



February 20<sup>th</sup>,2025

Sharon Duncan, Chairman  
Kingsport Regional Planning Commission  
415 Broad Street  
Kingsport, TN 37660

Chairman Duncan:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

1. St. Andrews Garth Phase 3
2. 5835 Chestnut Ridge
3. 5525 Shawnee Drive
4. Arbor Townhomes

Sincerely,

Ken Weems, AICP  
Planning Manager  
C: Kingsport Regional Planning Commission

Sheena Tinsley, Register  
Sullivan County  
Rec #: 369471 Instrument #: 25000999  
Rec'd: 15.00 Recorded  
State: 0.00 1/21/2025 at 8:00 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P59  
Total: 17.00 PGS 544-544

Slide A-1789

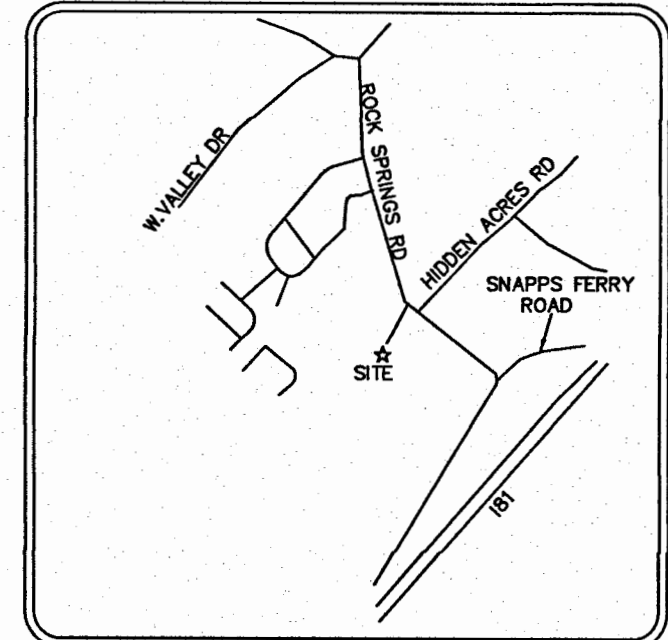
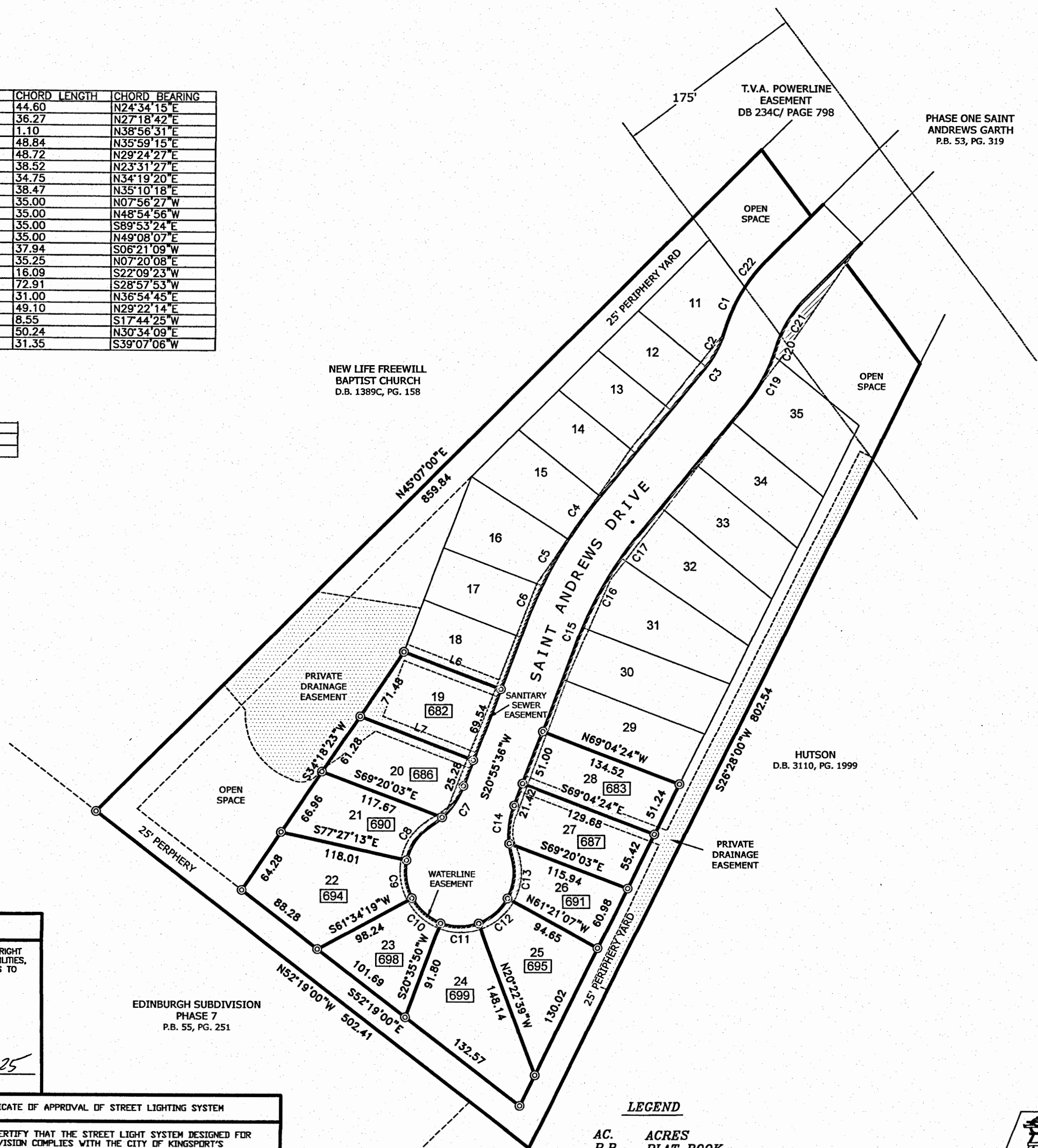
19	0.165 AC.
20	0.160 AC.
21	0.146 AC.
22	0.232 AC.
23	0.138 AC.
24	0.238 AC.
25	0.195 AC.
26	0.126 AC.
27	0.159 AC.
28	0.155 AC.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	150.00	44.76	44.60	N24°34'15"E
C2	92.63	36.51	36.27	N27°18'42"E
C3	92.63	1.10	1.10	N38°56'31"E
C4	425.00	48.87	48.84	N35°59'15"E
C5	425.00	48.75	48.72	N29°24'27"E
C6	425.00	38.53	38.52	N23°31'27"E
C7	75.00	35.07	34.75	N34°19'20"E
C8	50.00	39.49	38.47	N35°10'18"E
C9	50.00	35.76	35.00	N07°56'27"W
C10	50.00	35.76	35.00	N48°54'56"W
C11	50.00	35.76	35.00	S89°53'24"E
C12	50.00	35.76	35.00	N49°08'07"E
C13	50.00	38.91	37.94	S06°21'09"W
C14	75.00	35.58	35.25	N07°20'08"E
C15	375.00	16.10	16.09	S22°09'23"W
C16	375.00	73.03	72.91	S28°57'53"W
C17	375.00	31.01	31.00	N36°54'45"E
C19	142.63	49.35	49.10	N29°22'14"E
C20	142.63	8.55	8.55	S17°44'25"W
C21	100.00	50.78	50.24	N30°34'09"E
C22	150.00	31.41	31.35	S39°07'06"W

LINE	BEARING	DISTANCE
L6	N69°04'24"W	95.03
L7	S69°04'24"E	111.58

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED PD
- 3) 25' PERIPHERY YARD SETBACK ALONG THE OUTER BOUNDARY
- 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAPS 47163C0230D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 5) JOB NO. 19-11502
- 6) ACAD FILE 19-11502 TS DESIGN (S.A.G.).DWG
- 7) PERIMETER BOUNDARY TAKEN FROM REFERENCED DEED.
- 8) TAX MAP 119 PARCEL 15.20
- 9) DEED REFERENCE: D.B. 3310, PG. 1695.
- 10) PLAT REFERENCE: P.B. 53, PG. 319
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 13) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.



LOCATION MAP  
N.T.S.

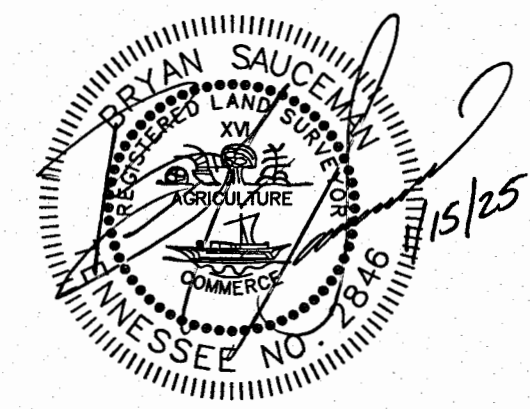


CERTIFICATE OF APPROVAL OF STREETS	GOVERNMENT AND UTILITY ACCESS
I HEREBY CERTIFY (C) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS DR, G) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED	THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHT OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET, UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.
<u>12 January</u> 20 25 CITY ENGINEER	<u>Todd Stevens</u> 1-15 20 25 OWNER

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM	CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS	CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM
I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.	I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSFORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSFORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.
<u>12 January</u> 20 25 KINGSFORT AUTHORIZING AGENT	<u>17 January</u> 20 25 KINGSFORT AUTHORIZING AGENT	_____ TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATE OF ACCURACY	MAINTENANCE OF COMMON OPEN SPACE	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN.	THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE DEDICATED TO FOR PUBLIC USE AT A LATER DATE, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAKE THE COMMON OPEN SPACE AND DRAINAGE FACILITIES FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY'S. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.	(C) I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ GENERAL PLANNING HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
<u>17 January</u> 20 25 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING	<u>1/15</u> 20 25 REGISTERED SURVEYOR	<u>Todd Stevens</u> 1-15-25 OWNER	<u>Todd Stevens</u> 1-15-25 OWNER	<u>1/17</u> 20 25 SECRETARY, KINGSFORT REGIONAL PLANNING COMMISSION

**LEGEND**  
AC. ACRES  
P.B. PLAT BOOK  
D.B. DEED BOOK  
PG PAGE  
[123] 911 ADDRESS  
N.T.S. NOT TO SCALE  
T.V.A. TENNESSEE VALLEY AUTHORITY



**ALLEY & ASSOCIATES, INC.**  
SURVEYORS  
422 E. MARKET STREET  
KINGSFORT, TENNESSEE 37660  
TELEPHONE (423) 392-8896  
E-MAIL: bsauceman@alleyassociates.com

FINAL PLAT

**SAINT ANDREWS GARTH PH. 3, LOTS 19-28**

**KINGSFORT REGIONAL PLANNING COMMISSION**

TOTAL ACRES 1.714 TOTAL LOTS 10  
ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER TODD STEVENS CIVIL DISTRICT 13TH  
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000

SCALE 1"=80'

TDEC

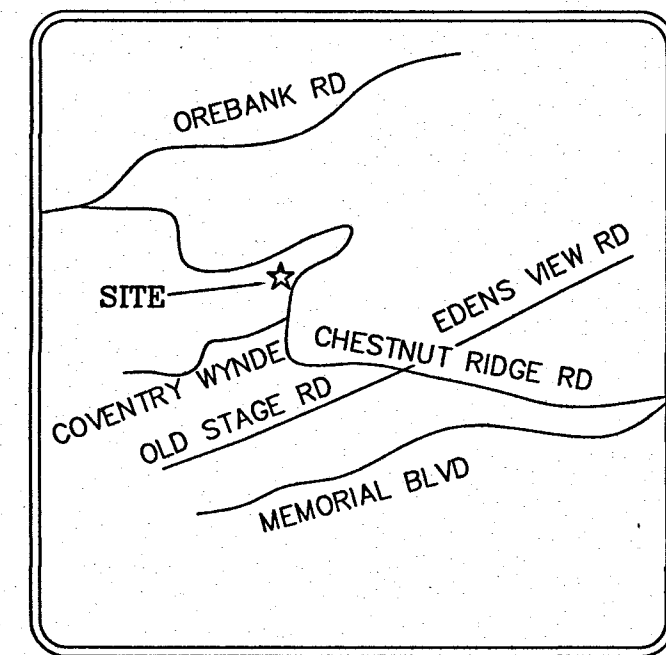
"Approval is hereby granted for lots SEE RESTRICTIONS defined as Lot 11, Coventry View & 1.02 Acres (Chestnut Ridge Road) in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. Any cutting, filling or alteration of the soil conditions may void this approval."

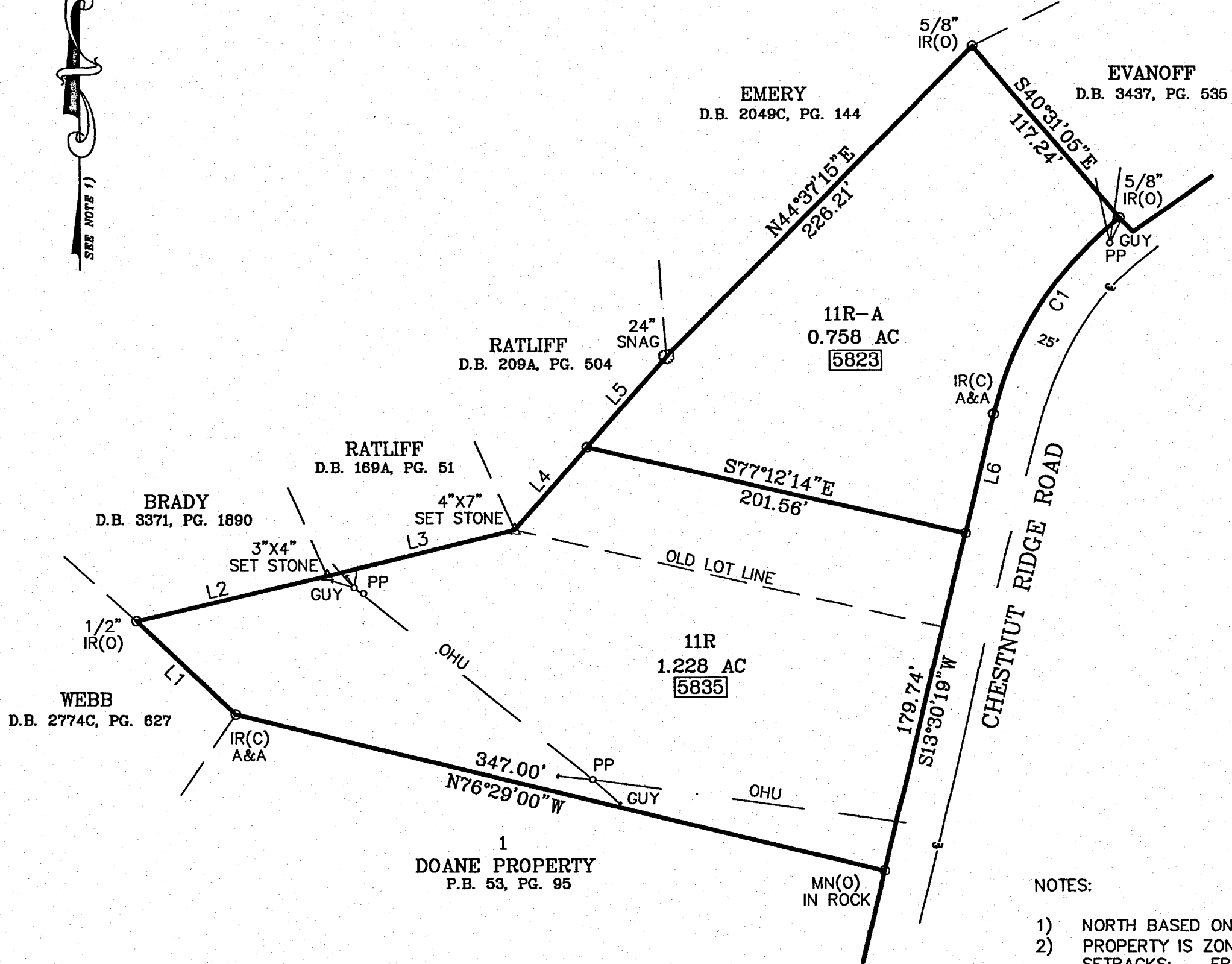
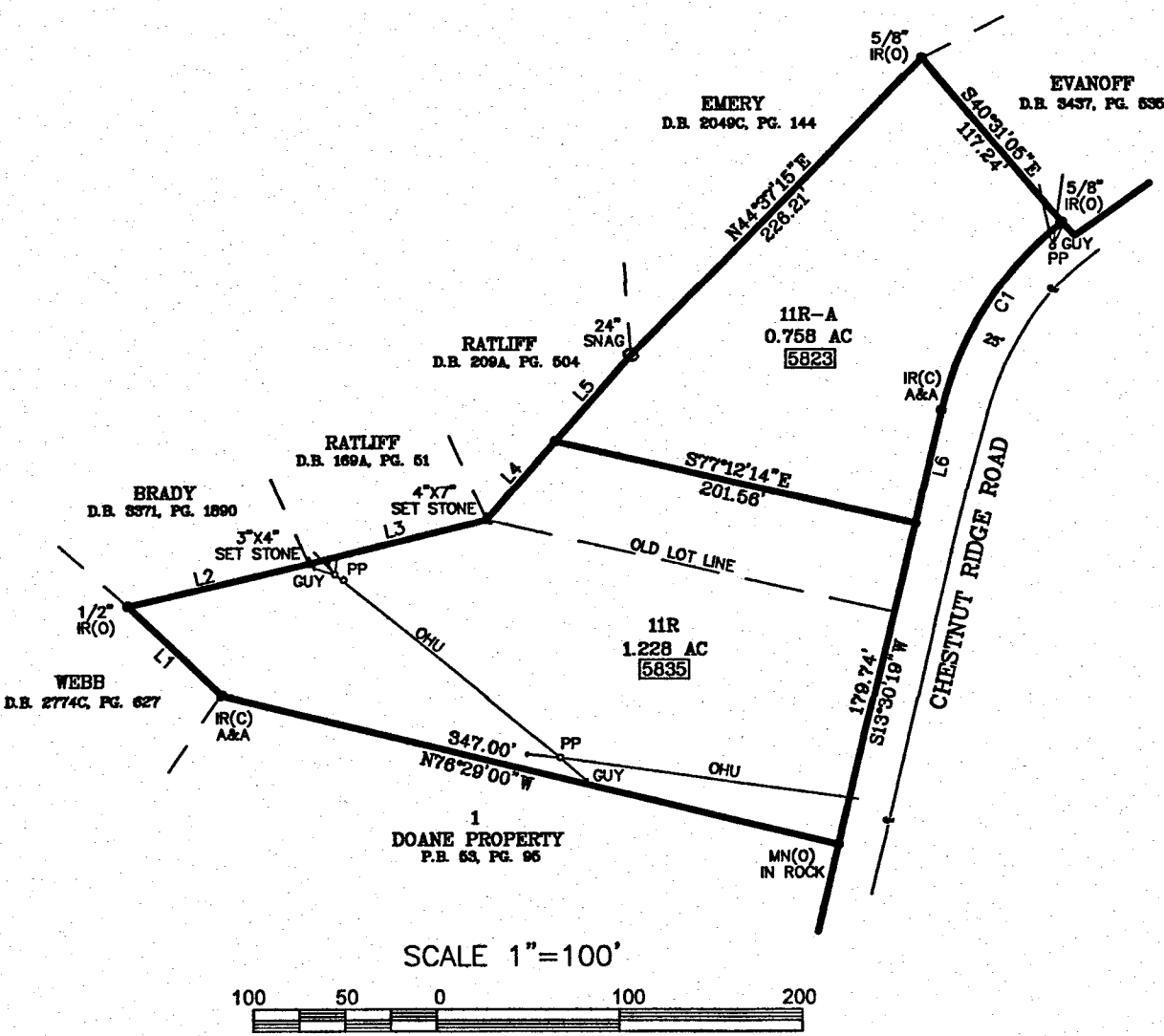
*[Signature]* Environmental Scientist  
 Date: 01/14/2025  
 Division of Water Resources

The following restrictions apply to the installation of a conventional subsurface sewage disposal system on this property:

- A.) A permit for the installation of the subsurface sewage disposal system must be obtained from the Tennessee Department of Environment and Conservation's Division of Water Resources before any construction begins.
- B.) Lot 11R has adequate suitable soil to install and duplicate a 3 (Three) bedroom conventional subsurface sewage disposal (SSD) system. A pump system may be required for approval.
- C.) Lot 11R-A has adequate suitable soil to install and duplicate a 2 (Two) bedroom conventional subsurface sewage disposal (SSD) system. A pump system may be required for approval.
- D.) Lots 11R & 11R-A have specific areas designated for the SSD system. House location, Storm Water Pollution Prevention Plans, construction of dwellings with large floor plans, irregular configurations, excavated basements, as well as topography of property may result in reduction of bedrooms and/or SSD system requiring to be pumped. Prior to construction the property owner needs to contact this office to insure proper house site location.
- E.) There shall be a 50-foot setback between all wells or springs and all SSD systems or duplication area.



LOCATION MAP  
N.T.S.



**LEGEND**

MN(O)	MAC NAIL (OLD)
IR(O)	IRON ROD (OLD)
IR(C)	IRON ROD (CAP)
OHU	OVERHEAD UTILITY
D.B.	DEED BOOK
PG.	PAGE
PP	POWER POLE
P.B.	PLAT BOOK
N.T.S.	NOT TO SCALE
AC.	ACRES
[723]	911 ADDRESS CENTERLINE
£	

LINE	BEARING	DISTANCE
L1	N46°38'52"W	70.46'
L2	N76°41'00"E	101.85'
L3	N76°15'23"E	100.07'
L4	N41°27'50"E	56.99'
L5	N41°27'50"E	62.76'
L6	S13°30'19"W	63.29'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	184.78'	123.41'	S32°37'06"W	121.12'

- NOTES:**
- 1) NORTH BASED ON N76°29'00"W PER P.B. 52, PG. 34.
  - 2) PROPERTY IS ZONED R-1  
 SETBACKS: FRONT: 30'  
 REAR: 30'  
 SIDE: 12'
  - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 4) JOB NO. 24-13640
  - 5) ACAD FILE 24-13640 ADDINGTON.DWG
  - 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
  - 7) TAX MAP 047, PARCELS 043.10 & 043.12
  - 8) DEED REFERENCES: D.B. 3543, PG. 1299 & D.B. 3619, PG. 540
  - 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
  - 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV. GPS POSITIONAL DATA WAS OBSERVED DECEMBER 10, 2024 UTILIZING TRIMBLE R780I RECEIVERS. GEOID18.
  - 11) THIS SURVEY WAS DONE WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
  - 12) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
  - 13) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
  - 14) 7.5' UTILITY & DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINES; 15' ALONG FRONT OF ALL LOTS.

RESUBDIVISION OF

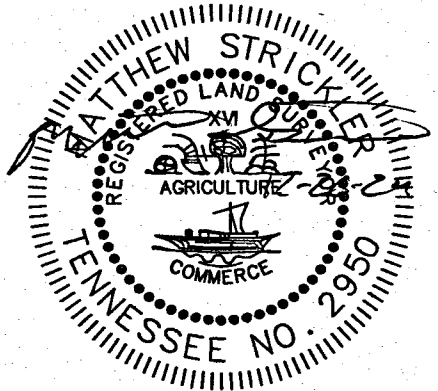
**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

12-26-2024  
*[Signature]*  
 REGISTERED SURVEYOR

Slide A-1791

Sheena Tinsley, Register  
 Sullivan County  
 Rec #: 369850 Instrument #: 25001493  
 Rec'd: 15.00 Recorded  
 State: 0.00 1/29/2025 at 1:50 PM  
 Clerk: 0.00 in Plat  
 Other: 2.00 P59  
 Total: 17.00 PGS 554-554



**ALLEY & ASSOCIATES, INC.**  
 SURVEYORS  
 422 E. MARKET STREET  
 KINGSFORT, TENNESSEE 37660  
 TELEPHONE (423) 392-8896  
 E-MAIL: mstrickler@alleyassociates.com

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

12-26-2024  
*[Signature]*  
 OWNER DATE

**CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS**

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

12-30-24  
*[Signature]*  
 DATE  
 KINGSFORT AUTHORIZING AGENT

**CERTIFICATE OF APPROVAL OF STREETS**

I HEREBY CERTIFY:

1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR
2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR
3. PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSFORT PLANNING COMMISSION.

12-26-2024  
*[Signature]*  
 DATE  
 AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT**

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

12/26  
*[Signature]*  
 DATE  
 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000.00 HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

1/28/25  
*[Signature]*  
 DATE  
 SECRETARY, KINGSFORT REGIONAL PLANNING COMMISSION

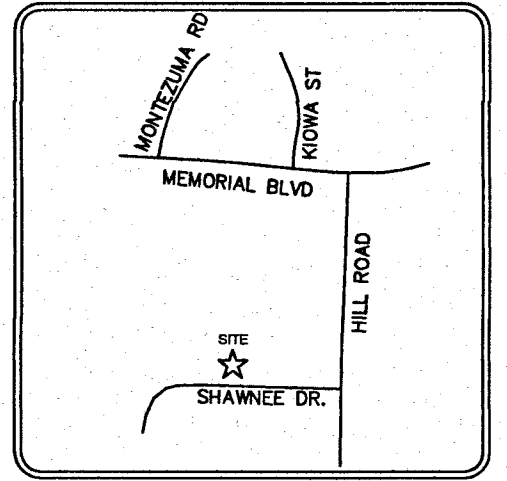
**LOT 11, COVENTRY VIEW & 1.02 ACRES**

**KINGSFORT REGIONAL PLANNING COMMISSION**

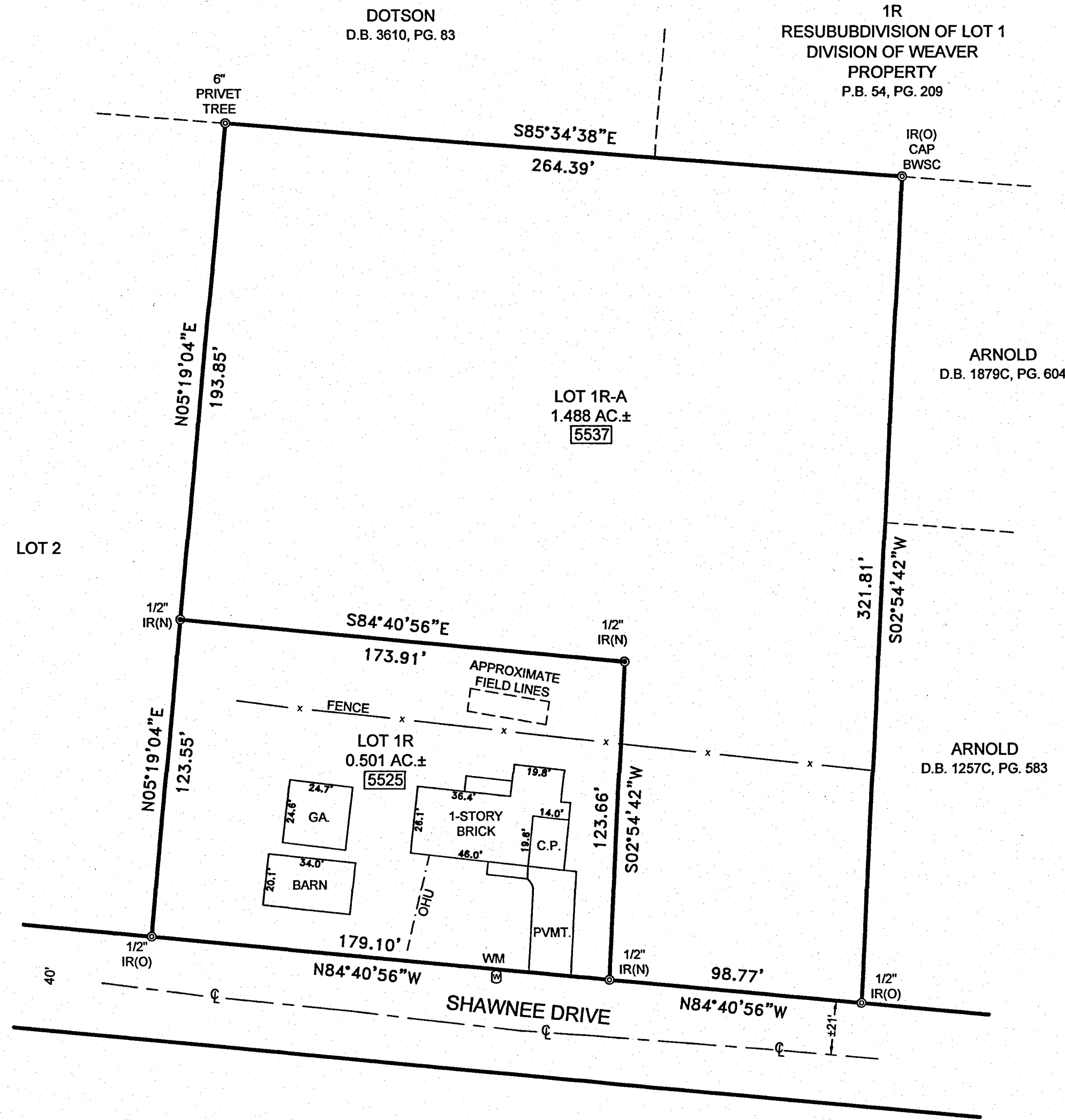
TOTAL ACRES	1.986	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	ADDINGTON	CIVIL DISTRICT	10TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000

SCALE 1"=60'





LOCATION MAP  
N.T.S.



Slide A-1791

Sheena Tinsley, Register	
Sullivan County	
Rec #: 369967	Instrument #: 25001652
Rec'd: 15.00	Recorded
State: 0.00	1/30/2025 at 1:01 PM
Class: 0.00	in Plat
Other: 2.00	P59
Total: 17.00	PGS 555-555

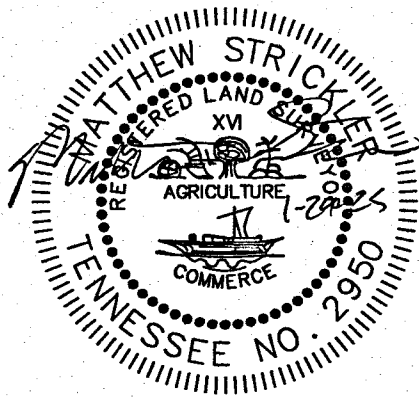
Certificate of Existing Septic System:

- I hereby certify the tract(s) and/or lot(s) with existing dwelling(s) contain a separate, properly functioning septic system and that the septic tank, field bed lines, and duplication area with each system are located entirely within each lot with no signs of failure.
- I hereby further certify that the existing septic systems are permitted by the Tennessee Department of Environment & Conservation with permit on file.  
Name on TDEC Permit: \_\_\_\_\_ Date of Permit: \_\_\_\_\_
- Or: the existing dwellings predate the permitting process from TDEC and predate the adoption of the Sullivan County Subdivision Regulations of 1951. Year of dwelling(s): \_\_\_\_\_

Owner(s) Signature: Wendy Bowery Date: 1-29-25

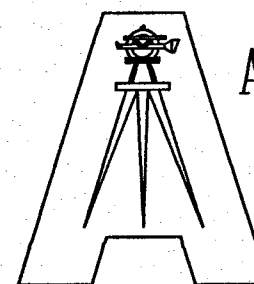
LEGEND

- IR(O) IRON ROD, OLD
- IR(N) IRON ROD, NEW
- D.B. DEED BOOK
- PG PAGE
- PB PLAT BOOK
- AC ACRES
- N.T.S. NOT TO SCALE
- 911 ADDRESS
- PVMT PAVEMENT
- C.P. CARPORT
- GA. GARAGE
- WM WATER METER
- OHU OVERHEAD UTILITY
- ℄ CENTERLINE
- BWSC BARCE, WAGGONER, SUMNER & CANNON



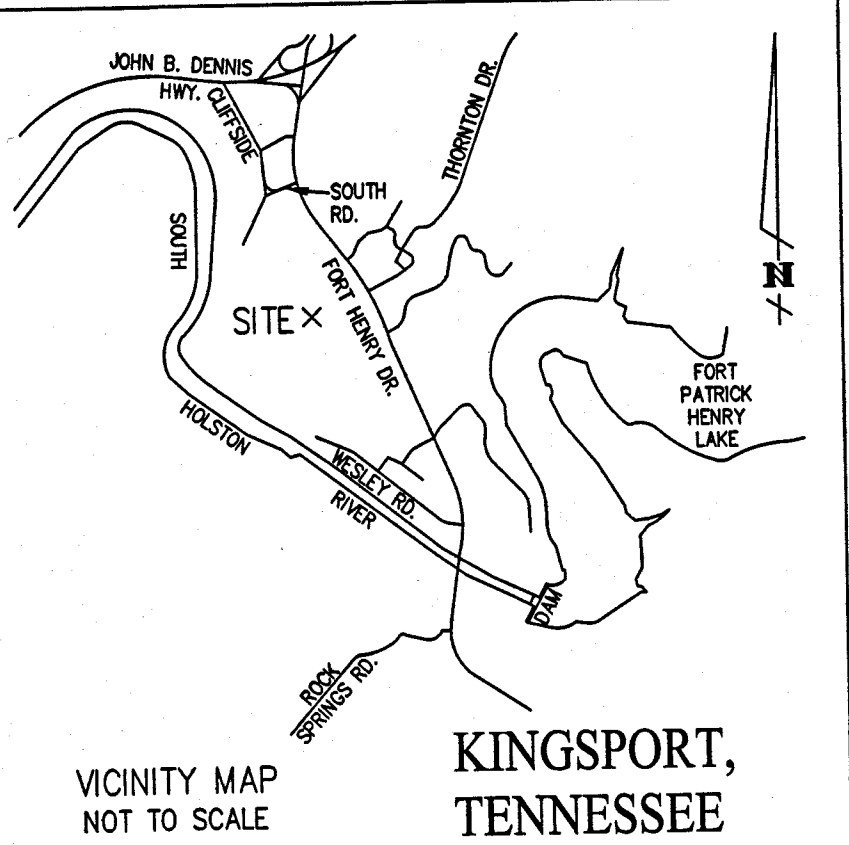
NOTES:

- NORTH BASED ON TENNESSEE STATE PLANE.
- PROPERTY IS ZONED R-1
- SETBACKS TO CONFORM TO CURRENT ZONING
- THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0070D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- JOB NO. 24-13660
- ACAD FILE 24-13660 BOWERY.DWG
- FIELD INFORMATION ELECTRONIC DATA COLLECTED
- TAX MAP 049P "A" PARCEL 003.00
- DEED REFERENCE: D.B. 3634, PG. 381
- PLAT REFERENCE: P.B. 54, PG. 170
- I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- THERE IS A 7.5 FT. UTILITY AND DRAINAGE EASEMENT ALONG INTERIOR LOT LINES AND 15 FT. ALONG FRONT AND REAR LOT LINES.



**ALLEY & ASSOCIATES, INC.**  
SURVEYORS  
422 E. MARKET STREET  
KINGSPORT, TENNESSEE 37660  
TELEPHONE (423) 382-8896  
EMAIL: mstrickler@alleyassociates.com

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>DATE: 1-29-25 OWNER: <u>Wendy Bowery</u></p>		<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>DATE: _____ TRAFFIC ENGINEERING MANAGER: _____</p>		<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 8 JAN 20 25 KINGSPORT AUTHORIZING AGENT: <u>My</u></p>		<p>CERTIFICATE OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: 1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, 2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR 3. PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.</p> <p>DATE: 1-28-25 COMMISSIONER OF HIGHWAYS OR AUTHORIZED REPRESENTATIVE: <u>Jan S. [Signature]</u></p>		<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT &amp; CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 8 JAN 20 25 KINGSPORT AUTHORIZING AGENT: <u>My</u></p>		<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE CITY OF KINGSPORT PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 1/30/25 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: <u>[Signature]</u></p>		<p>RESUBDIVISION OF LOT 1</p> <p><b>CHARLES A. &amp; CLEO M. HENSLEY PROPERTY</b></p> <p><b>KINGSPORT REGIONAL PLANNING COMMISSION</b></p> <p>TOTAL ACRES: 1.989 TOTAL LOTS: 2 ACRES NEW ROAD: 0 MILES NEW ROAD: 0 OWNER: BOWERY CIVIL DISTRICT: 7TH SURVEYOR: ALLEY &amp; ASSOCIATES, INC. CLOSURE ERROR: 1:10,000 SCALE: 1"=40'</p>	
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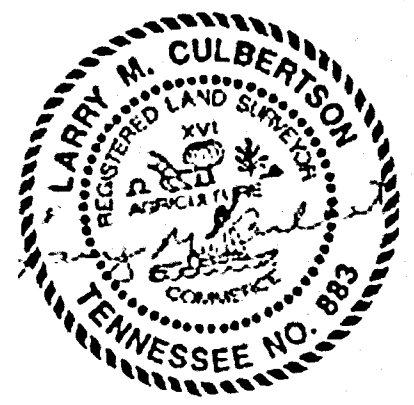
- NOTES:**
- OWNER/DEVELOPER: LAND STAR DEVELOPMENT, LLC., 367 HOG HOLLOW ROAD, JOHNSON CITY, TENNESSEE 37615. PROPERTY REFERENCE: BEING A PORTION OF THE PROPERTY CONVEYED IN BOOK 3518, PAGE 1327 AND BEING LOT 7, "PROPERTY OF FIRST SOUTHEAST DEVELOPMENT, LLC., PLAT BOOK P58, PAGE 271. TM NO. 077H C 002.30
  - TOTAL ACREAGE OF SURVEYED PROPERTY IS 6.954 ACRES.
  - TOTAL DISTURBED ACREAGE: 5.40 ACRES.
  - CURRENT AND PROPOSED ZONING: KINGSPORT, TENNESSEE PLANNED DEVELOPMENT DISTRICT (PD). SETBACKS: PERIMETER-25'.
  - THE SURVEYED PROPERTY IS SHOWN AS BEING IN "OTHER AREAS ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE, MAP NUMBER 47163C0045D, EFFECTIVE DATE SEPTEMBER 29, 2006.
  - ALL WATER LINE EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSPORT.
  - ALL SANITARY SEWER EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSPORT.
  - ALL DRAINAGE EASEMENTS SHALL BE PRIVATE AND DEDICATED TO THE SUBDIVISION HOMEOWNERS ASSOCIATION. ALL STORMWATER OUTSIDE OF PUBLIC ROW ARE TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED.
  - 48" CMP STORM SEWER LOCATIONS SCALED FROM A PLAN OF "RIVERBEND - EPCON PHASE 1" BY EDWARDS ENGINEERING, PLLC. WITH A REVISION DATE OF 9/10/09 AND PROVIDED BY THE CITY OF KINGSPORT ENGINEERING DEPARTMENT.
  - UNDERGROUND ELECTRICAL UNITS AND COMMUNICATION LOCATIONS ESTIMATED FROM A PLAN OF CIVIL SITE PLANS RIVERBEND COMMERCIAL PROJECT - ROAD 'B' BY HIGHLANDS ENGINEERING, LLC WITH A DATE OF 5/6/15.
  - THE HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING OPEN SPACE & COMMON AREA.
  - THE ENTIRE DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
  - AREAS AND DENSITY:
    - TOTAL DEVELOPMENT - 6.954 ACRES
    - RIGHT OF WAY - 0.804 ACRES
    - TOTAL DEVELOPMENT AREA MINUS RIGHT OF WAY - 6.150 ACRES USEABLE
    - FORTY FIVE UNITS (INCLUDING PORCHES) - 1025 SQUARE FEET EACH (1.059 AC. TOTAL)
    - 45 UNITS DIVIDED BY 6.150 ACRES EQUALS 7.32 UNITS/ACRE
    - REQUIRED OPEN SPACE FOR 8 UNITS/ACRE - 35%
    - OPEN SPACE (USEABLE AREA MINUS UNITS WITH A 25' BUFFER) - 3.494 ACRES
    - 3.494 AC. (OPEN SPACE) DIVIDED BY 6.150 AC (USEABLE) EQUALS 57% OPEN SPACE
  - THE UNITS ARE UNITS AND NOT INDIVIDUAL LOTS.
  - OVERALL LENGTH IN STREET - 760.98'.
  - OVERALL LENGTH IN RIGHT OF WAY - 766.65'.
  - RADIUS OF THE CUL-DE-SAC RIGHT RIGHT OF WAY IS 50'.
  - RADIUS OF THE CUL-DE-SAC PAVEMENT IS 42.5'.
  - TOTAL NUMBER OF UNITS IS 45.
  - TWO PARKING SPOTS ARE PROVIDED FOR EACH UNIT. (ONE EACH IN THE DRIVEWAY AND GARAGE OF EACH UNIT).
  - THE SANITARY SEWER EASEMENT RECORDED AT PB 55 PAGE 154 HAS BEEN ABANDONED PER CITY OF KINGSPORT ORDINANCE NO. 7142.

**Final Plat of  
The Arbor Town Homes**

11th Civil District, Sullivan Co., TN  
Date: 2-3-25  
By: Larry D. Culbertson RLS 883

Culbertson Surveying  
P.O. Box 190  
Nicklesville, VA 24271  
Ph. 276-439-3093

Slide A-1793  
Sheena Tinsley, Register  
Sullivan County  
Rec #: 370300 Instrument #: 25002078  
Rec'd: 45.00 Recorded  
State: 0.00 2/6/2025 at 10:27 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P59  
Total: 47.00 PGS 561-563



**LEGEND**

- ☒ PROPOSED CONCRETE MONUMENT
- EXISTING FIRE HYDRANT
- ⊕ DESIGNATED HANDICAP PARKING SPACE
- EXISTING TELEPHONE PEDESTAL
- ⊙ SANITARY SEWER MANHOLE: EXISTING, PROPOSED
- ⊙ PROPOSED STORM DRAIN MANHOLE
- ⊖ PROPOSED WATER METER
- CO PROPOSED SANITARY SEWER CLEAN OUT
- ⊥ END OF PIPE NOT LOCATED (GENERAL DIRECTION IS SHOWN)
- ⊥# HOUSE NUMBER
- (SIZE)-SD EXISTING STORM STRUCTURE & DRAIN PIPE
- SD PROPOSED STORM STRUCTURE & DRAIN PIPE
- W — EXISTING WATER LINE
- (SIZE)W— PROPOSED WATER LINE
- S — EXISTING SANITARY SEWER LINE
- 8"S — PROPOSED 8" SANITARY SEWER LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- UC — EXISTING UNDERGROUND TELECOMMUNICATIONS LINE
- X — EXISTING FENCE LINE
- IRON PIN FOUND, UNLESS NOTED OTHERWISE
- IRON PIN SET
- ⊙ CALCULATED POINT

**CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT**  
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.  
February 4, 2025  
DATE  
Catherine Campbell  
CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.  
2-3-2025  
DATE  
OWNER

**CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM**  
I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.  
5 Feb 2025  
DATE  
Tennessee Department of Environment & Conservation  
OR KINGSPORT AUTHORIZING AGENT

**CERTIFICATE OF ACCURACY**  
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.  
2-3-25  
DATE  
Lynn Culbertson  
REGISTERED SURVEYOR

**CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM**  
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.  
5 Feb 2025  
DATE  
AUTHORIZING AGENT

**CERTIFICATION OF THE APPROVAL OF STREETS**  
I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS, OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.  
2/4/25  
DATE  
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

**CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEM**  
I HEREBY CERTIFY (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; OR (2) STORM WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET CITY OF KINGSPORT REQUIREMENTS.  
I HEREBY CERTIFY (1) THAT TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL LOTS IS LESS THAN ONE (1) ACRE AS SHOWN; (2) NO PUBLIC STOMWATER IMPROVEMENTS ARE PROPOSED  
5 Feb 2025  
DATE

**CERTIFICATION OF THE APPROVAL STREET LIGHTING SYSTEM**  
I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.  
2-4-2025  
DATE  
TRAFFIC ENGINEERING MANAGER

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$118,746.76 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
2/5/2025  
DATE  
SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

**SEC. 114-304 PART 13 B AND C:**  
B. GOVERNMENT AND UTILITY ACCESS. THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.  
C. MAINTENANCE OF COMMON OPEN SPACE. THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE DEDICATED FOR PUBLIC USE AT A LATER DATE, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAKE THE COMMON OPEN SPACE AND DRAINAGE FACILITIES FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY'S. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.  
OWNER  
2-5-2025  
DATE



TENNESSEE STATE PLANE  
GRID NORTH

$\Delta=94^{\circ}45'15''$   
 $R=75.50'$   
 $L=124.86'$   
 $CH=N 8^{\circ}32'39'' E$   
 $CH=111.11'$

$\Delta=59^{\circ}02'11''$   
 $R=64.00'$   
 $L=65.94'$   
 $CH=N 9^{\circ}18'53'' W$   
 $CH=63.07'$

$\Delta=23^{\circ}27'53''$   
 $R=303.00'$   
 $L=124.09'$   
 $CH=N 31^{\circ}56'09'' E$   
 $CH=123.22'$

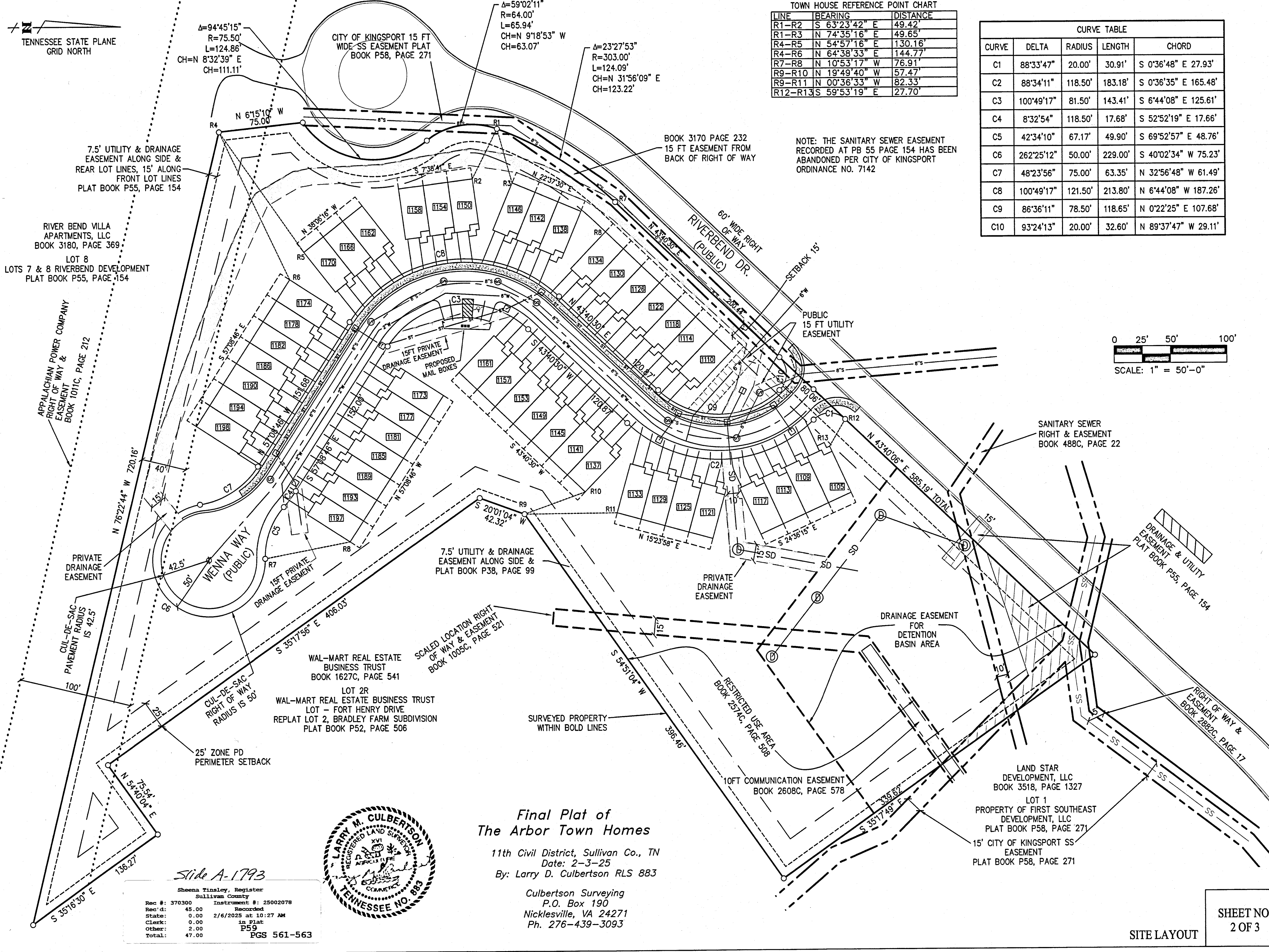
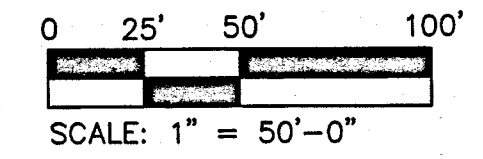
TOWN HOUSE REFERENCE POINT CHART

LINE	BEARING	DISTANCE
R1-R2	S 63°23'42" E	49.42'
R1-R3	N 74°35'16" E	49.65'
R4-R5	N 54°57'16" E	130.16'
R4-R6	N 64°38'33" E	144.77'
R7-R8	N 10°53'17" W	76.91'
R9-R10	N 19°49'40" W	57.47'
R9-R11	N 00°36'33" W	82.33'
R12-R13	S 59°53'19" E	27.70'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	88°33'47"	20.00'	30.91'	S 0°36'48" E 27.93'
C2	88°34'11"	118.50'	183.18'	S 0°36'35" E 165.48'
C3	100°49'17"	81.50'	143.41'	S 6°44'08" E 125.61'
C4	8°32'54"	118.50'	17.68'	S 52°52'19" E 17.66'
C5	42°34'10"	67.17'	49.90'	S 69°52'57" E 48.76'
C6	262°25'12"	50.00'	229.00'	S 40°02'34" W 75.23'
C7	48°23'56"	75.00'	63.35'	N 32°56'48" W 61.49'
C8	100°49'17"	121.50'	213.80'	N 6°44'08" W 187.26'
C9	86°36'11"	78.50'	118.65'	N 0°22'25" E 107.68'
C10	93°24'13"	20.00'	32.60'	N 89°37'47" W 29.11'

NOTE: THE SANITARY SEWER EASEMENT RECORDED AT PB 55 PAGE 154 HAS BEEN ABANDONED PER CITY OF KINGSFORT ORDINANCE NO. 7142



RIVER BEND VILLA APARTMENTS, LLC  
BOOK 3180, PAGE 369  
LOT 8  
LOTS 7 & 8 RIVERBEND DEVELOPMENT  
PLAT BOOK P55, PAGE 154

APPALACHIAN POWER COMPANY  
RIGHT OF WAY & EASEMENT  
BOOK 1011C, PAGE 212

PRIVATE DRAINAGE EASEMENT

CUL-DE-SAC  
PAVEMENT RADIUS IS 42.5'

25' ZONE PD PERIMETER SETBACK

WAL-MART REAL ESTATE BUSINESS TRUST  
BOOK 1627C, PAGE 541  
LOT 2R  
WAL-MART REAL ESTATE BUSINESS TRUST  
LOT - FORT HENRY DRIVE  
REPLAT LOT 2, BRADLEY FARM SUBDIVISION  
PLAT BOOK P52, PAGE 506

SCALED LOCATION RIGHT OF WAY & EASEMENT  
BOOK 1005C, PAGE 521

SURVEYED PROPERTY WITHIN BOLD LINES

RESTRICTED USE AREA  
BOOK 2574C, PAGE 508

10FT COMMUNICATION EASEMENT  
BOOK 2608C, PAGE 578

DRAINAGE EASEMENT FOR DETENTION BASIN AREA

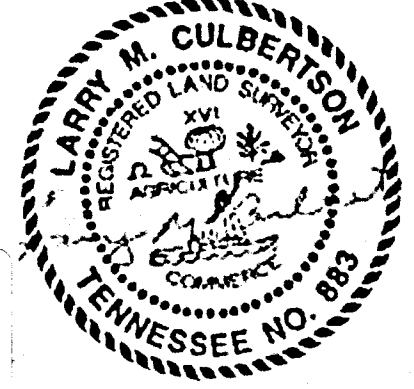
LAND STAR DEVELOPMENT, LLC  
BOOK 3518, PAGE 1327

LOT 1  
PROPERTY OF FIRST SOUTHEAST DEVELOPMENT, LLC  
PLAT BOOK P58, PAGE 271

15' CITY OF KINGSFORT SS EASEMENT  
PLAT BOOK P58, PAGE 271

DRAINAGE & UTILITY EASEMENT  
PLAT BOOK P55, PAGE 154

RIGHT OF WAY & EASEMENT  
BOOK 2882C, PAGE 17



**Final Plat of  
The Arbor Town Homes**

11th Civil District, Sullivan Co., TN  
Date: 2-3-25  
By: Larry D. Culbertson RLS 883

Culbertson Surveying  
P.O. Box 190  
Nicklesville, VA 24271  
Ph. 276-439-3093

Slide A-1793  
Sheena Tinsley, Register  
Sullivan County  
Rec #: 370300 Instrument #: 25002078  
Rec'd: 45.00 Recorded  
State: 0.00 2/6/2025 at 10:27 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P59  
Total: 47.00 PGS 561-563

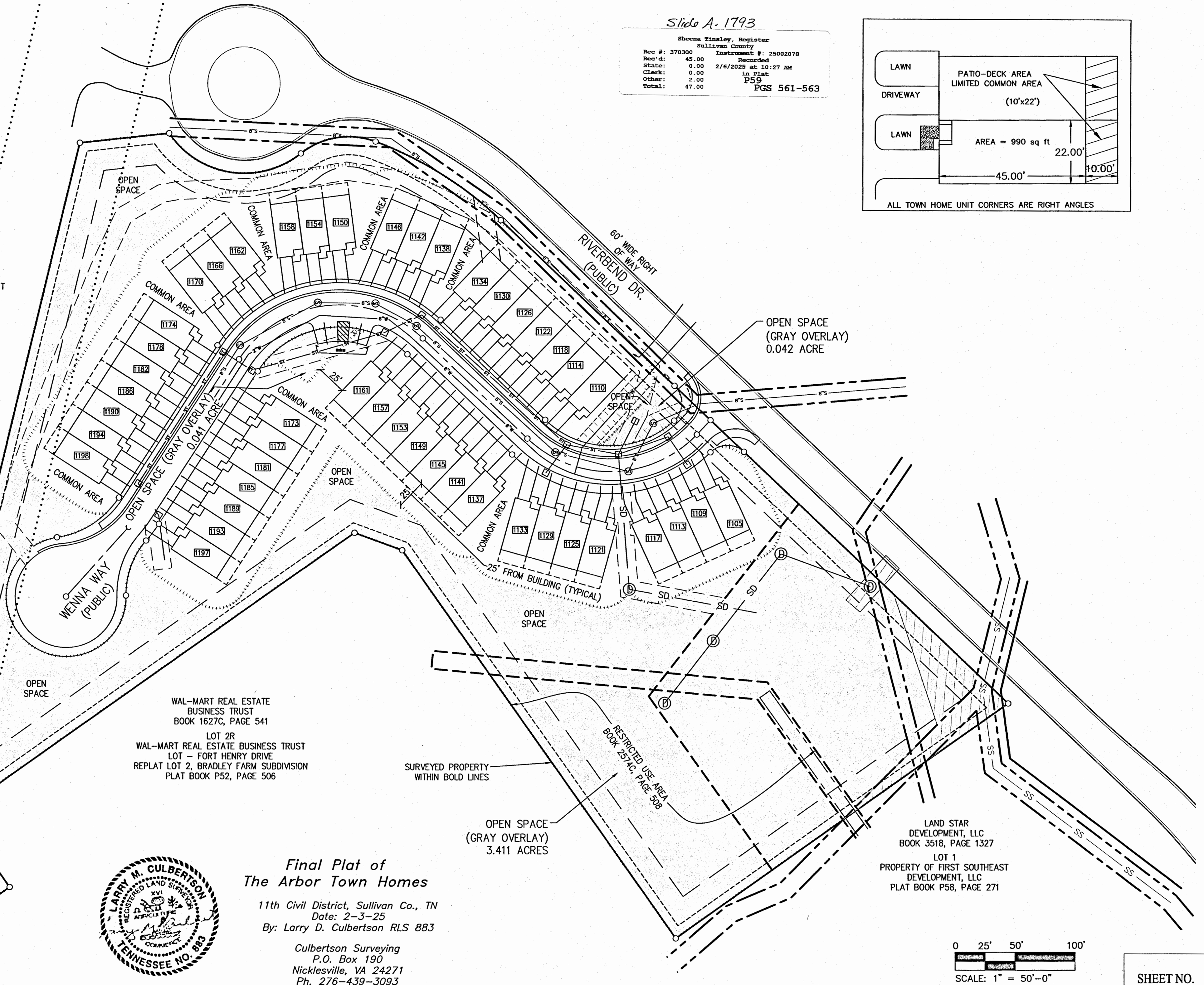
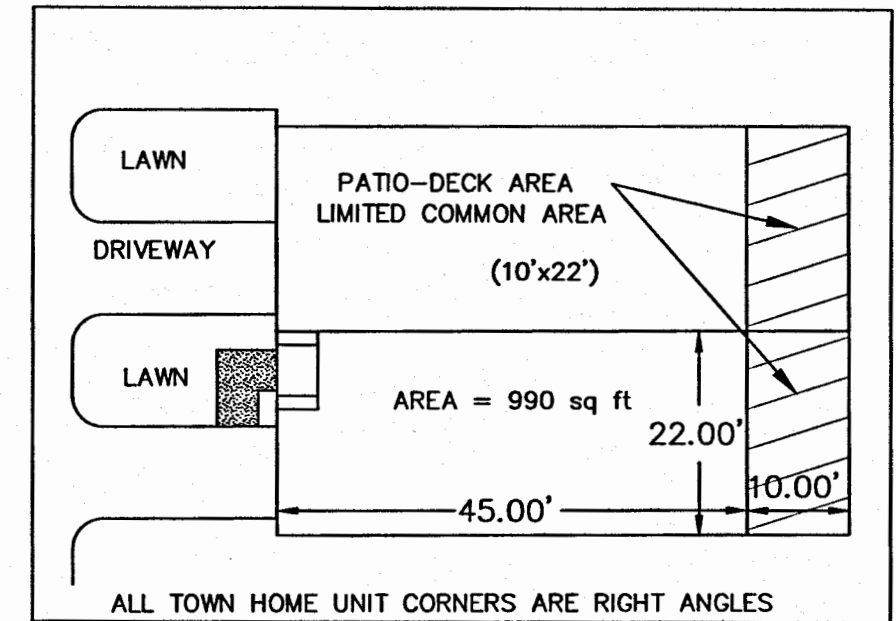
SHEET NO.  
2 OF 3

SITE LAYOUT

TENNESSEE STATE PLANE  
GRID NORTH

RIVER BEND VILLA  
APARTMENTS, LLC  
BOOK 3180, PAGE 369  
LOT 8  
LOTS 7 & 8 RIVERBEND DEVELOPMENT  
PLAT BOOK P55, PAGE 154

Slide A-1793  
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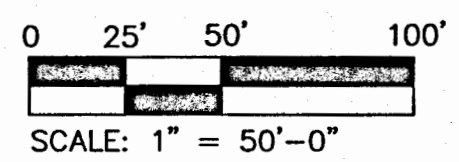
WAL-MART REAL ESTATE  
BUSINESS TRUST  
BOOK 1627C, PAGE 541  
LOT 2R  
WAL-MART REAL ESTATE BUSINESS TRUST  
LOT - FORT HENRY DRIVE  
REPLAT LOT 2, BRADLEY FARM SUBDIVISION  
PLAT BOOK P52, PAGE 506

RESTRICTED USE AREA  
BOOK 2514C, PAGE 506  
OPEN SPACE  
(GRAY OVERLAY)  
3.411 ACRES

LAND STAR  
DEVELOPMENT, LLC  
BOOK 3518, PAGE 1327  
LOT 1  
PROPERTY OF FIRST SOUTHEAST  
DEVELOPMENT, LLC  
PLAT BOOK P58, PAGE 271



**Final Plat of  
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AREAS DESIGNATED AS OPEN SPACE

SHEET NO.  
3 OF 3