



June 10, 2024

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. 1530 Bridgewater Lane
2. Birdwell Place Replat Lots 13-16
3. 560 & 570 Emory Church Road
4. 408 Allen Drive
5. 625 Red Oak Plantation

Sincerely,

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

- NOTES:
- BEARINGS ARE BASED ON REVISED SUBDIVISION BROOKSIDE WEST PB 58 PG 476 (S65°15'E)
 - THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 47163C0045D, EFFECTIVE DATE SEPTEMBER 29, 2006, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, ZONE X
 - TAX MAP 0471, GROUP A, CTRL. MAP 047H PARCEL 006.04 AND 005.01
 - REFERENCE DEED: DOTSON, BILLY R. & KATRINA LYNN DOTSON DB 3315 PG 1495 (PAR 006.04) AND DOTSON, BILLY R. DB 3556 PG 648 (PAR 005.01)
 - PROPERTY ZONED: B-3 HIGHWAY ORIENTATED BUSINESS DISTRICT
 - BUILDING SETBACKS LIMITS: FRONT YARD = 20'
REAR YARD = 30'
SIDE YARD = 0'
 - ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
 - PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE CITY OF KINGSFORT ZONING ORDINANCE AND SUBDIVISION REGULATIONS.
 - [1530] BRIDGEWATER LANE = 911 ADDRESS.
 - BUILDING SETBACK FROM AN AEP POWER LINE IS 20 FEET. THIS INFORMATION OBTAINED BY CALLING APPALACHIAN POWER COMPANY 1-888-710-4237
 - FIELD BOOK: 187-17
 - ACAD FILE NAME: 6773-KRISH \ DOTSON.dwg

- LEGEND
- IR(O) EXISTING 5/8" IRON ROD
 - IR(N) NEW 5/8" IRON ROD WITH SURVEYORS' CAP "RLS 891"
 - MAG(O) MAG NAIL CORNER (OLD)
 - MAG(N) MAG NAIL CORNER (NEW)
 - CL CENTER LINE OF PAVEMENT
 - 20' BSB BUILDING SETBACK LINE
 - EP EDGE OF PAVEMENT
 - W WATER METER
 - AEP APPALACHIAN POWER COMPANY LINE



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.

Surveyor
Tenn. Reg. No. 893

MIZE & ASSOCIATES SURVEYORS
P.O. Box 465
Blountville, Tennessee 37617
423-384-4562

| | |
|---|--|
| <p>CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>KINGSFORT PUBLIC WATER</p> <p>DATE <u>5-10-24</u></p> <p><i>Sam Chen</i></p> <p>KINGSFORT AUTHORIZING REPRESENTATIVE</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>KINGSFORT GIS</p> <p>DATE <u>5-10-24</u></p> <p><i>Sam Chen</i></p> <p>CITY GIS DIVISION OF SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE.</p> |
|---|--|

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 ADAPT 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.

DATE May 10 2024

Billy R. Dotson
OWNER

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.

KINGSFORT ENGINEERING

DATE May 10 2024

Sheena R. Tinsley
SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

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

KINGSFORT ENGINEERING

DATE 5-10-24

Sam Chen
CITY ENGINEER

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.

KINGSFORT PUBLIC SEWER SYSTEM

DATE 5-10-24

Sam Chen
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, TN, REGISTRAR.

SECRETARY, KINGSFORT MUNICIPAL REGIONAL PLANNING COMMISSION

DATE 5-10-24

RE-PLAT OF THE BILLY R. DOTSON PROPERTY
KINGSFORT REGIONAL PLANNING COMMISSION

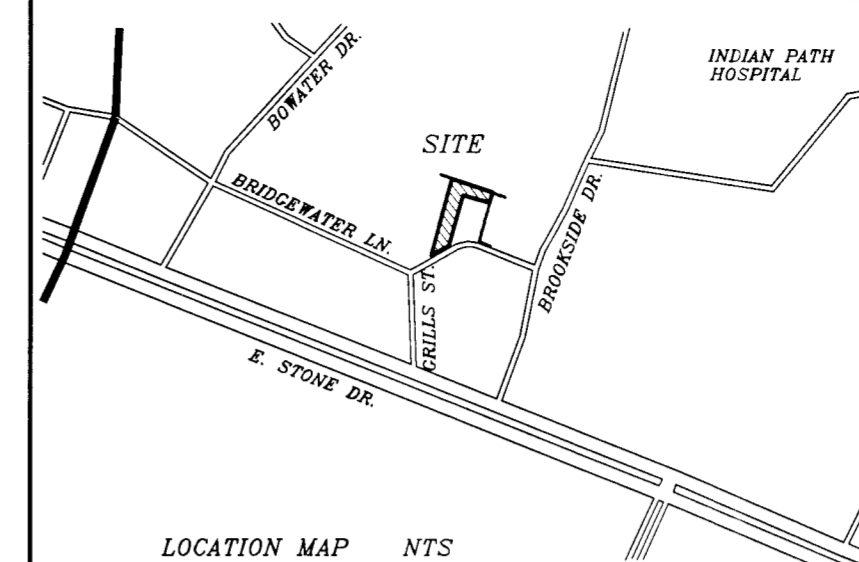
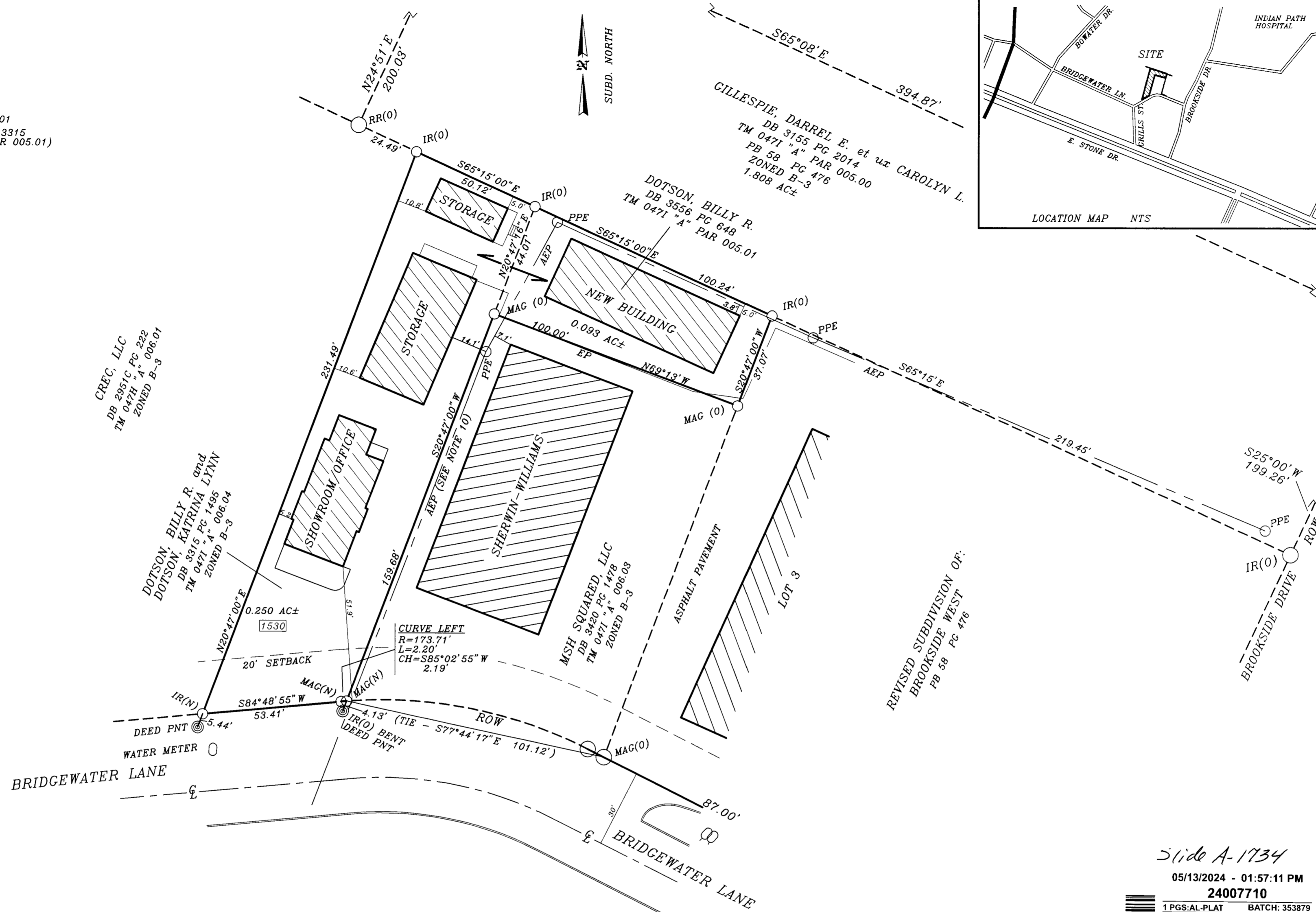
TOTAL ACRES 0.343 ACRES± TOTAL LOTS 1

ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER DOTSON, BILLY R. CIVIL DISTRICT 11th

SURVEYOR MIZE & ASSOCIATES CLOSURE ERROR 1:10,000

SCALE 1" = 30'



Slide A-1734

05/13/2024 - 01:57:11 PM
24007710

1 PGS:AL-PLAT BATCH: 353879
PLAT BOOK: P59
PAGE: 326-326

| | |
|---------|-------|
| REC FEE | 15.00 |
| DP FEE | 2.00 |
| ARC FEE | 0.00 |
| TOTAL | 17.00 |

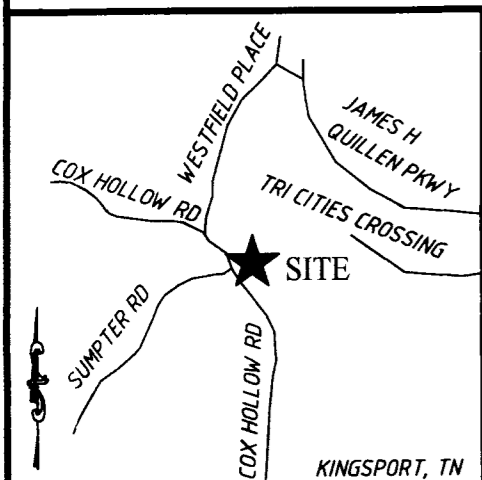
STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
REGISTERED SURVEYOR

DATE: MARCH 29, 2024
REVISION DATE: MAY 9, 2024

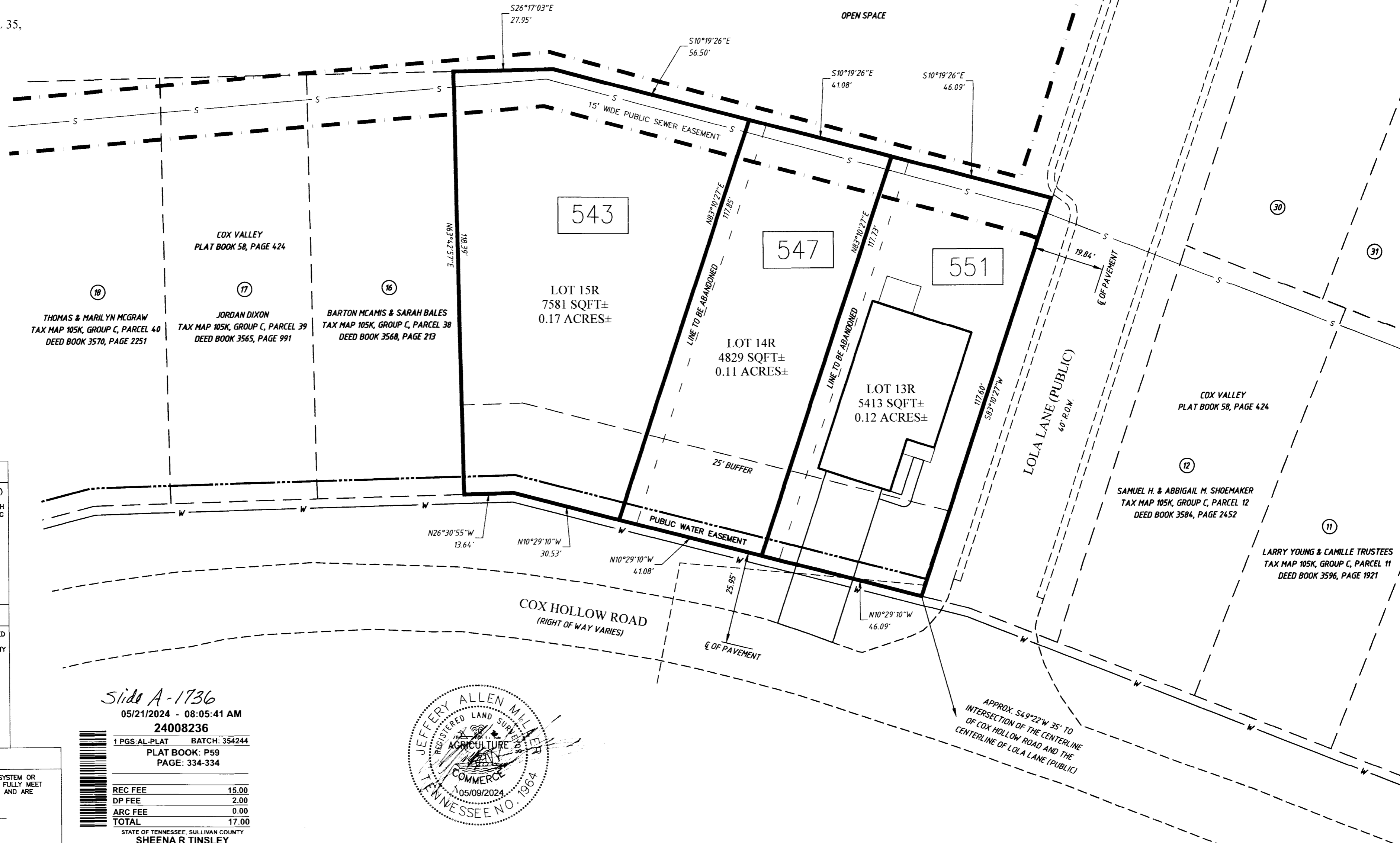
NOTES

- The information shown hereon was obtained from Deed Book 3544, Page 138; Plat Book 58, Page 424 as recorded at the Registrar's Office for Sullivan County, Tennessee and a field survey by Miller Land Surveying, LLC in May 2024.
- This property DOES NOT lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47163C0235D dated September 29, 2006.
- This property is currently zoned PD. Setbacks to conform to current zoning.
- Rebar and cap stamped "TN 1964" unless otherwise noted.
- The purpose of this plat is to correct adjust lot lines between lots 13-15.

FINAL PLAT
TAX MAP 105K, GROUP C, PARCEL 35,
36 & 37
DEED BOOK 3544, PAGE 138
DATE: MAY 9, 2024



VICINITY MAP
NOT TO SCALE



LAND STAR DEVELOPMENT LLC
TAX MAP 105, PARCEL 74.35
DEED BOOK 3524, PAGE 1511
COX VALLEY
PLAT BOOK 58, PAGE 424

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 SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

5/16/2024

Barak Saltzman
OWNER - SIGNATURE

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE

AUTHORIZED AGENT

Slide A-1736
05/21/2024 - 08:05:41 AM
24008236

1 PGS. AL-PLAT BATCH: 354244
PLAT BOOK: P59
PAGE: 334-334

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



CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED.

5/20/2024

Chel G. [Signature]

AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL FOR 911-STREET ASSIGNMENT

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

DATE

AUTHORIZED AGENT

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, THE STATE OF TENNESSEE AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

05/09/24

DATE

[Signature]

SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT PUBLIC STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY PLANNING COMMISSION.

DATE

AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE DISPOSAL SYSTEM (S) IS AVAILABLE TO THE PROPERTY OR (2), AS SHOWN ON ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO SPECIFICATIONS; OR (3) THAT A SECURITY IN THE FORM OF _____ AND IN THE AMOUNT OF _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

5/20/2024

DATE

Chel G. [Signature]

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES AND WAIVERS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SECURITY IN THE FORM OF _____ AND IN THE AMOUNT OF _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

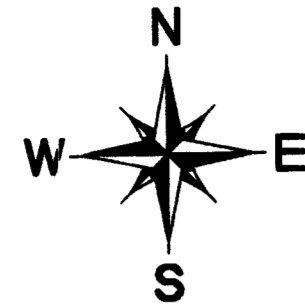
5/20/24

SEC. KINGSPORT REG. PLANNING COMMISSION DATE

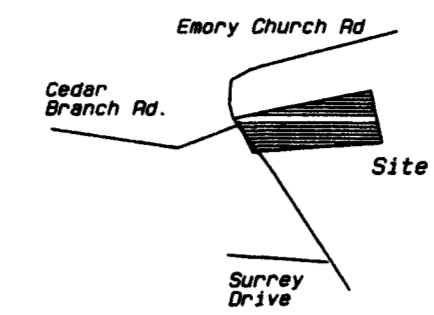
FINAL PLAT BIRDWELL PLACE - LOTS 13-15

KINGSPORT REGIONAL PLANNING COMMISSION

| | | | |
|----------------|-------------------|----------------|---------------|
| TOTAL ACRES | 0.40± | TOTAL LOTS | 3 |
| ACRES NEW ROAD | 0 | MILES NEW ROAD | 0 |
| OWNER | D.R. HORTON INC. | CIVIL DISTRICT | 13TH |
| SURVEYOR | JEFFERY A. MILLER | CLOSURE ERROR | 1:10,000 |
| SCALE | 1" = 20' | | 0 20' 40' 60' |



DB. 3265,
PG. 2277



LOCATION MAP
(N. T. S)

REGISTER OF DEEDS

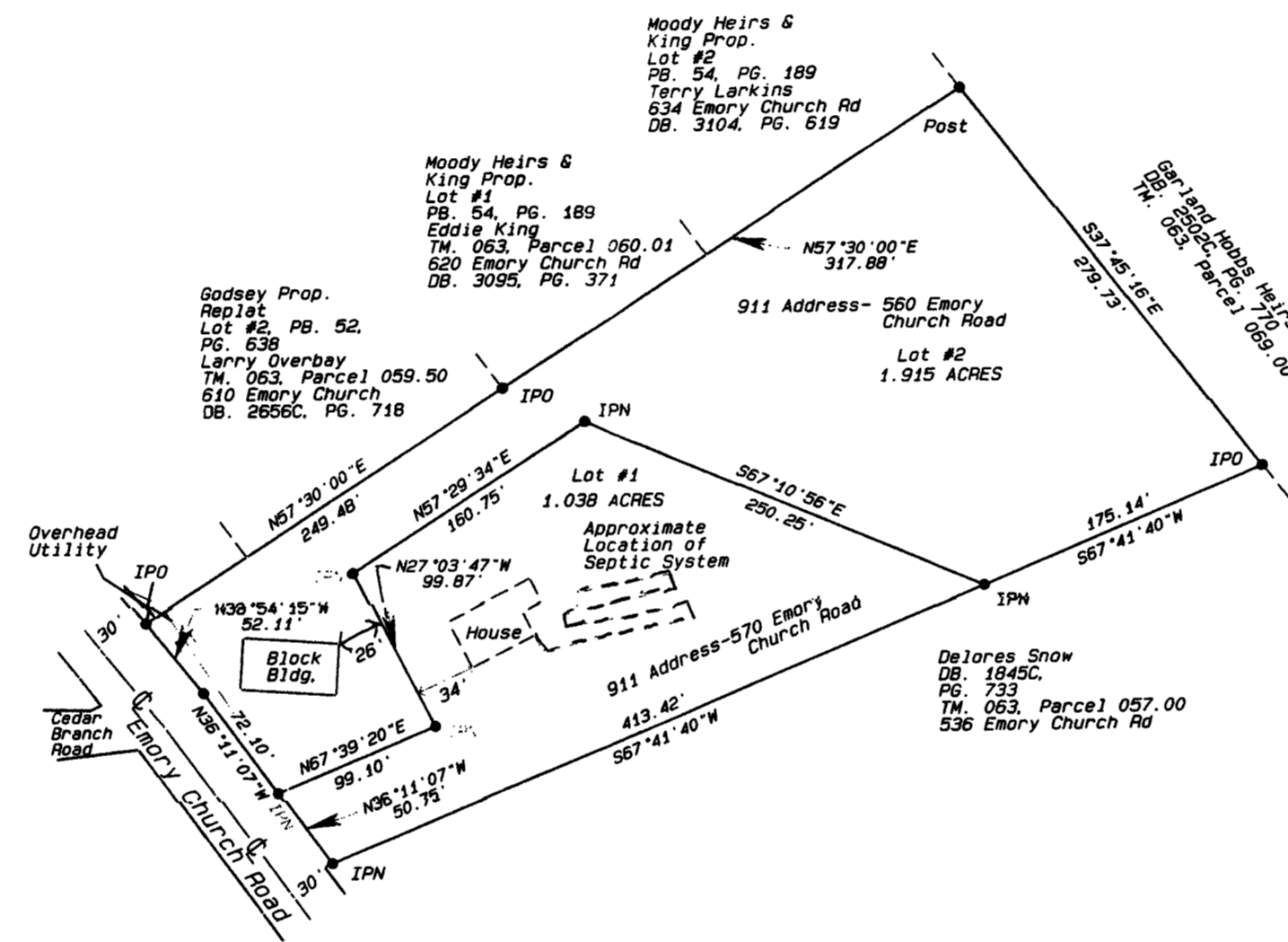
"Approval is hereby granted for lots defined as Division of the Putney Property (Emory Church Rd) in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. Any cutting, filling or alteration of the soil conditions may void this approval."

Michelle Ward E33 4/15/24
Environmental Scientist Date
Division of Water Resources

The following restrictions apply to the installation of a conventional subsurface sewage disposal system on this property:

- A.) A permit for the installation of the subsurface sewage disposal system must be obtained from the Tennessee Department of Environment and Conservation's Division of Water Resources before any construction begins.
- B.) Lot 2 has adequate suitable soil to install and duplicate a 3 (three) bedroom conventional subsurface sewage disposal (SSD) system.
- C.) Lot 2 has specific areas designated for the SSD system. House location, Storm Water Pollution Prevention Plans, construction of dwellings with large floor plans, irregular configurations, excavated basements, in-ground swimming pools, as well as topography of property may result in reduction of bedrooms and/or SSD system requiring to be pumped. Prior to construction the property owner needs to contact this office to insure proper house site location.
- D.) Lot 2 has soil areas that require an interceptor drain to be installed above the subsurface sewage disposal system with a 15 ft. separation between subsurface sewage disposal system and interceptor drain as designated by the soil map.
- E.) Lot 1 has not been evaluated, pursuant to this plat review, for an SSD system and plat approval does not constitute approval of this lot or the existing system.
- F.) There shall be a 50-foot setback between all wells or springs and all SSD systems or duplication area.



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 OF THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

DATE 2022

CITY SEWER DIRECTOR OR THE STATE ENVIRONMENTAL SPECIALIST

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) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL RAMPS, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

OWNER 2022
OWNER 2022
OWNER 2022
OWNER 2022

CERTIFICATE OF THE APPROVAL FOR 911- ADDRESSING

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

DATE 2-23
CITY & S. DIVISION OF SULLIVAN COUNTY DEPARTMENT OF 911 ADDRESSING
OR HIS OR HERS AUTHORIZED REPRESENTATIVE

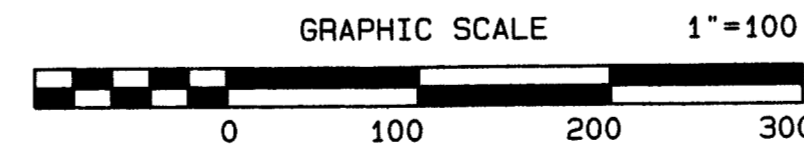
CERTIFICATE OF APPROVAL FOR RECORDING

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 IT HAS BEEN APPROVED BY THE REGIONAL PLANNING COMMISSION AND THE COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000 HAS BEEN POSTED WITH THE KINGSPORT CITY-REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 2/23/24
SECRETARY, PLANNING COMMISSION

- NOTES
- This survey is based upon existing monuments and evidence which were found in the field as of the above date.
 - No title information was furnished to this surveyor this survey is subject to an actual title search.
 - 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.
 - 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.
 - Current zoning - R-1
All Bldg. Setbacks shall conform to the applicable zoning requirements in effect at such time of construction.
 - Deed Reference- DB 3458, PG. 2436, TM 063, Parcel 058.00
 - 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.
 - Property does not lie in a flood zone as per Flood Insurance Rate Map 47163C0065D Effective Date Sept. 29, 2006
 - 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



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

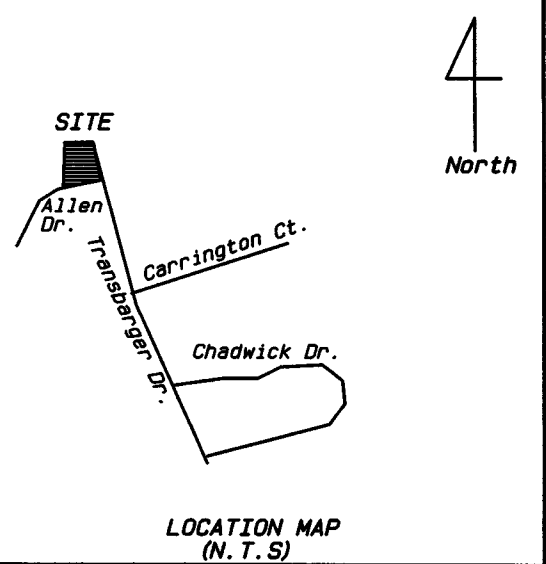
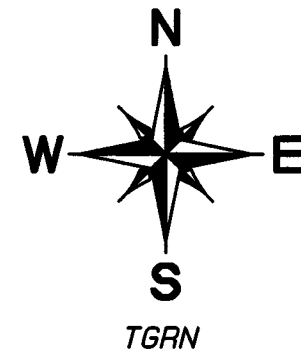
- LEGEND
- PT- Point
 - IP0- Iron Pin Old
 - IPN- Iron Pin New 1/2" Rebar #2385
 - PP- Power Pole
 - Overhead Utility

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

Division of the Putney Property
Owners- Lloyd & Avery Putney

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION
TOTAL ACRES 2.9540 TOTAL LOTS -2-
ACRES NEW ROAD -0- MILES NEW ROAD -0-
OWNER Putney CIVIL DISTRICT 7th
SURVEYOR JONATHAN W. WILLIS CLOSURE ERROR 1: 10,000'
SCALE: 1" = 100' DRAWN BY J.W.

RECORD ON FILE AT TDEC OFFICE
FILE: Receipt Lloyd Putney
DATE: 9-16-21

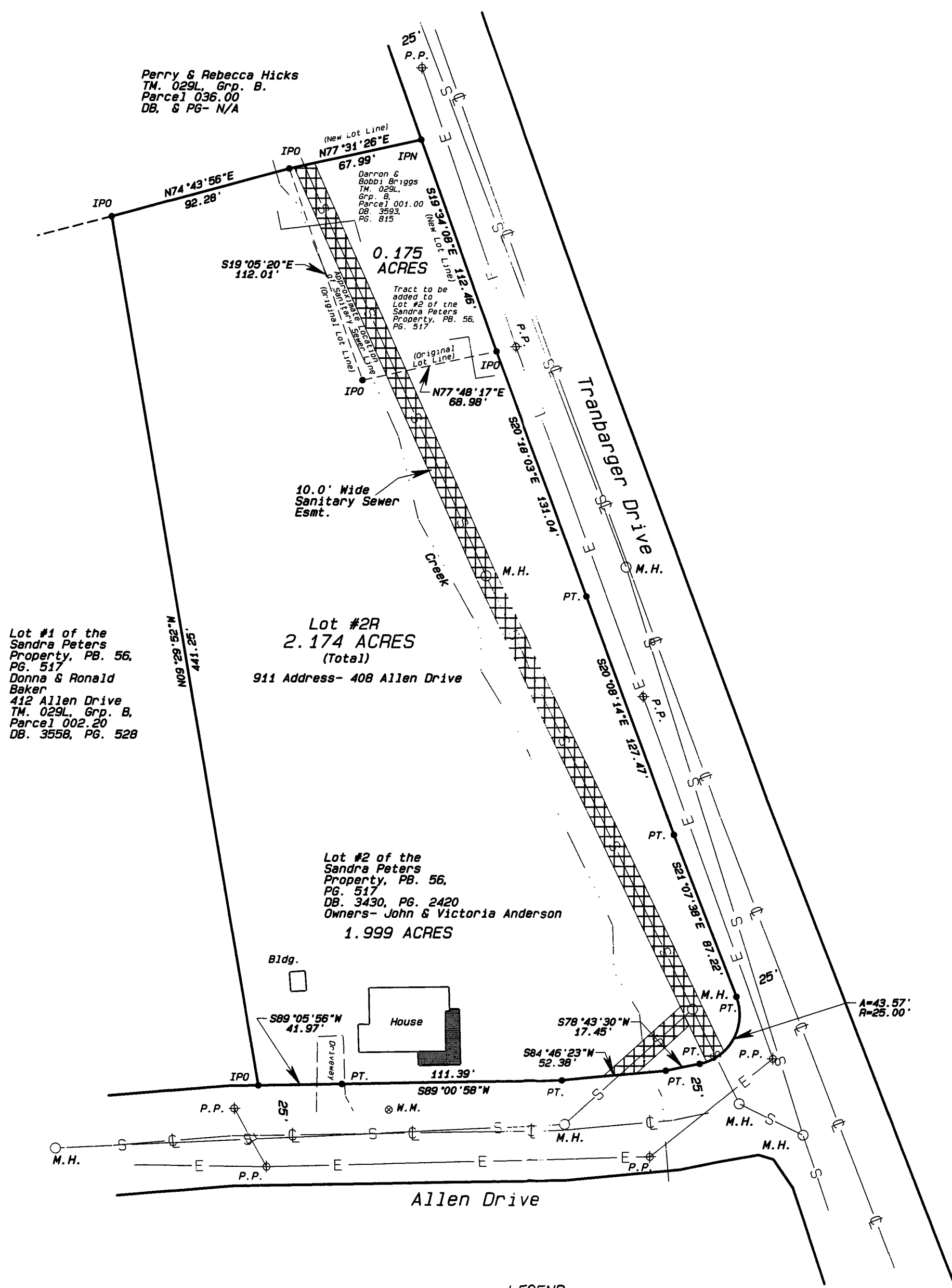


Slide A-1739
06/04/2024 - 08:00 AM
24009083

| | |
|----------------|---------------|
| 1 PGS:AL-PLAT | BATCH: 364882 |
| PLAT BOOK: P69 | |
| PAGE: 346-346 | |
| REC FEE | 16.00 |
| DP FEE | 2.00 |
| ARC FEE | 0.00 |
| TOTAL | 17.00 |

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

REGISTER OF DEEDS



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) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL BANKS, INLET AND OUTLET DITCHES OR CHANNELS BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

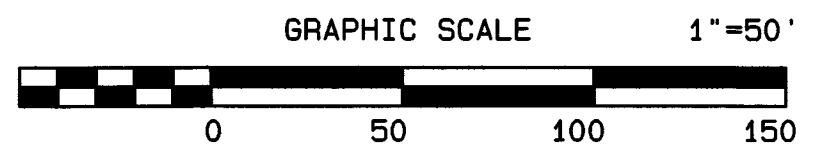
OWNER: Darron W Brigg 5-25 2024
OWNER: Beth Brigg 5-25 2024
OWNER: John Anderson 5-25 2024
OWNER: Victoria Anderson 5-25 2024
OWNER: _____ 2024

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

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

DATE: 5-30-24

John Anderson
CITY CLERK, DIVISION OF SULLIVAN COUNTY
DEPARTMENT OF 911 ADDRESSING
ON HIS OR HER AUTHORIZED REPRESENTATIVE



LEGEND

IPD- Iron Pin (Old)
IPN- Iron pin (New)
M.H. - Sewer Manhole
W.M. - Water Meter
PT. - Calculated Point
P.P. - Power Pole
---E--- Overhead Utility
---S--- Sewer Line

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

- NOTES**
- This survey is based upon existing monuments and evidence which were found in the field as of the above date.
 - No title information was furnished to this surveyor. This survey is subject to an actual title search.
 - This boundary survey is subject to all Rights-of-Way and easements whether of record or implied. No attempt was made to locate Rights-of-Way or easements.
 - All future construction will conform to the requirements of the Planning & Zoning Ordinance in effect at the time of construction.
 - There is a 15' utility Easement along front lot lines.
 - This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map 47163002300300 Effective Date Sept. 29, 2006
 - 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.
 - Iron pins found on all corners unless otherwise noted.
 - Current Owner- See Above

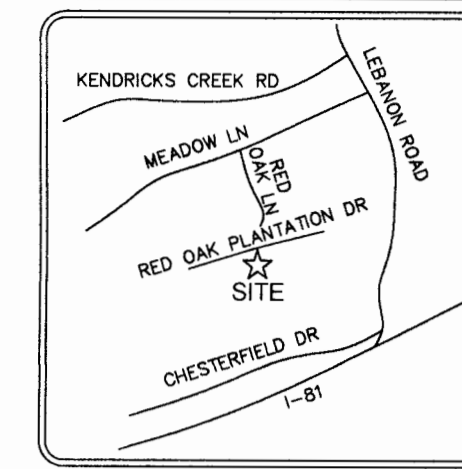
Currently Zoned R-1B

| | | | | |
|--|--|--|--|---|
| <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 CITY, TENNESSEE, EXCEPT FOR VIOLATIONS, IF ANY, AND NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF COUNTY REGISTER. IF REQUIRED, A CASH BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: <u>5/31/24</u></p> <p>SECRETARY PLANNING COMMISSION</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 SULLIVAN COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p>DATE: <u>4-24</u> 2024</p> <p><u>Jonathan Willis</u> JONATHAN WILLIS R.L.S. 2385 LICENSE NUMBER</p> | <p>CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS OR SYSTEMS INSTALLED SUBDIVISION OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.</p> <p>DATE: <u>5/30/24</u> 2024</p> <p><u>Kevin Decker</u> AUTHORIZED SIGNATURE TITLE</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>DATE: <u>5/30</u> 2024</p> <p>TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR <u>Kevin Decker</u> KINGSPORT AUTHORIZING AGENT</p> | <p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY (A) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (B) ADEQUATE RIGHT OF WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS.</p> <p>TITLE _____ DATE _____ AUTHORIZED SIGNATURE _____</p> |
|--|--|--|--|---|

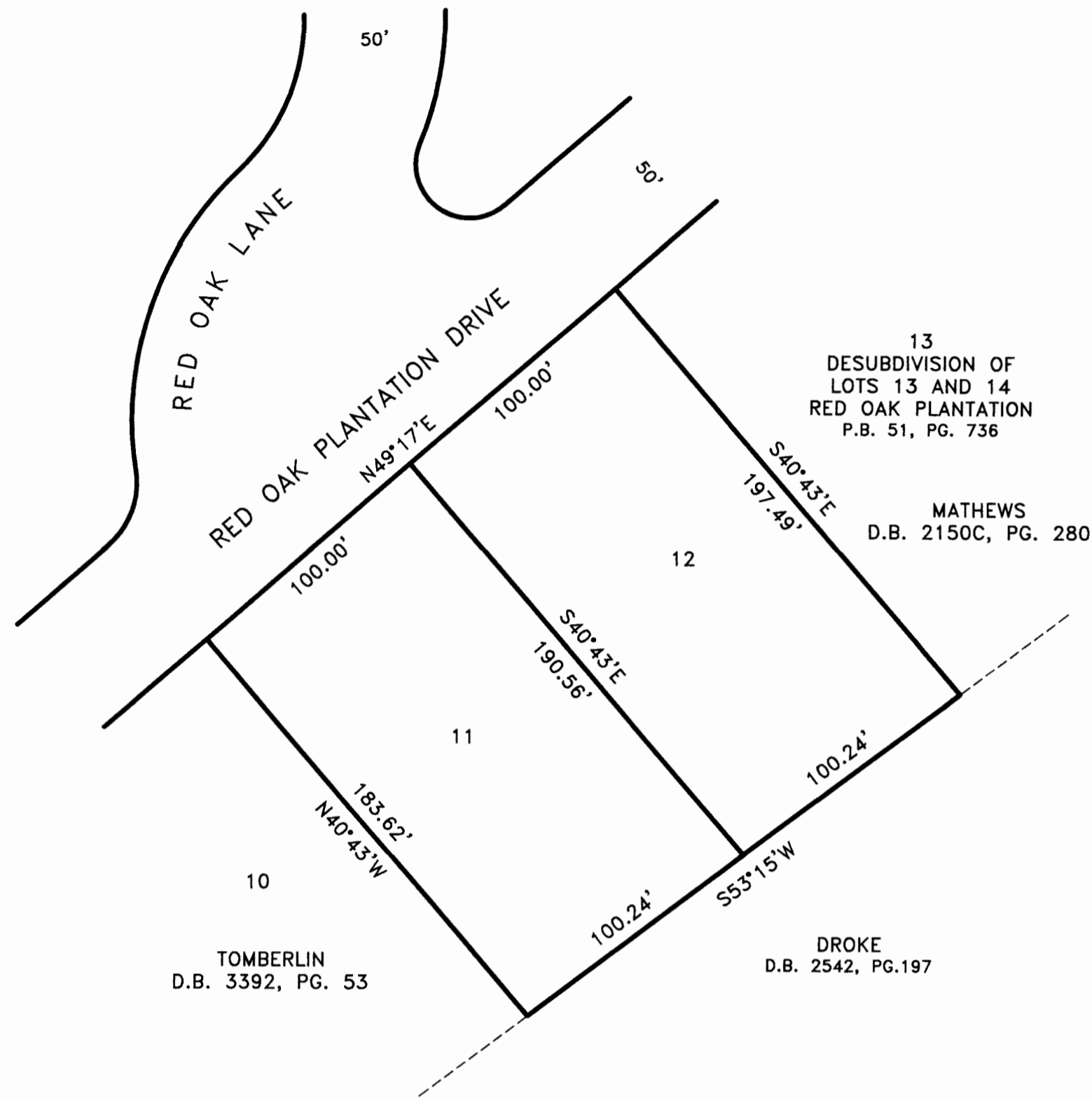
Replat of Lot #2 of the Sandra Peters Property

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION

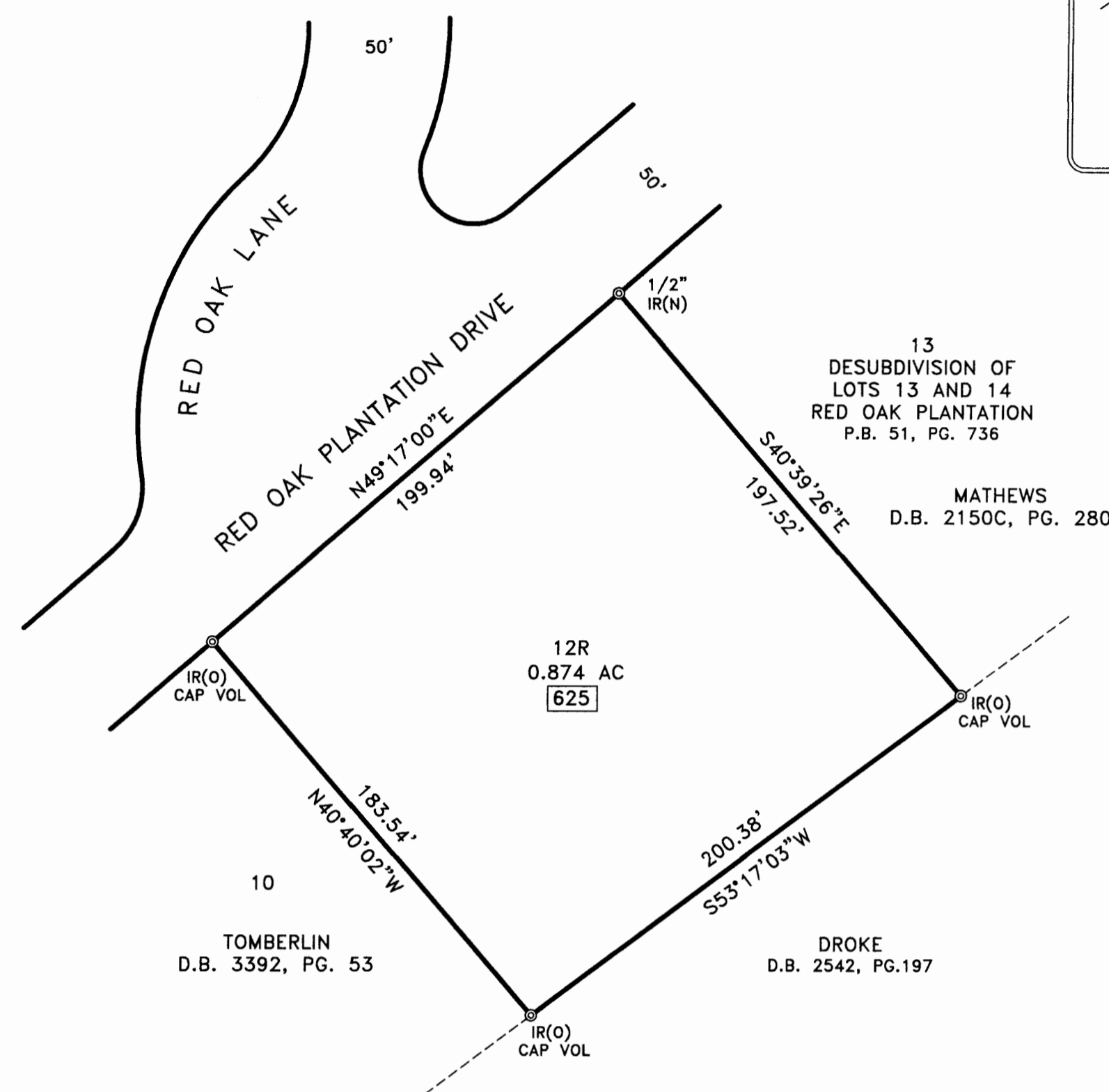
| | | | |
|----------------|--------------------|----------------|------------|
| TOTAL ACRES | 2.174 | TOTAL LOTS | -1- |
| ACRES NEW ROAD | -0- | MILES NEW ROAD | -0- |
| OWNER | Anderson & Briggs | CIVIL DISTRICT | 12th |
| SURVEYOR | JONATHAN W. WILLIS | CLOSURE ERROR | 1: 10,000' |
| SCALE: | 1" = 50' | DRAWN BY | J.W. |



LOCATION MAP
N.T.S.



BEFORE



AFTER

Slide A-1740

06/06/2024 - 01:04:56 PM
24009327

1 PGS. AL PLAT BATCH: 356374
PLAT BOOK: P59
PAGE: 348-348

| | |
|---------|-------|
| REC FEE | 15.00 |
| DP FEE | 2.00 |
| ARC FEE | 0.00 |
| TOTAL | 17.00 |

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENAR TINSLEY
REGISTER OF DEEDS

NOTES:

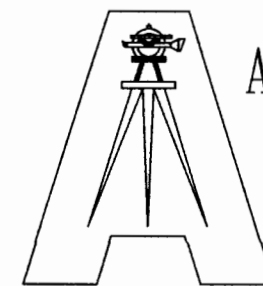
- 1) A 30' FRONT/REAR AND A 12' SIDE BUILDING SETBACK LINE IS REQUIRED ON ALL LOTS.
- 2) A 15' FRONT/REAR AND 7.5' SIDE DRAINAGE AND UTILITY EASEMENT IS REQUIRED ON ALL LOTS.
- 3) IRON PINS ARE PLACED ON ALL CORNERS.
- 4) PROPERTY IS ZONED R-1

LEGEND

IR(O) IRON ROD, OLD
IR(N) IRON ROD, NEW
VOL VOLUNTEER SURVEYING
P.B. PLAT BOOK
D.B. DEED BOOK
PG. PAGE
N.T.S. NOT TO SCALE
AC ACRES

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-1B
- 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION. THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. JOB NO. 24-13407
- 4) ACAD FILE: 24-13407 STOCKFORD.DWG
- 5) TAX MAP 106B "J" PARCELS 011.00 & 012.00.
- 6) REFERENCE: P.B. 39, PG. 28.
- 7) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 8) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 9) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 10) A 15' FRONT/REAR AND 7.5' SIDE DRAINAGE AND UTILITY EASEMENT IS REQUIRED ON ALL LOTS.



ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-6896
EMAIL: llingerfelt@alleyassociates.com

DESUBDIVISION OF LOTS 11 & 12

| | | | | | |
|--|--|--|--|---|--|
| <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>DATE: 6-3-24 OWNER: [Signature]</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, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p>DATE: 6-3-24 TENNESSEE REGISTERED LAND SURVEYOR: [Signature]</p> | | <p>CERTIFICATE OF APPROVAL OF RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAN 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>DATE: 6-5-24 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]</p> | |
| <p>CERTIFICATION OF 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: 6-3-24 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING: [Signature]</p> | | <p>CERTIFICATE OF 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>DATE: 6-3-24 KINGSPORT AUTHORIZING AGENT: [Signature]</p> | | <p>CERTIFICATION 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>DATE: 6-3-24 CITY ENGINEER: [Signature]</p> | |
| <p>CERTIFICATION OF 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>DATE: 6-3-24 KINGSPORT AUTHORIZING AGENT: [Signature]</p> | | <p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT 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>DATE: 6-5-24 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]</p> | | <p>RED OAK PLANTATION</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES: 0.874 TOTAL LOTS: 1 ACRES NEW ROAD: 0 MILES NEW ROAD: 0 OWNER: STOCKFORD CIVIL DISTRICT: 14TH SURVEYOR: ALLEY & ASSOCIATES, INC. CLOSURE ERROR: 1:10,000 SCALE 1" = 50'</p> | |