



September 17th, 2026

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

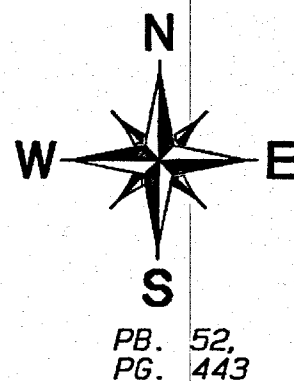
Chairman Duncan:

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. 2346 Edinburgh Channel Road
2. Emory Church Road
3. 3616 Thornton Drive
4. Miller Parke Open Space
5. 843 Rock Springs Road
6. 650 Mayfield Avenue
7. 2309 Brandon Lane
8. 1901 Brentford Lane
9. 328 McKenzie Drive
10. 1841 Highland Street
11. 2020 Springfield Avenue
12. 2953 E. Stone Drive

Sincerely,

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

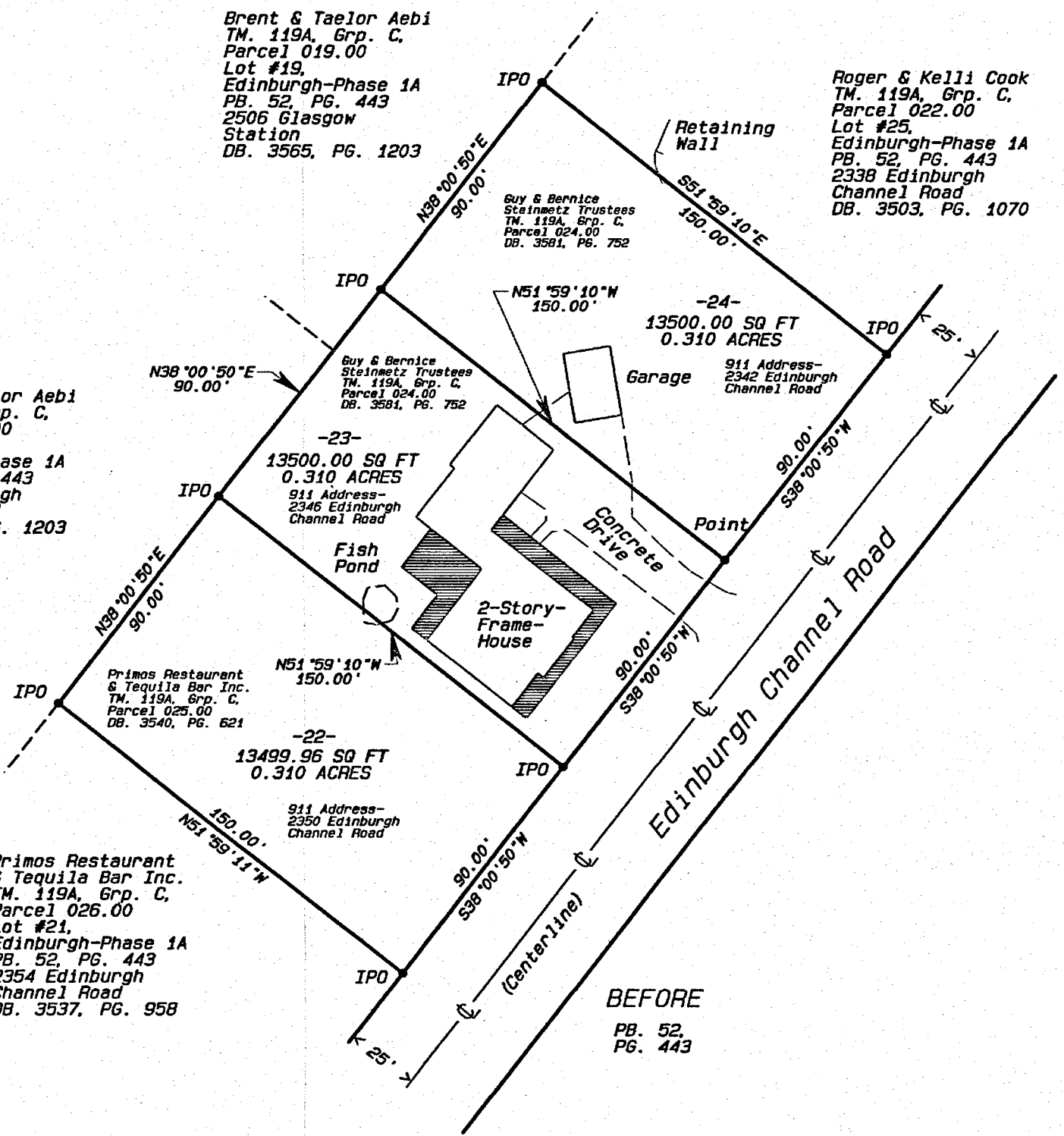


Brent & Taelor Aebi
TM. 119A, Grp. C,
Parcel 019.00
Lot #19,
Edinburgh-Phase 1A
PB. 52, PG. 443
2506 Glasgow
Station
DB. 3565, PG. 1203

Roger & Kelli Cook
TM. 119A, Grp. C,
Parcel 022.00
Lot #25,
Edinburgh-Phase 1A
PB. 52, PG. 443
2338 Edinburgh
Channel Road
DB. 3503, PG. 1070

Brent & Taelor Aebi
TM. 119A, Grp. C,
Parcel 019.00
Lot #20,
Edinburgh-Phase 1A
PB. 52, PG. 443
2358 Edinburgh
Channel Road
DB. 3565, PG. 1203

Primos Restaurant
& Tequila Bar Inc.
TM. 119A, Grp. C,
Parcel 026.00
Lot #21,
Edinburgh-Phase 1A
PB. 52, PG. 443
2354 Edinburgh
Channel Road
DB. 3537, PG. 958

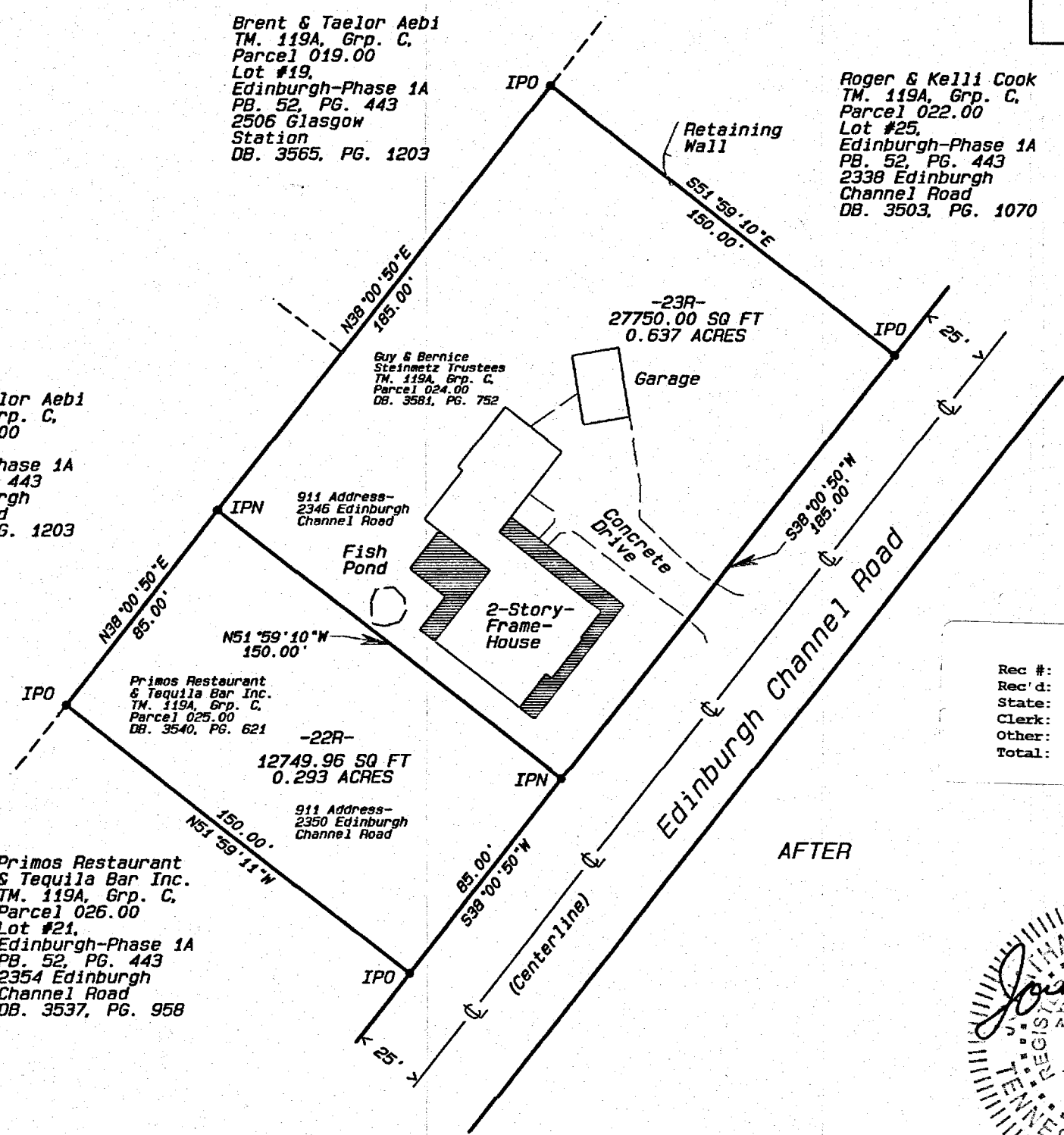


BEFORE
PB. 52,
PG. 443

Brent & Taelor Aebi
TM. 119A, Grp. C,
Parcel 019.00
Lot #20,
Edinburgh-Phase 1A
PB. 52, PG. 443
2358 Edinburgh
Channel Road
DB. 3565, PG. 1203

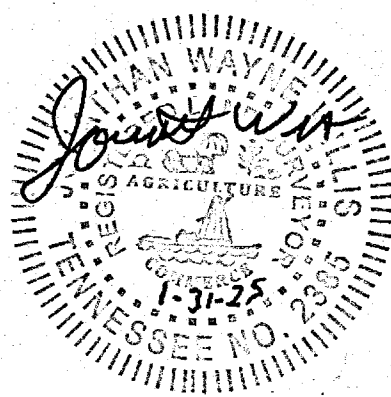
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Lot #25,
Edinburgh-Phase 1A
PB. 52, PG. 443
2338 Edinburgh
Channel Road
DB. 3503, PG. 1070



AFTER

Slide A-1932
Sheena Tinsley, Register
Sullivan County
Rec #: 400505 Instrument #: 26016828
Rec'd: 15.00 Recorded
State: 0.00 8/14/2026 at 12:11 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 515-515



Jonathan Wayne Willis
(Land Surveyor #2385)
170 Lakeview Lane,
Gray, TN, 37615
(423) 202-8667

GRAPHIC SCALE 1"=50'



Currently Zoned County PD- Planned Development

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 RESTRICTIONS LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENT FOR THE CONSTRUCTION OF CUT AND FILL, CLOSURE, CUT AND FILL, RAMP, TIE-UP AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

OWNER Brent & Taelor Aebi 8/13/26
OWNER Primos Restaurant & Tequila Bar Inc. 8/13/26
OWNER _____ 2025
OWNER _____ 2025

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED
DATE August 14, 2026
Jonathan Willis
CITY & T.S. DIVISION OR SULLIVAN COUNTY
DEPARTMENT OF 911 ADDRESSING
ON HIS OR HER AUTHORIZED REPRESENTATIVE

IPN- Iron Pin New 1/2" Rebar
RLS #2385
IPO- Iron Pin Old

NOTES

1. This survey is based upon existing monuments and evidence which were found in the field as of the above date.
2. No title information was furnished to this surveyor. This survey is subject to an actual title search.
3. This boundary survey is subject to all Rights-of-Way and easements whether of record or implied. No attempt was made to locate Rights-of-Way or easements.
4. All future construction will conform to the requirements of the Planning & Zoning Ordinance in effect at the time of construction.
5. There is a 15' utility Easement along front lot lines.
6. This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map 47163C0230D Effective Date Sept. 29, 2006
7. I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1" in 10,000' as shown hereon.
8. Iron pins found on all corners unless otherwise noted.
9. Current Owner- As shown above

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS, FOR KINGSPOUT CITY, TENNESSEE, EXCEPT FOR VIOLATIONS, IF ANY, AND NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF COUNTY REGISTRAR, IF REQUIRED, A SURVEY SHOWN IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPOUT CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DATE 8/14/2026

SECRETARY, PLANNING COMMISSION

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPOUT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.
DATE 8/14/2026
Jonathan Willis
JONATHAN WILLIS R.L.S. LICENSE NUMBER 2385

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS OR SYSTEMS INSTALLED SUBDIVISION OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.
DATE 8/14/2026
Chad Galt
AUTHORIZED SIGNATURE TITLE

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 8/14/2026

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
OR Chad Galt
KINGSPOUT AUTHORIZING AGENT

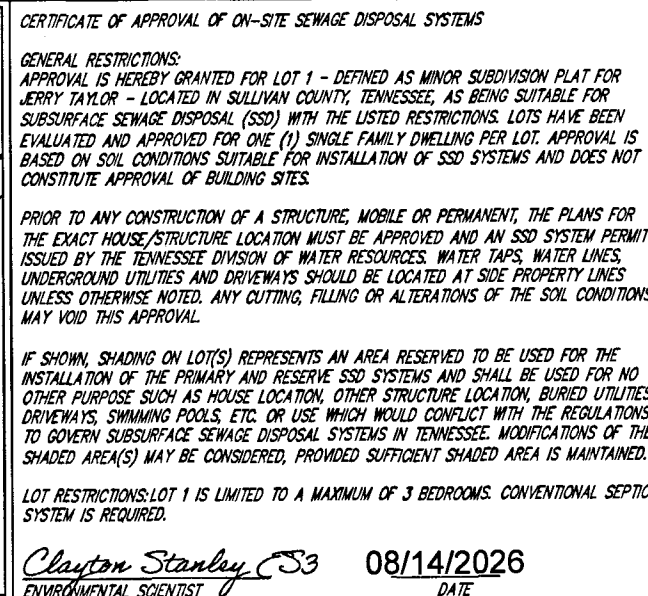
CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHT OF WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS.

DATE _____ AUTHORIZED SIGNATURE

Replat of Lots 22-24, Edinburgh-Phase 1A

KINGSPOUT, TENNESSEE REGIONAL PLANNING COMMISSION
TOTAL ACRES 0.93 TOTAL LOTS -2-
ACRES NEW ROAD -0- MILES NEW ROAD -0-
OWNER Steinmetz & Primos CIVIL DISTRICT 15th
SURVEYOR JONATHAN W. WILLIS CLOSURE ERROR 1: 10,000'
SCALE: 1" = 50' DRAWN BY J.W.



Leah Muski
CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE


 NewLife Real Estate

 (S) 8/19/06 DATE

CERTIFICATE OF APPROVAL FOR RECORDING

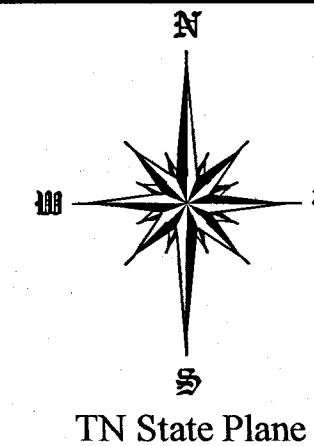
I HEREBY CERTIFY THAT THE SUBDIVISION HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT, IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN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


_____ 8/22/2028
KINGSFORT MUNICIPAL/REGIONAL PLANNING COMMISSION DATE

COUNTY SULLIVAN	DATE OF SURVEY 5-12-2026	REV. # 0	PROJECT # 26112
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MINOR SUBDIVISION PLAT
FOR JERRY TAYLOR
KINGSPORT REGIONAL PLANNING COMMISSION

Plat P60 Page 519



VICINITY MAP
N.T.S.

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

- Notes
1. Deed Reference: DB 3542 - PG 2416
 2. TAX MAP: 077A F 006.00
 3. Integrity Building Division PB 55 - PG 364, Susan Demarco Subdivision PB 51 - PG 389, City View Add 5 Sec 1 PB 10 - PG 40, City Add Sec 6 PB 11 - PG 14
 4. GNSS NOTE:
 - a. GNSS Survey: RTK
 - b. GNSS Base/Rover: Carlson BRX7
 - c. RTK Correction Used: Carlson GNSS
 - d. Date of Survey: 04-20-2026
 - e. Datum: NAD83(2011), Epoch 2010, NAVD 88
 - f. Geoid Model: Continental US NGS 2018
 - g. Fixed Control Stations: Carlson Skynet 1938
 - h. Combined Grid Factor: 1.000000 TN State Plane

Sheena Tinsley, Register
Sullivan County
Rec #: 400943 Instrument #: 26017383
Rec'd: 15.00 Recorded
State: 0.00 8/21/2026 at 10:41 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 523-523

Slide A-1934

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) THAT A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED TO INSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE: 8/3/26 CITY ENGINEER: <i>Angel Pove</i>		CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS 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: 8/3/26 SEWER DEPARTMENT DIRECTOR OR AUTHORIZED REPRESENTATIVE: <i>Angel Pove</i>		CERTIFICATE OF THE APPROVAL OF STREETS I HEREBY CERTIFY: (1) ADEQUATE RIGHTS OF WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, (2) THAT STREETS HAVE BEEN INSTALLED IN ANY ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (3) THAT A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED TO INSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE: _____ CITY ENGINEER OR AUTHORIZED REPRESENTATIVE: _____		CERTIFICATE OF APPROVAL OF ELECTRIC SERVICE THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING UTILITY LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT UTILITY LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO PUBLIC UTILITIES BEFORE SERVICE WILL BE EXTENDED TO THIS SITE. DATE: _____ PUBLIC UTILITIES AUTHORIZED REPRESENTATIVE: _____			
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 ON THIS PLAT. OWNER(S): <i>Charles Mowdy</i> DATE: 7/20/26 OWNER(S): _____ DATE: _____ OWNER(S): _____ DATE: _____		CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF KINGSFORD, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE CITY OF KINGSFORD REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. DATE: 8/21/2026 CITY OF KINGSFORD REGIONAL PLANNING COMMISSION SECRETARY: _____		CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEM(S), (1) IS AVAILABLE TO THE PROPERTY, (2) AS SHOWN ON THE ACCOMPANYING PLANS HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO MUNICIPAL SPECIFICATIONS, OR (3) THAT A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED TO INSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE: 8/3/26 WATER DEPARTMENT DIRECTOR OR AUTHORIZED REPRESENTATIVE: <i>Angel Pove</i>		CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON IS A ACCURATE AND PRECISE SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORD CITY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. DATE: 06-09-2026 TENNESSEE REGISTERED LAND SURVEYOR: <i>Larry M. Culbertson</i>		CERTIFICATION OF THE APPROVAL FOR 911 STREET ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. DATE: August 3, 2026 DIRECTOR OF 911 ADDRESSING OR AUTHORIZED REP: <i>Carrie Campbell</i>	

LINE	BEARING	DISTANCE
L1	S 50°18'50" W	29.03'
L2	S 50°18'50" W	85.96'
L3	S 49°55'30" W	6.05'
L4	S 42°31'00" W	37.48'
L5	S 42°31'00" W	9.90'
L6	N 27°20'20" W	200.00'
L7	S 83°51'40" W	53.63'
L8	N 46°34'10" E	82.42'
L9	S 30°03'40" E	220.38'
L10	N 46°34'10" E	82.42'
L11	S 32°19'00" E	215.28'
L12	N 46°34'10" E	82.42'
L13	S 35°01'20" E	219.57'
L14	N 46°34'10" E	82.42'
L15	S 37°34'30" E	221.73'
L16	N 46°34'10" E	82.41'
L17	S 74°42'30" E	179.52'
L18	S 39°50'30" E	213.62'
L19	S 23°54'10" W	142.62'
L20	S 23°51'20" W	90.10'
L21	S 23°56'40" W	34.86'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	748.29'	51.47'	51.46'	S 36°28'40" W
C2	748.29'	92.01'	91.95'	S 41°58'10" W
C3	748.29'	62.98'	62.96'	S 47°54'10" W
C4	445.06'	54.52'	54.49'	S 46°01'40" W
C5	113.98'	82.13'	80.37'	S 63°09'40" W

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



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR: CHARLES MOWDY

Date 06-09-2026	File:mowdy-c.DWG Drawn By: SWS	Scale: 1" = 100'
Eleventh (11th) Civil District		Sullivan County, TN
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 9180

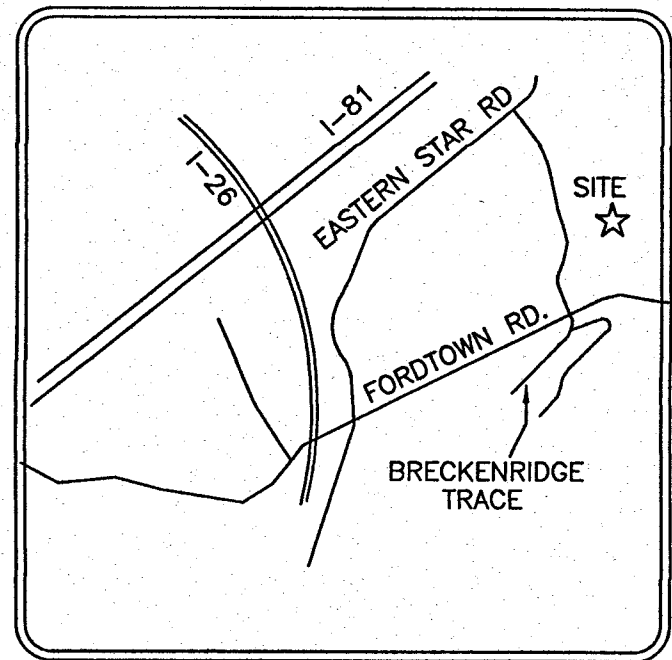
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	375.00'	243.90'	S25°54'27"W	239.62'
C2	425.00'	84.29'	N41°58'28"E	84.15'
C3	375.00'	18.18'	N74°51'02"E	18.18'
C4	25.00'	21.03'	N14°48'22"E	20.41'
C5	50.00'	73.98'	N33°06'05"E	67.42'
C6	74.98'	48.51'	N57°25'38"E	47.67'
C7	825.37'	64.23'	N41°07'54"E	64.21'
C8	325.00'	5.07'	N75°47'32"E	5.07'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N72°53'59"E	67.96'
L2	N84°19'27"W	111.61'
L3	N16°15'23"W	83.96'
L4	S65°09'04"W	8.74'
L5	N17°06'01"W	135.66'
L6	S60°36'14"E	120.95'
L7	N32°36'46"E	131.21'
L8	N20°05'03"E	398.04'
L9	N50°27'35"E	194.43'
L10	N41°59'51"E	161.93'
L11	N24°54'48"E	217.70'
L12	S51°26'28"E	303.06'
L13	S52°08'40"W	495.90'
L14	S31°55'58"W	231.50'
L15	S48°30'12"W	133.86'
L16	S62°01'58"W	61.66'
L17	S34°51'51"W	279.18'
L18	S17°19'36"E	35.64'
L19	N73°48'17"E	15.36'
L20	S16°04'17"E	120.00'
L21	S76°14'22"W	67.08'
L22	N17°19'36"W	291.28'
L23	N76°14'22"E	65.98'
L24	N17°19'36"W	171.38'
L25	N72°40'24"E	84.02'
L26	N17°19'36"W	176.17'
L27	N38°54'04"E	43.51'
L28	N38°54'04"E	4.78'
L29	S51°26'28"E	235.43'
L30	S44°36'59"W	250.22'
L31	N48°28'26"W	180.01'
L32	N58°01'51"W	33.43'

(SEE NOTE 1)



LOCATION MAP
N.T.S.

McAMIS
D.B. 3671, PG. 1987

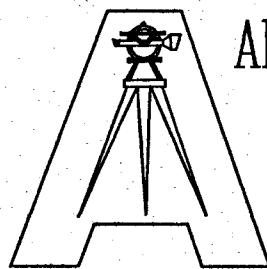
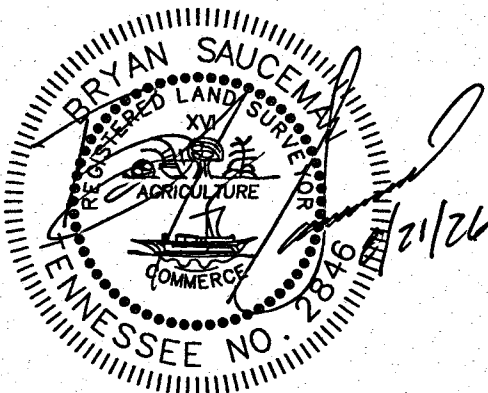
OPEN SPACE CALCULATIONS

UNITS PHASE 1 AND 2: 95
OPEN SPACE: 6.780 ACRES
DENSITY: 2.37 UNITS PER ACRE
PARKING REQUIRED (2.0 SPACES
PER UNITS) = 190 SPACES

LEGEND

P.B. PLAT BOOK
D.B. DEED BOOK
PG. PAGE
AC ACRES
N.T.S. NOT TO SCALE
CL CENTERLINE

1-A
WILLIAM P. BAILEY
PROPERTY
P.B. 52, PG. 25



ALLEY & ASSOCIATES, INC.

• SURVEYORS •

422 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8896

E-MAIL: bsauceman@alleyassociates.com

BARKER
D.B. 345A, PG. 21

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.

OWNER: [Signature] DATE: 8/21/26

REVISED OPEN SPACE FOR PHASE I AND

PHASE II MILLER PARKE SUBDIVISION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 6.780 TOTAL LOTS 0
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER MILLER PARKE HOA INC CIVIL DISTRICT 14TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10000
SCALE 1"=120' 120 60 0 120 240

NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE.
- 2) PROPERTY IS ZONED PD
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 20-11766
- 5) ACAD FILE 20-11766 MILLER PARK, LLC.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 106 PART OF PARCEL 026.75; PART OF PARCEL 025.50; PART OF PARCEL 016.50
- 8) PLAT REFERENCE: P.B. 58, PG. 152-153; P.B. 52, PG. 433-434
- 9) CONTACT TENNESSEE ONE-CALL AT 1-800-351-1111 AND OTHER LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- 10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 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.

Slide A-1935

Sheena Tinsley, Register
Sullivan County
Rec #: 401239 Instrument #: 26017768
Rec'd: 15.00 Recorded
State: 0.00 8/27/2026 at 8:14 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 527-527

TDEC

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot 2 – defined as Subdivision of the Morris Property – 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.**

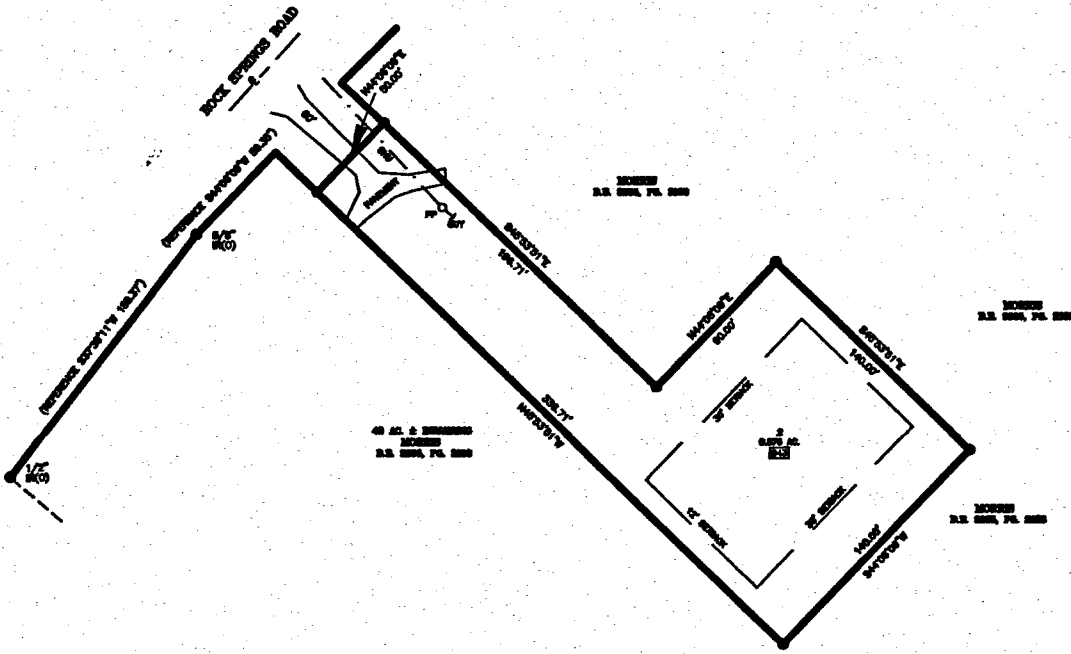
If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the 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:

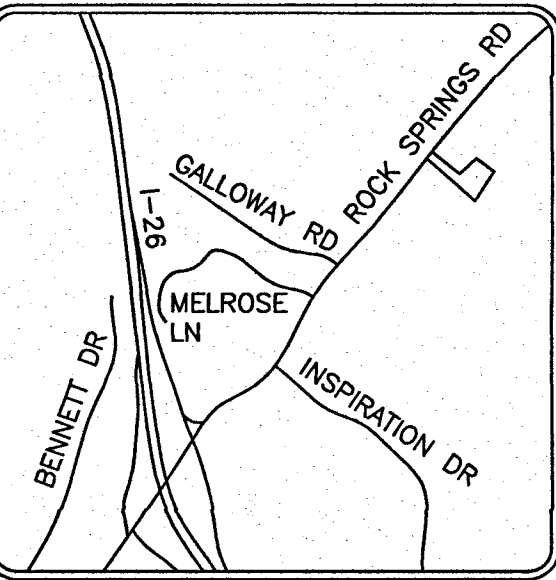
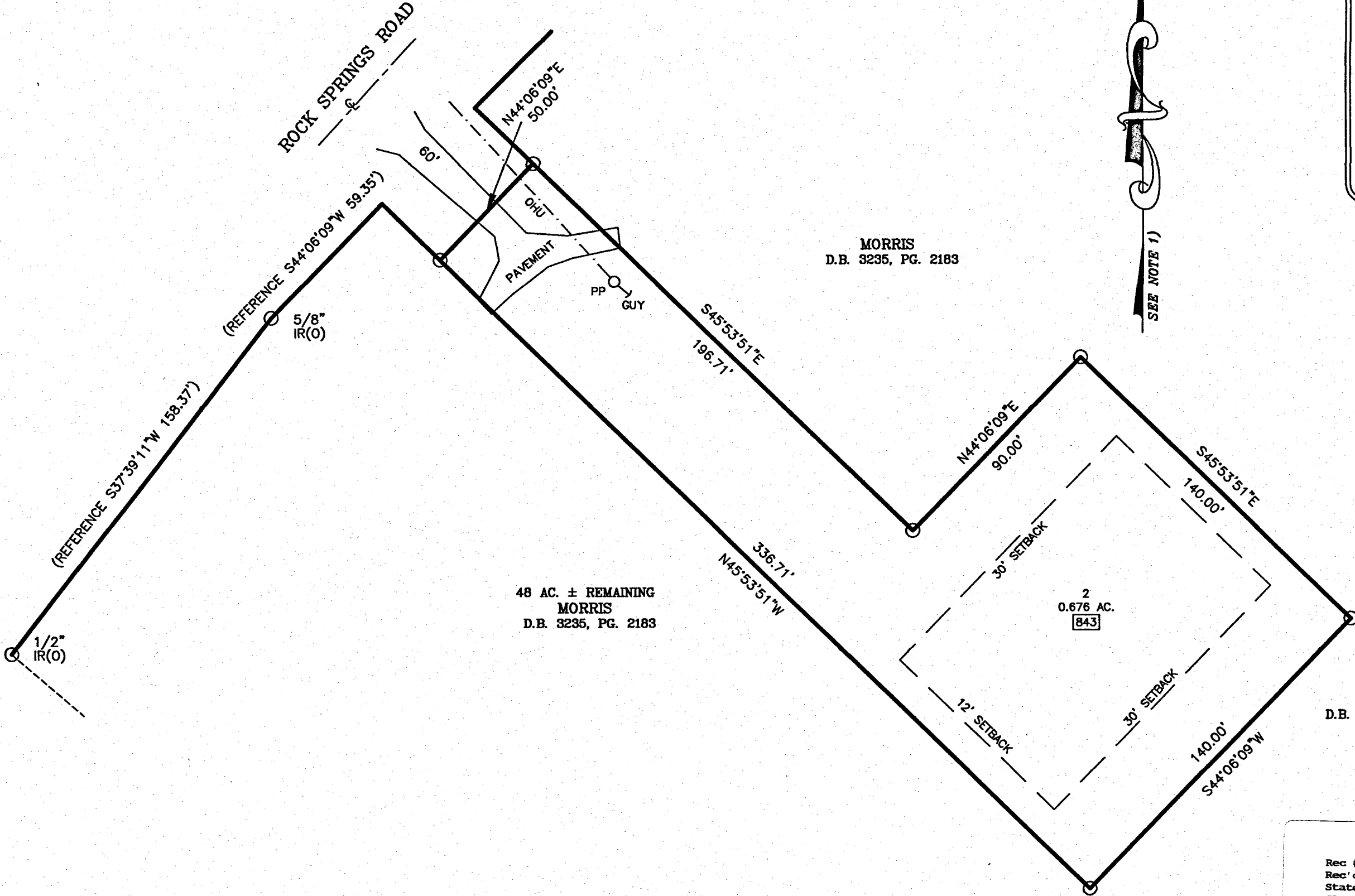
Lot 2:
Lot 2 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Clayton Stanley ES
Environmental Scientist
TN Division of Water Resources

08/14/2026
Date



SCALE 1"=100'



LOCATION MAP
N.T.S.

MORRIS
D.B. 3235, PG. 2183

MORRIS
D.B. 3235, PG. 2183

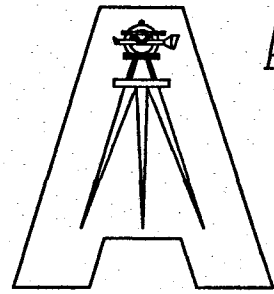
Slide A-1935

Sheena Tinsley, Register
Sullivan County
Rec #: 401241 Instrument #: 26017770
Rec'd: 15.00 Recorded
State: 0.00 8/27/2026 at 8:19 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 528-528

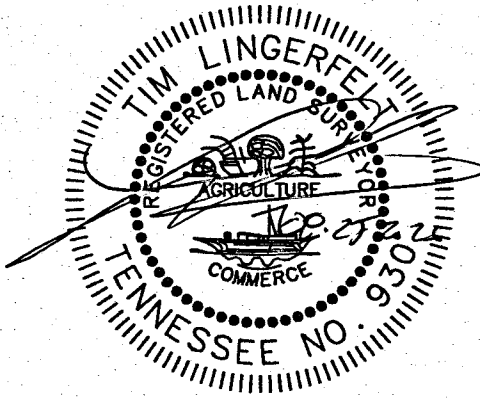
NOTES:

- 1) NORTH BASED ON REFERENCED DEED.
- 2) PROPERTY IS ZONED R-1
SETBACKS:
FRONT=30'
REAR=30'
SIDE=12'
- 3) SETBACKS TO CONFORM TO ZONING DESIGNATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 26-14219
- 5) ACAD FILE: 26-14219 MORRIS.DWG
- 6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
- 7) TAX MAP 091, PART OF PARCEL 079.00
- 8) DEED REFERENCE: D.B. 3235, PG. 2183
- 9) 1/2" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 10) ALL RIGHT OF WAYS AND PROPERTY CORNERS WERE ESTABLISHED BY DEEDS OF RECORD.
- 11) PROPERTY SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS. RECORDED OR UNRECORDED.
- 12) THERE SHALL BE A 7.5' UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES AND PROPERTY LINES.
- 13) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS GREATER THAN 1:10,000.

CERTIFICATE OF OWNERSHIP AND DEDICATION (I/WE) HEREBY CERTIFY THAT I (AM ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY CERTIFY THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. 8/25 20 2026 DATE Martha Jeanne Morris 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 KINGSPOINT TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. 08-25 20 26 DATE Tennessee Registered Land Surveyor
CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. 8/26 20 26 DATE SULLIVAN COUNTY 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 KINGSPOINT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. 8/26 20 26 DATE KINGSPOINT AUTHORIZING AGENT



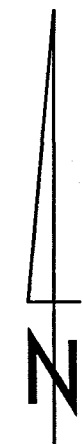
ALLEY & ASSOCIATES, INC.
• SURVEYORS •
422 E. MARKET STREET
KINGSPOINT, TENNESSEE 37660
TELEPHONE (423) 392-8896
E-MAIL: tlingerfelt@alleyassociates.com



CERTIFICATION OF THE 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 KINGSPOINT REGIONAL PLANNING COMMISSION. 8-25 20 26 DATE Jen S. S. H. COMMISSIONER OF HIGHWAYS	CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM *APPROVAL IS HEREBY GRANTED FOR LOTS DEFINED AS SULLIVAN COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWER DISPOSAL WITH THE LISTED OR ATTACHED RESTRICTIONS, PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATED MUST BE APPROVED AND AN SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF GROUND WATER PROTECTION. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING, OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.* DATE 20	CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPOINT, TENNESSEE, WITH THE EXCEPTION OF SUCH VIOLANCES. 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 KINGSPOINT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. 8/26 20 26 DATE SECRETARY, KINGSPOINT REGIONAL PLANNING COMMISSION
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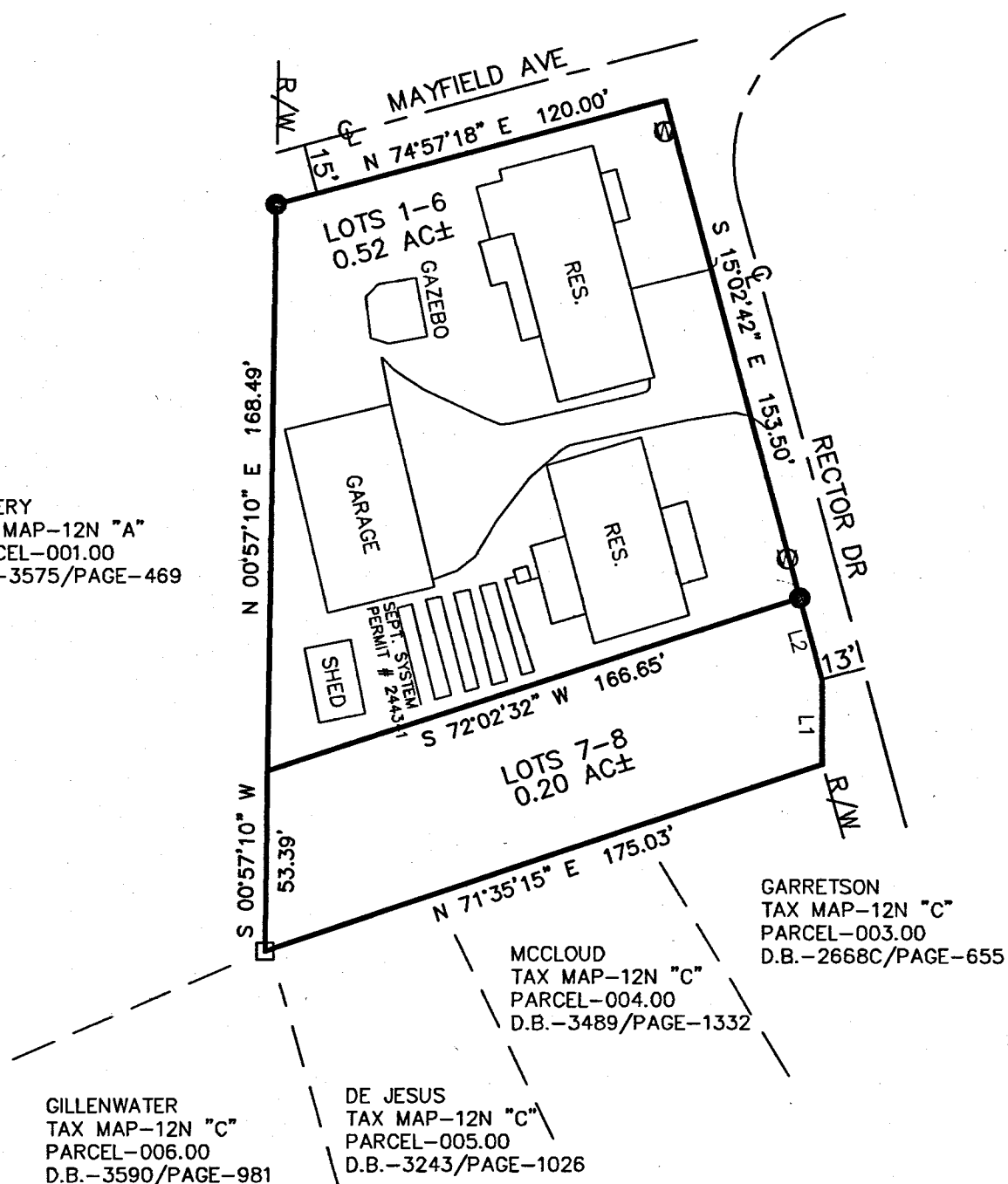
SUBDIVISION OF THE MORRIS PROPERTY	
KINGSPOINT REGIONAL PLANNING COMMISSION	
TOTAL ACRES 0.676	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER MORRIS	CIVIL DISTRICT 13TH
SURVEYOR ALLEY & ASSOCIATES, INC.	CLOSURE ERROR 1:10000
SCALE 1"=40'	

NORTH RECONCILED TO
TN GRID



LINE	BEARING	DISTANCE
L1	N 00°21'26" W	25.34'
L2	N 15°02'42" W	25.00'

LOWERY
TAX MAP-12N "A"
PARCEL-001.00
D.B.-3575/PAGE-469



GARRETSON
TAX MAP-12N "C"
PARCEL-003.00
D.B.-2668C/PAGE-655

MCCLOUD
TAX MAP-12N "C"
PARCEL-004.00
D.B.-3489/PAGE-1332

DE JESUS
TAX MAP-12N "C"
PARCEL-005.00
D.B.-3243/PAGE-1026

GILLENWATER
TAX MAP-12N "C"
PARCEL-006.00
D.B.-3590/PAGE-981

FLOOD NOTE: By graphic plotting only, this property is in Zone(s)
X of the Flood Insurance Rate Map, Community Panel No.
47163C0030D, which bears an effective date of
09/29/2006 and is not in a Special Flood Hazard Area.

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

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

DATED: August 26, 2024

Charles T. Johnson Jr.
CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL
SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY
MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF
ENVIRONMENT AND CONSERVATION, AND IS
HEREBY APPROVED AS SHOWN.

DATED: 8/26/26

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
Charles T. Johnson Jr.
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT CONSTRUCTIONS 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.

DATED: _____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER



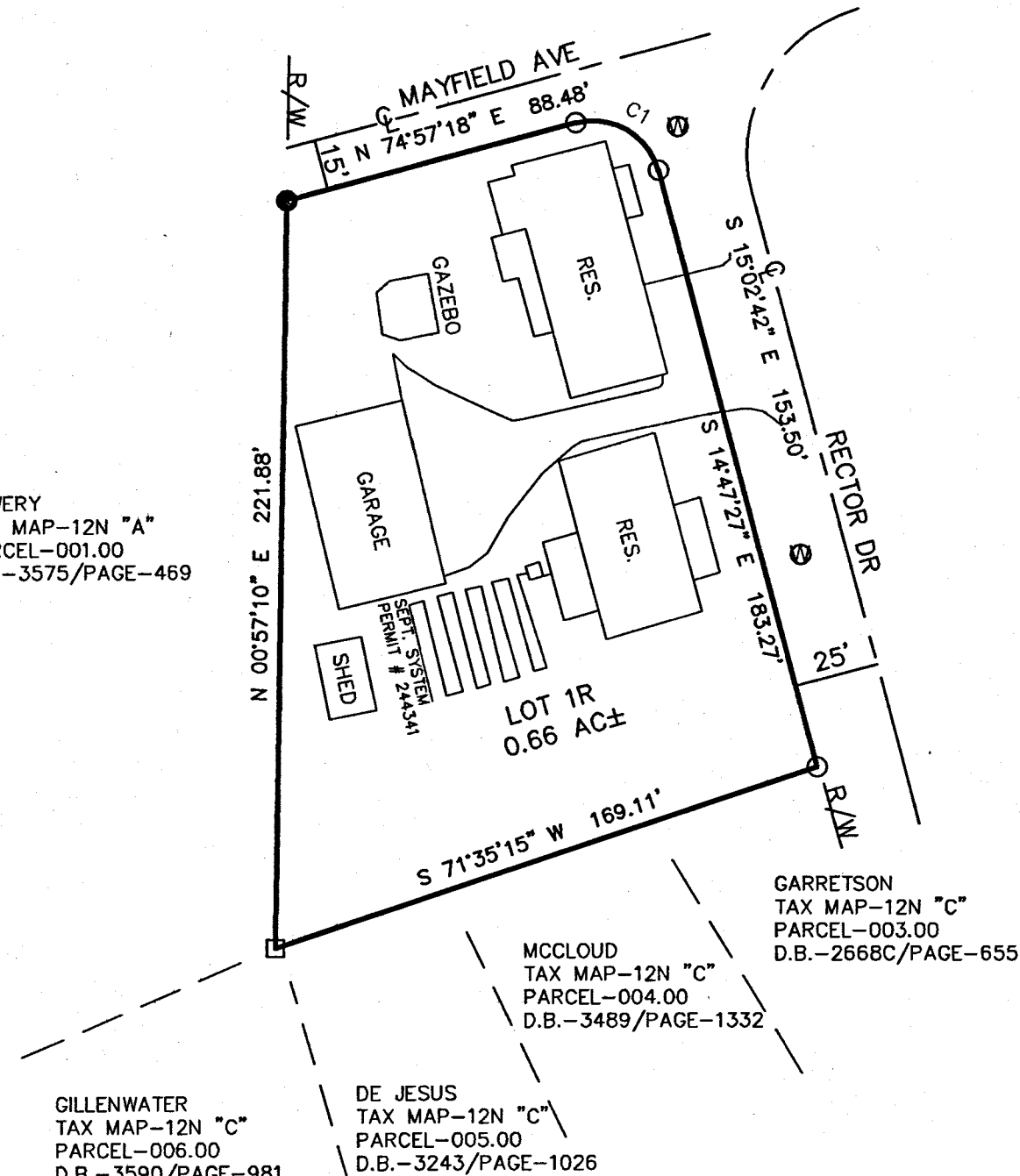
SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 26174
DATE: 08/11/2026

I HEREBY CERTIFY THAT THIS IS A
CATEGORY I 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".

BEFORE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.50'	28.35'	S 59°55'04" E	90°15'16"

LOWERY
TAX MAP-12N "A"
PARCEL-001.00
D.B.-3575/PAGE-469



GARRETSON
TAX MAP-12N "C"
PARCEL-003.00
D.B.-2668C/PAGE-655

MCCLOUD
TAX MAP-12N "C"
PARCEL-004.00
D.B.-3489/PAGE-1332

DE JESUS
TAX MAP-12N "C"
PARCEL-005.00
D.B.-3243/PAGE-1026

GILLENWATER
TAX MAP-12N "C"
PARCEL-006.00
D.B.-3590/PAGE-981

AFTER

TPSI TN. PROFESSIONAL
SURVEYING INC.

405 N BOONE STREET
JOHNSON CITY TN, 37604 423-915-1136

LOCATION MAP
NOT TO SCALE

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- POST
- × POINT ON RIGHT-OF-WAY
- ⊙ WATER METER
- UTILITY POLE

MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE
PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE
SUBJECT PROPERTY.

THIS SURVEY SUBJECT TO ANY AND
ALL EASEMENTS, COVENANTS, OR
RESTRICTIONS EITHER WRITTEN
OR UNWRITTEN.

THIS SITE RECIEVES WATER FROM _____ UTILITY DISTRICT.

Slide A-1935

Sheena Tinsley, Register
Sullivan County
Rec #: 401233 Instrument #: 26017761
Rec'd: 15.00 Recorded
State: 0.00 8/27/2026 at 8:09 AM
Clock: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 526-526

JOSHUA & TONYA DYKES
650 MAYFIELD AVENUE
KINGSPORT, TN 37665
TAX MAP 012N "C"
PARCEL 001.00
D.B. 3120 PAGE 1811
MORRISON CITY HGTS
LOTS 1-6
P.B. 2 PAGE 200

JOSHUA & TONYA DYKES
RECTOR DRIVE
KINGSPORT, TN 37665
TAX MAP 012N "C"
PARCEL 002.00
D.B. 3143 PAGE 384
MORRISON CITY HGTS
LOTS 7-8
P.B. 2 PAGE 200

CERTIFICATE OF OWNERSHIP AND DEDICATION

(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY
SHOWN AND DESCRIBED HEREON AND THE 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 SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: Josh Dykes DATED: 8-25-26
OWNER: Tonya Dykes DATED: 8-25-26
OWNER: _____ DATED: _____

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

DATED: 08-25-26
SURVEYOR

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

I HEREBY CERTIFY: (1) THAT CONSTRUCTIONS PLANS
HAVE BEEN APPROVED; (2) 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.

DATED: 8/26/26
CITY STORMWATER MANAGER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

DATED: 8/26/26
AUTHORIZING AGENT

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 KINGSPORT REGIONAL PLANNING COMMISSION
AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE
COUNTY REGISTRAR. 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:
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

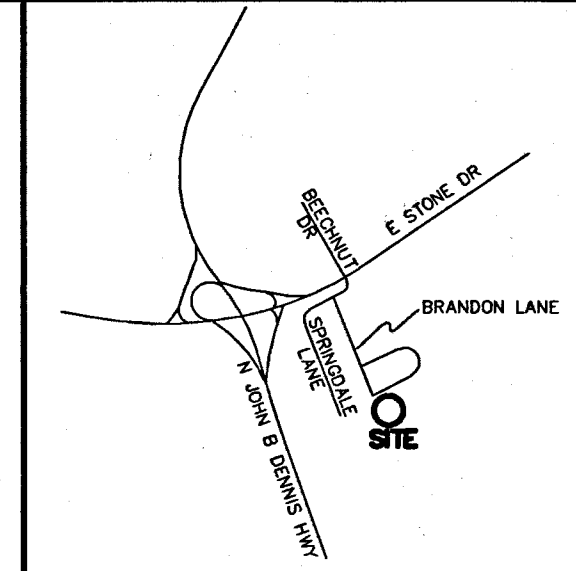
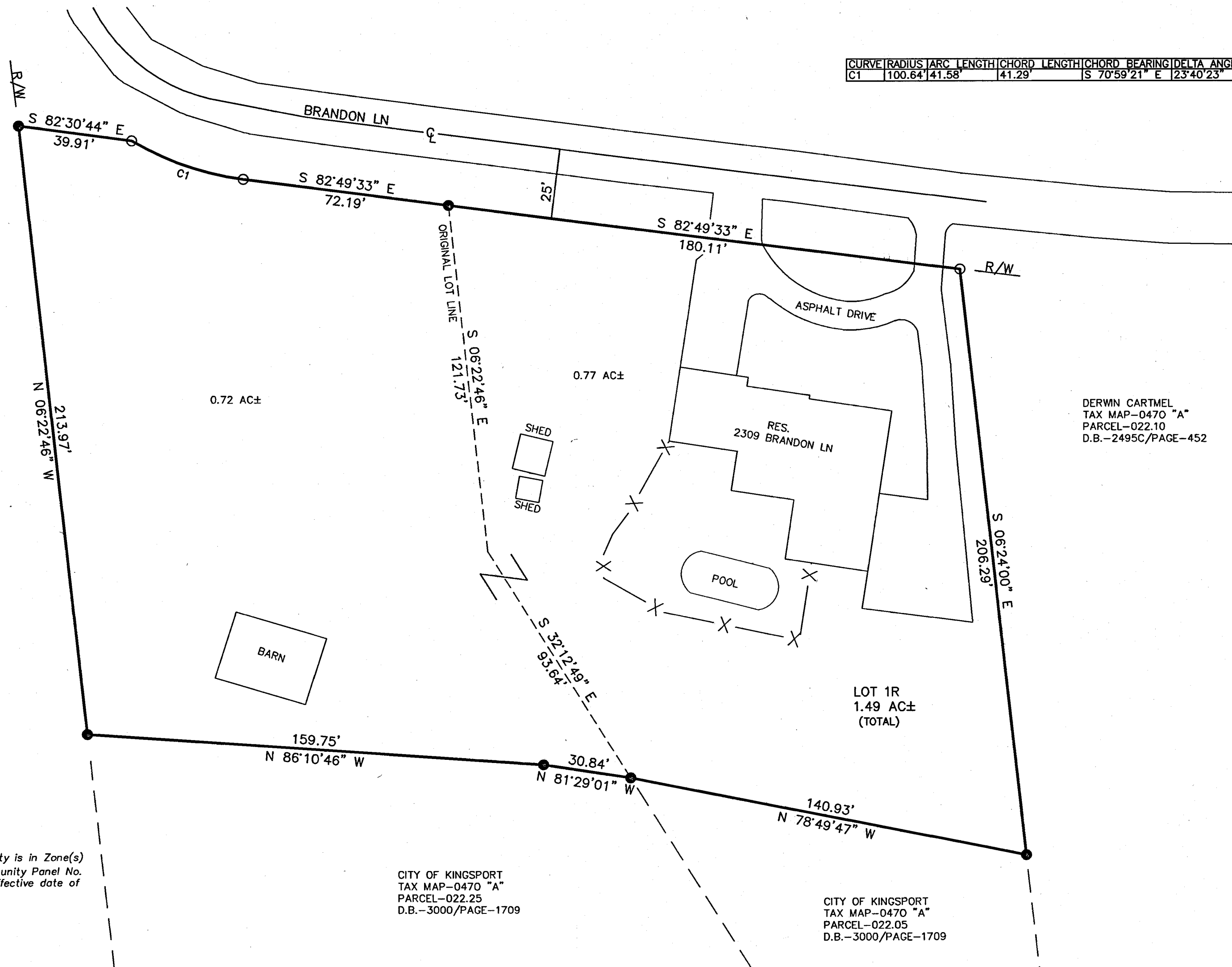
REPLAT OF LOTS 1-8 OF MORRISON CITY HGHTS

TOTAL ACRES 0.66 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
COUNTY SULLIVAN CIVIL DISTRICT 12TH
SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000
SCALE 1" = 50' 0' 50' 100'

NORTH RECORDED TO
PLAT



FIRST ASSEMBLY CHURCH OF GOD
TAX MAP-0470 "A"
PARCEL-009.00
D.B.-NA/PAGE-NA



LOCATION MAP
NOT TO SCALE

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- Z INDICATES MUTUAL OWNERSHIP

*THE 0.72 AC± LOT IS NOT TO BE
A STAND ALONE LOT, IT IS TO BE
ADDED TO THE 0.77 AC± LOT OF
FISH CREATING A 1.49 AC± LOT.

MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE
PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE
SUBJECT PROPERTY.

THIS SURVEY SUBJECT TO ANY AND
ALL EASEMENTS, COVENANTS, OR
RESTRICTIONS EITHER WRITTEN
OR UNWRITTEN.

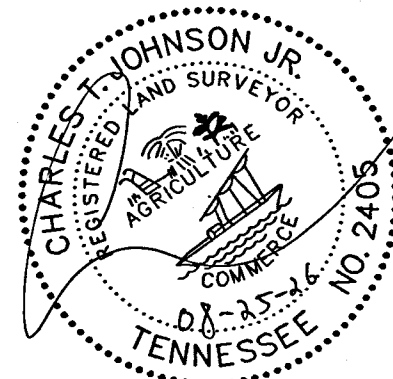
THIS SITE RECIEVES WATER FROM _____ UTILITY DISTRICT.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s)
X of the Flood Insurance Rate Map, Community Panel No.
47163C0045D, which bears an effective date of
09/29/2006 and is not in a Special Flood Hazard Area.

CITY OF KINGSFORT
TAX MAP-0470 "A"
PARCEL-022.25
D.B.-3000/PAGE-1709

CITY OF KINGSFORT
TAX MAP-0470 "A"
PARCEL-022.05
D.B.-3000/PAGE-1709

SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 26116
DATE: 06/17/2026



I HEREBY CERTIFY THAT THIS IS A
CATEGORY I 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".

TPSI TN. PROFESSIONAL
SURVEYING INC.

405 N BOONE STREET
JOHNSON CITY TN, 37604 423-915-1136

PROPERTY REFERENCE:

SCOTT & ELLEN FISH
2309 BRANDON LANE
KINGSFORT, TN 37660
TAX MAP 0470 "A"
PARCEL 022.00
DEED BOOK 1470C PAGE 221
BRANDON LN 2309 REPLAT LOT 1
PLAT BOOK 53 PAGE 356

SCOTT & ELLEN FISH
2307 BRANDON LANE
KINGSFORT, TN 37660
TAX MAP 0470 "A"
PARCEL 022.20
DEED BOOK 1470C PAGE 221
BRANDON LN 2307 REPLAT LOT 1
PLAT BOOK 53 PAGE 355

CERTIFICATE OF THE APPROVAL FOR
911-STREET ASSIGNMENT

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

DATED: August 28, 2026
Caroline Boydell
CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL
OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL
SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY
MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF
ENVIRONMENT AND CONSERVATION, AND IS
HEREBY APPROVED AS SHOWN.

DATED: 8/28/26

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
Charles T. Johnson Jr.
KINGSFORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT CONSTRUCTIONS 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.

DATED: _____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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 THE 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 SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: Scott & Ellen Fish DATED: 8/28/26
OWNER: Caroline Boydell DATED: 8/28/26
OWNER: _____ DATED: _____

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

DATED: 08-25-26
Charles T. Johnson Jr.
SURVEYOR

CERTIFICATION OF THE APPROVAL OF
STORMWATER SYSTEMS

I HEREBY CERTIFY: (1) THAT CONSTRUCTIONS PLANS
HAVE BEEN APPROVED; (2) STORM WATER SYSTEMS
INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET
CITY OF KINGSFORT 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.

DATED: 8/28/26
Charles T. Johnson Jr.
CITY STORMWATER MANAGER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

DATED: 8/28/26
Charles T. Johnson Jr.
AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE 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 KINGSFORT REGIONAL PLANNING COMMISSION
AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE
COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF
\$ _____ HAS BEEN POSTED WITH THE KINGSFORT REGIONAL
PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED
IMPROVEMENTS IN CASE OF DEFAULT.

SECRETARY: Charles T. Johnson Jr.
KINGSFORT MUNICIPAL/REGIONAL PLANNING COMMISSION

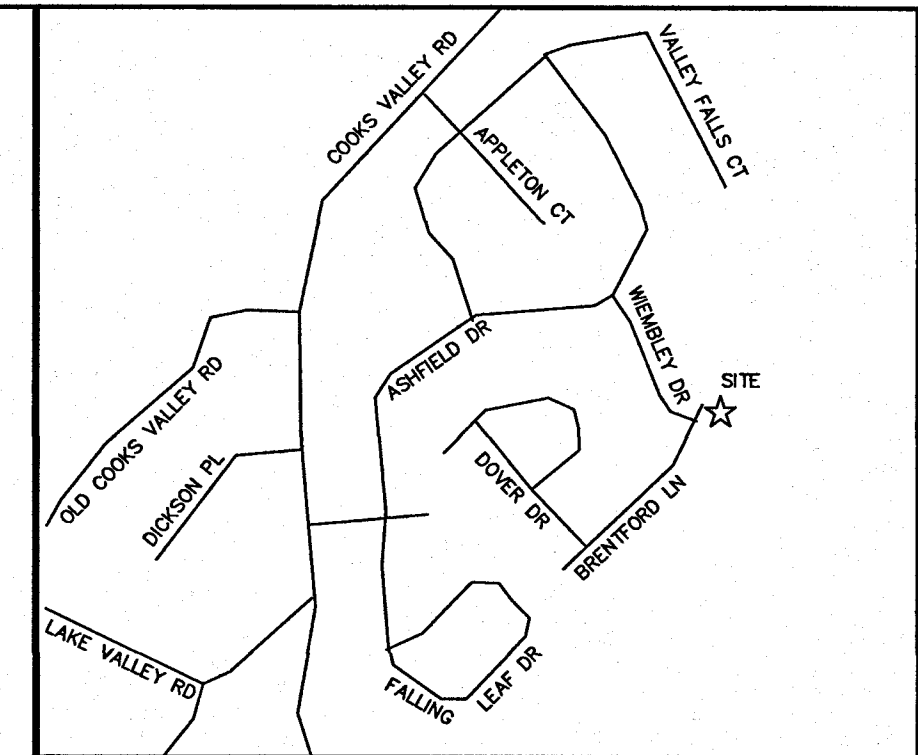
KINGSFORT REGIONAL PLANNING COMMISSION

REPLAT OF BRANDON LN 2307 & 2309 REPLAT

TOTAL ACRES 1.49 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0

COUNTY SULLIVAN CIVIL DISTRICT 11TH
SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000

SCALE 1" = 30' 30' 0' 30' 60'



LOCATION MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S69°17'08"E	50.00
L2	S11°44'23"W	123.36
L3	S25°21'19"W	151.81
L4	S21°39'15"W	65.94

CURVE	RADIUS	ARC LENGTH	CHORD
C1	1425.00	120.23	N24°50'25"E 120.19

Slide A-1937

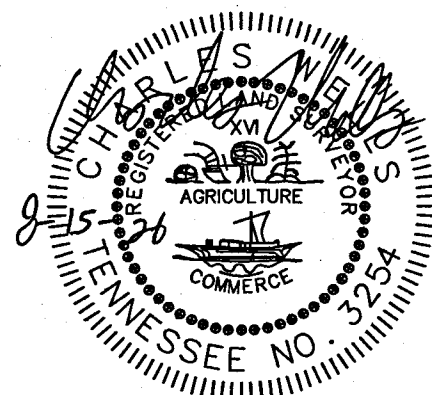
Sheena Tinsley, Register
Sullivan County
Rec #: 401424 Instrument #: 26018035
Rec'd: 15.00 Recorded
State: 0.00 8/31/2026 at 9:46 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 535-535

NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
- 2) 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. TAX MAP 062N "B", PARCEL 039.00
- 3) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 4) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 5) DEED REFERENCES: D.B. 1478C PG. 317, D.B. 1765C, PG. 557
- 6) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 7) PRIOR PLAT REFERENCES: P.B. 35, PG. 5
- 8) PROPERTY IS ZONED R-1B SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION
- 9) THE REMAINING BYERS PROPERTY IS GREATER THAN 5 ACRES.

LEGEND

IR(F) IRON ROD (FOUND)
IR(S) IRON ROD (SET)
PG. PAGE
AC ACRES
D.B. DEED BOOK
P.B. PLAT BOOK
HDPE HIGH DENSITY POLYETHYLENE
RCP REINFORCED CONCRETE PIPE
CONC CONCRETE
NO NUMBER
WM WATER METER
SSMH SANITARY SEWER MANHOLE
EB ELECTRIC BOX
CPED CABLE PEDESTAL
● UNMARKED POINT



RESUBDIVISION OF LOT 75
COOKS CROSSING, PHASE II
& 0.289 ACRES

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.788 TOTAL LOTS 1

OWNER: BYERS DATE: AUGUST 15, 2026

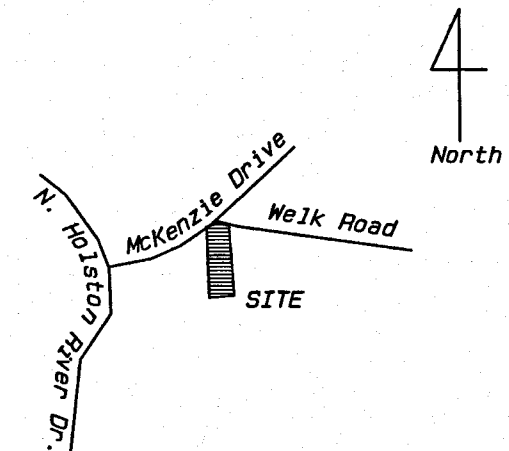
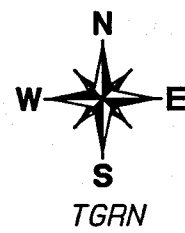
CIVIL DISTRICT: 7TH SCALE: 1 INCH = 30'



CHARLES J. WELLS

TENNESSEE R.L.S. NO. 3254
4847 HIGHWAY 126
BLOUNTVILLE, TENNESSEE
(423) 782-7196

CERTIFICATE OF ACCURACY	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL FOR RECORDING
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 AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.	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.	I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.	I HEREBY CERTIFY THAT THE PUBLIC SEWERAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.	I HEREBY CERTIFY: 1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE KINGSPORT REGIONAL PLANNING COMMISSION. 2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE KINGSPORT CITY UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SULLIVAN COUNTY, 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 AND THE KINGSPORT REGIONAL PLANNING COMMISSION TO ISSUE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
<i>Charles Wells</i> 8-15-26 TENNESSEE REGISTERED LAND SURVEYOR DATE	<i>gulyby</i> 8-20-26 OWNER DATE	<i>Carmen Carpenter</i> 8-28-26 CITY GIS AUTHORIZED REPRESENTATIVE DATE	<i>CLC</i> 8/28/26 KINGSPORT AUTHORIZING AGENT DATE	<i>CLC</i> 8/28/26 QTY ENGINEER DATE	<i>CLC</i> 8/28/26 KINGSPORT AUTHORIZING AGENT DATE	<i>CLC</i> 8/28/26 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION DATE



LOCATION MAP
(N.T.S.)

Slide A-1937

Sheena Tinsley, Register	
Sullivan County	
Rec #: 401770	Instrument #: 26018458
Rec'd: 15.00	Recorded
State: 0.00	9/4/2026 at 8:00 AM
Clerk: 0.00	In Plat
Other: 2.00	P60
Total: 17.00	PGS 537-537

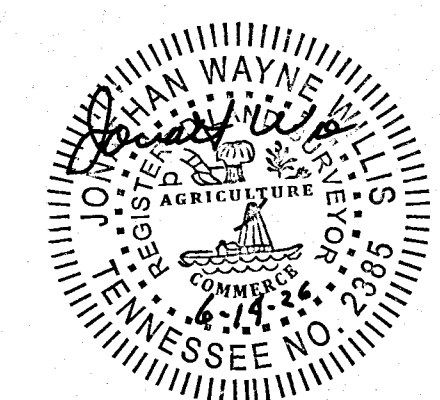
REGISTER OF DEEDS

LEGEND

- IPO- Iron Pin (Old)
- IPN- Iron pin (New)
- M.H.- Sewer Manhole
- W.M.- Water Meter
- PT.- Calculated Point
- P.P.- Power Pole
- E--- Overhead Utility
- S--- Sewer Line

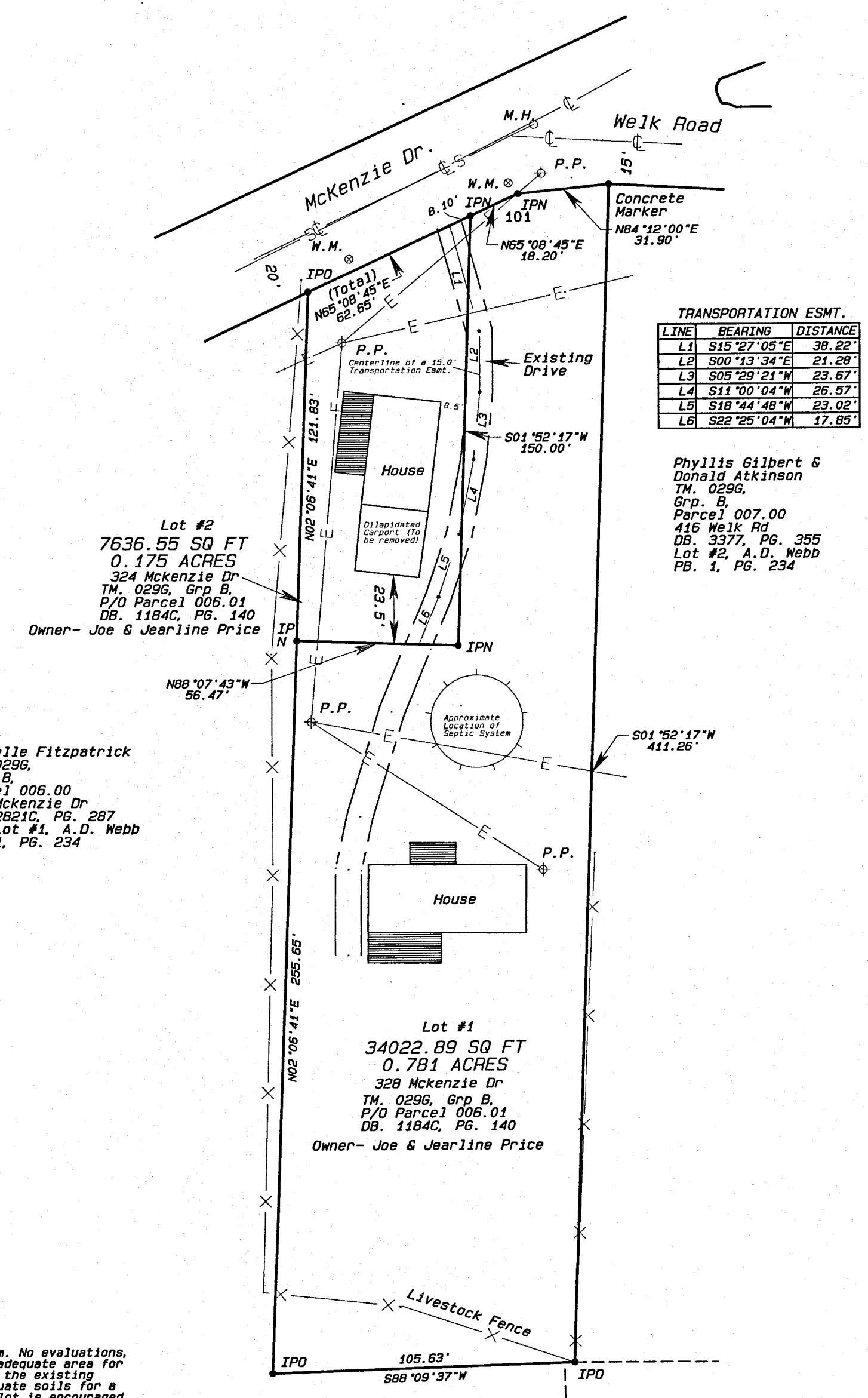
Jonathan Wayne Willis
(Land Surveyor #2385)
170 Lakeview Lane,
Gray, TN, 37615
(423) 202-8667

VARIANCE FOR LOTS SIZES APPROVED
BY THE KINGSPOINT, CITY BOARD OF
ZONING & APPEALS, DATED ON



NOTES

1. This survey is based upon existing monuments and evidence which were found in the field as of the above date.
2. No title information was furnished to this surveyor. This survey is subject to an actual title search.
3. This boundary survey is subject to all Rights-of-Way and easements whether of record or implied. No attempt was made to locate Rights-of-Way or easements.
4. All future construction will conform to the requirements of the Planning & Zoning Ordinance in effect at the time of construction.
5. There is a 15' utility Easement along front lot lines.
6. This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map 47163C0030D Effective Date Sept. 29, 2006
7. I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1" in 10,000' as shown hereon.
8. Iron pins found on all corners unless otherwise noted.
9. Current Owner- Price



Michelle Fitzpatrick
TM. 0296,
Grp. B,
Parcel 006.00
312 McKenzie Dr.
DB. 2821C, Pg. 287
P/O Lot #1, A.D. Webb
Pg. 1, Pg. 234

Phyllis Gilbert &
Donald Atkinson
TM. 0296,
Grp. B,
Parcel 007.00
416 Weik Rd
DB. 3377, Pg. 355
Lot #2, A.D. Webb
Pg. 1, Pg. 234

Michelle Fitzpatrick
TM. 0296,
Grp. B,
Parcel 006.00
312 McKenzie Dr.
DB. 2821C, Pg. 287
P/O Lot #1, A.D. Webb
Pg. 1, Pg. 234

Anthony & Toni
Rogers
Weik Road
TM. 0296,
Grp. B,
P/O Parcel 008.00 & 010.00
P/O Lot #3, 4 & 8 A D Webb
P/O DB. 3554, Pg. 737 &
DB. 3554, Pg. 740

LOT #1 HAS NOT BEEN EVALUATED PURSUANT TO THIS
PLAT REVIEW FOR AN SSD SYSTEM AND PLAT APPROVAL
DOES NOT CONSTITUTE APPROVAL OF THESE LOTS OR THE
EXISTING SYSTEM

RECORD ON FILE AT TDEC OFFICE

FILE: N/A
DATE:

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 RESTRICTIONS 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.

Jearline Price 8/20/2026
OWNER

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

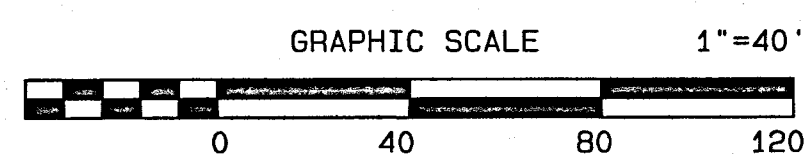
I HEREBY CERTIFY THAT THE ADDRESSES
AS NOTED ON THE FINAL PLAT ARE
APPROVED AS SHOWN
DATE 8-16-26
Jonathan Willis
CITY OF KINGSPOINT OR SULLIVAN COUNTY
DEPARTMENT OF 911 ADDRESSING
ON HIS OR HERS AUTHORIZED REPRESENTATIVE

Lot #1 contains a structure utilizing an existing septic system. No evaluations,
testing or verification of the functionality of the system or adequate area for
duplication should that system fail has been completed. Should the existing
system fail, no guarantee is made as to whether there are adequate soils for a
new septic system or a duplication area. Any purchaser of the lot is encouraged
to verify continued viability of sewage disposal for the property prior to
purchase. Water features, the use of a private well or other features of the
property may further limit the available areas for utilization of a septic system.

I/We the current owner(s) of Lots #31A state that to the best of
our knowledge, the existing septic system is functioning properly

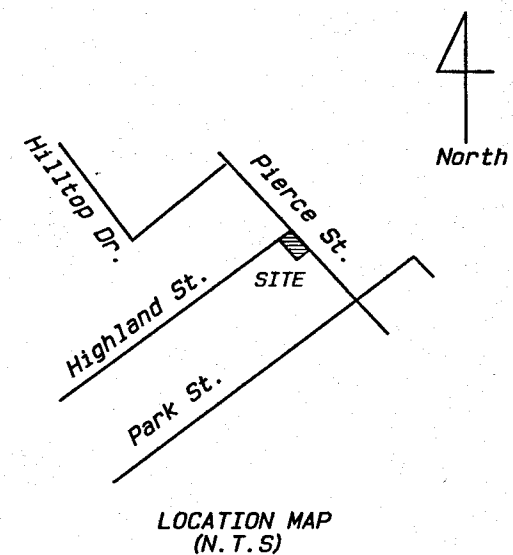
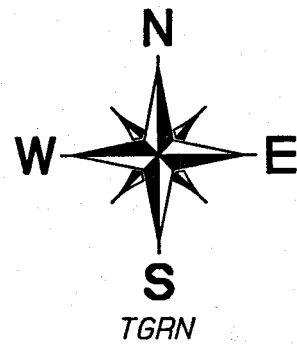
Jearline Price
Owner

Owner



Public Water Available
Currently Zoned - R-1 Sullivan County, TN.

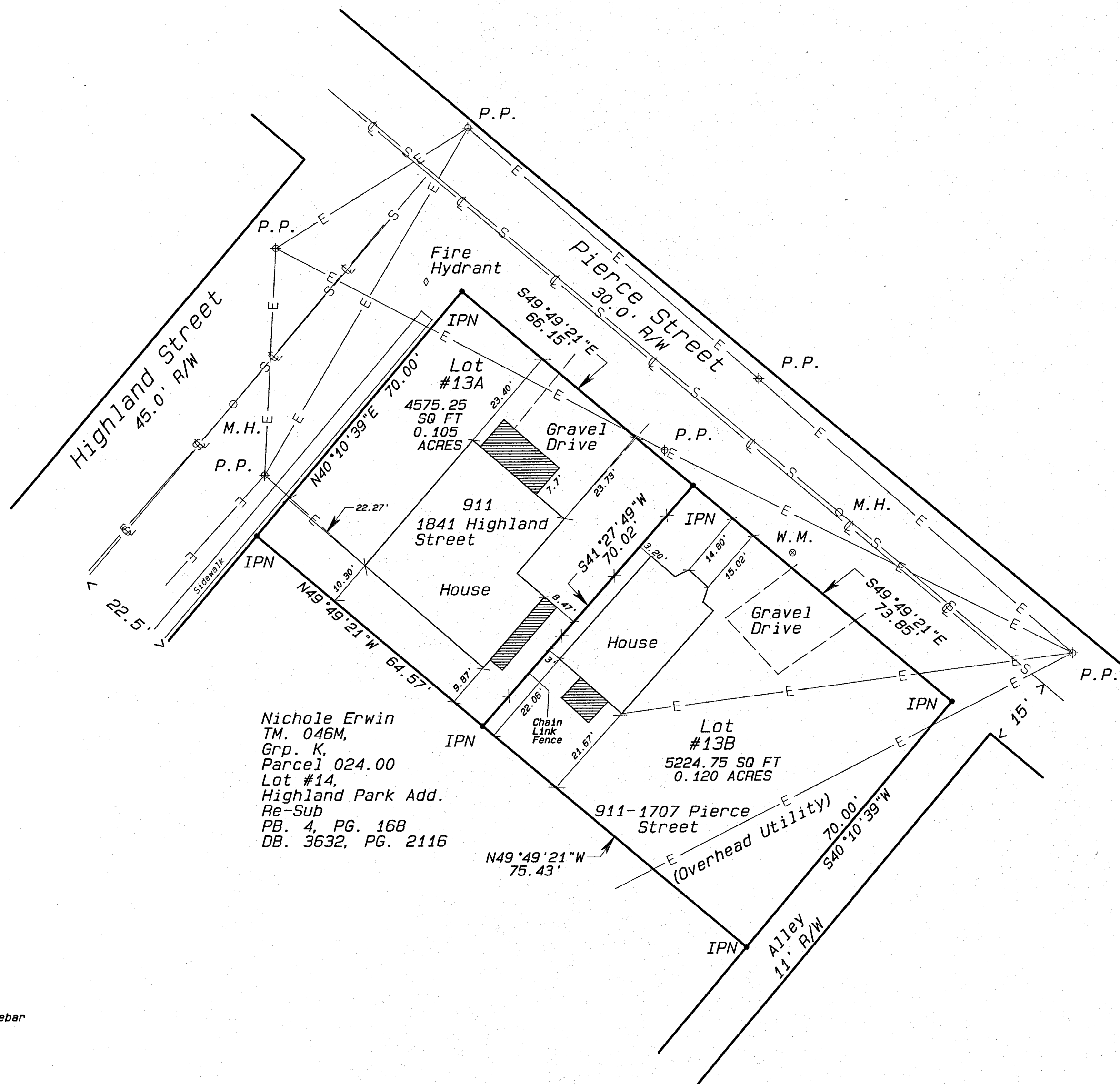
CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATE OF ACCURACY	CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS	CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM	CERTIFICATE OF APPROVAL OF STREETS	Replat of the Joe & Jearline Price Property
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPOINT CITY, TENNESSEE, EXCEPT FOR VARIANCES, IF ANY, AND NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF COUNTY REGISTRAR, IF REQUIRED, A SAFETY BOND IN THE AMOUNT OF \$ 100,000.00 HAS BEEN POSTED WITH THE KINGSPOINT CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. 9/2/2026 DATE SECRETARY, Kingspoint Municipal Regional PLANNING COMMISSION	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SULLIVAN COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISIONS REGULATIONS. 6-14 2026 DATE JONATHAN WILLIS R.L.S. 2385 LICENSE NUMBER	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS OR SYSTEMS INSTALLED SUBDIVISION OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE KINGSPOINT WATER UTILITY SYSTEM, AND ARE HEREBY APPROVED AS SHOWN. 9/2/26 DATE AUTHORIZED AGENT, AUTHORIZED REPRESENTATIVE	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 2026 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR KINGSPOINT AUTHORIZING AGENT	I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHT OF WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS. SC (H) P DATE 8-20-26 AUTHORIZED SIGNATURE	TOTAL ACRES 0.9560 TOTAL LOTS -2- ACRES NEW ROAD -0- MILES NEW ROAD -0- OWNER Price CIVIL DISTRICT 12th SURVEYOR JONATHAN W. WILLIS CLOSURE ERROR 1: 10,000' SCALE: 1" = 40' DRAWN BY J.W.



Slide A-1938

Sheema Tinsley, Register
Sullivan County
Rec #: 402076 Instrument #: 26018936
Rec'd: 15.00 Recorded
State: 0.00 9/10/2026 at 8:00 AM
Clock: 0.00 in flat
Other: 2.00 P60
Total: 17.00 PGS 539-539

REGISTER OF DEEDS



Nichole Erwin
TM. 046M,
Grp. K,
Parcel 024.00
Lot #14,
Highland Park Add.
Re-Sub
PB. 4, PG. 168
DB. 3632, PG. 2116

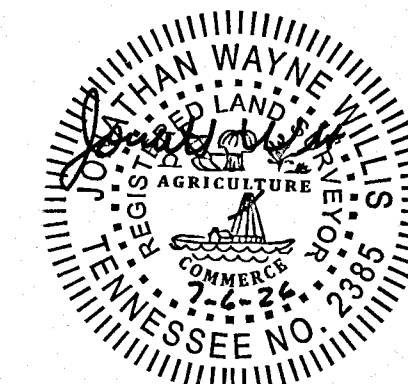
GRAPHIC SCALE 1"=20'



VARIANCE FOR LOTS SIZES APPROVED
BY THE KINGSFORT, CITY BOARD OF
ZONING & APPEALS, DATED ON

Currently Zoned County R-1B

Power provided by Appalachian Power
Water provided by Kingsport City



Jonathan Wayne Willis
(Land Surveyor #2385)
170 Lakeview Lane,
Gray, TN, 37615
(423) 202-8667

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 RESTRICTIONS 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 RAMP, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

OWNER SPDC 2026
OWNER 7/29 2026
OWNER 2026
OWNER 2026
OWNER 2026

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

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

DATE September 4, 2024
Asmae Campbell
CITY & T.S. DIVISION OR SULLIVAN COUNTY
DEPARTMENT OF 911 ADDRESSING
ON HIS OR HER AUTHORIZED REPRESENTATIVE

IPN- Iron Pin New 1/2" Rebar
RLS #2385
IPO- Iron Pin Old
P.P. - Power Pole
M.H. - Sewer Manhole
W.M. - Water Meter

NOTES

- This survey is based upon existing monuments and evidence which were found in the field as of the above date.
- No title information was furnished to this surveyor. This survey is subject to an actual title search.
- This boundary survey is subject to all Rights-of-Way and easements whether of record or implied. No attempt was made to locate Rights-of-Way or easements.
- All future construction will conform to the requirements of the Planning & Zoning Ordinance in effect at the time of construction.
- There is a 15' Utility Easement along front lot lines.
- This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map 47163C00450 Effective Date Sept. 29, 2006
- I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1" in 10,000' as shown hereon.
- Iron pins found on all corners unless otherwise noted.
- Current Owner- Las Pilas LLC. (DB. 3601, PG. 1830)
10. Tax Map 046M, Grp. K, Parcel 001.00

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 CITY, TENNESSEE, EXCEPT FOR VARIANCES, IF ANY, AND NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR, IF REQUIRED, A SURVEYOR AND THE AMOUNT OF \$ HAS BEEN POSTED WITH THE KINGSFORT CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 9/9 2026
SECRETARY, KINGSFORT REGIONAL PLANNING COMMISSION

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 TO THE SPECIFICATIONS OF THE SUBDIVISIONS REGULATIONS.

DATE 7-6 2026
Jonathan Willis
JONATHAN WILLIS R.L.S. LICENSE NUMBER 2385

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS OR SYSTEMS INSTALLED SUBDIVISION OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE 9/9 2026
Asmae Campbell
KINGSFORT AUTHORIZING AGENT

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.

DATE 9/9 2026
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
OR Asmae Campbell
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 RIGHT OF WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS.

TITLE
DATE
AUTHORIZED SIGNATURE

Replat of Lot #13 of the Re-Sub of Lots 13, 14, 15, Block 8, of Highland Park Add.

KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION

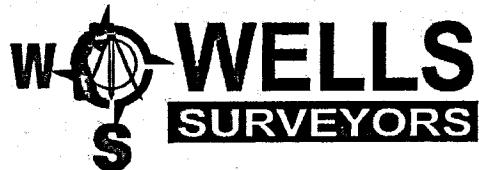
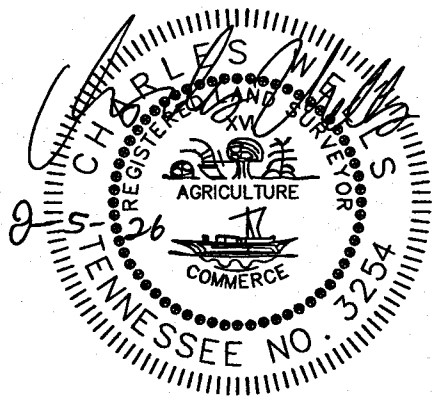
TOTAL ACRES 0.2250 TOTAL LOTS -2-

ACRES NEW ROAD -0- MILES NEW ROAD -0-

OWNER Las Pilas, LLC CIVIL DISTRICT 11th

SURVEYOR JONATHAN W. WILLIS CLOSURE ERROR 1: 10,000'

SCALE: 1" = 20' DRAWN BY J.W.



RESUBDIVISION OF LOT 18
BLOCK 249
TELLICO HILLS

KINGSPORT REGIONAL PLANNING COMMISSION

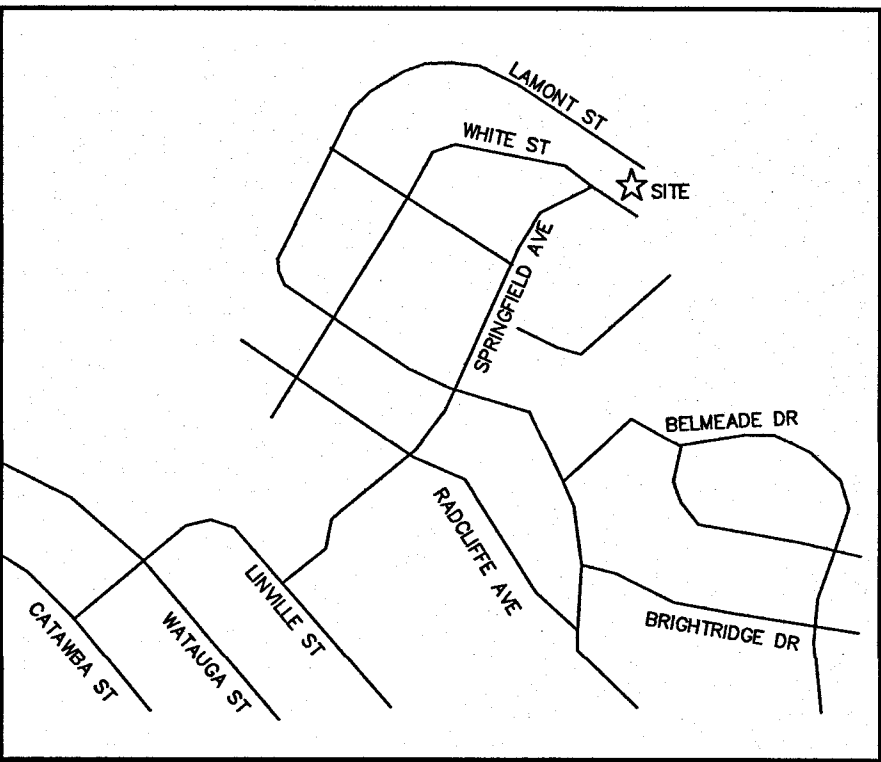
TOTAL ACRES 0.537 TOTAL LOTS 1
OWNER: RICHARD & SHELIA LANE DATE: AUGUST 5, 2026
CIVIL DISTRICT: 11TH SCALE: 1 INCH = 40'

CHARLES J. WELLS
TENNESSEE R.L.S. NO. 3254
4847 HIGHWAY 126
BLOUNTVILLE, TENNESSEE
(423) 782-7196

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.00	69.55	67.08	S31°26'14"E
C2	50.00	61.05	57.33	S39°39'46"E
C3	75.81	49.85	48.96	N77°00'05"W



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 AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. <i>Charles Wells</i> 8-5-26 TENNESSEE REGISTERED LAND SURVEYOR DATE	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. <i>Richard Lane</i> OWNER DATE	CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED. <i>Carrie Crenshaw</i> September 19, 2026 CITY GIS AUTHORIZED REPRESENTATIVE DATE	CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC SEWERAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN. <i>Chloe Antk</i> 9/19/26 KINGSPORT AUTHORIZING AGENT DATE	CERTIFICATION OF THE 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 _____ CITY ENGINEER DATE	CERTIFICATE OF THE APPROVAL OF 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 CITY UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. <i>Chloe Antk</i> 9/19/26 KINGSPORT AUTHORIZING AGENT DATE	CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SULLIVAN COUNTY, 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 KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. <i>[Signature]</i> 9/19/26 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION DATE
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LOCATION MAP
NOT TO SCALE

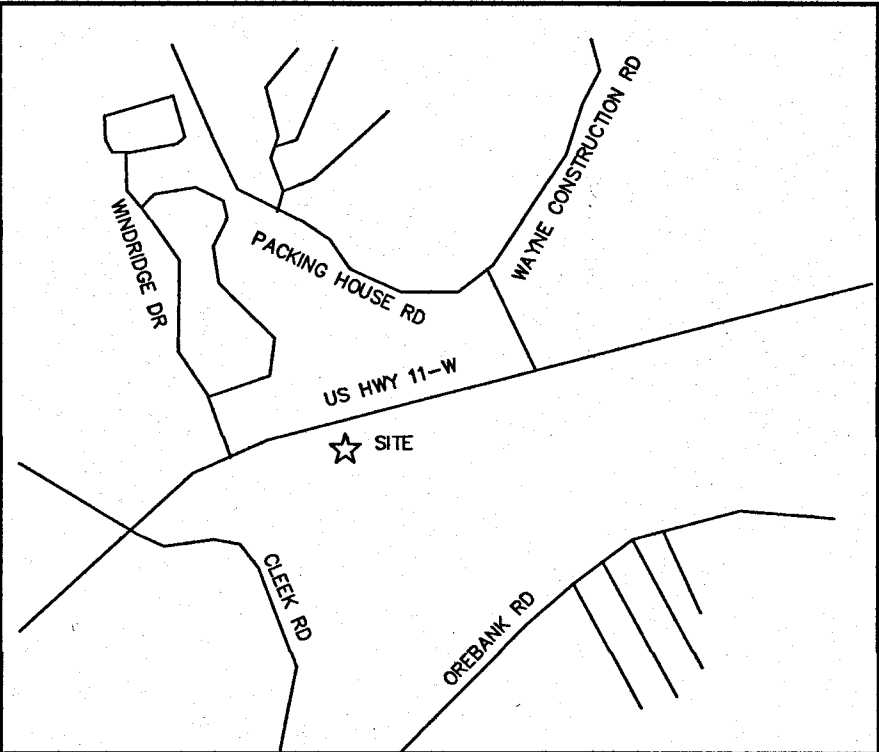
LEGEND

IR(F) IRON PIPE (FOUND)
PG. PAGE
AC ACRES
P.B. PLAT BOOK
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
SSMH SANITARY SEWER MANHOLE
NO NUMBER
CI CURB INLET

Slide A-1939

Sheena Tinsley, Register
Sullivan County
Rec #: 402191 Instrument #: 26018979
Rec'd: 15.00 Recorded
State: 0.00 9/11/2026 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 543-543

- NOTES:
- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
 - 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 3) TAX MAP 046F "C", PARCEL 019.00
 - 4) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
 - 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 6) DEED REFERENCE: D.B. 3625 PG. 2644
 - 7) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - 8) PRIOR PLAT REFERENCE: PLAT BOOK 26, PAGE 20
 - 9) BOUNDARY INFORMATION IS BASED ON A CURRENT FIELD SURVEY.
 - 10) 5/8" IRON RODS WITH CAP #3254 SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
 - 11) THE PURPOSE OF THIS PLAT IS TO ABANDON THE 15' SEWER EASEMENT PER PLAT BOOK 26, PAGE 26 AND DEDICATE A 15' SEWER EASEMENT TO THE CITY OF KINGSPORT.



LOCATION MAP
NOT TO SCALE

C&M CLEEK FAMILY
LIMITED PARTNERSHIP
D.B. 1713C, PG. 743

LINE	BEARING	DISTANCE
L1	N60°49'39"E	82.56
L2	N79°48'33"E	67.65
L3	S22°15'37"E	43.60
L4	S11°21'59"W	102.67
L5	S24°36'27"E	68.68
L6	S43°30'54"E	173.15
L7	N25°34'02"W	61.29
L8	N05°48'17"W	60.57
L9	N43°35'26"W	101.69
L10	N23°30'28"E	37.56
L11	N34°49'00"E	100.77
L12	N03°58'56"W	158.16
L13	N14°31'02"W	82.37
L14	N14°06'49"E	38.03
L15	N55°50'46"E	34.85
L16	S58°04'49"E	57.31
L17	S24°01'36"E	67.76
L18	S66°55'07"E	63.20
L19	S75°11'17"E	28.27
L20	S75°11'17"E	82.88
L21	N87°38'49"E	66.82
L22	N42°09'39"E	45.55
L23	N27°23'49"E	94.52
L24	N39°54'23"E	32.23

Slide A-1939

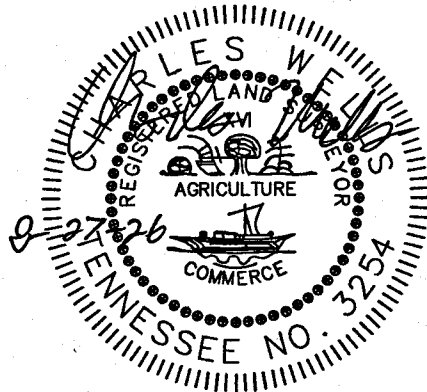
Sheena Tinsley, Register
Sullivan County
Rec #: 402190 Instrument #: 26018978
Rec'd: 15.00 Recorded
State: 0.00 9/11/2026 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 542-542

NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
- 2) 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 LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN. TAX MAP 047, PARCELS 063.00, 063.10 & PART OF PARCEL 064.00.
- 3) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 4) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 5) DEED REFERENCES: D.B. 3628 PG. 686, D.B. 1713C, PG. 743.
- 6) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 7) THE REMAINING C&M CLEEK FAMILY LIMITED PARTNERSHIP PROPERTY IS GREATER THAN 5 ACRES.
- 8) LOT 2, IS AN NON-BUILDABLE LOT.
- 9) 5/8" IRON RODS WITH CAP #3254 SET UNLESS OTHERWISE NOTED.

LEGEND

- IP(O) IRON PIPE (OLD)
IR(C) IRON ROD (CAP)
IR(S) IRON ROD (SET)
PG. PAGE
AC ACRES
D.B. DEED BOOK
PVMT PAVEMENT
LP LIGHT POLE
OHU OVERHEAD UTILITY
BLDG BUILDING
NO NUMBER
KCL KINGSPOINT CITY LIMIT
● UNMARKED POINT



RESUBDIVISION OF THE
KETRON & C&M CLEEK FAMILY
LIMITED PARTNERSHIP PROPERTY

KINGSPOINT REGIONAL PLANNING COMMISSION

TOTAL ACRES 8.641 TOTAL LOTS 2

KETRON & C&M CLEEK
OWNER: FAMILY LIMITED PART. DATE: AUGUST 27, 2026

CIVIL DISTRICT: 10TH SCALE: 1 INCH = 80'



80 40 0 80 160
SCALE IN FEET

CHARLES J. WELLS

TENNESSEE R.L.S. NO. 3254
4847 HIGHWAY 126
BLOUNTVILLE, TENNESSEE
(423) 782-7196

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 KINGSPOINT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

Charles J. Wells 9/27/26
TENNESSEE REGISTERED LAND SURVEYOR DATE

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.

William D. Ketron 9/4/26
OWNER DATE

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

Christine Campbell 9/10/26
CITY GS AUTHORIZED REPRESENTATIVE DATE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC SEWERAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN, LOT 1 ONLY.

WJ 10 SEP 26
KINGSPOINT AUTHORIZING AGENT DATE

CERTIFICATION OF THE 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

CITY ENGINEER DATE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

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

WJ 9/5/26
KINGSPOINT AUTHORIZING AGENT DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SULLIVAN COUNTY, TENNESSEE, AND THE EXTENSION 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 TO THE KINGSPOINT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

WJ 9/10/26
SECRETARY, KINGSPOINT REGIONAL PLANNING COMMISSION DATE