



October 15th, 2026

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. 616 Beaver Lane
2. 3704 Arrowhead Trail
3. 4288 Anchor Pointe Drive
4. 1932/1936 Diana Road
5. Miller Parke Re-Plat
6. The Arbor Phase 2 Re-Plat
7. Bancroft Hills Phase 1

Sincerely,

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

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot 1 - defined as Replat of 3.57 Acre Lot Gravelly Baptist Church - located in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

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 Tennessee 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 ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.**

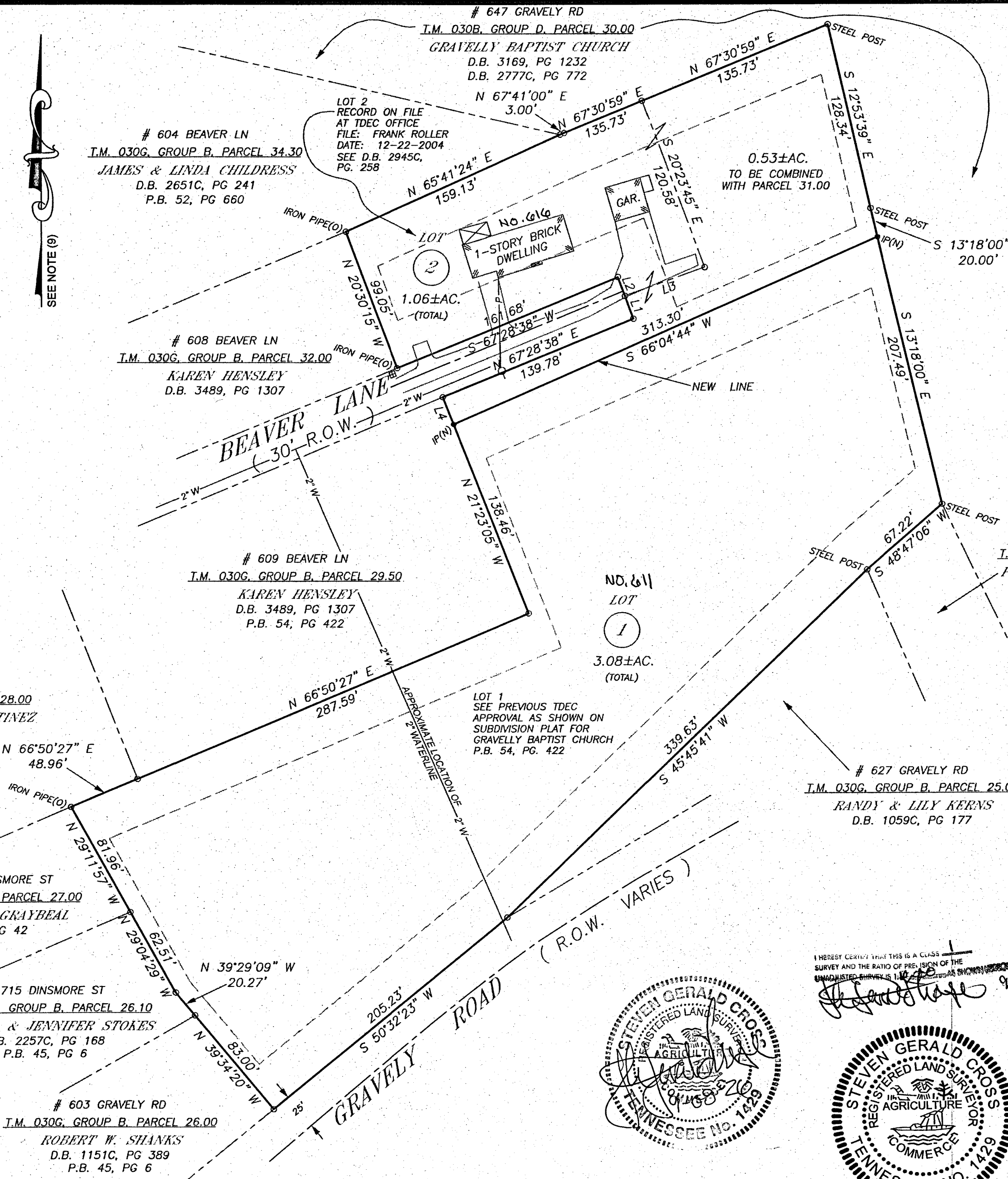
If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the *Regulations to Govern Subsurface Sewage Disposal Systems* in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

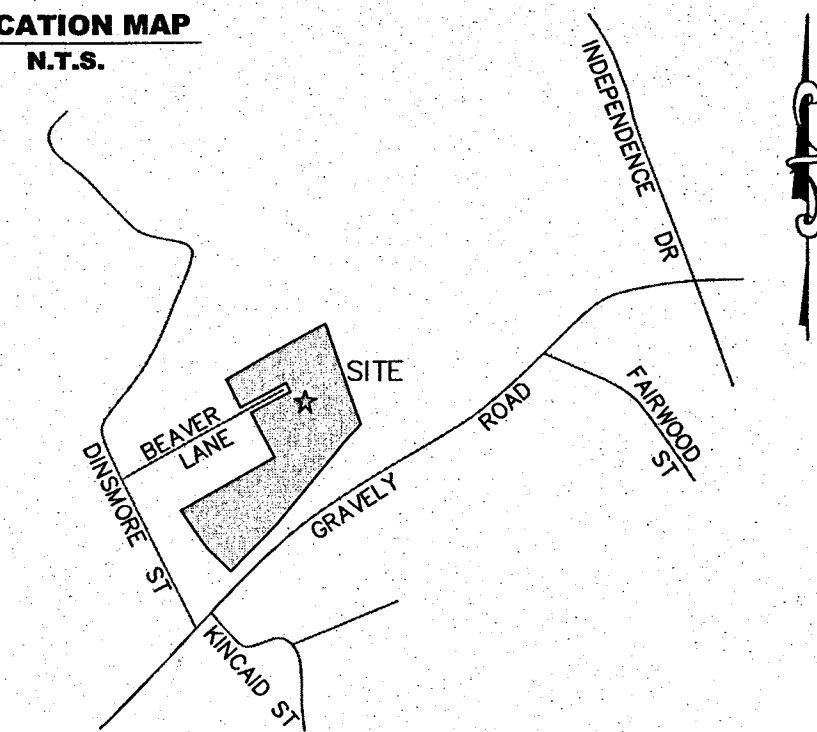
Lot 1:
Lot 1 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Lot 2:
Lot 2 has not been evaluated, pursuant to this plat review, for an SSD system and plat approval does not constitute approval of this lot or the existing system.

Clayton Stanley ES 09/10/2026
Environmental Scientist Date
TN Division of Water Resources



LOCATION MAP N.T.S.



NUMBER	DIRECTION	DISTANCE
L1	N 20°06'47" W	16.46'
L2	N 20°23'45" W	13.68'
L3	S 70°25'58" W	56.87'
L4	N 21°23'05" W	20.00'

NOTES

- THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND EVIDENCE WHICH WERE FOUND IN THE FIELD ON THIS DATE.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS THAT MAY AFFECT SUBJECT PROPERTY, WHETHER OF RECORD OR IMPLIED.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO REAL ESTATE RIGHTS AND INTERESTS OF OTHERS THAT MAY BE REVEALED BY SUCH REPORT.
- LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND UNDERGROUND STRUCTURES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
- ALL FUTURE CONSTRUCTION WILL CONFORM TO THE REQUIREMENTS OF THE SULLIVAN COUNTY ZONING RESOLUTION IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE PROPERTY IS LOCATED IN ZONE 'X' AS SHOWN ON F.I.R.M. MAP NUMBER 47163C0035D, EFFECTIVE DATE SEPTEMBER 29, 2006.
- TAX MAP: 030G, GROUP B, PARCELS 29.00 & 31.00
TITLE SOURCE: DEED BOOK 2287C, PAGE 270; DEED BOOK 2916C, PAGE 780; PLAT BOOK 54, PAGE 422
- CURRENT ZONING: R-1
SETBACKS: FRONT YARD = 30', REAR YARD = 30', SIDE YARD = 12'
- BASIS OF BEARINGS ARE REFERENCED TO PLAT BOOK 53, PAGE 199.

LEGEND

- IP(O) = IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- IP(N) = 1/2" CAPPED IRON PIN SET THIS SURVEY
- UTILITY POLE
- FIRE HYDRANT
- WATER METER
- CENTER LINE
- OVERHEAD UTILITY LINE
- SANITARY SEWER LINE
- FENCE LINE
- BUILDING SETBACKS

Slide A-1942

Sheena Tinsley, Registrar
Sullivan County
Rec #: 402679 Instrument #: 26019595
Rec'd: 15.00 Recorded
State: 0.00 9/21/2026 at 12:21 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 556-556

OWNERS: GRAVELLY BAPTIST CHURCH
647 GRAVELLY ROAD
KINGSPORT, TENNESSEE 37660

MICHAEL & LISA ODOM
616 BEAVER LANE
KINGSPORT, TENNESSEE 37660

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING

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

9-15-26
DATE
CITY CLERK DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

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.

DATE
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
OR
KINGSPORT AUTHORIZING AGENT

60' 0' 60' 120'
30 JULY 2026
REVISED: 12 AUG 2026
REVISED: 08 SEP 2026

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) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

9/15/26
Michael Amell President of Corporation
Michael Amell
OWNER
Liam Amell
OWNER

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.

9-08-26
DATE
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE
STEVEN GERALD CROSS
SURVEYOR
TN REG. NO. 1429

CERTIFICATE 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 BLOOMINGDALE WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

SEPT 21, 2026
DATE
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF 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.

9-16-26
DATE
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF APPROVAL FOR RECORDING

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 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 KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
9/21/2026
DATE
SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

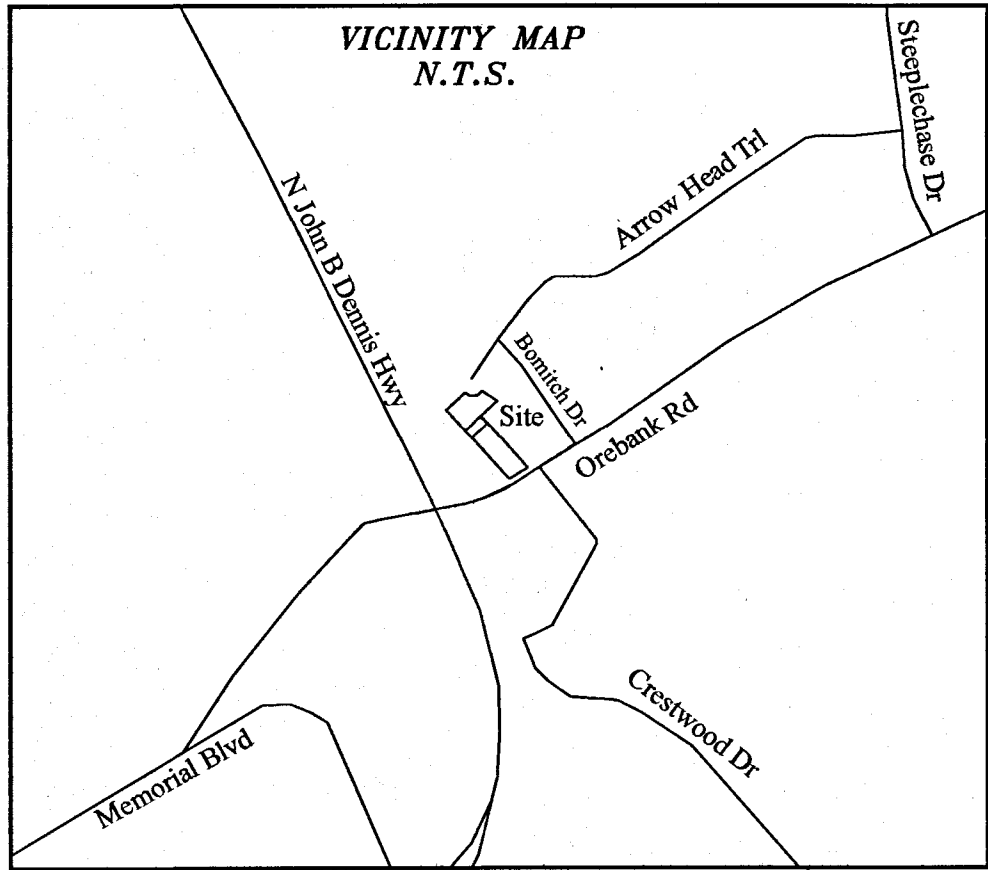
CROSS LAND SURVEYING & PLANNING

1608 EDMONT AVENUE
BRISTOL, TN. 37620
423-764-0229
EMAIL: CROSSLS@BTES.TV
BRISTOL, TN. 37620
423-764-1667
FAX: 423-764-1972

REPLAT OF 3.57 ACRE LOT GRAVELLY BAPTIST CHURCH

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 4.14 ± TOTAL LOTS 2
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER ODOM & GRAVELLY CHURCH CIVIL DISTRICT 11th
SURVEYOR STEVEN G. CROSS CLOSURE ERROR 1:10,000
SCALE 1" = 60' DRAWN BY S.G.C.



CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

September 15, 2026
DATE

Carmen Garza
KINGSPORT CITY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE 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.

9/16, 2026
DATE

[Signature]
AUTHORIZING AGENCY
AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC DISPOSAL SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION, DIVISION OF GROUNDWATER PROTECTION OR THE LOCAL MUNICIPAL SEWER DEPARTMENT AND ARE HEREBY APPROVED AS SHOWN.

9/16, 2026
DATE

[Signature]
CITY SEWER DIRECTOR OR THE STATE ENVIRONMENTAL SPECIALIST

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) 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 AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL RAMPS, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

Sept 14, 2026
DATE

Jonathan Puckett
OWNER

Jennifer Puckett
OWNER

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 CITY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

Sept 1st, 2026
DATE

Larry M. Culbertson
TENNESSEE REGISTERED LAND SURVEYOR

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. OR (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSPORT CITY PLANNING COMMISSION

2026
DATE

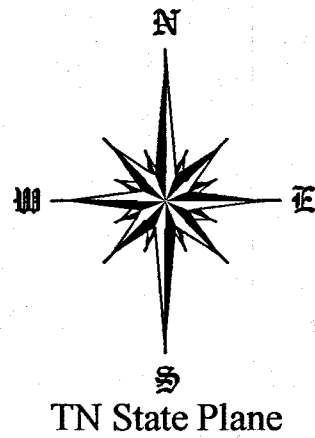
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS, FOR KINGSPORT TENNESSEE REGIONAL PLANNING COMMISSION, EXCEPT FOR VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CITY REGISTRAR.

9/16, 2026
DATE

CITY OF KINGSPORT REGIONAL PLANNING COMMISSION SECRETARY



BUILDING SETBACK NOTE

The building setbacks shall be as per the particular zoning ordinance in effect on subject property at the time of construction.

EASEMENT NOTE

This property is subject to all right of ways and easements, recorded and / or unrecorded.

This survey was done without the benefit of a Title Search.

This survey was done in compliance with the current Tennessee minimum standards of practice.

I hereby certify that this is a category 4 survey and the ratio of precision of the un-adsjuted survey is 1-10,000+ as shown hereon.

UNDISCOVERED EXISTING UTILITIES LOCATED ON THE PROPERTY

This plat does not eliminate or change the dimensions or the location of existing easements that are associated with any undiscovered underground utility.

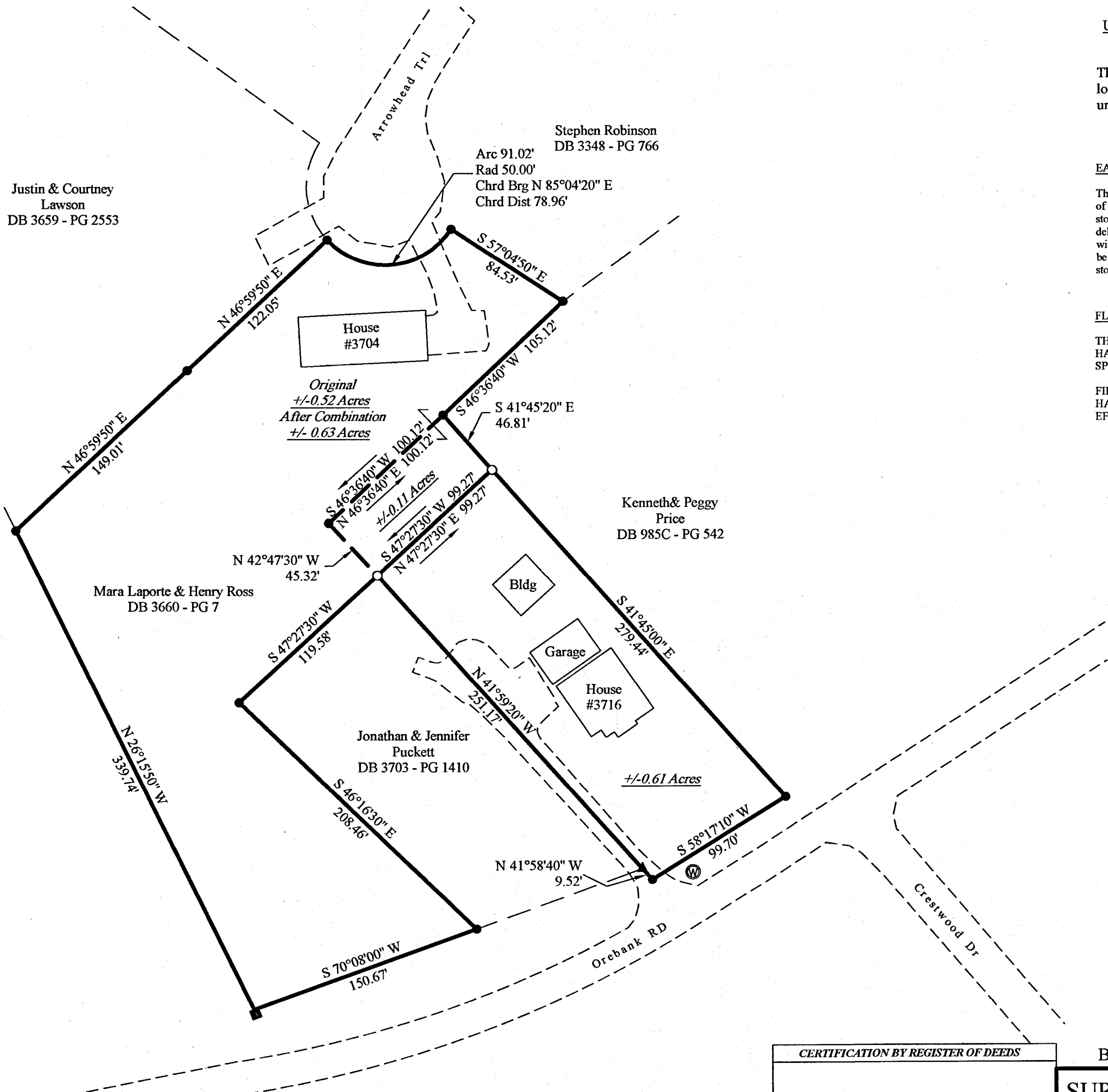
EASEMENT NOTE

There is hereby established an easement area a minimum of 7' 1/2" wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff. Such standard easement area is in addition to any other easements as may be delineated on the on the final plat. No primary or custom accessory structures may be placed within these easements. Minor structures such as but not limited to fences and planter boxes may be located within the easements but they must not block, restrict or divert the flow of stormwater.

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FIRM MAP #: 47163C0045D
HAWKINS COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 09-29-2026



- Legend**
- denotes Rebar Found
 - denotes Rebar Set
 - ⊙ denotes Calculated Point Unless otherwise Noted
 - denotes Highway Marker
 - ▲ denotes Railroad Spike
 - ⊗ denotes Water Meter

- Notes**
- Deed Reference: Portion of WB 75 - PG 623, DB 3577 - PG 579 DB 3601 - PG 2332
 - TAX MAP: Portion of 062B B 017.00, 062B B 011.00, 012.00
 - GNSS NOTE:
 - GNSS Survey: RTK
 - GNSS Base/Rover: Carlson BRX7
 - RTK Correction Used: Carlson GNSS
 - Date of Survey: 07-29-2026
 - Datum: NAD83(2011), Epoch 2010, NAVD 88
 - Geoid Model: Continental US NGS 2018
 - Fixed Control Stations: Carlson Skynet 412
 - Combined Grid Factor: 1.000000 TN State Plane

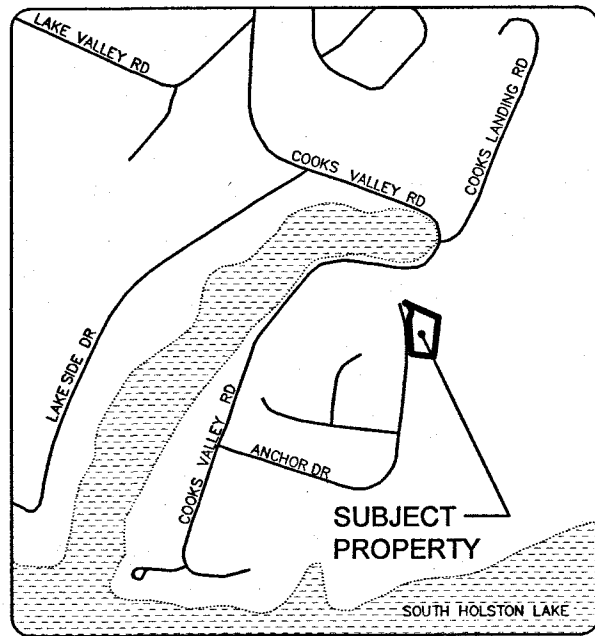


BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR: **JONATHAN PUCKETT**

Date 07-30-2026	File:puckett-j.DWG Drawn By: SWS	Scale: 1" = 60'
Eleventh (11th) Civil District		Sullivan County, TN
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 9236

CERTIFICATION BY REGISTER OF DEEDS			
Slide A-1941			
Sheena Tinsley, Register Sullivan County			
Rec #: 402479	Instrument #: 26019359		
Rec'd: 15.00	Recorded		
State: 0.00	9/17/2026 at 8:04 AM		
Clerk: 0.00	in Plat		
Other: 2.00	P60		
Total: 17.00	PGS 551-551		



Vicinity Map
(not to scale)

SURVEYOR NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO COMBINE THREE (3) LOTS INTO ONE (1) LOT.
- 2) SUBJECT PROPERTY OWNER: JEFFREY & PATRICIA OWENS; DEED REFERENCE: DEED BOOK 3710, PAGE 2499. THE SUBJECT PROPERTY IS DESIGNATED AS **PARCEL 23.00, 24.00 & 25.00 ON SULLIVAN COUNTY TAX MAP 077F, GROUP A.**
- 3) SUBJECT PROPERTY ZONING CLASSIFICATION: PD; SETBACK INFORMATION: REAR = 30 FOOT. ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
- 4) SUBJECT PROPERTY ADDRESSES: **4292** ANCHOR POINT DRIVE, KINGSPORT, TN 37664 (LOT 23R)
- 4) **FLOOD CERTIFICATION:** THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 5) THE LOCATION OF THE PROPERTY BOUNDARIES AS DEPICTED HEREON, ARE BASED ON THE APPROPRIATE BOUNDARY LAW PRINCIPLES GOVERNED BY THE FACTS AND EVIDENCE GATHERED DURING THE COURSE OF THIS SURVEY. PER ACCURACY AND PRECISION REQUIRED BY THE STATE OF TENNESSEE, IN THE OPINION OF THIS SURVEYOR THE MONUMENTS SHOWN REPRESENT CORNERS OF THE PROPERTY BOUNDARY. CORNERS HAVE BEEN FOUND OR SET AS INDICATED HEREON. AS A PROFESSIONAL OPINION, THIS SURVEY CARRIES NO GUARANTEES OR WARRANTIES, EXPRESSED OR IMPLIED.
- 6) ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON THE SITE ARE NOT NECESSARILY SHOWN.
- 7) ALL BUILDINGS SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
- 8) THE AREA SHOWN HEREON HAS BEEN CALCULATED BY COORDINATE COMPUTATION METHOD.
- 9) ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

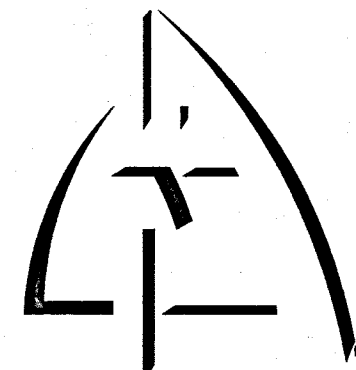
- 10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND NOT WRITTEN, RECORDED AND NOT RECORDED.
- 11) ALL PLAT AND DEED REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTER'S OFFICE SULLIVAN COUNTY, TENNESSEE.
- 12) ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER(S)/DEVELOPER(S) RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PERSON(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES, TO MAKE SUCH DETERMINATION.
- 13) NO TITLE REPORT HAS BEEN FURNISHED; THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE & CURRENT TITLE SEARCH.
- 14) **EASEMENTS:** ALL PUBLIC UTILITIES ARE WITHIN A 12 FOOT EASEMENT. THERE IS A 12 FOOT SEWER EASEMENT FROM MAIN SEWER LINE TO EACH INDIVIDUAL CLEAN OUT. THERE IS A 12 FOOT WATERLINE EASEMENT FROM MAIN WATERLINE TO EACH INDIVIDUAL WATER METER.
- 15) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUSTY NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICTS. TENNESSEE ONE CALL 1-800-351-1111.

REVISIONS:
1) ADD ADDRESS TO LOT 23R - 09/10/2026
2) REVISE 911 CERT. - 09/10/2026

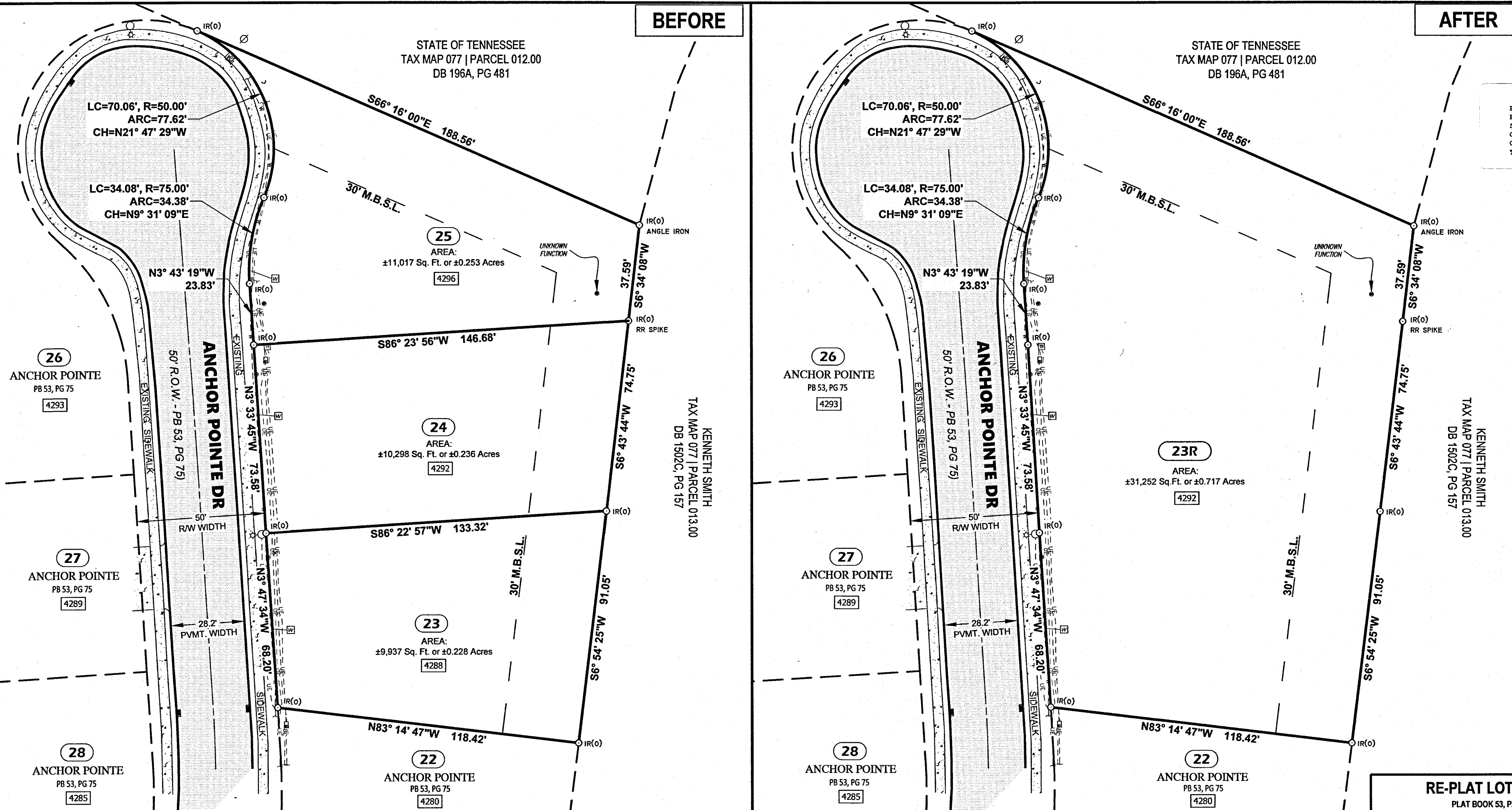
SOURCE OF NORTH
US State Plane 1983
Zone: Tennessee 4100
Datum: NAD83 (CONUS)

LEGEND

- Subject Property Boundary Line
- Adjunct boundary line (not surveyed)
- Minimum Building Setback Line (M.B.S.L.)
- Road Centerline (as measured)
- UC - Underground Communication Line (per paint marks)
- UE - Underground Electrical Line (per paint marks)
- W - Water Line (per paint marks)
- Property Boundary Corner 1/2" Rebar
- Capped RLS 1599 (unless otherwise noted)
- Pad Mounted Transformer
- Utility Pole
- Street Lamp
- Guy Wire
- Water Meter
- Water Valve
- Sewer Clean-out
- Telephone Pedestal
- Curb Inlet
- Deed Book
- Page
- Plat Book
- Right-of-Way



GEOMATICS
G3 GEOMATICS, LLC
P.O. Box 594
Johnson City, TN 37605
615.775.6522
gregg@g3geomatics.com
www.g3geomatics.com



Slide A-1942
Sheena Tinsley, Registrar
Sullivan County
Rec #: 402594 Instrument #: 26019502
Rec'd: 15.00 Recorded
State: 0.00 9/21/2026 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 555-555

REGISTER OF DEEDS

CERTIFICATE OF THE APPROVAL FOR RECORDING

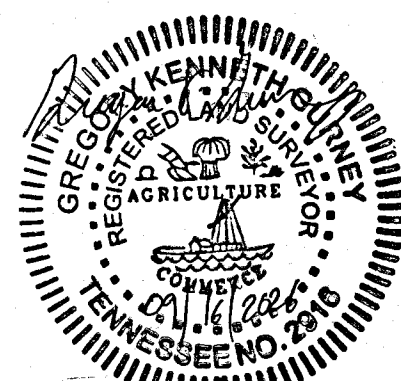
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Kingsport, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register. If required, a surety bond in the amount of \$_____ has been posted with the Kingsport Regional Planning Commission to assure completion of all required improvements in case of default.

Secretary: *[Signature]* 9/18/2026
Date

Kingsport Municipal/Regional Planning Commission

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND WAS DONE IN COMPLIANCE WITH THE CURRENT RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS CHAPTER 0820-03 STANDARDS OF PRACTICE. THE UNADJUSTED RATIO OF PRECISION IS 1:45,982 AS SHOWN HEREON.



GREGORY K. GURNEY
TENN. REG. NO. 2916

RE-PLAT LOT(S) 23, 24 & 25 ANCHOR POINT

PLAT BOOK 53, PAGE 75 (REGISTER'S OFFICE SULLIVAN COUNTY)

KINGSPORT REGIONAL PLANNING COMMISSION

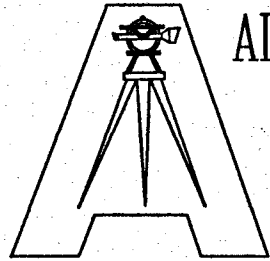
TOTAL ACRES: ± 0.717 TOTAL LOTS: 1
ACRES NEW ROAD: -0- MILES NEW ROAD: -0-
OWNER: SEE SURVEYOR NOTE 2 CIVIL DISTRICT: 7th
SURVEYOR: GREGORY K. GURNEY TN RLS 2916 CLOSURE ERROR: 1:45,982

SCALE 1" = 50'
50' 0 50' 100'
GRAPHIC SCALE

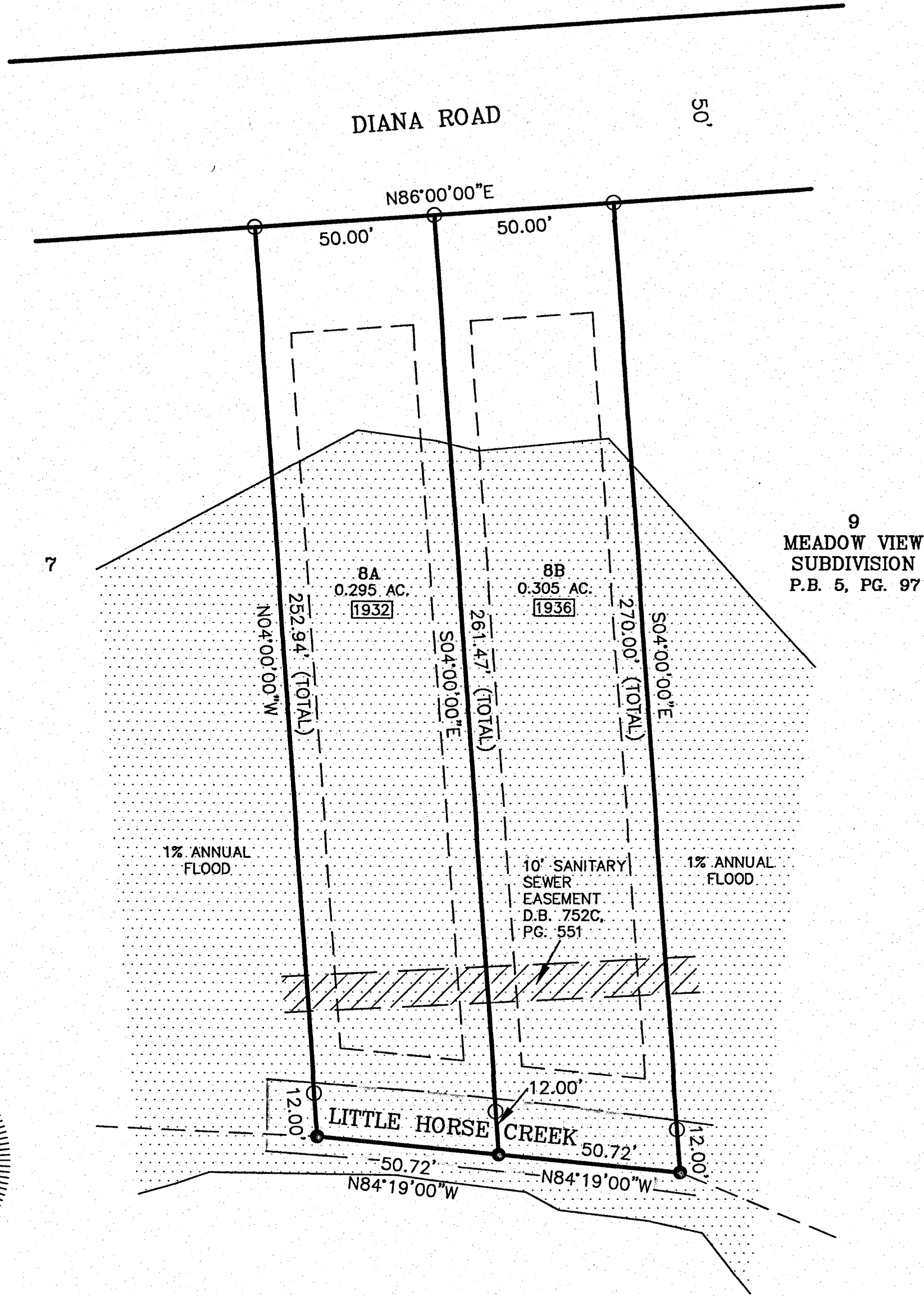
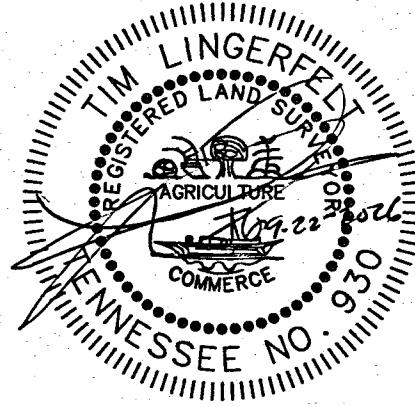
CERTIFICATE OF ACCURACY	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS	CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS	CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATE OF THE APPROVAL OF STREETS	CERTIFICATE OF APPROVAL OF STORMWATER SYSTEMS
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. DATE <u>09/16/2026</u> <i>[Signature]</i> Tennessee Registered Land Surveyor	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 space to public or private use as noted. DATE <u>9/16/2026</u> OWNER: JEFFREY & PATRICIA OWENS OWNER: PATRICIA OWENS	I hereby certify that the private or public sewerage disposal system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation, Division of Ground Water Protection or the local municipal sewer department, and are hereby approved as shown. DATE <u>9/18/2026</u> <i>[Signature]</i> City Sewer Director or the State Environmental Specialist	I hereby certify that the public water utility system installed, or proposed for installation, fully meet the requirements of water utility system, and is hereby approved as shown. DATE <u>9/18/2026</u> <i>[Signature]</i> Authorized Agent	I hereby certify that the addresses, as noted on the final plat, are approved as assigned. DATE <u>September 18, 2026</u> <i>[Signature]</i> City of Kingsport Director of 911 Addressing or His/Her authorized representative	I hereby certify (circle one): (1) That construction plans have been approved; (2) That streets have been installed in an acceptable manner and according to the specifications; (3) Adequate rights-of-way dedication upon an existing public road shall serve these lots as proposed. DATE _____, 20____ City Engineer or County Road Commissioner	I hereby certify: (1) That construction plans have been approved; (2) That storm water systems installed or proposed for installation fully meet City of Kingsport requirements. OR I hereby certify: (1) that total cumulative land disturbance for all lots is less than one (1) acre as shown; (2) No public stormwater improvements are proposed. DATE _____, 20____ City Engineer or County Road Commissioner

SEE NOTE 1

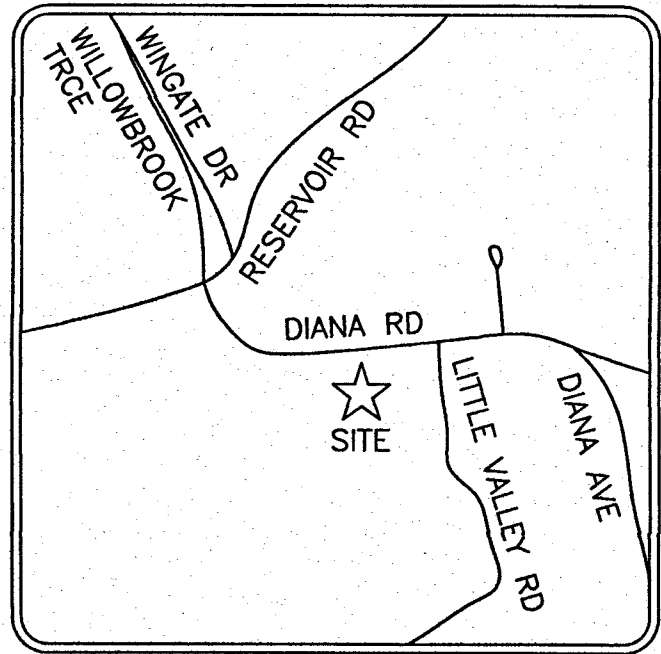
LEGEND
IR(0) IRON ROD, OLD
D.B. DEED BOOK
P.B. PLAT BOOK
PG. PAGE
AC. ACRES
[723] 911 ADDRESS
N.T.S. NOT TO SCALE
● UNMARKED POINT IN CREEK



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



9
MEADOW VIEW
SUBDIVISION
P.B. 5, PG. 97



LOCATION MAP
N.T.S.

NOTES:

- 1) NORTH BASED N86°00'00"E PER REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-1B
SETBACKS:
FRONT 30'
REAR 30'
SIDE 8'
- 3) SETBACKS TO CONFORM TO ZONING DESIGNATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE
ADMINISTRATION BOUNDARY MAP 47163C0040D EFFECTIVE DATE SEPTEMBER 29,
2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD
AREA AS SHOWN.
- 4) JOB NO. 26-14227
- 5) ACAD FILE: 26-14227 ROSE.DWG
- 6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
- 7) TAX MAP 075M "B", PARCEL 009.00.
- 8) DEED REFERENCE: D.B. 3701, PG. 2613
- 9) PLAT REFERENCE: P.B. 5, PG. 97
- 10) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL CORNERS AND
BREAKS UNLESS OTHERWISE NOTED.
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM
STANDARDS OF PRACTICE.
- 13) ALL RIGHT OF WAYS AND PROPERTY CORNERS WERE ESTABLISHED BY DEEDS OF
RECORD.
- 14) THIS SURVEY MY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS,
RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED OR
UNRECORDED.

Slide A-1943

Sheena Tinsley, Register
Sullivan County
Rec #: 402866 Instrument #: 26019841
Rec'd: 15.00 Recorded
State: 0.00 9/24/2026 at 8:05 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 560-560

RESUBDIVISION OF LOT 8, BLOCK 3 OF

MEADOW VIEW SUBDIVISION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.600	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	AARON ROSE	CIVIL DISTRICT	13TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10000
SCALE 1"=30'			

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. AARON ROSE 9-22-26 OWNER DATE	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, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. 09-22-26 DATE REGISTERED SURVEYOR	CERTIFICATE OF APPROVAL OF 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. _____ DATE TRAFFIC ENGINEERING MANAGER
CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED. September 23 2026 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING	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 KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. 9/23 2026 DATE KINGSPORT 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. _____ DATE CITY ENGINEER

CERTIFICATE OF 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. 9/23 2026 DATE KINGSPORT AUTHORIZING AGENT	CERTIFICATE OF APPROVAL FOR RECORDING 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 THE RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE DEFAULT. 9/23 2026 DATE SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION
---	--

MILLER
Land Surveying, LLC

116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE: 423-552-5300
www.millersurveys.com

SHEET 1 OF 2



FINAL PLAT
TAX MAP 1060, GROUP D,
PARCELS 5, 20, 21, 22
PLAT BOOK 58, PAGE 433-434
DATE: September 1, 2026

McAMIS & BACON
TAX MAP 106, PARCEL 16
DEED BOOK 378A, PAGE 503

MILLER PARKE HOA INC
TAX MAP 106, PARCEL 26.75
DEED BOOK 3537, PAGE 261

RAY S. & AMY A. IVEY
TAX MAP 1060, GROUP D, PARCEL 24
DEED BOOK 3586, PAGE 2358

VICKI RISNER STEVENS TRUSTEE
TAX MAP 1060, GROUP D, PARCEL 23
DEED BOOK 3585, PAGE 331

McAMIS & BACON
TAX MAP 106, PARCEL 16
DEED BOOK 378A, PAGE 503

VICINITY MAP
NOT TO SCALE

LEGEND

- - Rebar and Cap (New) WITH CAP STAMPED TN 1964 VA 2484
- - Property Corner & Type (Old)
- - "ALLEY" - Rebar and Cap Stamped "ALLEY" (Old)
- - "TN 1964" - Rebar and Cap Stamped "TN 1964" (Old)
- - Non Monumented Point
- X - Fence
- - Power Pole
- - Guy Anchor
- OHE — Overhead Electric
- ETC — Overhead Electric, Telephone & Cable
- CB — Catch Basin
- S — Storm Drain Line
- - Sanitary Manhole
- S — Sanitary Sewer Line/Markings
- W — Water Line/Markings
- WM - Water Meter

Slide A-1946

Sheena Tinsley, Register
Sullivan County
Rec #: 403605 Instrument #: 26020844
Rec'd: 30.00 Recorded
State: 0.00 10/7/2026 at 8:04 AM
Clock: 0.00 in Plat
Other: 2.00 P60
Total: 32.00 PGS 572-573

NOTES

- The information shown hereon was obtained from Deed Book 3588, Page 74; Deed Book 3598, Page 21; Deed Book 3594, Page 149; Deed Book 3585, Page 331; Deed Book 3537, Page 261 and Plat Book 58, Page 433-434 as recorded at the Registrar's Office for Sullivan County, Tennessee and a field survey by Miller Land Surveying, LLC in September, 2026.
- This property DOES NOT lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47163C0235D dated September 29, 2006.
- This property is currently zoned PD. Setbacks to conform to current zoning.
- This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title search. No title work was furnished to the surveyor.
- Portions of this survey were performed with a Trimble R12i tied to TDOT reference network. Region: United States/State Plane NAD83 Zone: Tennessee 4100 Datum: NAD83 (2011) Geoid: GEOID18 (CONUS)

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 SPACE TO PUBLIC OR PRIVATE USE AS NOTED.	
MILLER PARKE HOA INC TAX MAP 106, PARCEL 26.75 DEED BOOK 3537, PAGE 261	9/25/2026 OWNER - SIGNATURE
ROY KIRKLAND POWELL & SHAVIA TASHALEE JOHNSON-POWELL TAX MAP 1060, GROUP D, PARCEL 20 DEED BOOK 3588, PAGE 74	9/25/2026 OWNER - SIGNATURE
DANIEL B. & DONNA L. MULLINS TAX MAP 106A, GROUP D, PARCEL 21 DEED BOOK 3598, PAGE 389	9/25/2026 OWNER - SIGNATURE
EDWARD MONCE & CHRYSITINA VENTURA TAX MAP 1060, GROUP D, PARCEL 22 DEED BOOK 3594, PAGE 149	9/25/2026 OWNER - SIGNATURE

CERTIFICATION 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 LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.
10/2/2026 Chel E. Ant AUTHORIZED REPRESENTATIVE

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.
9/25/2026 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM
I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.
10.5.2026 Cosmo Caporin AUTHORIZED AGENT

CERTIFICATION OF THE APPROVAL FOR 911-STREET ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES AS AS NOTED ON FINAL PLAT ARE APPROVED AS ASSIGNED.
October 5, 2026 Cosmo Caporin AUTHORIZED AGENT

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.
9/25/2026 AUTHORIZED REPRESENTATIVE

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 REGIONAL PLANNING COMMISSION, THE STATE OF TENNESSEE, AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.
9/25/2026 SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS
I HEREBY CERTIFY: (1) THAT PUBLIC STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY PLANNING COMMISSION.
DATE AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM
I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE DISPOSAL SYSTEM: (1) IS AVAILABLE TO THE PROPERTY; OR (2), AS SHOWN ON ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO SPECIFICATIONS; OR (3) THAT A SECURITY IN THE FORM OF _____ AND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
10/2/26 Chel E. Ant AUTHORIZED REPRESENTATIVE

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 AND WAIVERS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SECURITY IN THE FORM OF _____ AND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
5 OCT 2026 SEC. KINGSPORT REG. PLANNING COMMISSION DATE

MILLER PARKE PHASE II - REPLAT LOTS 60, 75-77	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES 1.50±	TOTAL LOTS 4
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER SEE OWNER INFO DATA	CIVIL DISTRICT 14
SURVEYOR JEFFERY A. MILLER	CLOSURE ERROR 1:10,000
SCALE 1" = 30'	0 30' 60' 120'



116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE: 423-552-5300
www.millersurveys.com
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SHEET 2 OF 2

FINAL PLAT
TAX MAP 1060, GROUP D,
PARCELS 5, 20, 21, 22
PLAT BOOK 58, PAGE 433-434
DATE: September 1, 2026



CERTIFICATION OF THE APPROVAL FOR 911-STREET ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON FINAL PLAT ARE APPROVED AS ASSIGNED.
DATE: 9/25/2026
AUTHORIZED AGENT: [Signature]

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.
DATE: 9/25/2026
AUTHORIZED REPRESENTATIVE: [Signature]

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

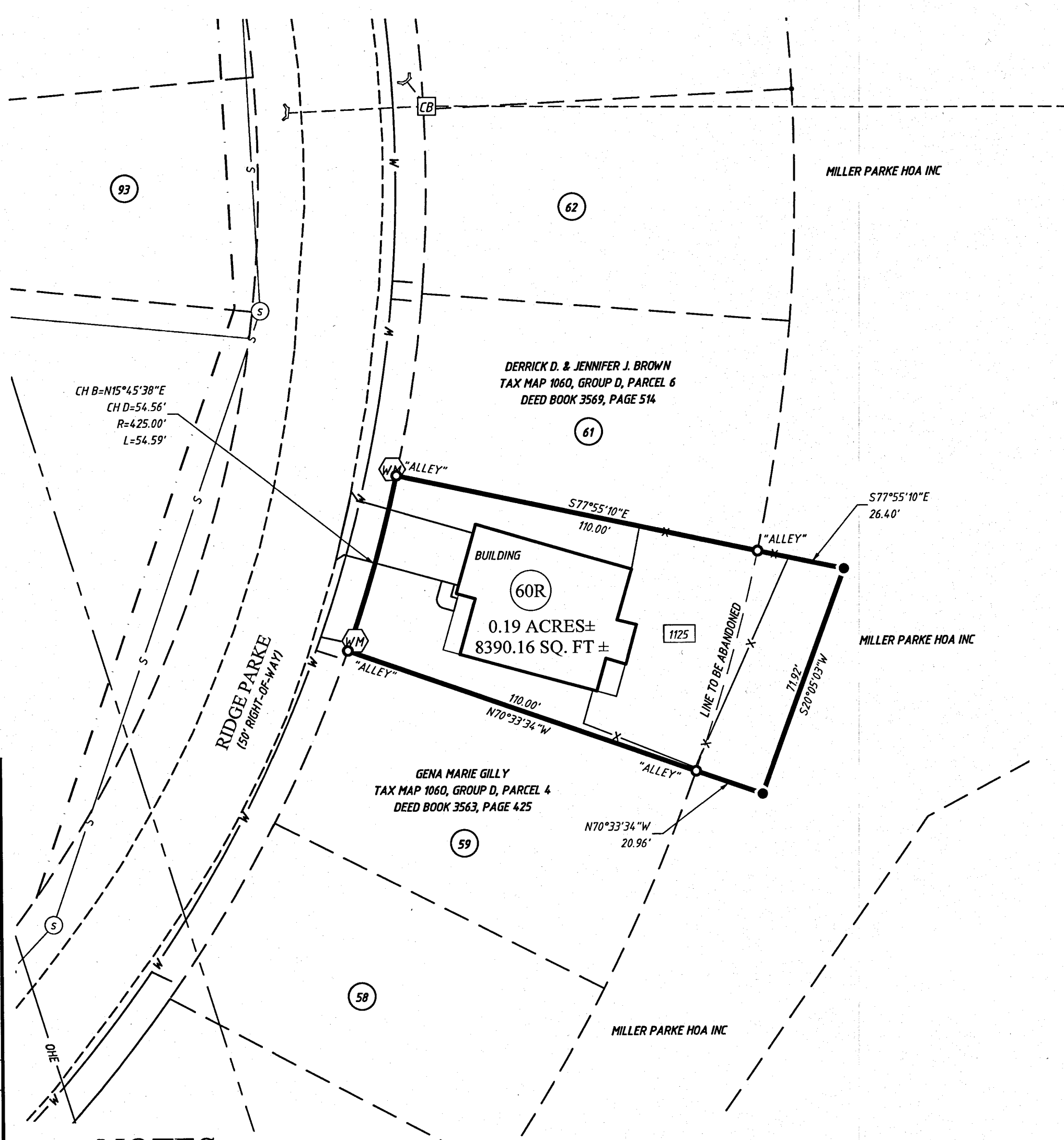
I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.
DATE: 10.5.2026
AUTHORIZED AGENT: [Signature]

CERTIFICATION 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 LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.
DATE: 10/2/26
AUTHORIZED REPRESENTATIVE: [Signature]

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. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.
DATE: 9/25/2026
AUTHORIZED REPRESENTATIVE: [Signature]



NOTES

- The information shown hereon was obtained from Deed Book 3579, Page 2251; Deed Book 3588, Page 74; Deed Book 3598, Page 21; Deed Book 3594, Page 149; Deed Book 3585, Page 331; Deed Book 3537, Page 261 and Plat Book 58, Page 433-434 as recorded at the Registrar's Office for Sullivan County, Tennessee and a field survey by Miller Land Surveying, LLC in September 2026.
- This property DOES NOT lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47163C0235D dated September 29, 2006.
- This property is currently zoned PD. Setbacks to conform to current zoning.
- This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title search. No title work was furnished to the surveyor.
- Portions of this survey was performed with a Trimble R12i tied to TDDT reference network.
 - Region: United States/State Plane NAD83
 - Zone: Tennessee 4100
 - Datum: NAD83 (2011)
 - Geoid: GEOID18 (CONUS)

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 REGIONAL PLANNING COMMISSION, THE STATE OF TENNESSEE AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.
DATE: 9/25/2026
SURVEYOR: [Signature]

CERTIFICATION OF THE APPROVAL OF STREETS
I HEREBY CERTIFY: (1) THAT PUBLIC STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, (3) THAT A SECURITY PLAN HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY PLANNING COMMISSION.
DATE: [Blank]
AUTHORIZED REPRESENTATIVE: [Blank]

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM
I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE DISPOSAL SYSTEM: (1) IS AVAILABLE TO THE PROPERTY; OR (2), AS SHOWN ON ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO SPECIFICATIONS; OR (3) THAT A SECURITY IN THE FORM OF \$ [Blank] HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DATE: 10/2/26
AUTHORIZED REPRESENTATIVE: [Signature]

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 AND WAIVERS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SECURITY IN THE FORM OF \$ [Blank] AND IN THE AMOUNT OF \$ [Blank] HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DATE: 5 OCT 2026
SEC. KINGSPORT REG. PLANNING COMMISSION

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 SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

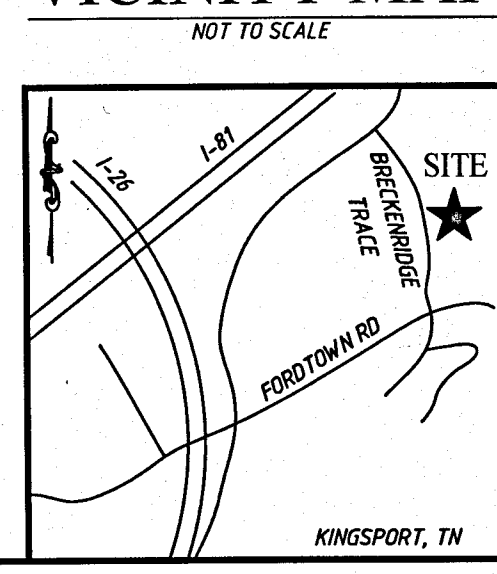
OWNER DATA AND SIGNATURES

MILLER PARKE HOA INC
TAX MAP 106, PARCEL 26.75
DEED BOOK 3537, PAGE 261
DATE: 9/25/2026
OWNER - SIGNATURE: [Signature]
DARRIN K. LEONARD & KIMBERLY K. SIMCOX
TAX MAP 1060, GROUP D, PARCEL 5
DEED BOOK 3565, PAGE 2414
DATE: 9/25/2026
OWNER - SIGNATURE: [Signature]

LEGEND

- Rebar and Cap (New) WITH CAP STAMPED TN 964 VA 2404
- Property Corner & Type (Old)
- "ALLEY" - Rebar and Cap Stamped "ALLEY" (Old)
- "TN 1964" - Rebar and Cap Stamped "TN 1964" (Old)
- Non Monumented Point
- Fence
- Power Pole
- Guy Anchor
- Overhead Electric
- Overhead Electric, Telephone & Cable
- Catch Basin
- Storm Drain Line
- Sanitary Manhole
- Sanitary Sewer Line/Markings
- Water Line/Markings
- Water Meter

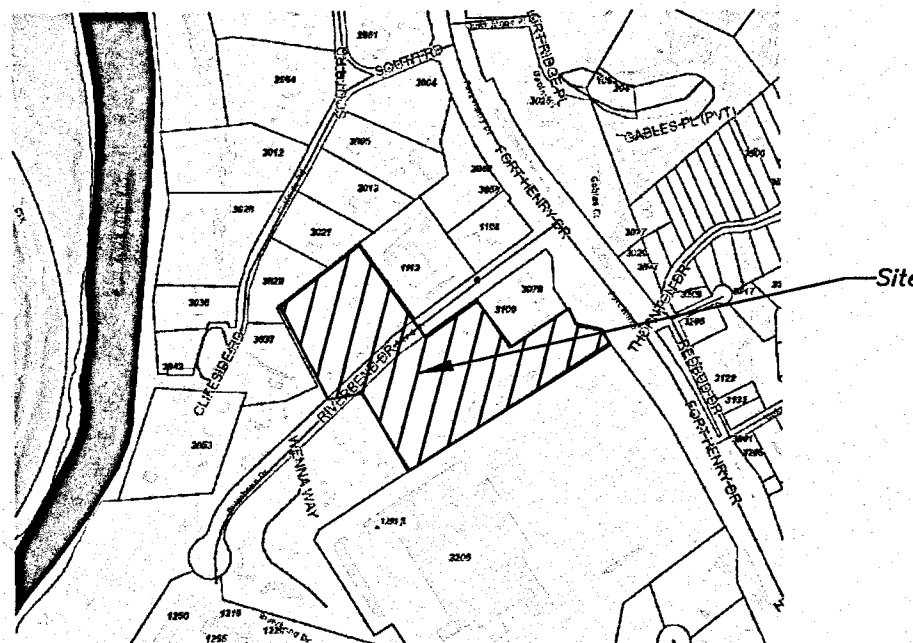
VICINITY MAP



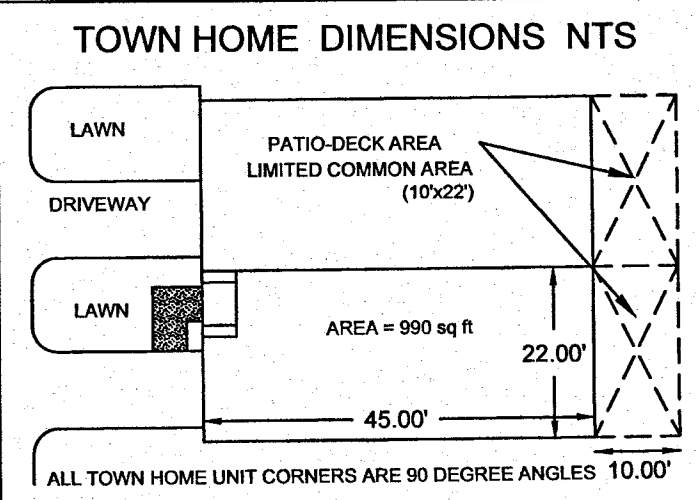
MILLER PARKE PHASE II - REPLAT LOTS 60, 75-77			
KINGSPORT REGIONAL PLANNING COMMISSION			
TOTAL ACRES	1.50±	TOTAL LOTS	4
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	SEE OWNER INFO DATA	CIVIL DISTRICT	14
SURVEYOR	JEFFERY A. MILLER	CLOSURE ERROR	1:10,000
SCALE 1" =	30'	30'	60'

REPLAT OF THE ARBOR - PHASE 2

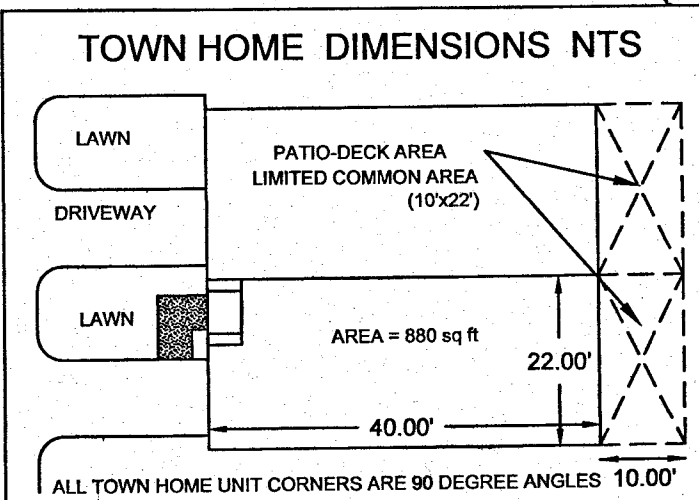
RIVERBEND ROAD
KINGSPORT, TENNESSEE



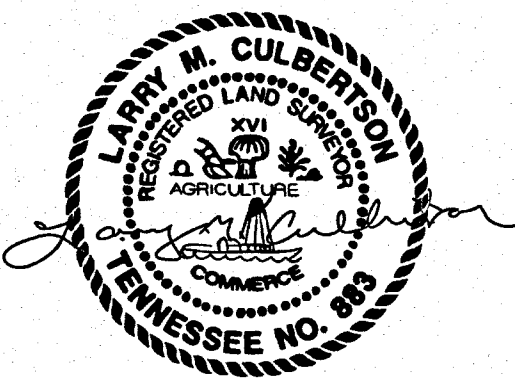
LOCATION MAP
NTS



NOTE: UNITS 817, 821, 825, 829, 833, 837, 841, 845, 849, 853, 857, 861, 865, 869, 873, 904, 908, 912, 916, 920, 921, 924, 925, 928, 929, 932, 933, 936, 937, 944, 948, 952 and 956 ARE 22' X 45'

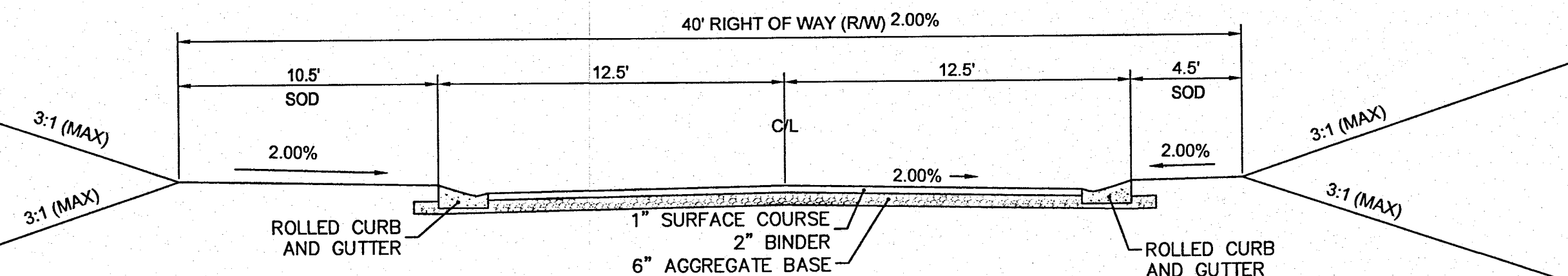


NOTE: UNITS 804, 805, 808, 809, 813, 868, 872, 905, 909, 913, 917, 941, AND 945 ARE 22' X 40'



Slide - 1947
Sheena Tinsley, Register
Sullivan County
Rec #: 403606 Instrument #: 26020945
Rec'd: 45.00 Recorded
State: 0.00 10/7/2026 at 8:08 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 47.00 PGS 574-576

RESIDENTIAL LANE SECTION SCALE: NTS



NOTE: ALL CONCRETE SIDEWALK, CONCRETE CURB AND GUTTER, AND ROADWAY PAVEMENT SECTIONS SHALL BE IN CONFORMANCE WITH THE CITY OF KINGSPORT STANDARDS AND SPECIFICATIONS (LATEST EDITION).

SITE & ZONING DATA

OWNER/DEVELOPER: LAND STAR DEVELOPMENT, LLC
367 HOG HOLLOW ROAD
JOHNSON CITY, TENNESSEE 37615

SITE ADDRESS: 1119 & 1120 RIVERBEND DRIVE

PRESENT ZONING: PROPERTY CURRENTLY ZONED PD
(CITY OF KINGSPORT)

PROPOSED ZONING: PD (CITY OF KINGSPORT)

A. SETBACKS:

PERIMETER - 25' BUFFER
FRONT YARD - N/A
REAR YARD - N/A
SIDE YARD - N/A

TAX PARCELS: SULLIVAN COUNTY - 2 PARCELS:
NORTH (N) - 082077H C00110
SOUTH (S) - 082077H C00200

PROPOSED USE: 47 MULTI-FAMILY DWELLING UNITS (N+S)

PARKING SPACES: 2 PER UNIT (ONE IN DRIVEWAY AND ONE IN GARAGE)
+ 5 COMMON PARKING SPACES = 99 PARKING SPACES PROVIDED.

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.

REPLAT OF THE ARBOR PHASE 2 FINAL PLANNED DEVELOPMENT CITY OF KINGSPORT PLANNING COMMISSION

TOTAL ACRES 9.248 TOTAL UNITS 47
ACRES NEW ROAD 0.882 MILES NEW ROAD 0.196

OWNER: LAND STAR DEVELOPMENT, LLC CIVIL DISTRICT 11th
SURVEYOR LARRY CULBERTSON CLOSURE ERROR 1/10,000

SCALE 1"=60' 0 60 120 180 DATE: 9-09-26

Culbertson Surveying
P.O. Box 190, Nickelsville VA 24271
(276) 479-3093

Sheet 1 of 3

LEGEND
 IR(O) = Iron Rod Found
 IR(N) = Iron Rod Set
 + = Point Not Set
 --- = Boundary Line
 - - - = Adjoining Property Line

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	200.00'	25.19'	25.17'	N 47°18'26" E
C2	260.00'	32.80'	32.78'	S 47°16'27" W
C3	100.00'	97.93'	94.07'	S 85°43'41" E
C4	100.00'	181.90'	157.84'	N 14°08'16" E
C5	100.00'	150.17'	136.45'	S 82°08'13" E
C6	100.00'	148.82'	135.46'	N 12°12'29" E

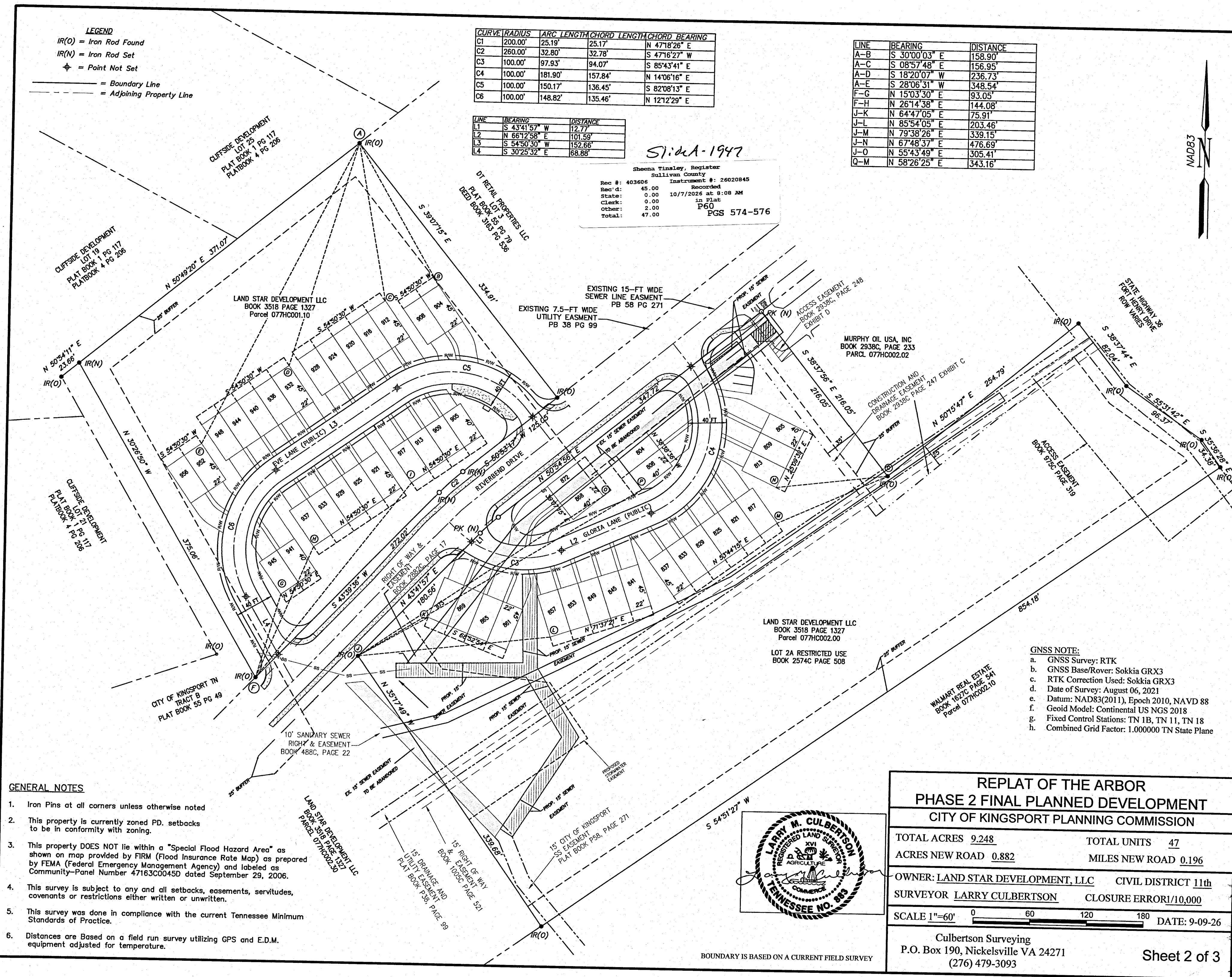
LINE	BEARING	DISTANCE
L1	S 43°41'57" W	12.77'
L2	N 66°12'58" E	101.59'
L3	S 54°50'30" W	152.66'
L4	S 30°25'32" E	68.88'

SI:ALA-1947

Sheena Tinsley, Register
 Sullivan County
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LINE	BEARING	DISTANCE
A-B	S 30°00'03" E	158.90'
A-C	S 08°57'48" E	156.95'
A-D	S 18°20'07" W	236.73'
A-E	S 28°06'31" W	348.54'
F-G	N 15°03'30" E	93.05'
F-H	N 26°14'38" E	144.08'
J-K	N 64°47'05" E	75.91'
J-L	N 85°54'05" E	203.46'
J-M	N 79°38'26" E	339.15'
J-N	N 67°48'37" E	476.69'
J-O	N 55°43'49" E	305.41'
Q-M	N 58°26'25" E	343.16'

NAD83



GENERAL NOTES

1. Iron Pins at all corners unless otherwise noted
2. This property is currently zoned PD, setbacks to be in conformity with zoning.
3. This property DOES NOT lie within a "Special Flood Hazard Area" as shown on map provided by FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community Panel Number 47163C0045D dated September 29, 2006.
4. This survey is subject to any and all setbacks, easements, servitudes, covenants or restrictions either written or unwritten.
5. This survey was done in compliance with the current Tennessee Minimum Standards of Practice.
6. Distances are Based on a field run survey utilizing GPS and E.D.M. equipment adjusted for temperature.

GNSS NOTE:

- a. GNSS Survey: RTK
- b. GNSS Base/Rover: Sokkia GRX3
- c. RTK Correction Used: Sokkia GRX3
- d. Date of Survey: August 06, 2021
- e. Datum: NAD83(2011), Epoch 2010, NAVD 88
- f. Geoid Model: Continental US NGS 2018
- g. Fixed Control Stations: TN 1B, TN 11, TN 18
- h. Combined Grid Factor: 1.000000 TN State Plane

REPLAT OF THE ARBOR PHASE 2 FINAL PLANNED DEVELOPMENT CITY OF KINGSFORD PLANNING COMMISSION

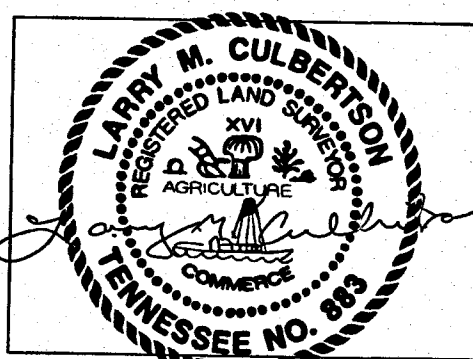
TOTAL ACRES 9.248 TOTAL UNITS 47
 ACRES NEW ROAD 0.882 MILES NEW ROAD 0.196

OWNER: LAND STAR DEVELOPMENT, LLC CIVIL DISTRICT 11th
 SURVEYOR LARRY CULBERTSON CLOSURE ERROR 1/10,000

SCALE 1"=60' 0 60 120 180 DATE: 9-09-26

Culbertson Surveying
 P.O. Box 190, Nickelsville VA 24271
 (276) 479-3093

Sheet 2 of 3



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

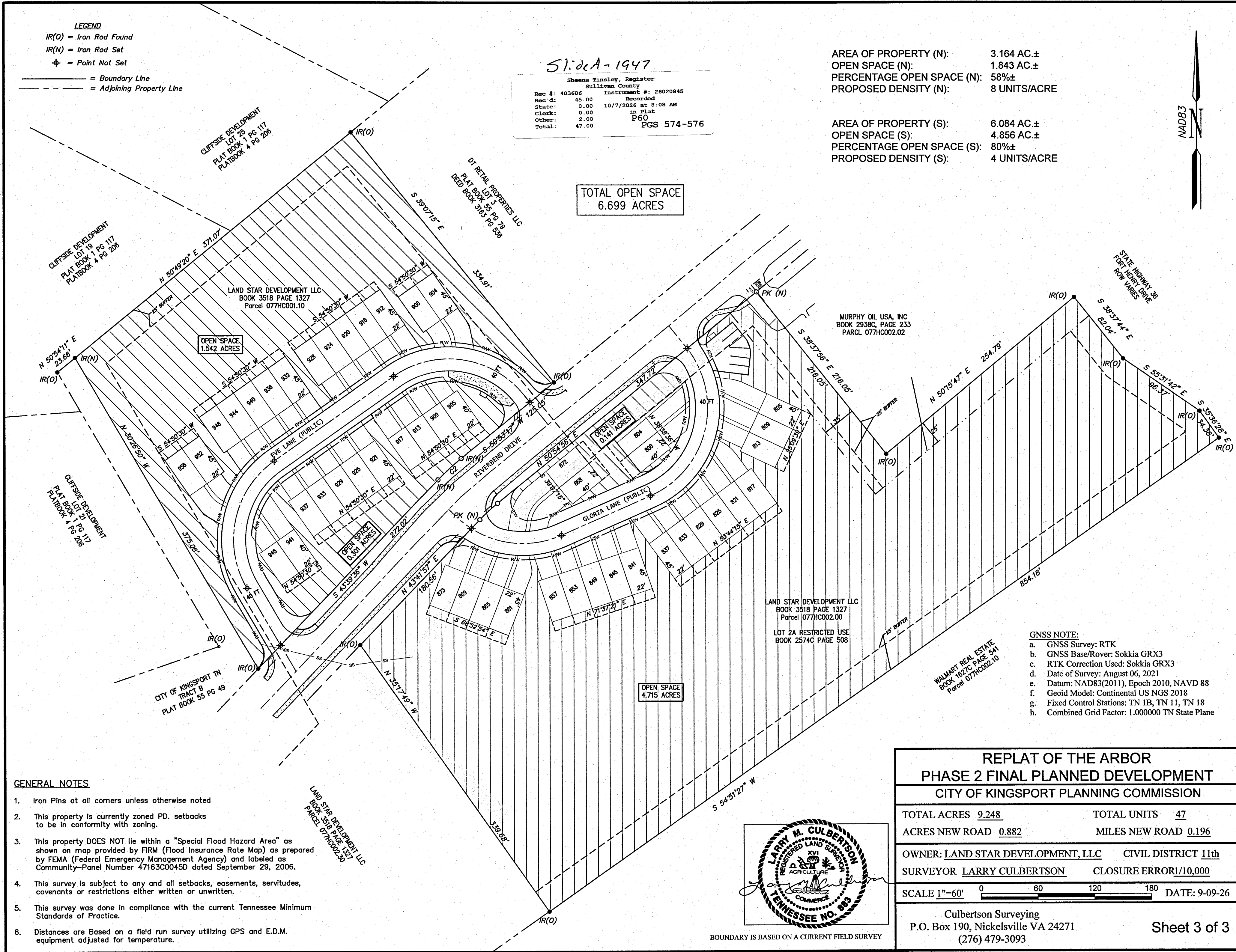
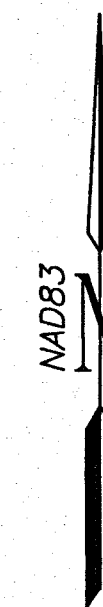
LEGEND
 IR(O) = Iron Rod Found
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51.0A-1947
 Sheena Tinsley, Register
 Sullivan County
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 Rec'd: 45.00 Recorded
 State: 0.00 10/7/2026 at 8:08 AM
 Clerk: 0.00 in Plat
 other: 2.00 P60
 Total: 47.00 PGS 574-576

AREA OF PROPERTY (N): 3.164 AC.±
 OPEN SPACE (N): 1.843 AC.±
 PERCENTAGE OPEN SPACE (N): 58%±
 PROPOSED DENSITY (N): 8 UNITS/ACRE

AREA OF PROPERTY (S): 6.084 AC.±
 OPEN SPACE (S): 4.856 AC.±
 PERCENTAGE OPEN SPACE (S): 80%±
 PROPOSED DENSITY (S): 4 UNITS/ACRE

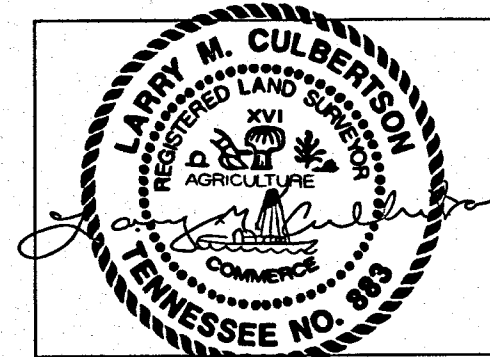
TOTAL OPEN SPACE
 6.699 ACRES



GNSS NOTE:
 a. GNSS Survey: RTK
 b. GNSS Base/Rover: Sokkia GRX3
 c. RTK Correction Used: Sokkia GRX3
 d. Date of Survey: August 06, 2021
 e. Datum: NAD83(2011), Epoch 2010, NAVD 88
 f. Geoid Model: Continental US NGS 2018
 g. Fixed Control Stations: TN 1B, TN 11, TN 18
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GENERAL NOTES

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6. Distances are Based on a field run survey utilizing GPS and E.D.M. equipment adjusted for temperature.



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

**REPLAT OF THE ARBOR
 PHASE 2 FINAL PLANNED DEVELOPMENT
 CITY OF KINGSFORT PLANNING COMMISSION**

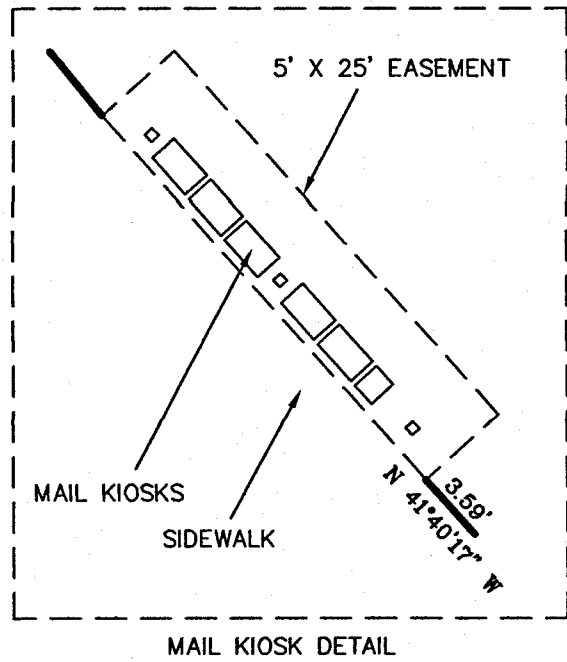
TOTAL ACRES 9.248 TOTAL UNITS 47
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OWNER: LAND STAR DEVELOPMENT, LLC CIVIL DISTRICT 11th
 SURVEYOR LARRY CULBERTSON CLOSURE ERROR 1/10,000

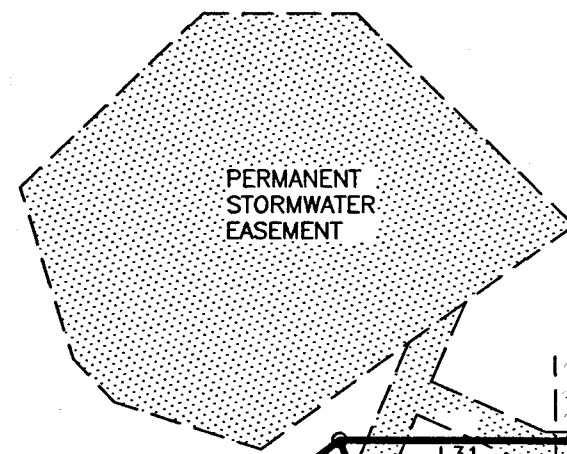
SCALE 1"=60' 0 60 120 180 DATE: 9-09-26

Culbertson Surveying
 P.O. Box 190, Nickelsville VA 24271
 (276) 479-3093

Sheet 3 of 3

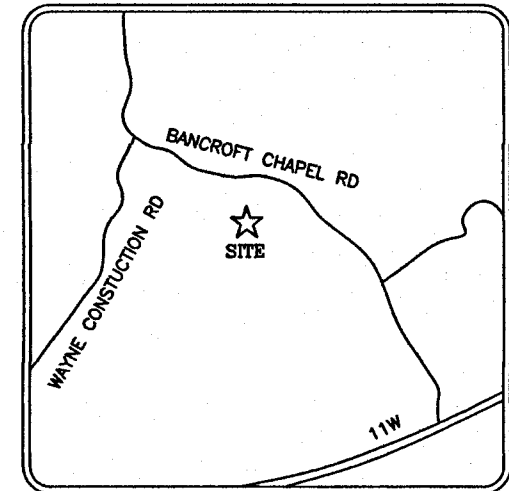


FUTURE PHASE



FUTURE PHASE

FUTURE PHASE



LOCATION MAP
N.T.S.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S41°41'58"E	120.00'
L2	S41°41'58"E	120.00'
L3	S41°41'58"E	120.00'
L4	S41°41'58"E	120.00'
L5	S41°41'58"E	120.00'
L6	S41°41'58"E	120.00'
L7	S41°41'58"E	120.00'
L8	S41°41'58"E	120.00'
L9	S41°41'58"E	120.00'
L10	S41°41'58"E	120.00'
L11	S41°41'58"E	120.00'
L12	S41°41'58"E	120.00'
L13	S41°41'58"E	120.00'
L14	S41°41'58"E	120.00'
L15	S25°28'29"W	53.35'
L16	S67°39'41"E	99.92'
L17	S02°25'45"E	107.21'
L18	N69°30'39"W	134.57'
L19	S43°24'27"W	143.75'
L20	S23°40'28"E	134.57'
L21	S68°14'58"W	143.75'
L22	S2°09'44"W	134.57'
L23	N44°55'10"W	143.75'
L24	S67°59'56"W	134.57'
L25	N00°55'02"E	106.87'
L26	N89°04'58"W	128.65'
L27	N00°55'02"E	79.55'
L28	N81°53'36"W	125.11'
L29	N10°51'39"E	100.75'
L30	N62°17'23"W	134.58'
L31	N48°18'02"E	97.39'
L32	N41°41'58"W	118.00'
L33	S41°41'58"E	118.00'
L34	S41°41'58"E	118.00'
L35	S41°41'58"E	118.00'
L36	S41°41'58"E	146.50'
L37	S41°41'58"E	146.50'
L38	S41°41'58"E	146.50'
L39	S41°41'58"E	146.50'
L40	S41°41'58"E	115.00'
L41	S41°41'58"E	115.00'
L42	S41°41'58"E	115.00'
L43	S41°41'58"E	115.00'
L44	S41°41'58"E	115.00'
L45	S54°46'26"E	92.88'

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	20.00'	28.44'	S89°02'12"W
C2	20.00'	35.98'	S03°14'12"E
C3	75.00'	114.05'	N04°44'12"E
C4	75.00'	114.39'	N44°19'23"W
C5	50.00'	61.36'	N14°39'54"W
C6	50.00'	40.00'	N43°24'27"E
C7	50.00'	40.00'	S89°14'39"W
C8	50.00'	40.00'	N44°55'10"W
C9	50.00'	40.07'	N00°57'36"E
C10	75.00'	16.18'	N17°44'21"E
C11	75.00'	32.08'	N00°41'44"W
C12	125.00'	32.37'	N05°31'51"W
C13	125.00'	56.34'	N14°47'58"E
C14	125.00'	44.92'	N38°00'19"E
C15	20.00'	31.42'	N03°18'02"E
C16	20.00'	31.42'	N86°41'58"W

Sheena Tinsley, Register
Sullivan County
Rec #: 403686 Instrument #: 26020942
Rec'd: 15.00 Recorded
State: 0.00 10/8/2026 at 8:06 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 578-578

Slide A 1948

- NOTES:
- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES. GPS DATA WAS OBTAINED ON MARCH 28, 2026. THE GPS DATA WAS DERIVED FROM VRS POSITIONING USING LOCAL CORS AND BASED ON NAD 83 (2018) DATUM.
 - 2) PROPERTY ZONED PD SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
 - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00550 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) JOB NO. 26-14140
 - 5) ACAD FILE 26-14140 BANCROFT HEIGHTS.DWG
 - 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
 - 7) TAX MAP 032, PART OF PARCEL 015.00
 - 8) DEED REFERENCE: D.B. 3695, PAGE 1061.
 - 9) PRIOR PLAT REFERENCE: P.B. 57, PAGE 500.
 - 10) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 11) I HEREBY CERTIFY THIS AS A CATEGORY IV SURVEY.
 - 12) REFERENCE MAP TITLED "B&G INVESTMENT PROPERTIES, LLC" BY LARRY M CULBERTSON, NO. 883, DATED 12-29-25.

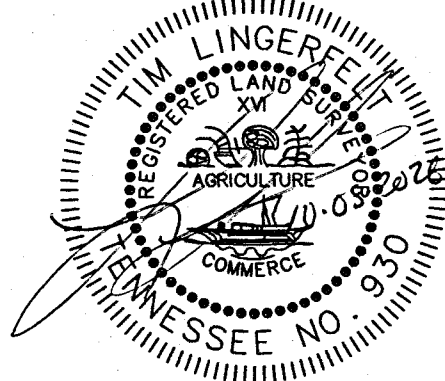
HARRIS
D.B. 3597, PG. 2490

KINGSPORT UTILITIES
NO RECORDED DEED

LEGEND
IP(O) IRON PIPE, OLD
IR(C) IRON ROD, CAP
IR(O) IRON ROD, OLD
P.B. PLAT BOOK
D.B. DEED BOOK
PG. PAGE
N.T.S. NOT TO SCALE
TEMP. TEMPORARY
PP POWER POLE
OHU OVERHEAD UTILITIES
AC ACRES
C CENTERLINE
911 ADDRESS

UNITS: PHASE 1
SINGLE-FAMILY LOTS: 34
OPEN SPACE: 2.455 ACRES=24.32%
DENSITY: 3.36 UNITS PER ACRE
PARKING: REQUIRED 2.0 SPACES/UNIT=68 SPACES

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



CERTIFICATE OF OWNERSHIP AND DEDICATION (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. OWNER: <u>[Signature]</u> 10-5-26 DATE: <u>10-5-26</u>	GOVERNMENT AND UTILITY ACCESS 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. OWNER: <u>[Signature]</u> 10-5-26 DATE: <u>10-5-26</u>	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 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 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: <u>[Signature]</u> 10-5-26 DATE: <u>10-5-26</u>	MAINTENANCE OF STORMWATER DETENTION FACILITIES THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE STORMWATER DETENTION FACILITIES SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OF DRAINAGE FACILITIES TO FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY. OWNER: <u>[Signature]</u> 10-5-26 DATE: <u>10-5-26</u>	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. REGISTERED SURVEYOR: <u>[Signature]</u> 10-05-26 DATE: <u>10-05-26</u>	CERTIFICATE OF APPROVAL OF 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. TRAFFIC ENGINEERING MANAGER: <u>[Signature]</u> 10-7-26 DATE: <u>10-7-26</u>
CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED. CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING: <u>[Signature]</u> 10-7-26 DATE: <u>10-7-26</u>	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 KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. KINGSPORT AUTHORIZING AGENT: <u>[Signature]</u> 10-7-26 DATE: <u>10-7-26</u>	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. CITY ENGINEER: <u>[Signature]</u> 10-6-26 DATE: <u>10-6-26</u>	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. KINGSPORT AUTHORIZING AGENT: <u>[Signature]</u> 10-6-26 DATE: <u>10-6-26</u>	CERTIFICATE OF APPROVAL FOR RECORDING 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 THE RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$250,000.00, HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: <u>[Signature]</u> 10-7-26 DATE: <u>10-7-26</u>	BANCROFT HILLS PHASE I KINGSPORT REGIONAL PLANNING COMMISSION TOTAL ACRES: 10.095 TOTAL LOTS: 34 ACRES NEW ROAD: 1.436 MILES NEW ROAD: 0.192 OWNER: INTEGRITY BUILDING GROUP, LLC. CIVIL DISTRICT: 10TH SURVEYOR: ALLEY & ASSOCIATES, INC. CLOSURE ERROR: 1:10,000 SCALE: 1"=80' 80 40 0 80 160