE BUILDINGS PERMIT, PLUS OTHER EASEMENTS AS SHOWN.
3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
4. THIS PROPERTY IS ZONED PR.
5. THE PURPOSE OF THIS USE ON REVIEW IS TO CREATE TWO ADDITIONAL LOTS FROM THE PREVIOUSLY APPROVED CANT VISTA SUBDIVISION. LOT 45 WILL BE DIVIDED INTO 2 LOTS AND THE COMMON AREA IS CONVERTED INTO LOT 47. THE ENTIRE DEVELOPMENT CONTAINS 16.43 ACRES AND IS SUBDIVIDED INTO 48 SINGLE FAMILY DETACHED LOTS AND 1 COMMON AREA.
6. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
 FRONT.....20'
 SIDES.....5'
 REAR.....15'

4-SD-19-C
4-G-19-UR
Revised: 3/25/2019

CLT MAP 92 PART OF PARCEL 1.02
DISTRICT 5, KNOX COUNTY, TENNESSEE

SCALE: 1" = 50' 02/22/19

50 25 0 50 100



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

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

REFERENCE PLAT: 201811280033022
REFERENCE DEED: 201402060046507

25077-2-C

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
□	PERMANENT REFERENCE MONUMENT
—	POINT OF CURVE
PT	POINT OF TANGENT
PI	POINT OF INTERSECT
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
CA	COMMON AREA
■	CATCH BASIN
□	JUNCTION BOX
—	DRAINAGE EASEMENT
=====	DRAINAGE PIPE (PROPOSED)
— — — — —	PERIPHERAL SETBACK
— — — — —	ROADWAY CENTERLINE
==	ZONING
—x—	FENCE