



June 18th, 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. 1442 Whisperwood Circle
2. 3417 Memorial Boulevard
3. 2225 Little Valley Road
4. The Retreat at Hunts Crossing Phase 1D
5. 770, 774, 778 Hunts Terrace Drive/1100 Greenleaf Drive
6. Caymus Yard Phase 6 & 8
7. 2721/2713 Forest View Road

Sincerely,

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

AFTER REPLAT

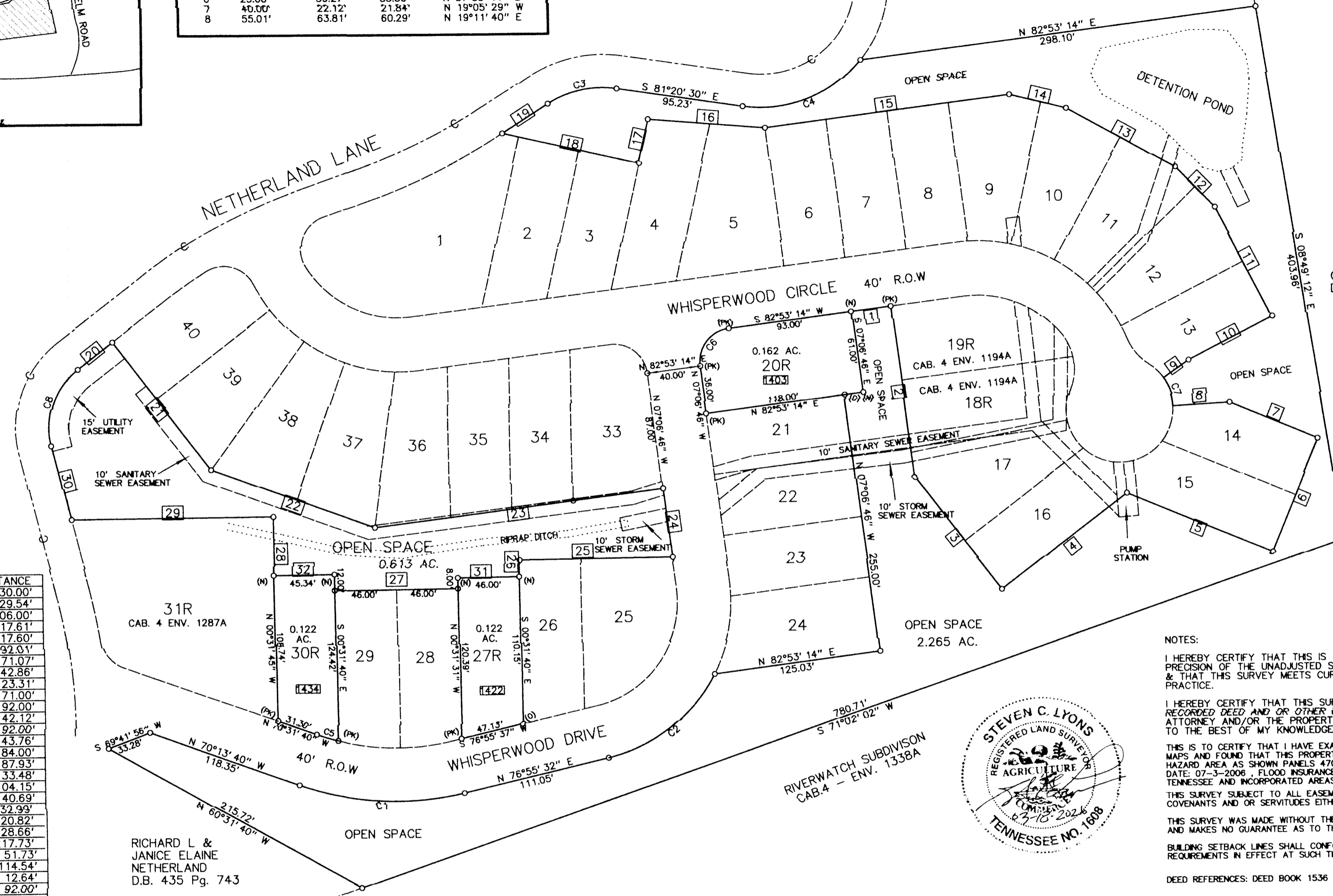
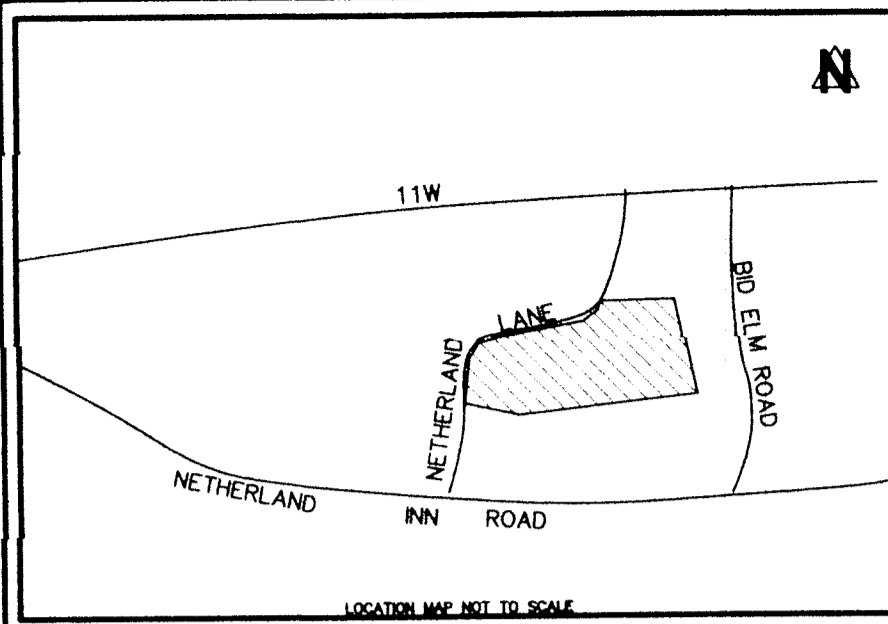
CAB, 3 ENV. 992B



JERRY L GILLIAM
D.B 617 Pg. 222

Curve Table Listing

CURVE TABLE	#	Radius	Length	Chord	Chord Bearing
	1	220.00'	124.96'	123.29'	S 86°48' 04" E
	2	120.00'	103.89'	100.67'	N 52°07' 30" E
	3	75.07'	53.85'	52.70'	N 78°06' 30" E
	4	95.00'	98.48'	94.13'	N 68°57' 44" E
	5	180.00'	16.69'	16.68'	N 73°11' 07" W
	6	25.00'	39.27'	35.36'	N 37°53' 14" W
	7	40.00'	22.12'	21.34'	N 19°05' 29" W
	8	55.01'	63.81'	60.29'	N 19°11' 40" E



Map Cabinet 6
Envelope 2712

26003073

1 PGSAL SUR PLAT	
LAGONDA BATCH 191062	
05/14/2026 - 11:19:01 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, HAWKINS COUNTY
JUDY KIRKPATRICK
REGISTER OF DEEDS

COURSE	BEARING	DISTANCE
1	N 82°53' 14" E	30.00'
2	S 07°06' 46" E	129.54'
3	S 37°04' 37" E	106.00'
4	N 52°55' 23" E	117.61'
5	S 67°22' 02" E	117.60'
6	N 22°37' 58" E	92.01'
7	N 67°22' 02" W	71.07'
8	S 86°45' 00" W	42.86'
9	N 55°04' 01" E	23.31'
10	N 62°49' 19" E	71.00'
11	N 27°10' 53" W	92.00'
12	N 44°04' 11" W	42.12'
13	N 60°57' 29" W	92.00'
14	N 75°40' 06" W	43.76'
15	S 82°53' 14" W	184.00'
16	N 85°11' 56" W	87.93'
17	S 12°53' 14" W	33.48'
18	N 77°06' 46" W	104.15'
19	N 57°33' 24" E	40.69'
20	N 52°25' 31" E	32.99'
21	S 37°28' 35" E	120.82'
22	S 70°13' 25" E	128.66'
23	N 82°53' 14" E	217.73'
24	S 07°06' 46" E	51.73'
25	S 89°28' 20" W	114.54'
26	S 00°31' 40" E	12.64'
27	S 89°28' 20" W	92.00'
28	N 00°31' 40" W	44.26'
29	S 89°28' 20" W	150.99'
30	N 14°03' 17" W	56.95'
31	S 89°28' 20" W	46.00'
32	S 89°28' 20" W	45.34'

RICHARD L &
JANICE ELAINE
NETHERLAND
D.B. 435 Pg. 743

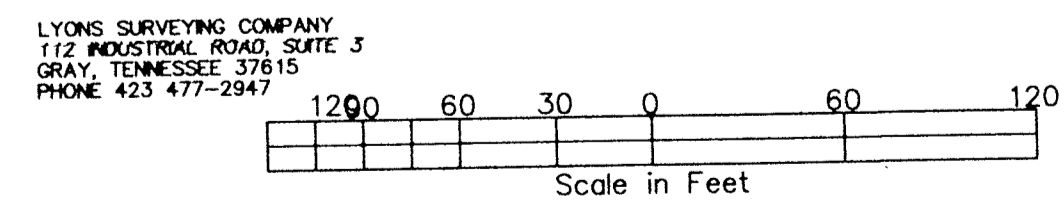


NOTES:
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR BETTER AS SHOWN & THAT THIS SURVEY MEETS CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND/OR OTHER INFORMATION FURNISHED BY THE TITLE ATTORNEY AND/OR THE PROPERTY OWNER, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS AND FOUND THAT THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN PANELS 47073001400, EFFECTIVE DATE: 07-3-2008. FLOOD INSURANCE RATE MAPS FOR HAWKINS COUNTY, TENNESSEE AND INCORPORATED AREAS.
THIS SURVEY SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS AND OR SERVITUDES EITHER WRITTEN OR UNWRITTEN.
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND MAKES NO GUARANTEE AS TO THE OWNERSHIP OF THIS PROPERTY.
BUILDING SETBACK LINES SHALL CONFORM TO APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.

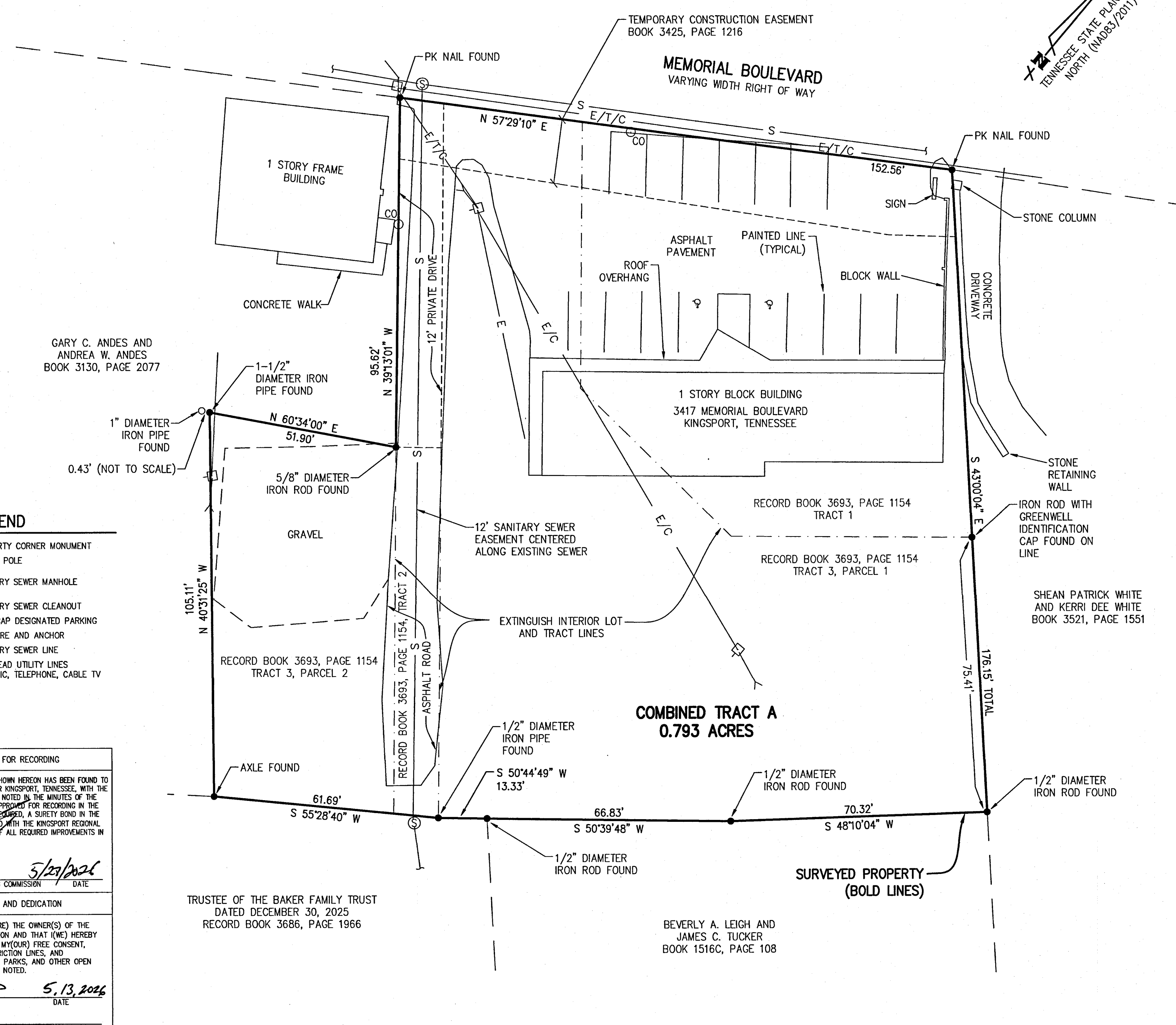
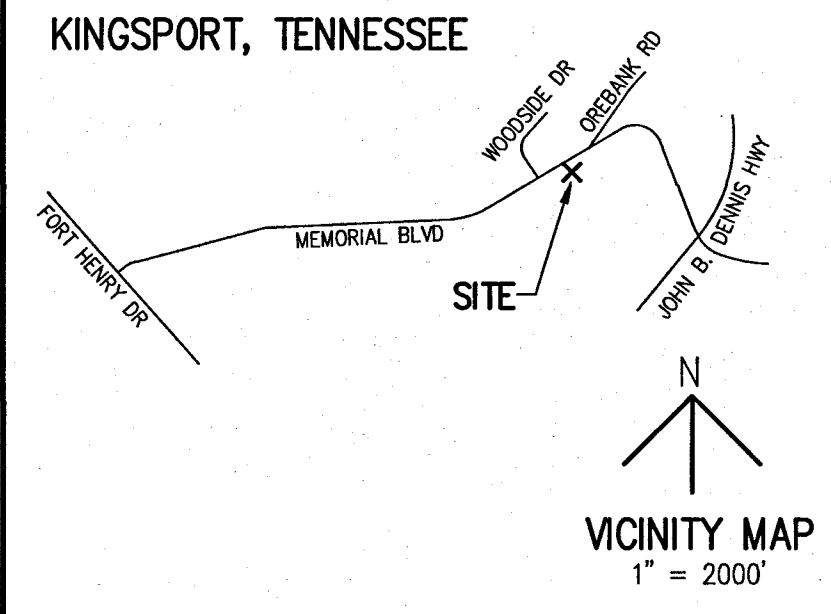
NOTE:
ONLY THE PORTIONS OF THE OPEN SPACE ADJOINING LOTS 20, 27 & 30 HAVE BEEN SURVEYED. THE REMAINDER OF THE OPEN SPACE HAS BEEN REPRODUCED BASED ON PREVIOUS PLATS.

LEGEND:

(O)	IRON PIN OLD
(N)	IRON PIN NEW
---	FENCE
---	CENTER LINE
---	ADJOINER LINE
OHET	OVERHEAD UTILITIES
MH	SEWER MANHOLE
G	GUARD RAIL
FH	FIRE HYDRANT
[123]	911 ADDRESS



<p>CERTIFICATE OF THE APPROVAL OF SEWAGE SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF GROUNDWATER PROTECTION OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.</p> <p>DATE <u>13 MAY</u> 20<u>26</u></p> <p>CITY SEWER DIRECTOR OR STATE ENVIRONMENTAL SPECIALIST</p>		<p>CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>DATE <u>MAY 13</u> 20<u>26</u></p> <p>RICHARD L & JANICE ELAINE NETHERLAND KINGSPORT / SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR REGISTER-AUTHORIZED REPRESENTATIVE</p>		<p>CERTIFICATE OF THE APPROVAL OF STREETS</p> <p>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 ROAD SHALL SERVE THESE LOTS AS PROPOSED.</p> <p>DATE _____ 20____</p> <p>CITY ENGINEER OR COUNTY ROAD COMMISSIONER</p>		<p>CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.</p> <p>DATE <u>13 MAY</u> 20<u>26</u></p> <p>LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE</p>		<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CITY OF KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF ANY VARIANCES, IF ANY, AS NOTED IN THE LIMITS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR, IF REQUIRED, AND RECORDED IN THE AMOUNT OF THE COUNTY REGISTRAR'S OFFICE. THIS CERTIFICATE IS IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE <u>5/13/2026</u></p> <p>CONFERRED BY COUNTY PLANNER/DIRECTOR</p> <p>SECRETARY OF THE KINGSPORT REGIONAL PLANNING COMMISSION</p>		<p>REPLAT LOTS 20, 27 & 30 THE VILLAS AT NETHERLAND LANE</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION HAWKINS COUNTY, TN</p> <p>TOTAL ACRES <u>3.284</u> TOTAL LOTS <u>3</u></p> <p>ACRES NEW ROAD <u>0</u> MILES NEW ROAD <u>0</u></p> <p>OWNERS <u>MFA BAYSMONT, BP, LLC</u> CIVIL DISTRICT <u>Z11</u></p> <p>SURVEYOR <u>STEVEN C LYONS</u> CLOSURE ERROR <u>J:10900</u></p> <p>SCALE 1" = 60' DRAWING: HARP LEWIS NETHERLAND VILLAS 2-17-26-26</p>	
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GARY C. ANDES AND
ANDREA W. ANDES
BOOK 3130, PAGE 2077

- LEGEND**
- PROPERTY CORNER MONUMENT
 - UTILITY POLE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ CO SANITARY SEWER CLEANOUT
 - ⊙ HANDICAP DESIGNATED PARKING
 - GUY WIRE AND ANCHOR
 - S SANITARY SEWER LINE
 - E/T/C OVERHEAD UTILITY LINES
ELECTRIC, TELEPHONE, CABLE TV

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 47163C0045D, EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE SURVEYED PROPERTY LIES IN A AREA DESIGNATED AS "OTHER AREAS ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AS SHOWN THEREON.

SURVEYED PROPERTY IS ZONED B3. SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.

SURVEYED PROPERTY DOCUMENT REFERENCES:
RECORD BOOK 3693, PAGE 1154, PLAT BOOK 1, PAGE 57 & PLAT BOOK 45, PAGE 140. TAX PARCELS 43.00, 44.00 & 45.00, GROUP A, MAP 62G.

TEMPORARY CONSTRUCTION EASEMENT:
SHOWN PER PLAN - FED. AID PROJ. NO. STP-126(25).
PER BOOK 3425, PAGE 1216, CONSTRUCTION EASEMENT IS TO BE USED FOR A PERIOD OF FIVE YEARS FROM AND AFTER THE COMMENCEMENT OF CONSTRUCTION. PROJECT WAS AWARDED DECEMBER 2025.

Sheona Tinsley, Register Sullivan County	
Rec #: 395910	Instrument #: 26010887
Rec'd: 15.00	Recorded: 6/1/2026 at 8:00 AM
State: 0.00	in Plat
Clerk: 0.00	P60
Other: 2.00	PGS 439-439
Total: 17.00	



I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

Mattern & Craig
ENGINEERS-SURVEYORS
403 EAST MARKET STREET
JOHNSON CITY, TENNESSEE 37601
(423) 979-2220
FAX (540) 345-7691

**COMBINATION PLAT OF
OVERBAY PROPERTIES**
RECORD BOOK 3693, PAGE 1154
11th CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE

G:\4772 - ETL TDOT 126 CONST SERVICES\03 DESIGN\03-SURVEY\05-CAD\RECOMBINATION PLAT\4772-RECOMBINATION PLAT.DWG

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.

[Signature] 5/27/2026
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION 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.

[Signature] 5.13.2026
OWNER DATE

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.

[Signature] 4-28-26
TENNESSEE REGISTERED LAND SURVEYOR 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 MEETS THE REQUIREMENTS OF THE KINGSPORT CITY UTILITY WATER SYSTEM AND IS HEREBY APPROVED AS SHOWN.

[Signature] 5/26/26
KINGSPORT AUTHORIZING AGENT DATE

CERTIFICATION OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

[Signature] May 26, 2026
CITY G.I.S. AUTHORIZED REPRESENTATIVE DATE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

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

[Signature] 5/26/26
KINGSPORT AUTHORIZING AGENT DATE

CERTIFICATION OF THE APPROVAL OF STREETS

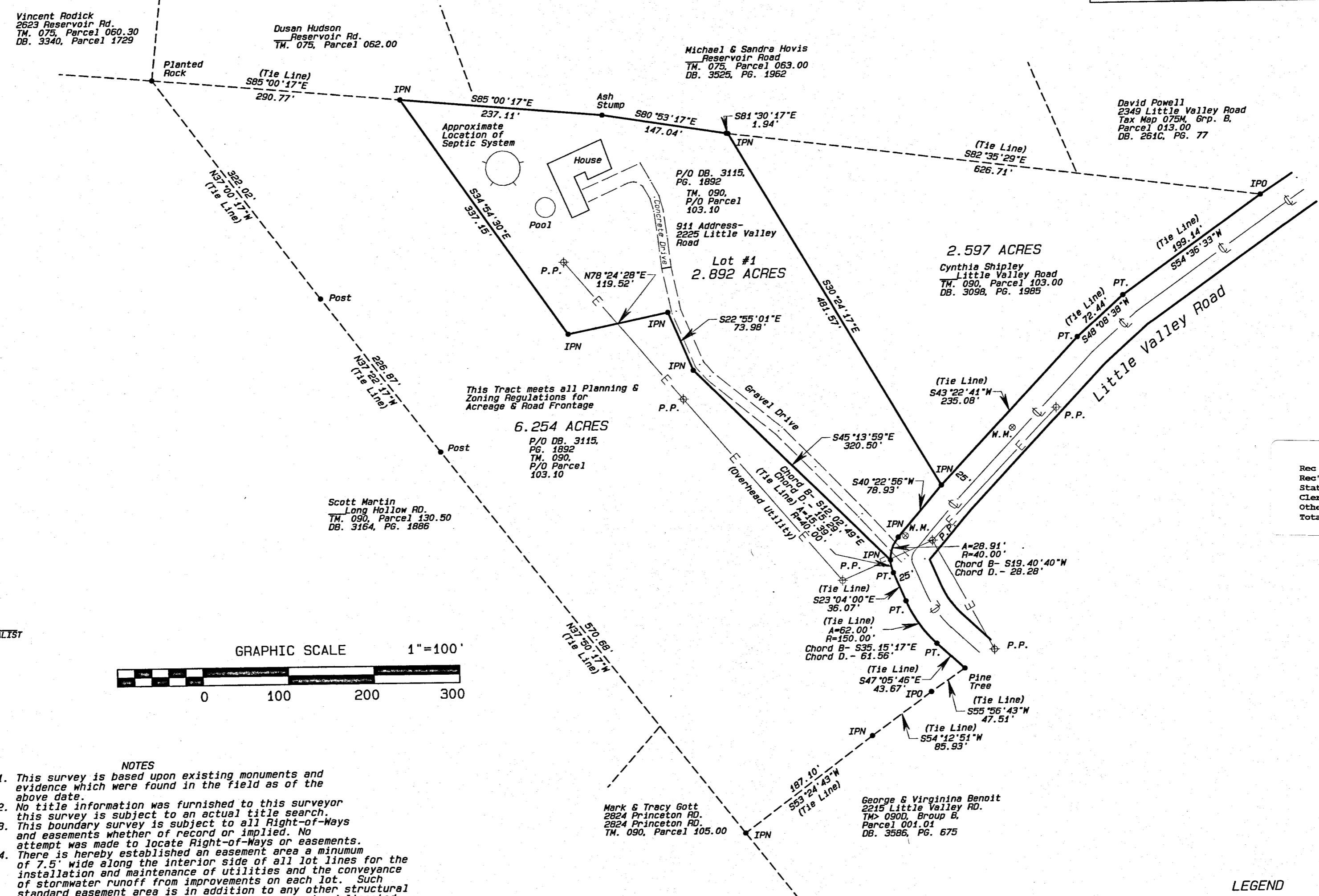
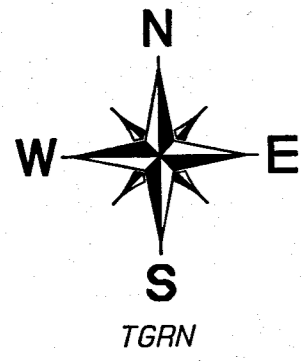
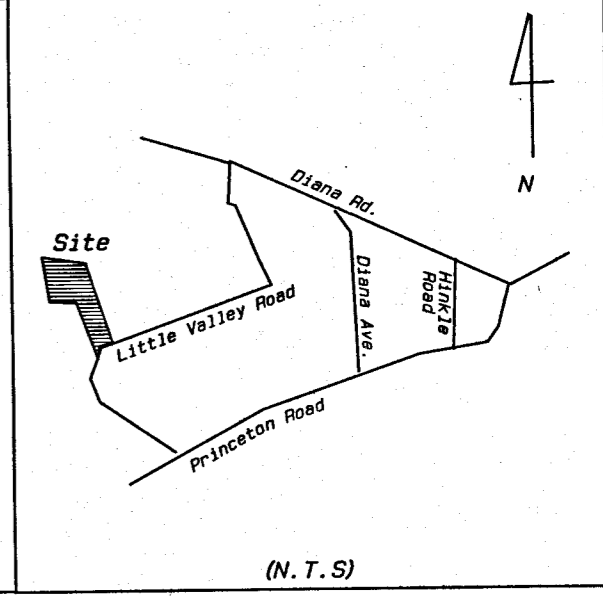
I HEREBY CERTIFY:
1. THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR,
2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING ROAD SHALL SERVE THESE LOTS AS PROPOSED.

CITY ENGINEER DATE

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.793	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNERS: NICHOLAS R. OVERBAY &		CIVIL DISTRICT	11TH
ASHLEY C. OVERBAY		SURVEYOR	CHARLES WELLS

SCALE 1" = 20'



CERTIFICATE 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: 2026
CITY SEWER DIRECTOR OR THE STATE ENVIRONMENTAL SPECIALIST

CERTIFICATE OF OWNERSHIP AND DEDICATION

Table with columns for OWNER and DATE, listing Cynthia Shipley as the owner for 2026.

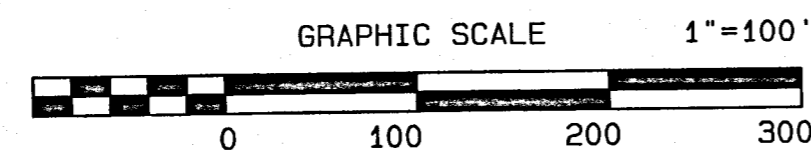
CERTIFICATE OF THE APPROVAL FOR 911- ADDRESSING

I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.
Signature: [Signature]

CERTIFICATE OF APPROVAL FOR RECORDING

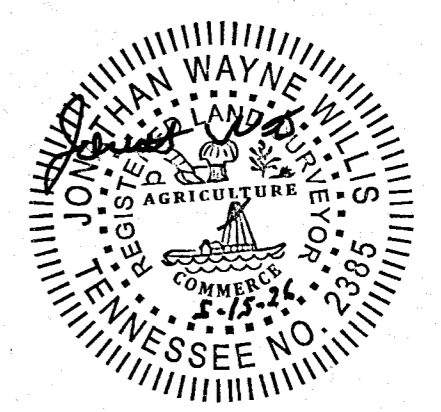
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS, FOR KINGSPORT CITY, TENNESSEE, EXCEPT FOR VARIANCES, IF ANY, AND NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF COUNTY REGISTRAR, IF REQUIRED.
DATE: 5/15/2026

- 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 Right-of-Ways and easements whether of record or implied. No attempt was made to locate Right-of-Ways or easements.
4. There is hereby established an easement area a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural stormwater easements as may be delineated by the licensed surveyor/civil engineer or that which may be required by the Sullivan County Regional Planning Commission.
5. Current zoning- R-1
All Bldg. Setbacks shall conform to the applicable zoning requirements in effect at such time of construction
6. Deed Reference- As shown above
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. Property does not lie in a flood zone as per Flood Insurance Rate Map 47163C0230D Effective Date Sept. 29, 2006
9. Property Owners are to contact the County Highway Dept. and/or State Highway Dept. before installing drains and driveways



Power provided by App. Power
Water provided by the Kingsport City Utility System

Side A-1912
Sheena Finsley, Register
Sullivan County
Rec #: 395907 Instrument #: 26010884
Rec'd: 15.00 Recorded
State: 0.00 6/1/2026 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 438-438



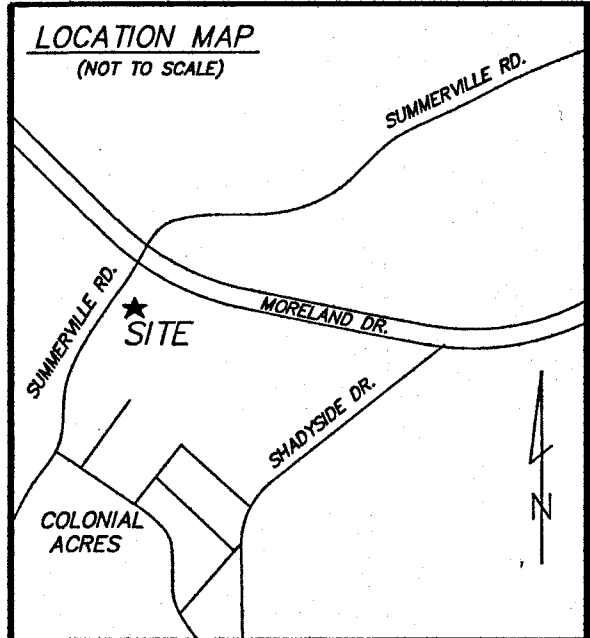
Jonathan Wayne Willis
(Land Surveyor #2385)
170 Lakeview Lane,
Gray, TN. 37615
(423) 202-8667

LEGEND
PT- Point
IPO- Iron Pin Old
IPN- Iron Pin New 1/2" Rebar #2385
PP- Power Pole
W.M.- Water Meter
E- Overhead Utility

This survey was done in compliance with the current Tennessee Minimum Standard of Practice

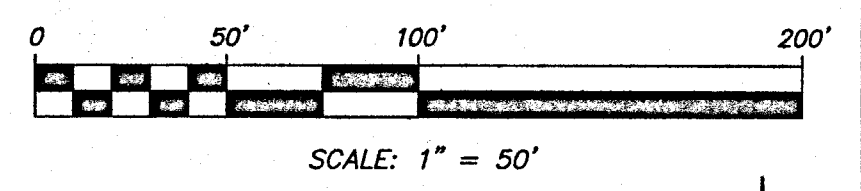
Table with columns for CERTIFICATE OF APPROVAL OF THE WATER SYSTEMS, CERTIFICATE OF APPROVAL OF STREETS, and CERTIFICATE OF ACCURACY. Includes signatures and dates for recording and accuracy.

Division of the Cynthia Shipley Property
KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION
TOTAL ACRES 2.892 TOTAL LOTS 1
ACRES NEW ROAD 0- MILES NEW ROAD 0-
OWNER Shipley CIVIL DISTRICT 13th
SURVEYOR JONATHAN W. WILLIS CLOSURE ERROR 1: 10,000'
SCALE: 1" = 100' DRAWN BY J.W.



LEGEND

- IRON ROD OLD
- IRON ROD NEW
- (1/2" REBAR CAPPED "LARUE TN#3060")
- ** DESIGNATES A PROPERTY CORNER THAT FALLS ON AN ELECTRIC TRANSFORMER BOX.
- Ø UTILITY POLE
- O/H UTILITY LINE
- CENTERLINE (C/L)
- BUILDING SETBACK
- EASEMENT MARGIN
- PAVED ROAD
- BOUNDARY LINE (SURVEYED)
- ADJOINER LINE/ R/W MARGIN (NOT SURVEYED UNLESS NOTED)
- EP R/W
- EDGE OF PAVEMENT
- RIGHT OF WAY
- ## LOT NUMBER
- ### ADDRESS



IRON MOUNTAIN SURVEY CO. INC.
 744 ALLISON RD.
 PINEY FLATS, TN
 (423) 391-8200

TENNESSEE STATE PLANE GRID NORTH (NAD83)

THE RETREAT AT HUNTS CROSSING PHASE 1D
LOTS 31, 32, 33, 34, 35, & 36
 13TH CIVIL DISTRICT
 SULLIVAN COUNTY, TENNESSEE
 MAY 23RD, 2026

Slide A-1915

Rec #:	396559	Recorded Instrument #:	26011719
Rec d:	15.00	Recorded in Plat:	
State:	0.00	6/11/2026 at 8:00 AM	
Clerk:	0.00	P60	
Other:	2.00	PGS 449-449	
Total:	17.00		

- SURVEY NOTES:**
- TITLE REFERENCE: THIS PROPERTY IS A PORTION OF PARCEL NO. 1 OF THE LAND DESCRIBED IN DEED BOOK 1898C PAGE 318.
 - THIS PROPERTY IS A PORTION OF THE LAND REFERENCED AS TAX MAP 092 PARCEL 026.00 BY THE SULLIVAN COUNTY TAX OFFICE.
 - SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.
 - DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE.
 - PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE RIGHT-OF-WAY.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - BUILDING SETBACKS: FRONT: 25' REAR: 20' SIDES: 3' AND 6' (SEE PLAT)
 - TEMPORARY 65' RADIUS RIGHT OF WAY FOR TEMPORARY CUL-DE-SAC SHOWN BY PLATS FOR THE RETREAT AT HUNTS CROSSING PHASE 1A (PLAT BOOK 58 PAGE 207) AND THE RETREAT AT HUNTS CROSSING PHASE 1B (PLAT BOOK 58 PAGE 543) HAS BEEN PERMANENTLY ABANDONED.

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

Christine Capwell June 9, 2026
 CITY ENGINEER DIVISION FOR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS

I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THAT STREETS AND STORM WATER SYSTEMS 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.

Andy Pone
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER

GNSS SURVEY NOTES:

1. Class of Survey:	CATEGORY IV (HORIZONTAL)
2. Positional Accuracy:	0.10' (HORIZONTAL) & 0.10' (VERTICAL)
3. GNSS Field Procedure:	LOCAL BASE AND ROVER (RTK)
4. Date of Survey:	MAY 23RD, 2026
5. Datum:	NAD 83 (H) & NAVD 88 (V)
6. Control Used:	IDOT/ NCDOT NETWORK SOLUTION
7. Geoid Model:	GEoid 18
8. Combined Scale Factor:	GRID TO GROUND: 1.000057
9. Units:	US SURVEY FEET
10. Equipment:	CARLSON VIKING MULTI FREQUENCY

CERTIFICATE OF THE APPROVAL OF STREET LIGHTING 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.

Andy Pone
 KINGSFORT AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS

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.

Andy Pone
 KINGSFORT AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

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

Andy Pone
 AUTHORIZING AGENT

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.

Robert J. Hunt 6/6/26
 OWNER(S)

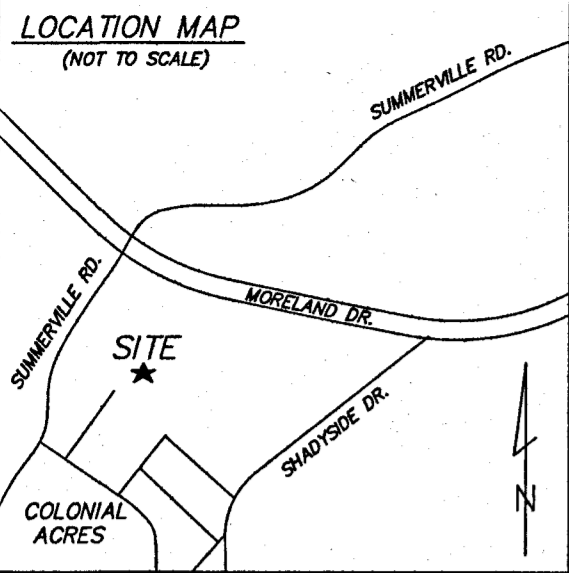
CERTIFICATE OF APPROVAL FOR RECORDING

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 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.

Ty LaRue 6/10/2026
 SECRETARY: KINGSFORT MUNICIPAL/ REGIONAL PLANNING COMMISSION

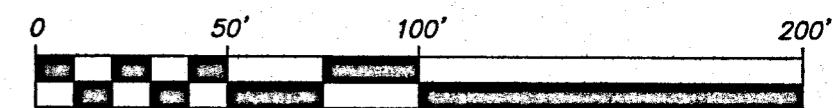
THE RETREAT AT HUNTS CROSSING PHASE 1D
LOTS 31, 32, 33, 34, 35, & 36
CITY OF KINGSFORT PLANNING COMMISSION

TOTAL ACRES	1.166 AC.	TOTAL LOTS	6
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	HUNT, HUNT, BARKER, & REYES PART.	CIVIL DISTRICT	13TH
SURVEYOR	Ty LaRue	CLOSURE ERROR	1: 10,000
SCALE:	1" = 50'		



GNSS SURVEY NOTES:
 1. Class of Survey: **CATEGORY IV (HORIZONTAL)**
 2. Positional Accuracy: **0.10' (HORIZONTAL) & 0.10' (VERTICAL)**
 3. GNSS Field Procedure: **LOCAL BASE AND ROVER (RTK)**
 4. Date of Survey: **MAY 20TH, 2026**
 5. Datum: **NAD 83 (H) & NAVD 88 (V)**
 6. Control Used: **TDOT/NGDOT NETWORK SOLUTION**
 7. Geoid Model: **GENOID 18**
 8. Combined Scale Factor: **1.000057**
 9. Units: **US SURVEY FEET**
 10. Equipment: **CARLSON VIKING MULTI-FREQUENCY**

**REPLAT OF
 LOTS 18-20 OF THE RETREAT AT HUNTS CROSSING PHASE 2B &
 LOT 10, BLOCK "C" OF COLONIAL ACRES SECTION 1
 13TH CIVIL DISTRICT
 SULLIVAN COUNTY, TENNESSEE
 MAY 20TH, 2026**



SCALE: 1" = 50'

TENNESSEE STATE PLANE GRID NORTH (NAD83)

**IRON MOUNTAIN
 SURVEY CO. INC.**
 744 ALLISON RD.
 PINEY FLATS, TN
 (423) 391-8200

Slide A-1915
 Sheena Tinsley, Register
 Sullivan County
 Rec #: 396558 Instrument #: 26011718
 Rec'd: 15.00 Recorded: 6/11/2026 at 9:00 AM
 State: 0.00 Clerk: 0.00 Plat: P60
 Other: 2.00 Total: 17.00 PGS 448-448

LEGEND

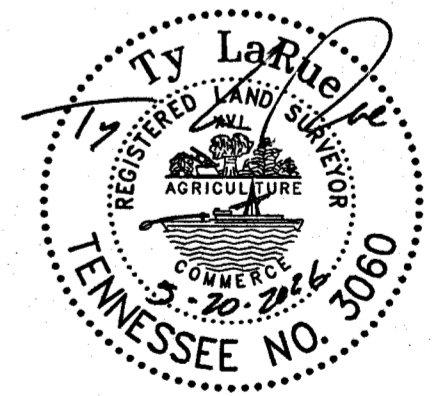
- IRON ROD OLD
- IRON ROD NEW
- (1/2" REBAR CAPPED "LARUE TN#3060")
- CONCRETE MONUMENT
- ** DESIGNATES A PROPERTY CORNER THAT FALLS ON A UTILITY BOX.
- O/H UTILITY LINE
- CENTERLINE (C/L)
- BUILDING SETBACK
- EASEMENT MARGIN
- PAVED ROAD
- BOUNDARY LINE (SURVEYED)
- ADJOINER LINE - R/W MARGIN (NOT SURVEYED UNLESS NOTED)
- PB PLAT BOOK
- PC PAGE
- R/W RIGHT OF WAY
- EP EDGE OF PAVEMENT
- ## LOT NUMBER
- ### ADDRESS

TITLE REFERENCES:

- LOTS 18, 19, & 20 OF THE RETREAT AT HUNTS CROSSING PHASE 2B, PLAT BOOK 60 PAGE 117.
 - LOT 18 - ORTH CONSTRUCTION CO. - DEED BOOK 3672 PAGE 726
 - LOT 19 - ORTH CONSTRUCTION CO. - DEED BOOK 3672 PAGE 757
 - LOT 20 - ORTH CONSTRUCTION CO. - DEED BOOK 3672 PAGE 815
- LOT 10, BLOCK "C" OF THE COLONIAL ACRES SECTION 1 SUBDIVISION, BLOUNTVILLE PLAT BOOK 8 PAGE 4.
 - JOHNNY W. KING & WIFE TAMMY D. KING - DEED BOOK 1206C PAGE 173 PARCEL ONE.

SURVEY NOTES:

- SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN AND/OR ANY RESTRICTIONS THAT MAY AFFECT THESE PROPERTIES.
- DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE.
- PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE RIGHT-OF-WAY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.



I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THE RELATIVE POSITIONAL ERROR OF THIS SURVEY DOES NOT EXCEED 0.1' OF A FOOT AS SPECIFIED BY THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE".

**REPLAT OF
 LOTS 18-20 OF THE RETREAT AT HUNTS CROSSING PHASE 2B &
 LOT 10, BLOCK "C" OF COLONIAL ACRES SECTION 1
 CITY OF KINGSPORT PLANNING COMMISSION**

TOTAL ACRES	0.889 Ac.	TOTAL LOTS	4
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	ORTH CONSTRUCTION COMPANY & JOHNNY & TAMMY KING	CIVIL DISTRICT	13TH
SURVEYOR	Ty LaRue	CLOSURE ERROR	1: 10,000

SCALE: 1" = 50'

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

Carrie Campbell June 9, 2026
 CITY C.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS

I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THAT STREETS AND STORM WATER SYSTEMS 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.

Amel Pore
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF THE APPROVAL OF STREET LIGHTING SYSTEM

Amel Pore
 TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS

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.

Amel Pore
 KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

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

Amel Pore
 AUTHORIZING AGENT

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.

J. King 5-20-26
 ORTH CONSTRUCTION COMPANY &
 JOHNNY & TAMMY KING

CERTIFICATE OF ACCURACY

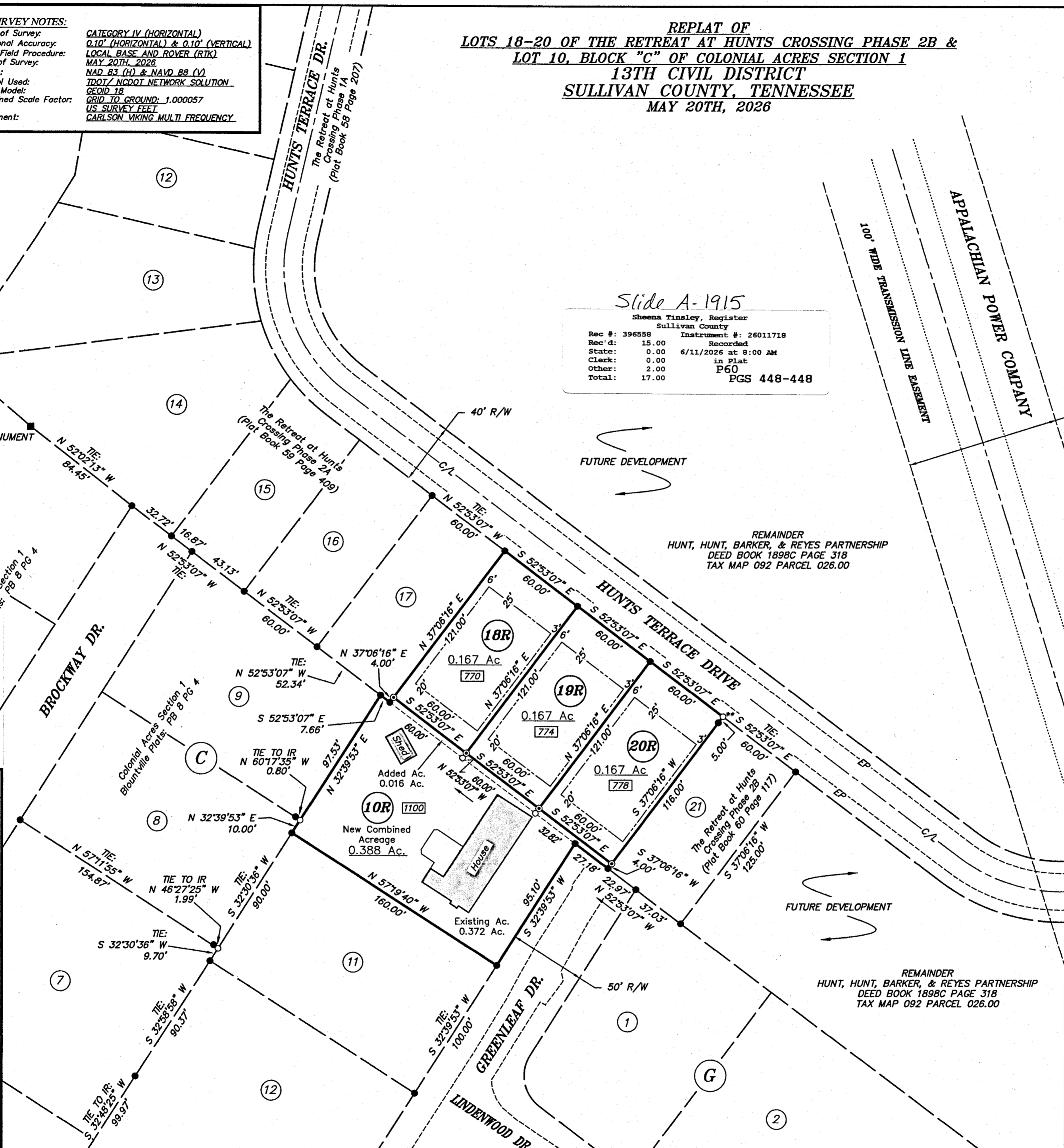
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

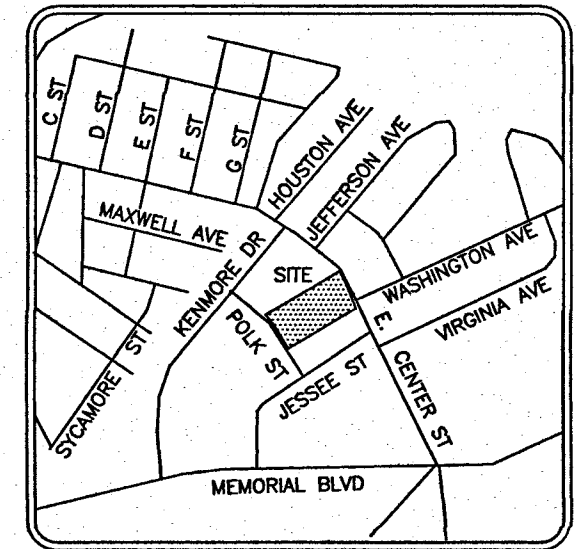
Ty LaRue 5-20-2026
 TENNESSEE REGISTERED LAND SURVEYOR #3060

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 REGISTER OF DEEDS. 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.

Ty LaRue 6/10/2026
 SECRETARY- KINGSPORT MUNICIPAL / REGIONAL PLANNING COMMISSION

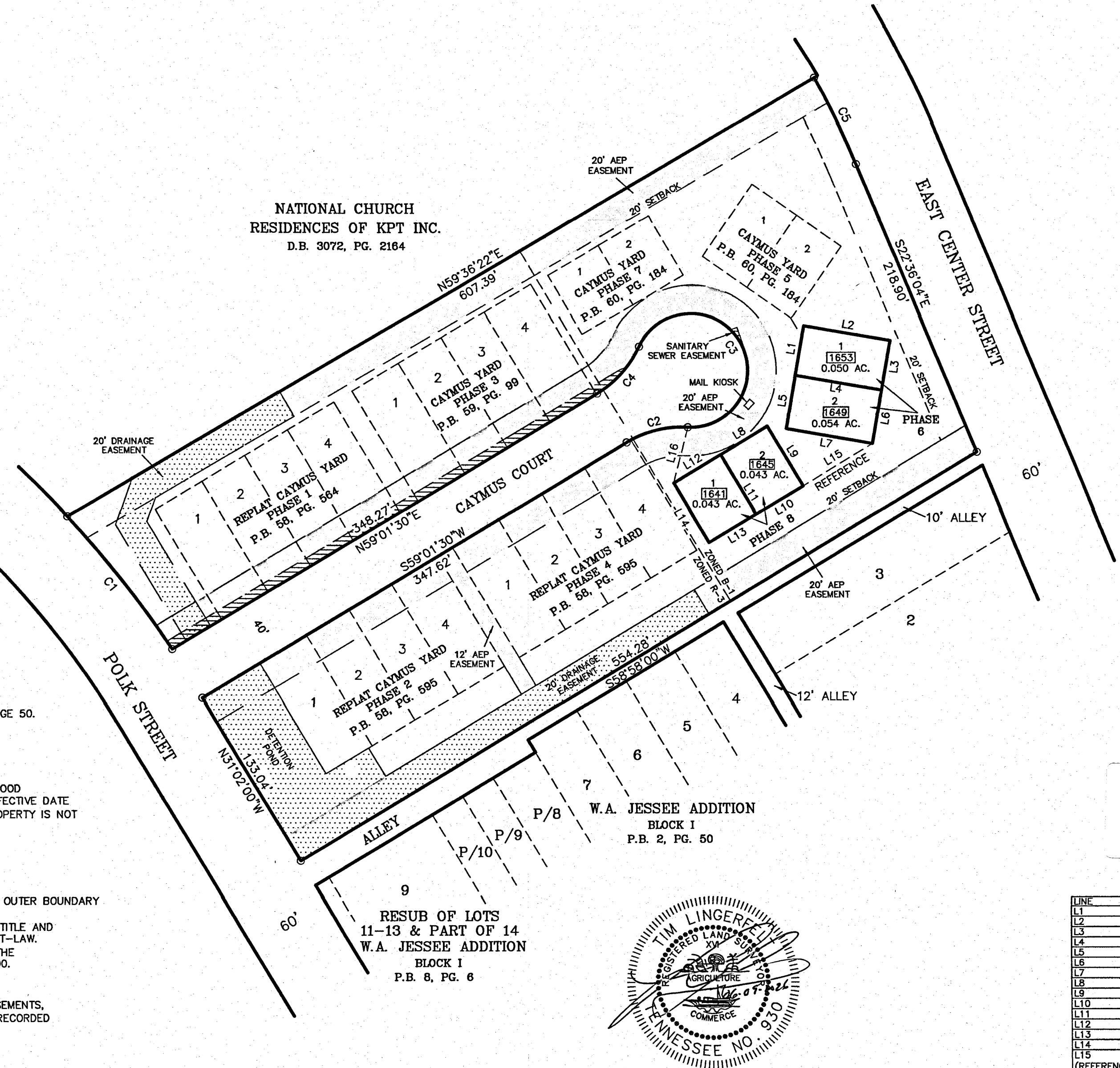




LOCATION MAP
N.T.S.



NATIONAL CHURCH
RESIDENCES OF KPT INC.
D.B. 3072, PG. 2164



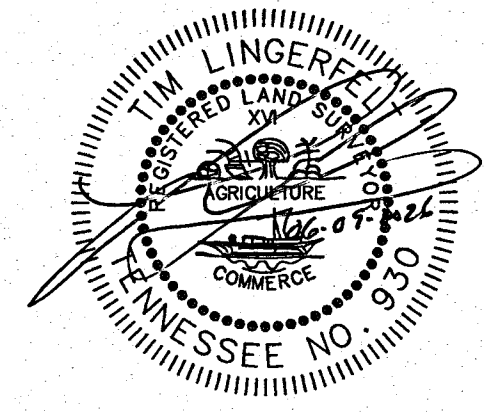
LEGEND
 N.T.S. NOT TO SCALE
 D.B. DEED BOOK
 PG. PAGE
 P.B. PLAT BOOK
 AC ACRES
 AEP APPALACHIAN ELECTRIC

- NOTES:
- NORTH BASED ON S58°58'00"W AS SHOWN IN PLAT BOOK 2, PAGE 50.
 - PROPERTY IS ZONED B-1
 FRONT 30'
 REAR 20'
 SIDE N/A
 - SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION
 THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00450 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - JOB NO. 20-11912
 - ACAD FILE 20-11912 BEGLEY.DWG
 - FIELD INFORMATION ELECTRONICALLY COLLECTED
 - TAX MAP 62A "K", PARCEL 3.00
 - DEED REFERENCE: DEED BOOK 57, PAGE 380
 - 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL OUTER BOUNDARY CORNERS AND ON ROAD BREAKS UNLESS OTHERWISE NOTED.
 - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
 - I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
 - THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

side A-1916
 Sheena Tinsley, Registrar
 Sullivan County
 Rec #: 396560 Instrument #: 26011720
 Rec'd: 15.00 Recorded
 State: 0.00 6/11/2026 at 8:00 AM
 Clerk: 0.00 in Plat
 Other: 2.00 P60
 Total: 17.00 PGS 450-450

LINE	BEARING	DISTANCE
L1	N09°50'09"E	35.33'
L2	S80°09'51"E	61.33'
L3	S09°50'09"W	35.33'
L4	S80°09'51"E	61.33'
L5	N09°50'09"E	38.00'
L6	S09°50'09"W	38.00'
L7	N80°09'51"W	61.33'
L8	N59°02'16"E	38.34'
L9	S30°57'44"E	48.66'
L10	S59°02'16"W	38.34'
L11	S30°57'44"E	48.66'
L12	N59°02'16"E	38.32'
L13	S59°02'16"W	38.32'
L14	N30°57'44"W	48.66'
L15	N58°48'37"E	57.10'
(REFERENCE)		
L16 (REFERENCE)	S14°27'43"W	40.14'

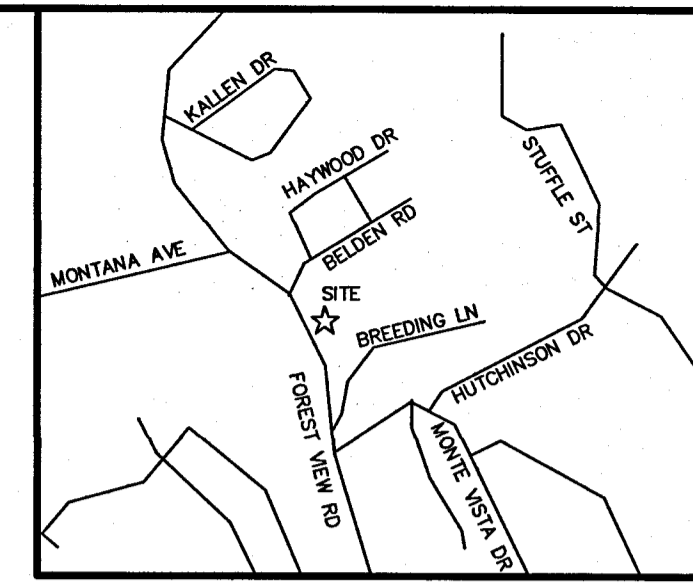
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	716.20'	118.55'	118.41'	N38°08'07"W
C2	75.00'	44.90'	44.23'	S76°10'32"W
C3	40.00'	173.56'	66.09'	S30°58'30"E
C4	75.00'	44.90'	44.23'	N41°52'28"E
C5	543.00'	67.52'	67.48'	S26°09'49"E



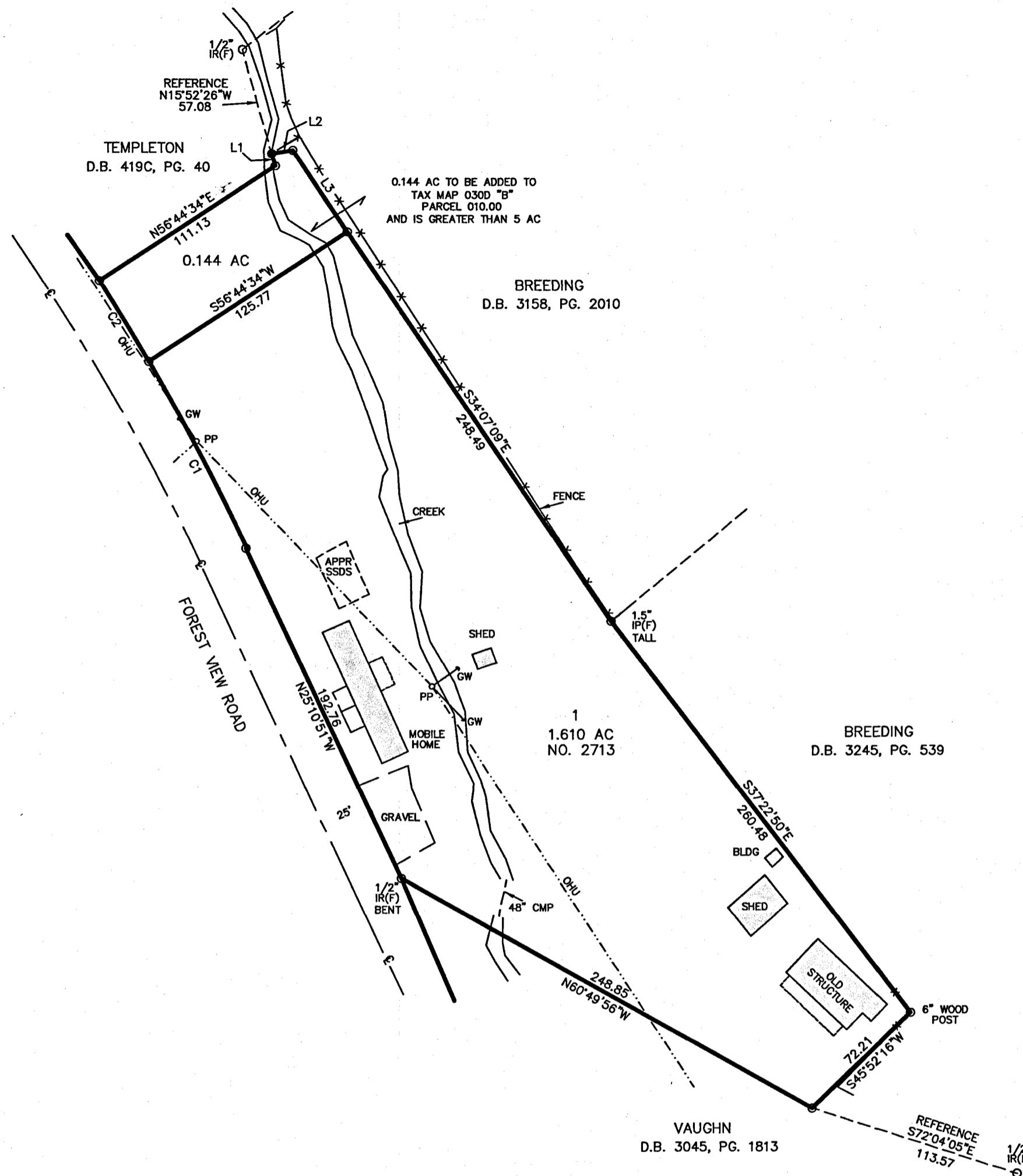
ALLEY & ASSOCIATES, INC.
 SURVEYORS
 422 E. MARKET STREET
 KINGSPORT, TENNESSEE 37660
 TELEPHONE (423) 392-8896
 E-MAIL: tlingerfelt@alleyassociates.com

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>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.</p> <p><i>[Signature]</i> OWNER 6-9-26 DATE</p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>TRAFFIC ENGINEERING MANAGER _____</p>	<p>CERTIFICATE OF ACCURACY</p> <p>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.</p> <p>06-09-26 REGISTERED SURVEYOR</p>
<p>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.</p> <p><i>[Signature]</i> CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING</p>	<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>10 JUN 26 KINGSPORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>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.</p> <p>CITY ENGINEER _____</p>

<p>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</p> <p>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.</p> <p>10 JUN 26 KINGSPORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>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.</p> <p>4/10-26 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>
<p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 0.198 TOTAL UNITS 4 ACRES NEW ROAD 0 MILES NEW ROAD 0</p> <p>OWNER HVP, LLC. CIVIL DISTRICT 11TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000</p> <p>SCALE 1"=60'</p>	



LOCATION MAP
NOT TO SCALE



LEGEND

- IR(F) IRON ROD (FOUND)
- IP(F) IRON PIPE (FOUND)
- GW GUY WIRE
- PG. PAGE
- NO. NUMBER
- PP POWER POLE
- D.B. DEED BOOK
- AC ACRES
- OHU OVERHEAD UTILITY
- APPR APPROXIMATE
- WM WATER METER
- BLDG BUILDING
- CMP CORRUGATED METAL PIPE
- SSDS SUBSURFACE SEWERAGE DISPOSAL SYSTEM
- UNMARKED POINT
- ℄ CENTERLINE

LOT 1 CONTAINS AN EXISTING SEPTIC SYSTEM. NO EVALUATION, 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 DUPLICATION AREA. ANY PURCHASER OF THE LOT IS ENCOURAGED TO VERIFY CONTINUED VIABILITY OF SEWERAGE 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

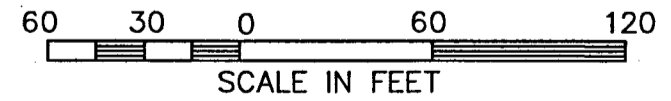
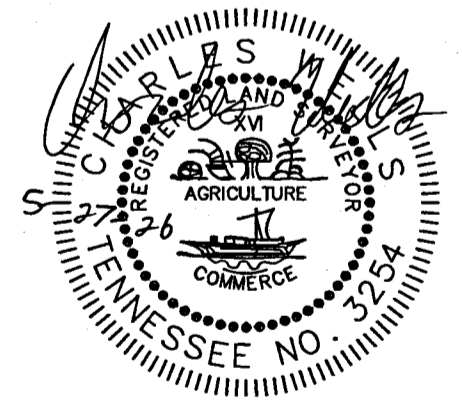
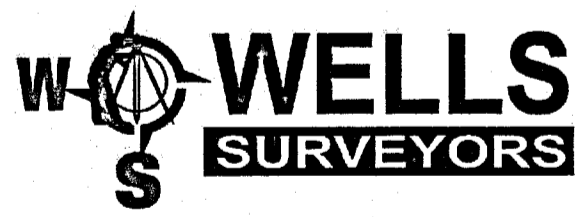
I, THE CURRENT OWNER OF LOT 1 STATE TO THE BEST OF MY KNOWLEDGE, THE EXISTING SEPTIC SYSTEM IS FUNCTIONING PROPERLY.
Billy Vaughn 6-5-26
OWNER DATE

Side A-1916

Sheena Tinsley, Register	
Sullivan County	
Rec #: 396561	Instrument #: 26011721
Rec'd: 15.00	Recorded
State: 0.00	6/11/2026 at 8:00 AM
Clerk: 0.00	in Flat
Other: 2.00	PG
Total: 17.00	PGS 451-451

NOTES:

- NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
- THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0035D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- TAX MAP 030D "B" PARCEL 002.00
- I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- DEED REFERENCES: D.B. 3045, PG. 1816
- THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.
- 5/8" IRON RODS WITH CAP #3254 SET ON ALL CORNERS UNLESS OTHERWISE NOTED.



LINE	BEARING	DISTANCE
L1	N15°52'26" W	6.62
L2	N81°46'07" E	11.25
L3	S34°07'09" E	51.56

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1271.35	111.02	110.98	N27°40'57" W
C2	1271.84	50.03	50.03	N31°18'41" W

DIVISION OF THE VAUGHN PROPERTY
KINGSPORT REGIONAL PLANNING COMMISSION
TOTAL ACRES 1.754 TOTAL LOTS 1
OWNER: VAUGHN DATE: MAY 27, 2026
CIVIL DISTRICT: 11TH SCALE: 1 INCH = 60'

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

<p>CERTIFICATE OF ACCURACY</p> <p>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.</p> <p><i>Charles Wells</i> 5-27-26 TENNESSEE REGISTERED LAND SURVEYOR DATE</p>	<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>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.</p> <p><i>Billy Vaughn</i> 6-5-26 OWNER DATE</p>	<p>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.</p> <p><i>[Signature]</i> 6/8/26 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING DATE</p>	<p>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</p> <p>SEE CERTIFICATION ABOVE</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>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 SULLIVAN COUNTY PLANNING COMMISSION.</p> <p><i>[Signature]</i> 6-8-2026 COMMISSIONER-OF-HIGHWAYS OR AUTHORIZED AGENT DATE</p>	<p>CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM 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 \$25,000.00 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p><i>Charlie Pappin</i> 6-8-26 LOCAL UTILITY DISTRICT DATE</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>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 \$25,000.00 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p><i>[Signature]</i> 6/8/2026 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION DATE</p>
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