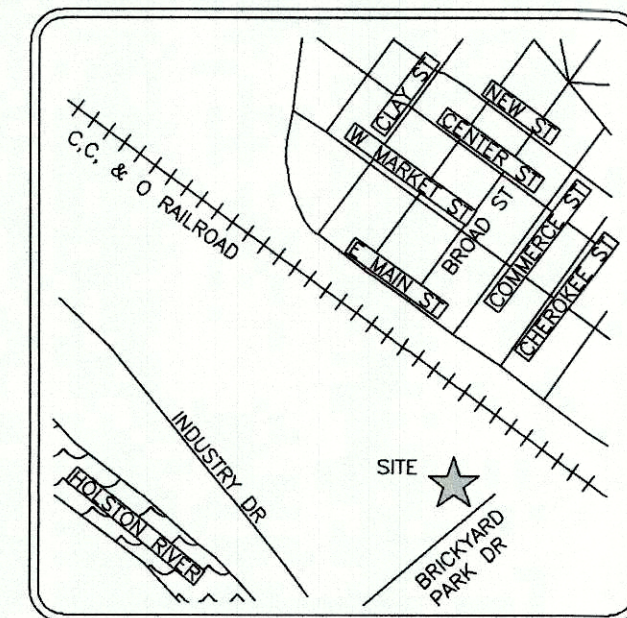




THE INDUSTRIAL
DEVELOPMENT BOARD OF
THE CITY OF
KINGSPORT, TENNESSEE
D.B. 3464, PG. 1703

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



LOCATION MAP
N.T.S.

REFERENCE
S46°48'11"W
20.13'

IR(O)
BWSC

IR(O)
BWSC

N46°48'11"E
404.04'

S40°58'46"E
495.52'

LOT 1
4.495 AC.±
2024

MAG
NAIL FOUND

N46°22'50"W
430.14'

CITY OF KINGSPORT
D.B. 3261 PG. 2141

BRICKYARD PARK DRIVE

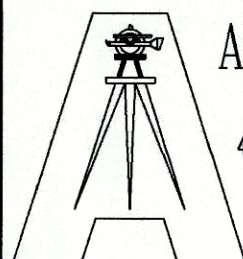
THE INDUSTRIAL
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THE CITY OF
KINGSPORT, TENNESSEE
D.B. 3464, PG. 1703

LEGEND

IR(O) IRON ROD OLD
D.B. DEED BOOK
PC PAGE
N.T.S. NOT TO SCALE
AC ACRES
BWSC BARGE WAGGONER
SUMNER & CANNON
911 ADDRESS

NOTES:

- 1) NORTH BASED ON KINGSPORT GEODETIC REFERENCE NETWORK
- 2) PROPERTY IS ZONED M-2 & PD
- 3) SETBACKS TO CONFORM TO CURRENT 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 NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 22-12718
- 5) ACAD FILE: 22-12718 KEDB BRICKYARD.DWG
- 6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
- 7) TAX MAP 046P "F", PART OF PARCEL 009.50
- 8) DEED REFERENCE: D.B. 3261, PG. 2141
- 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 11) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 12) 1/2" IRON RODS WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 13) THERE ARE APPROXIMATELY 10 ACRES± REMAINING IN THE ORIGINAL PARCEL.
- 14) LOT 1 IS TO BE ADDED TO TAX MAP 046P "F" PARCEL 9.00

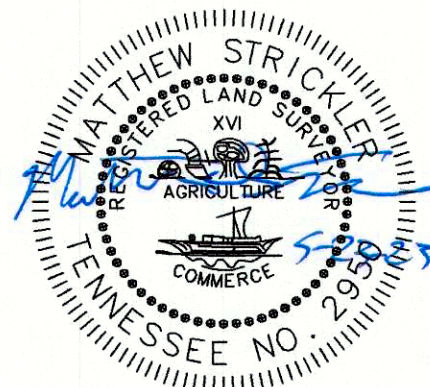


ALLEY & ASSOCIATES, INC.
SURVEYORS

422 E. MARKET STREET KINGSPORT, 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 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.

Craig Donison 5-22 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 20 23
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 KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

5-27 20 23
REGISTERED SURVEYOR

CERTIFICATION 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.

5-18 20 23
KINGSPORT 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 20 23
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 RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER.

5/25 20 23
SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

05/26/2023 - 09:16:09 AM

23008531

1 PGS:AL-PLAT BATCH: 324767

PLAT BOOK: P58

PAGE: 597-597

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

DIVISION OF THE

CITY OF KINGSPORT, TENNESSEE PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 4.495 TOTAL LOTS 1

ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSPORT, TENNESSEE CIVIL DISTRICT 11TH

SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000

SCALE 1"=80'