

N.T.S.

TRACT B
RIVERBEND DEVELOPMENT
P.B. 55, PG. 49

CITY OF KINGSPORT
D.B. 3194, PG. 2466

B-1
3.865 AC
1180

LOTS 7 & 8
RIVERBEND DEVELOPMENT
P.B. 55, PG. 154

RIVERBEND VILLA
APARTMENTS, LLC.
D.B. 3180, PG. 369

TRACT B
RIVERBEND DEVELOPMENT
P.B. 55, PG. 49

LEGEND

ELEC ELECTRIC
PP POWER POLE
N.T.S. NOT TO SCALE
AC. ACRES
D.B. DEED BOOK
PG. PAGE
P.B. PLAT BOOK
C CENTERLINE
123 911 ADDRESS

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED PD
- 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION. 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.
- 4) JOB NO. 22-12719
- 5) ACAD FILE: 22-12719 KEDB RIVERBEND.DWG
- 6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
- 7) TAX MAP 077H "C", PART OF PARCEL 002.50
- 8) DEED REFERENCE: D.B. 3194, PG. 2466
- 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I 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 20.2 ACRES± REMAINING IN THE ORIGINAL PARCEL.
- 14) PRIOR PLAT REFERENCE: P.B. 55, PG. 49

RESUBDIVISION OF TRACT B,
RIVERBEND DEVELOPMENT



02/24/2023 - 08:44:12 AM
23002863

1 PGS:AL-PLAT BATCH: 317663
PLAT BOOK: P58
PAGE: 517-517

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.50'	130.65'	114.95'	S05°33'18"W
C2	64.00'	44.98'	44.06'	S34°59'44"W

CERTIFICATE OF OWNERSHIP AND DEDICATION

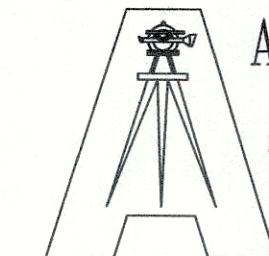
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE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

OWNER
Cray Denson 2-22 2023

CERTIFICATION OF THE APPROVAL FOR
911 ADDRESSING ASSIGNMENT

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

DATE February 23 2023
CITY GIS DIVISION
DIRECTOR OF 911 ADDRESSING



ALLEY & ASSOCIATES, INC.
SURVEYORS

243 E. MARKET STREET KINGSPORT, TENNESSEE 37660

TELEPHONE (423) 392-8896

FAX : (423) 392-8898

E-MAIL: mstrickler@alleyassociates.com

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.

DATE 2-21 2023
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.

DATE 2-20 2023
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.

DATE 2-20 2023
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. 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.

DATE 2/23 2023
SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

CITY OF KINGSPORT, TENNESSEE PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 3.865 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' 80 40 0 80 160