

LOCATION MAP
N.T.S.

LOT 1
0.678 Acres±

ADDRESS LIST
BUILDING 1 : 1100 OAK STREET
BUILDING 2 : 1104 OAK STREET
BUILDING 3 : 1108 OAK STREET

AFTER

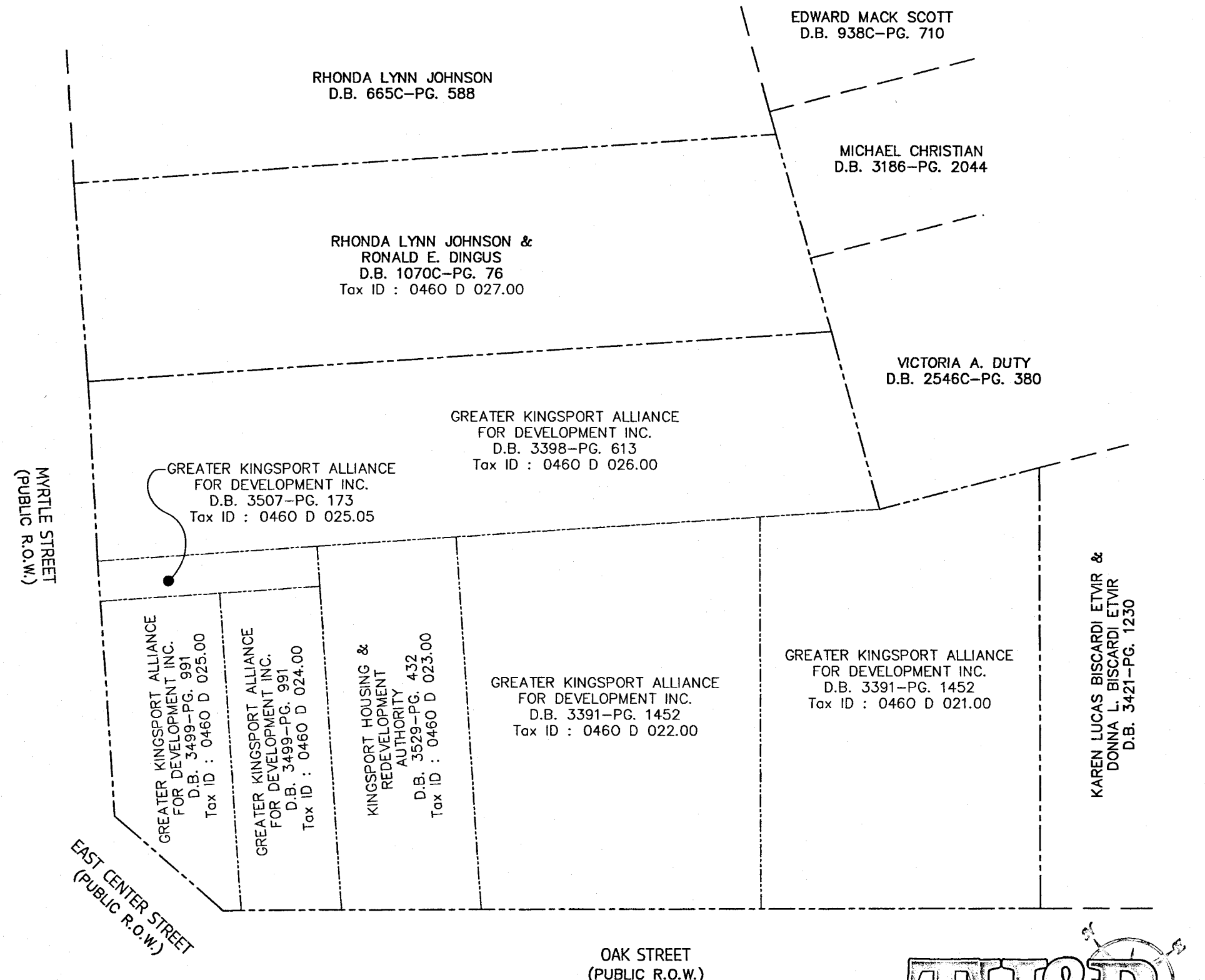
- LINE LEGEND
- IRS ● - IRON ROD SET (TH&P CAP)
 - PROPERTY LINE (SURVEYED)
 - PROPERTY ADJOINING LINES (NOT SURVEYED)
 - STREET CENTERLINES

NOTES :

- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- ALL IRON RODS SET WITH PLASTIC TH&P CAPS.
- THIS SURVEY SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS AND OR SERVITUDES EITHER WRITTEN OR UNWRITTEN.
- BUILDING SETBACKS SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR FUTURE BUILDINGS OR THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE RESTRICTIVE.
- DEED REFERENCES : D.B. 3391-PG. 1452, D.B. 3398-PG. 613, D.B. 3499-PG. 991, D.B. 3507-PG. 173 D.B. 3529-PG. 432 & D.B. 1070C-PG. 76
- TAX REFERENCE : MAP 460, GROUP D, PARCELS 21.00, 22.00, 23.00, 24.00, 25.00, 25.05, 26.00 & 27.00
- CURRENT ZONING : R-4

FLOOD NOTE :

The subject property does not lie in special flood hazard area as per the latest FIRM Map, Map numbers 47163C0045D, Map revised September 29, 2006.



BEFORE

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS
I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.
John DeLong 8/21/24
KINGSFORT AUTHORIZING AGENT DATE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS
I HEREBY CERTIFY THAT THE SEWAGE DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION, DIVISION OF WATER RESOURCES, OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND HEREBY APPROVED AS NOTED.
John DeLong 8/21/24
KINGSFORT AUTHORIZING AGENT DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS(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.
Ronald E. Dings 8/19/24
Tom W. Culp 8/19/24
OWNER DATE
OWNER DATE

Jeffrey Martin Rader
REGISTERED LAND SURVEYOR
COMMERCIAL
TENNESSEE NO. 3221

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 this survey was done in compliance with current Tennessee Minimum Standards of Practice.

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 SUBDIVISION REGULATIONS.
Jeffrey Martin Rader 9/29/23
TENNESSEE REGISTERED LAND SURVEYOR DATE

CERTIFICATION OF THE APPROVAL OF STREETS
I HEREBY CERTIFY : (CIRCLE ONE)
(1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR,
(2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AND EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.
CITY ENGINEER 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.
Cassandra Campbell August 21, 2024
CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE 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 KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSFORT, TENNESSEE 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 KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF THE REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
Jeffrey Martin Rader 8/21/24
DATE
SECRETARY OF THE KINGSFORT REGIONAL PLANNING COMMISSION

Slide A-1757
Sheena Tinsley, Register
Sullivan County
Rec #: 362575 Instrument #: 24014293
Rec'd: 15.00 Recorded
State: 0.00 8/21/2024 at 12:18 PM
Clerk: 0.00 in Plat
Other: 2.00 P59
total: 17.00 PGS 416-416

TH&P
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CAD FILE : 2259700s-Plat.dwg

SUBDIVISION OF THE GREATER KINGSFORT ALLIANCE FOR DEVELOPMENT INC. PROPERTY	
KINGSFORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES <u>0.909 Ac±</u>	TOTAL LOTS <u>2</u>
ACRES NEW ROAD <u>0</u>	MILES NEW ROAD <u>0</u>
OWNER GREATER KINGSFORT ALLIANCE FOR DEVELOPMENT INC. & RHONDA LYNN JOHNSON/RONALD E. DINGS	CIVIL DISTRICT <u>11th</u>
SURVEYOR JEFFREY MARTIN RADER	CLOSURE ERROR <u>1/10,000</u>
SCALE 1" = 30' 30 15 0 30 60 RKT	