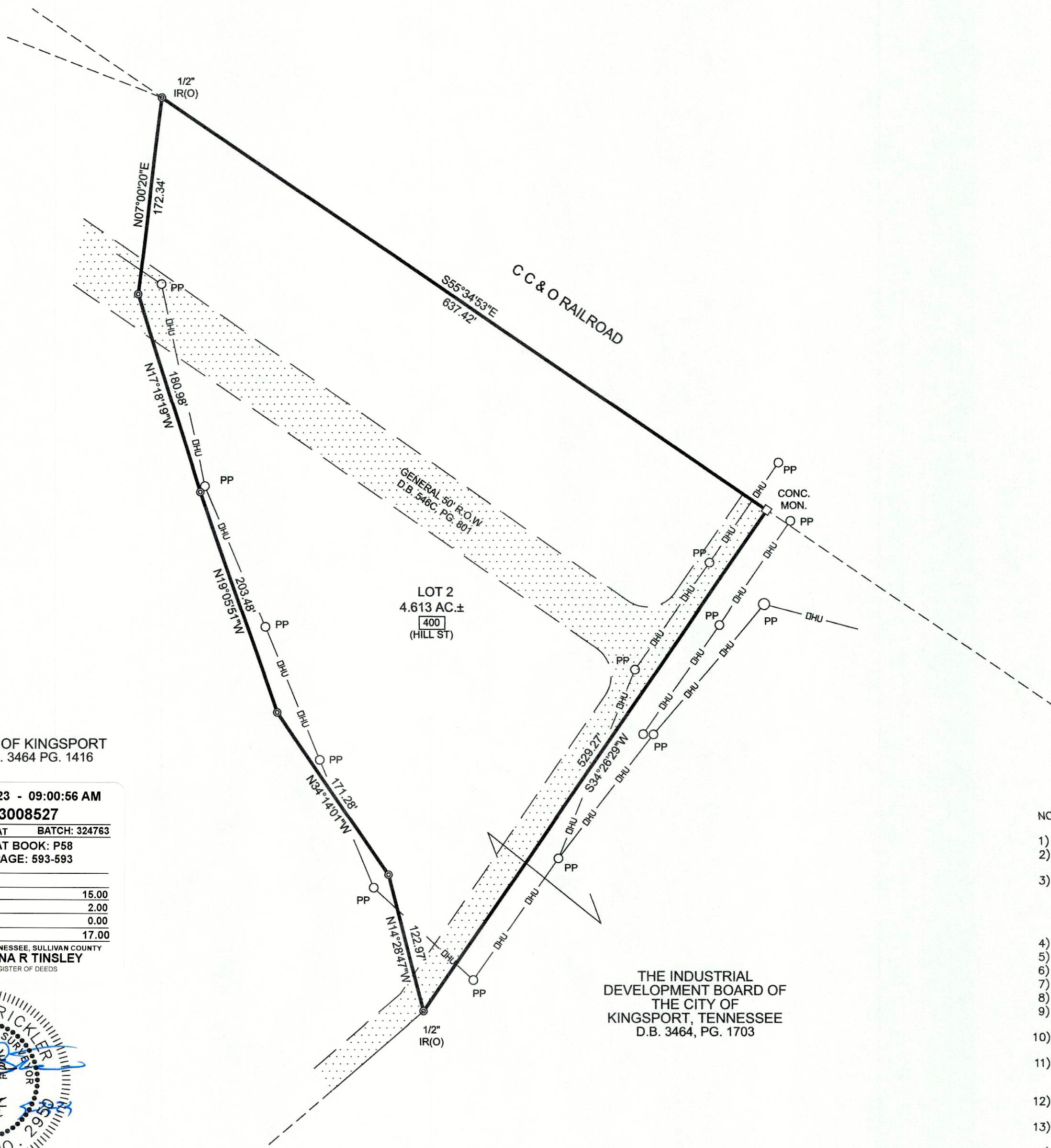


LOCATION MAP
N.T.S.



LEGEND

IR(O) IRON ROD OLD
D.B. DEED BOOK
PG PAGE
N.T.S. NOT TO SCALE
AC ACRES
CONC. CONCRETE
MON MONUMENT
-OHU- OVERHEAD UTILITY
PP POWER POLE
917 911 ADDRESS

CITY OF KINGSFORT
D.B. 3464 PG. 1416

05/26/2023 - 09:00:56 AM

23008527

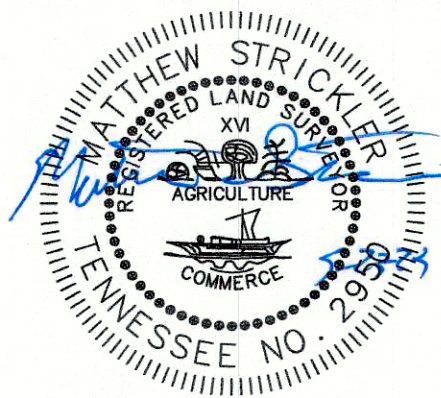
1 PGS:AL-PLAT BATCH: 324763

PLAT BOOK: P58

PAGE: 593-593

REC FEE 15.00
DP FEE 2.00
ARC FEE 0.00
TOTAL 17.00

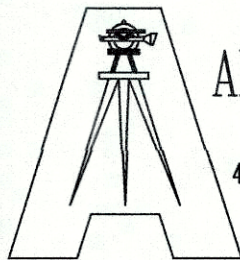
STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
REGISTER OF DEEDS



THE INDUSTRIAL
DEVELOPMENT BOARD OF
THE CITY OF
KINGSFORT, TENNESSEE
D.B. 3464, PG. 1703

NOTES:

- 1) NORTH BASED ON KINGSFORT GEODETIC REFERENCE NETWORK.
- 2) PROPERTY IS ZONED M-2
- 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
- 4) 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 NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 5) JOB NO. 22-12718
- 6) ACAD FILE: 22-12718 KEDB BRICKYARD NW PARCEL.DWG
- 7) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
- 8) TAX MAP 046P "F", PART OF PARCEL 010.50
- 9) DEED REFERENCE: D.B. 3464, PG. 1416
- 10) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 12) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 13) 1/2" IRON RODS WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 14) THERE ARE APPROXIMATELY 34 ACRES± REMAINING IN THE ORIGINAL PARCEL.
- 15) LOT 2 IS TO BE ADDED TO TAX MAP 046P "F" PARCEL 9.00



ALLEY & ASSOCIATES, INC.

o SURVEYORS o

422 E. MARKET STREET KINGSFORT, TENNESSEE 37660

TELEPHONE (423) 392-8896

E-MAIL: mstrickler@alleyassociates.com

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Craig Donison 5-27-23
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.

May 23 2023
DATE
Cristine Gupbich
CITY GIS DIVISION
DIRECTOR OF 911 ADDRESSING

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.

5-23 2023
DATE
Matthew Strickler
REGISTERED SURVEYOR

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

5-19 2023
DATE
[Signature]
KINGSFORT AUTHORIZING AGENT

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

5-18 2023
DATE
[Signature]
KINGSFORT 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 KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

5/25 2023
DATE
[Signature]
SECRETARY, KINGSFORT MUNICIPAL/REGIONAL PLANNING COMMISSION

DIVISION OF THE

CITY OF KINGSFORT, TENNESSEE PROPERTY

KINGSFORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 4.613 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER THE CITY OF KINGSFORT, TENNESSEE CIVIL DISTRICT 11TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
SCALE 1"=80'