



April 16th 2026

Sharon Duncan, Chairman
Kingsport Regional Planning Commission
415 Broad Street
Kingsport, TN 37660

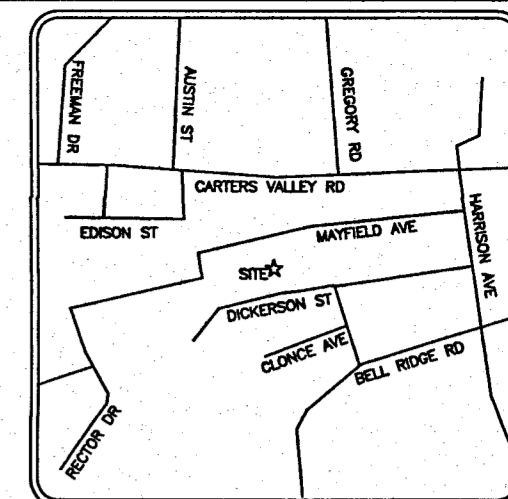
Chairman Duncan:

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.

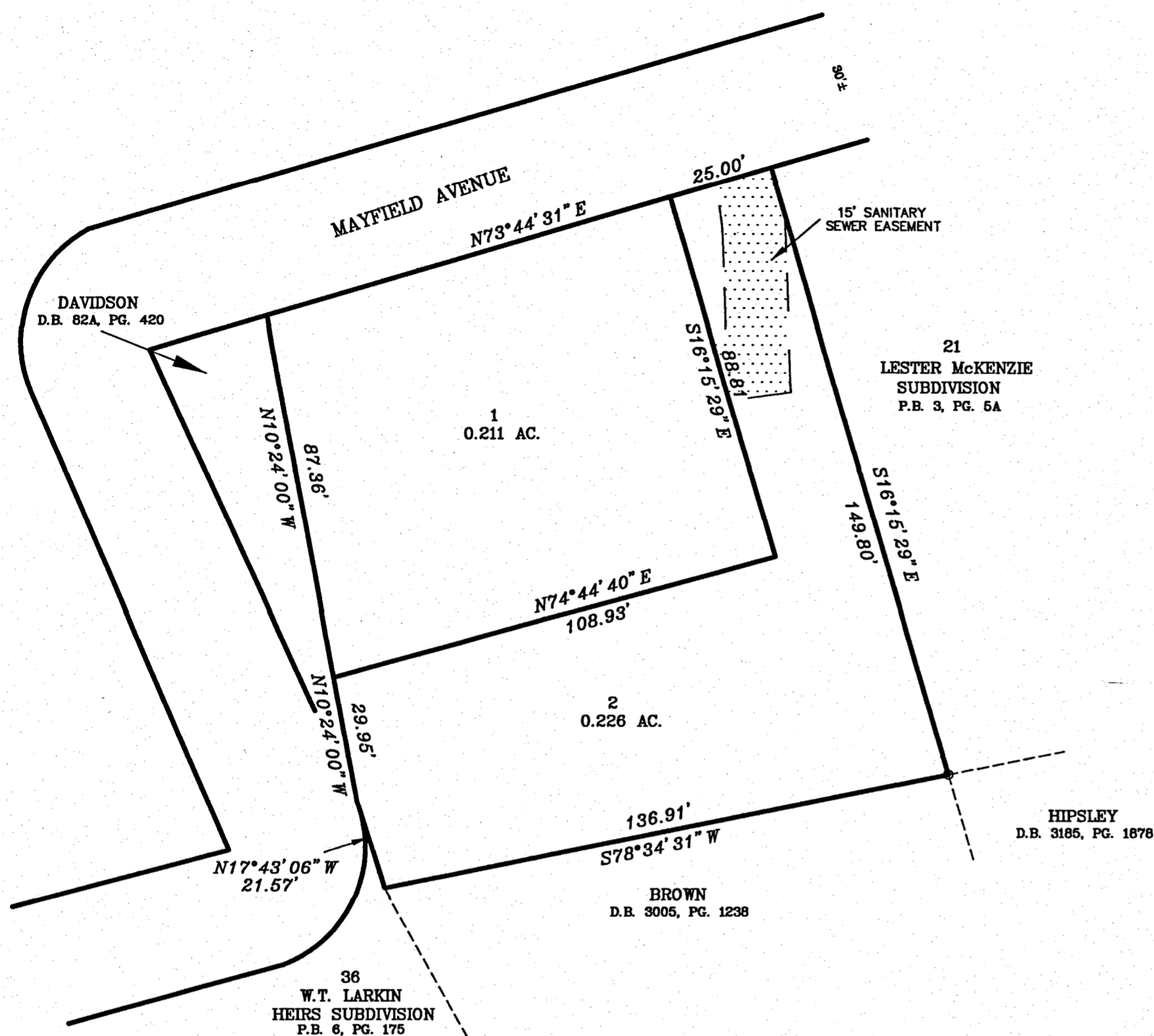
1. 580 Mayfield Ave
2. 416 Meadow Lane
3. 1021 Saratoga Road
4. 118 Moreland Drive
5. Pactolus Ext.
6. 308 Emory Church Road
7. Kincaid Street

Sincerely,

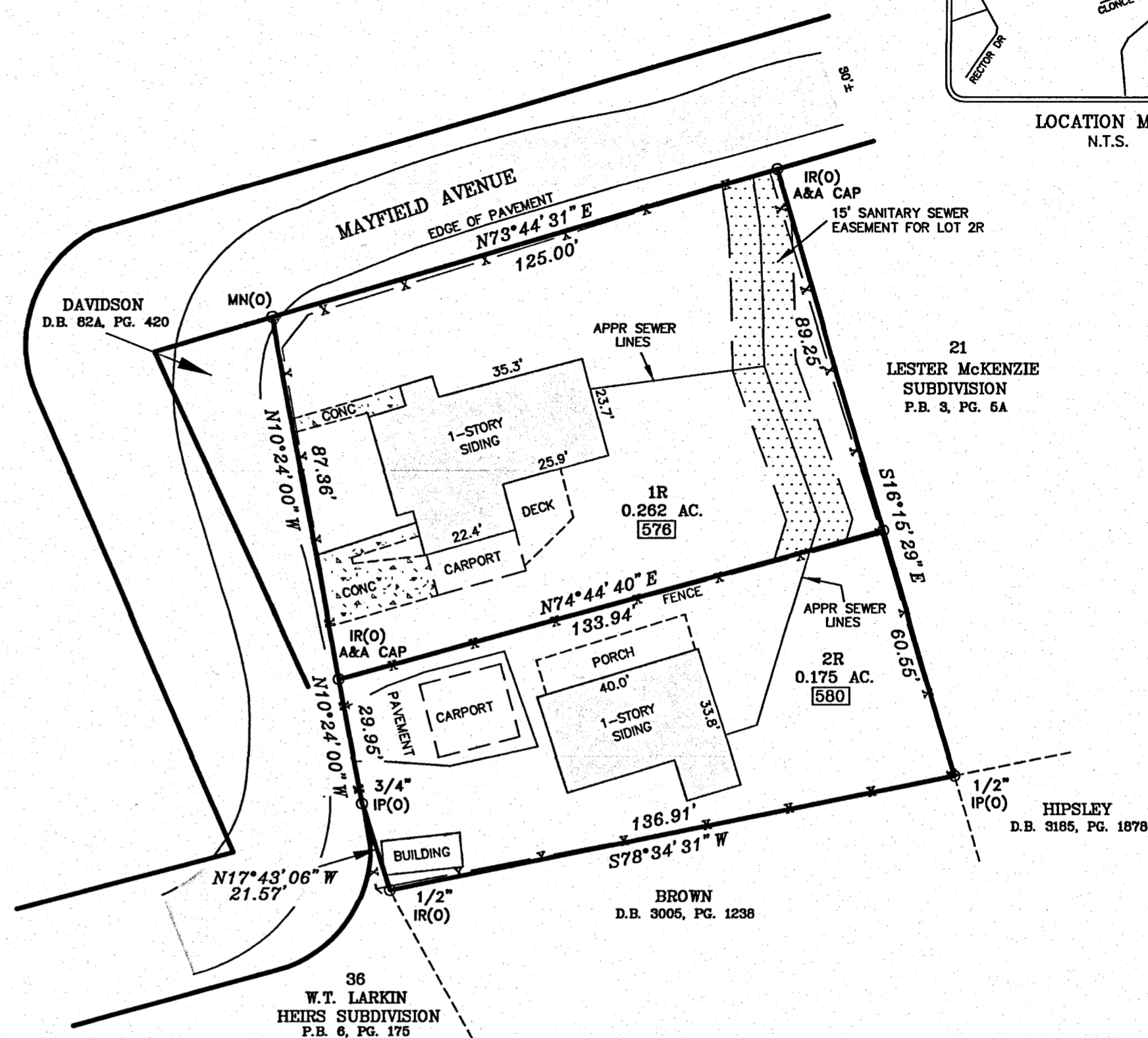
Ken Weems, AICP
Planning Manager
C: Kingsport Regional Planning Commission



LOCATION MAP
N.T.S.



BEFORE



AFTER

LEGEND
 IR(O) IRON ROD, OLD
 IP(O) IRON PIPE, OLD
 MN(O) MAG NAIL, OLD
 A&A ALLEY & ASSOCIATES
 D.B. DEED BOOK
 P.B. PLAT BOOK
 PG. PAGE
 AC ACRES
 APPR APPROXIMATE
 N.T.S. NOT TO SCALE
 CONC CONCRETE
 [Z] 911 ADDRESS

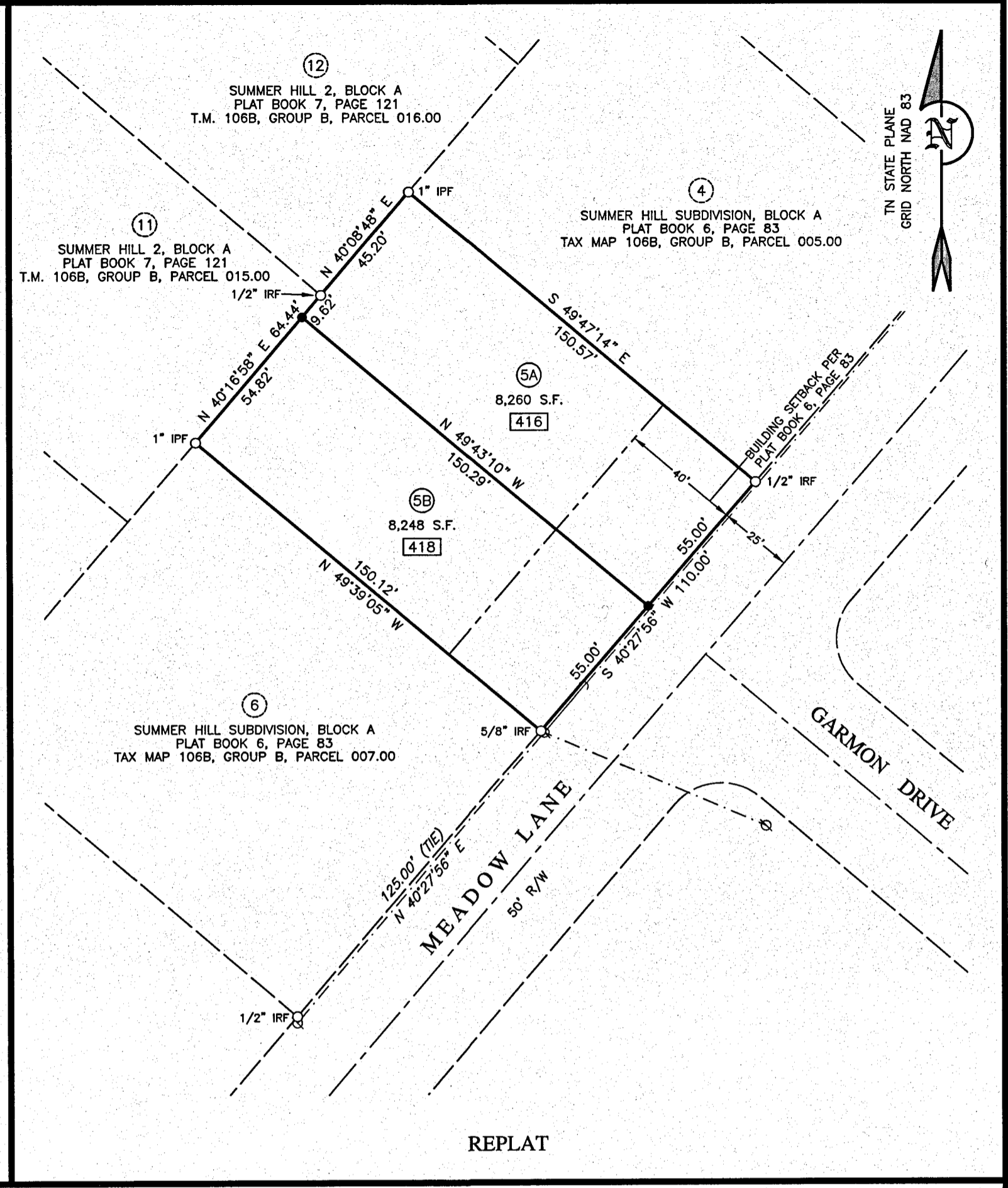
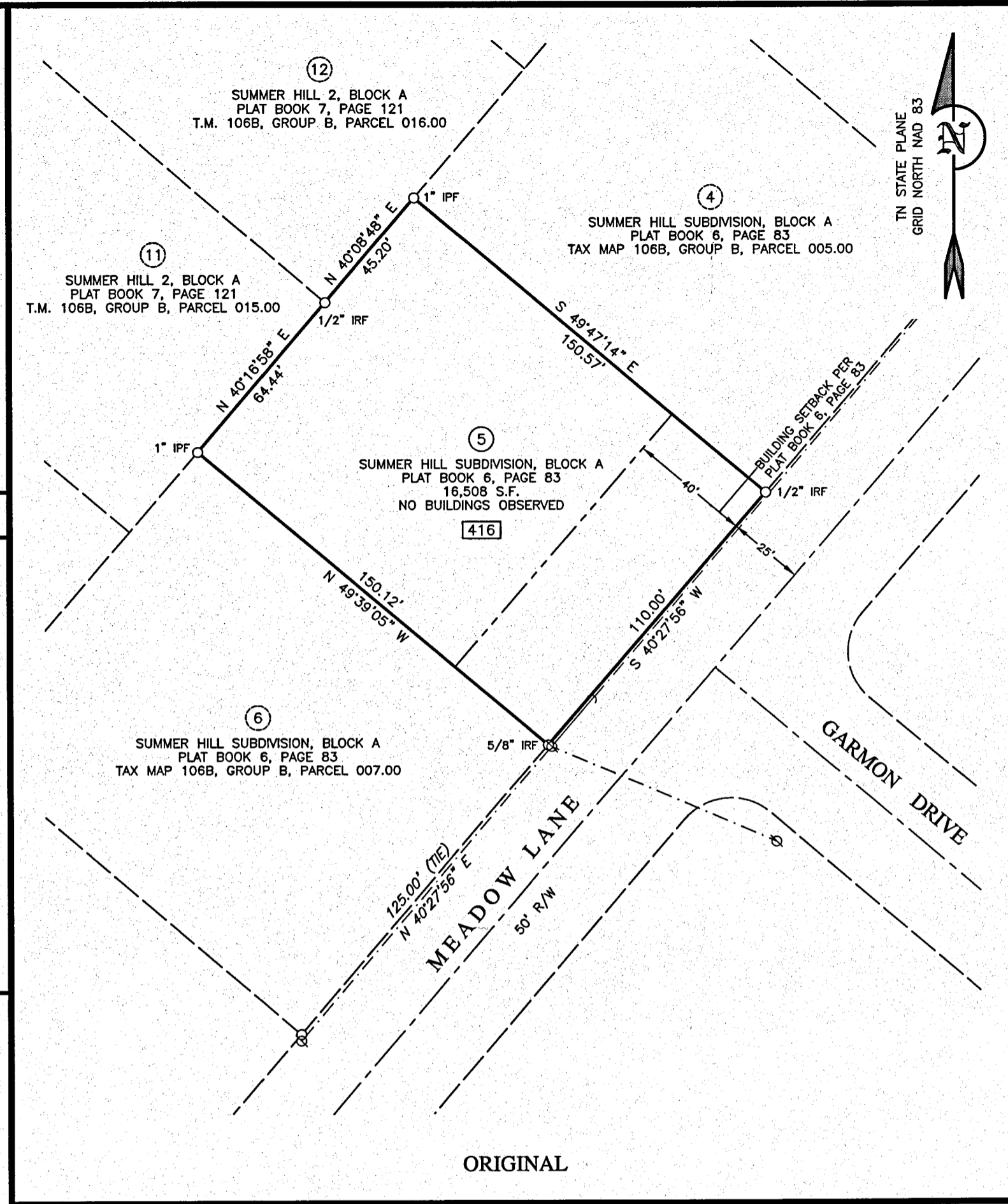
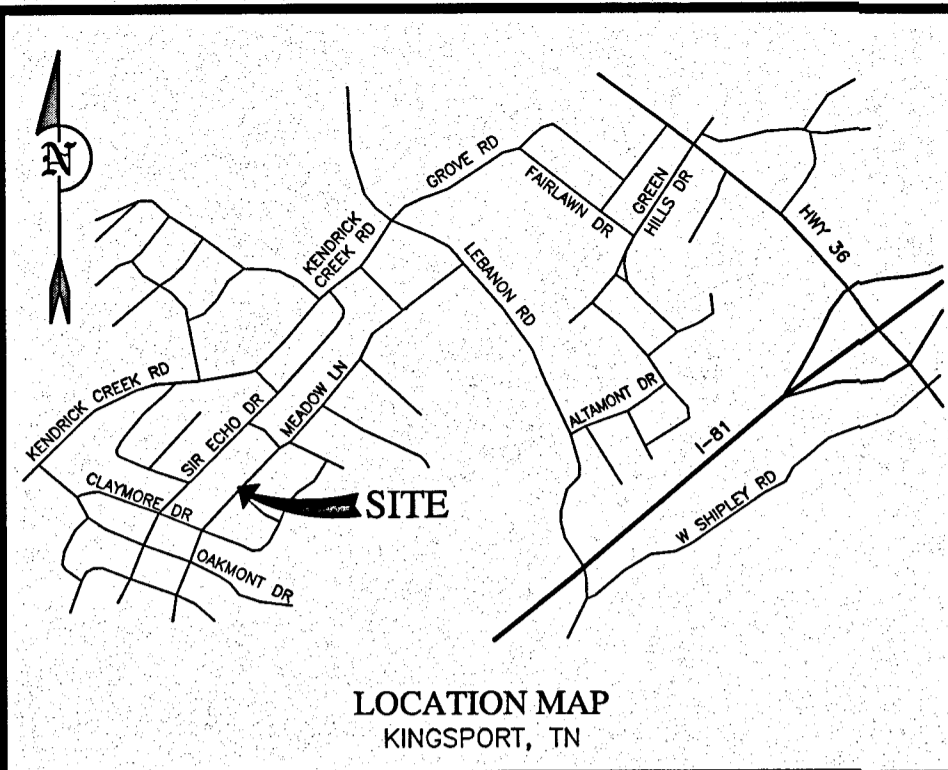
- NOTES:**
- 1) NORTH BASED ON TENNESSEE STATE PLANE 4100. RTK GPS POSITIONAL DATA WAS OBSERVED ON 3/3/2025 UTILIZING TRIMBLE R780I RECEIVERS. GEIOD18
 - 2) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION
 - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0030D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) JOB NO. 25-13731
 - 5) ACAD FILE 25-13731 STAPLETON.DWG
 - 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
 - 7) TAX MAP 012N "B" PARCELS 018.00 & 018.15
 - 8) PRIOR PLAT REFERENCE: PLAT BOOK 60, PAGE 10
 - 9) 1/2" IRON RODS WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
 - 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY.
 - 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 12) DEED REFERENCE: D.B. 3527, PG. 519 & D.B. 3655, PG. 2055

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

Slide A-1884
 Sheena Tinsley, Register
 Sullivan County
 Rec #: 391450 Instrument #: 26005041
 Rec'd: 15.00 Recorded:
 State: 0.00 3/13/2026 at 12:35 PM
 Clerk: 0.00 in Plat
 Other: 2.00 P60
 Total: 17.00 PGS 326-326



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.		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.		CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSFORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSFORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.	
OWNER: <u>Sina Stapleton</u> DATE: <u>3-3-26</u> OWNER: <u>Sina Stapleton</u> DATE: <u>3-12-26</u>		DATE: <u>03-03</u> 20 <u>26</u> REGISTERED SURVEYOR: <u>[Signature]</u>		TRAFFIC ENGINEERING MANAGER: _____ DATE: _____ 20____	
CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.		CERTIFICATE 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 KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.		CERTIFICATE OF APPROVAL OF STREETS 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.	
DATE: <u>March 13</u> 20 <u>26</u> CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING: <u>[Signature]</u>		DATE: <u>3/13</u> 20 <u>26</u> KINGSFORT AUTHORIZING AGENT: <u>[Signature]</u>		DATE: _____ 20____	
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.		CERTIFICATION OF THE 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, 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.		RESUBDIVISION OF THE RESUBDIVISION OF LOTS 22, 23, 24, 25, & 26 LESTER MCKENZIE SUBDIVISION KINGSFORT REGIONAL PLANNING COMMISSION	
DATE: <u>3/13</u> 20 <u>26</u> KINGSFORT AUTHORIZING AGENT: <u>[Signature]</u>		DATE: <u>3/13</u> 20 <u>26</u> KINGSFORT AUTHORIZING AGENT: <u>[Signature]</u>		DATE: _____ 20____ SECRETARY, KINGSFORT REGIONAL PLANNING COMMISSION: <u>[Signature]</u>	
TOTAL ACRES: <u>0.437</u> TOTAL LOTS: <u>2</u> ACRES NEW ROAD: <u>0</u> MILES NEW ROAD: <u>0</u>		OWNER: <u>STAPLETON</u> CIVIL DISTRICT: <u>12TH</u> SURVEYOR: <u>ALLEY & ASSOCIATES, INC.</u> CLOSURE ERROR: <u>1:10,000</u>		SCALE: 1"=30' 	



REGISTER OF DEEDS

Slide A-1884

Sheena Tinsley, Register
Sullivan County

Rec #: 391453	Instrument #: 26005045
Rec'd: 15.00	Recorded
State: 0.00	3/13/2026 at 12:39 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 327-327

CURRENT ZONING:

R-1B ZONE.
FRONT YARD, 30 FEET.
SIDE YARD, 8 FEET.
REAR YARD, 30 FEET.
MAX. LOT COVERAGE, 30%, INCLUDING ACCESSORY BUILDINGS.

NOTES:

OWNER REFERENCE: BRUNER DEVELOPMENT, LLC; BK 3657, PAGE 95. TAX MAP 106B, GROUP B, PARCEL 006.00.

THE OWNER(S) HEREBY DEDICATE(S) A 7.5' UTILITY AND DRAINAGE EASEMENT ALONG THE INTERIOR OF ALL PROPERTY LINES.

SURVEY IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.

DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY PROPERTY ASSESSOR'S OFFICE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

UNDERGROUND UTILITIES AND FEATURES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY, AND NO CERTIFICATION IS MADE OR IMPLIED TO THE EXISTENCE OR NONEXISTENCE THEREOF.

THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD ON THE LATEST NATIONAL FLOOD INSURANCE RATE MAPS RECEIVED BY ME AS OF THIS DATE.
MAP NUMBER: 47163C0235D.
EFFECTIVE DATE: SEPTEMBER 29, 2006.

LEGEND

○	PROPERTY CORNER MONUMENT FOUND
●	1/2" IRON ROD SET
⊗	UTILITY POLE
#	LOT NUMBER
#	E-911 ADDRESS
IRF	(SIZE) IRON ROD FOUND
IPF	(SIZE) IRON PIPE FOUND
---	OVERHEAD UTILITY SERVICE
---	LINES PLOTTED FROM DEED / PLAT DESCRIPTIONS
---	PLATTED CENTERLINE

WATER UTILITY:

CITY OF KINGSPORT
(423) 343-9860

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

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

DATE: 3/12/26
AUTHORIZING AGENT: Chloe A...

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: 3/13/2026
SECRETARY: KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE DISPOSAL SYSTEM: (1) IS AVAILABLE TO THE PROPERTY; OR (2) AS SHOWN ON ACCOMPANYING PLAN, 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 IMPROVEMENT IN CASE OF DEFAULT.

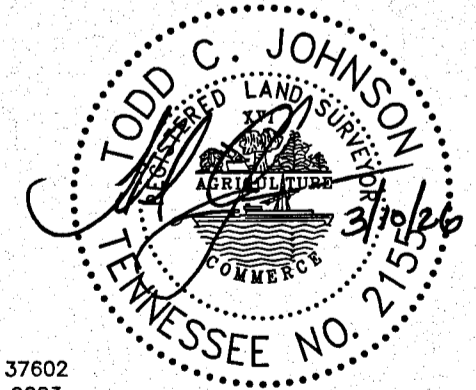
DATE: 3/12/26
AUTHORIZED REPRESENTATIVE: Chloe A...

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: March 13, 2026
CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE: Christine Campbell

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, IN COMPLIANCE WITH CURRENT TN MINIMUM STANDARDS OF PRACTICE, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000. TN RLS #2155.



SURVEYOR:
TODD JOHNSON
P.O. BOX 5574
JOHNSON CITY, TN 37602
PHONE: (423) 943-9223
EMAIL: TJOHNSONRLS@COMCAST.NET

MARCH 10, 2026

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: Colleen Bruner
DATE: 3/11/26

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: 3/10/26
SURVEYOR: Todd Johnson

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.

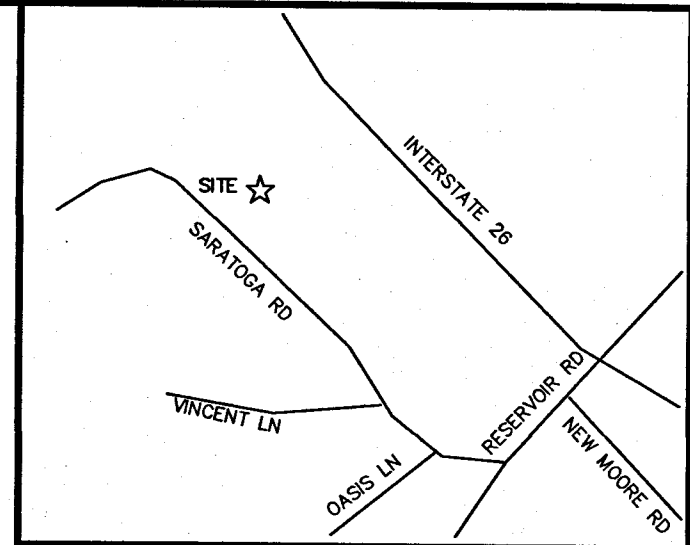
DATE: _____
CITY ENGINEER OR COUNTY ROAD COMMISSIONER: _____

**SUMMER HILL SUBDIVISION, BLOCK A
REPLAT LOT 5**

CITY OF KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.379	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	BRUNER DEVELOPMENT, LLC	CIVIL DISTRICT	14TH
SURVEYOR	TODD JOHNSON	CLOSURE ERROR	1:10,000

SCALE 1" = 40'



LOCATION MAP
NOT TO SCALE

LEGEND

- IR(F) IRON ROD (FOUND)
- LP LIGHT POLE
- GW GUY WIRE
- PG. PAGE
- NO. NUMBER
- PP POWER POLE
- D.B. DEED BOOK
- AC ACRES
- OHU OVERHEAD UTILITY
- APPR APPROXIMATE
- WM WATER METER
- SSDS SUBSURFACE SEWERAGE DISPOSAL SYSTEM
- ⊕ CENTERLINE

MULLINS
D.B. 3579, PG. 1109

CARBERRY
D.B. 3039, PG. 97

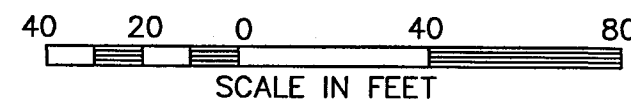
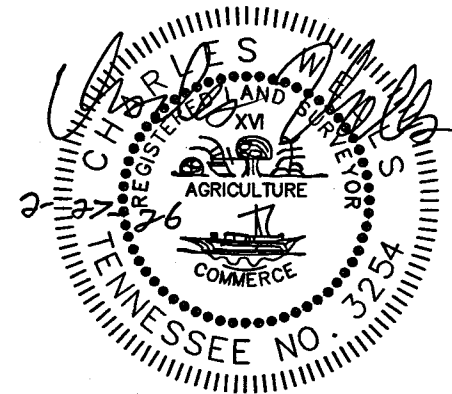
CARBERRY
D.B. 3686, PG. 1516

1
1.085 AC
NO. 1021

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.

Cathy J. Carberry
OWNER DATE



CARBERRY
D.B. 3686, PG. 1516

Side A-1886
Sheena Tinsley, Register
Sullivan County
Rec #: 391706 Instrument #: 26005367
Rec'd: 15.00 Recorded
State: 0.00 3/18/2026 at 12:49 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 335-335

CURVE	RADIUS	ARC LENGTH	CHORD
C1	615.31	114.18	N27°57'23"W 114.02

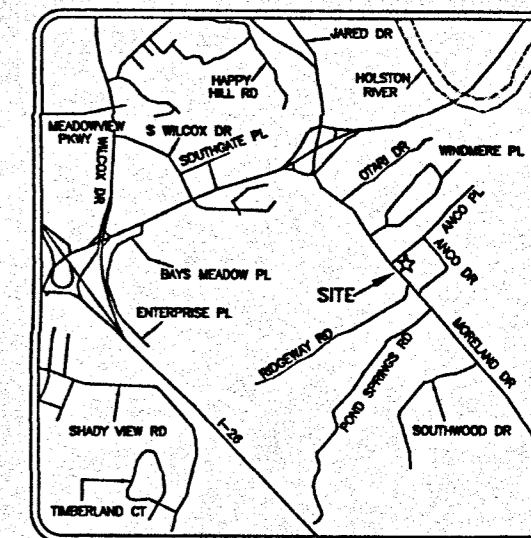
NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
- 2) 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.
- 3) TAX MAP 075, PART OF PARCEL 009.20
- 4) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 6) DEED REFERENCES: D.B. 3077, PG. 957
- 7) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 8) 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.
- 9) 5/8" IRON RODS WITH CAP #3254 SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 10) THE REMAINING PARCEL IS GREATER THAN 5 ACRES.

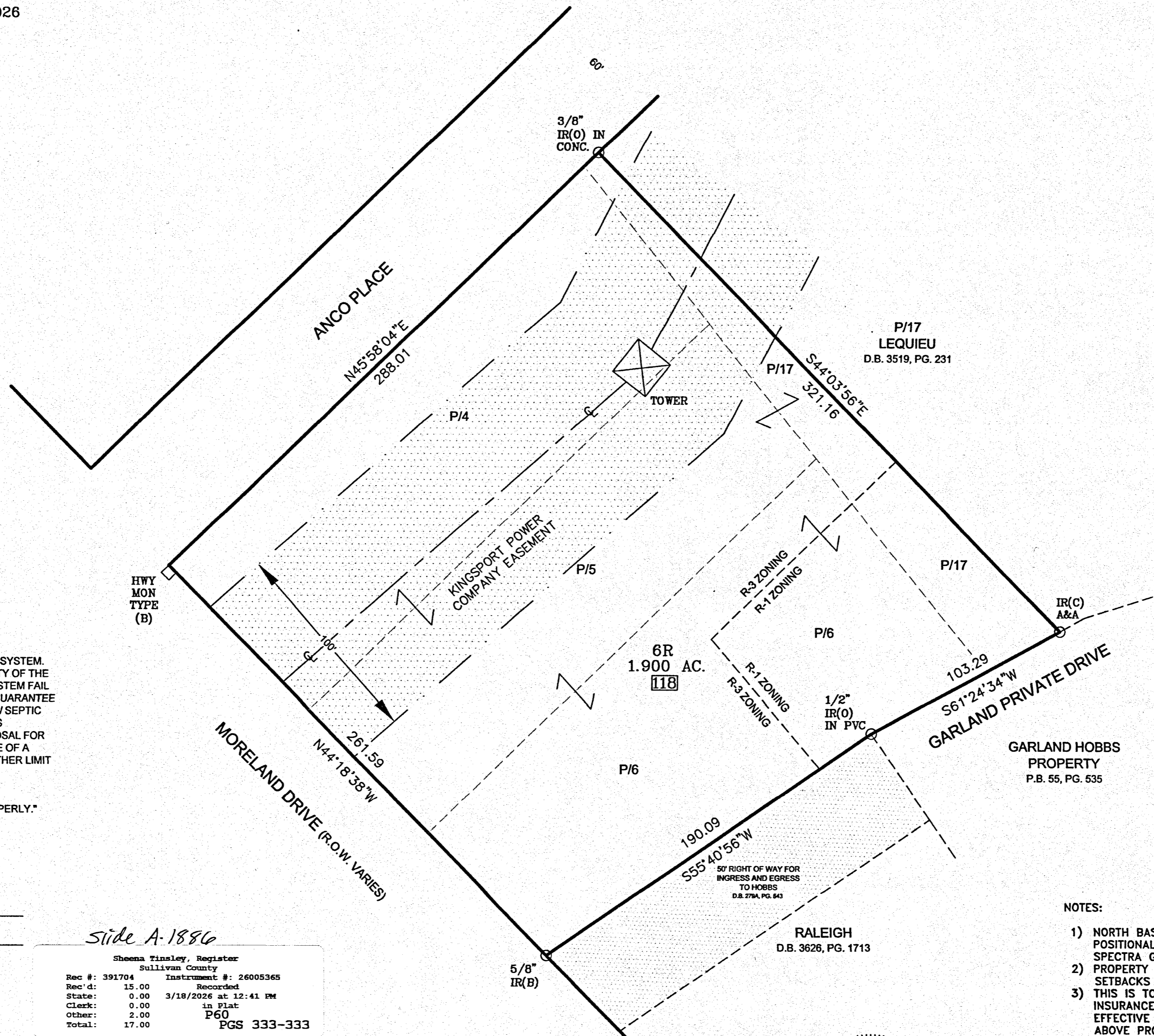
DIVISION OF THE CARBERRY PROPERTY	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES <u>1.085</u>	TOTAL LOTS <u>1</u>
OWNER: <u>CARBERRY</u>	DATE: <u>FEB 27, 2026</u>
CIVIL DISTRICT: <u>13TH</u>	SCALE: 1 INCH = <u>40'</u>

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 J. Wells</i> 2-27-26 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>Cathy J. Carberry</i> <i>Mickey C. Carberry</i> OWNER DATE</p>	<p>CERTIFICATION OF THE APPROVAL FOR #11 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.</p> <p><i>Oliver</i> 3/13/26 SULLIVAN COUNTY DIRECTOR OF #11 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:</p> <ol style="list-style-type: none"> 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><i>Janette Sullivan</i> 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 OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE KINGSPORT CITY UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p><i>Janette Sullivan</i> 17 MAR 26 KINGSPORT AUTHORIZING AGENT 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 \$100,000.00 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p><i>Janette Sullivan</i> 3/13/2026 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION DATE</p>
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LOCATION MAP
N.T.S.



"LOT 6R CONTAINED A STRUCTURE UTILIZING 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 A DUPLICATION AREA. ANY PURCHASER OF THE LOT IS ENCOURAGED TO VERIFY CONTINUED VIABILITY OF SEWAGE 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, CURRENT OWNER OF LOT 6R, AND STATE TO THE BEST OF MY KNOWLEDGE, THE EXISTING SEPTIC SYSTEM IS FUNCTIONING PROPERLY."

LEGEND

IR(C)	IRON ROD, CAP
IR(O)	IRON ROD, OLD
IR(B)	IRON ROD, BENT
HWY MON	HIGHWAY MONUMENT
A&A	ALLEY AND ASSOCIATES
CONC	CONCRETE
D.B.	DEED BOOK
P.B.	PLAT BOOK
N.T.S.	NOT TO SCALE
PC.	PAGE
AC.	ACRES
977	911 ADDRESS
⊕	CENTERLINE

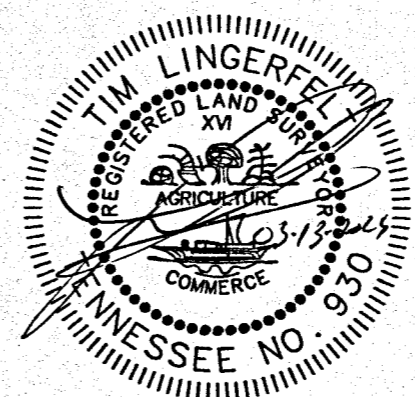
DATE 3-13 2026
 OWNER Gray Retail
 PRINT NAME Gray Retail

Sheena Tinsley, Register
 Sullivan County
 Rec #: 391704 Instrument #: 26005365
 Rec'd: 15.00 Recorded
 State: 0.00 3/18/2026 at 12:41 PM
 Clerk: 0.00 in Plat
 Other: 2.00 P60
 total: 17.00 PGS 333-333

- NOTES:**
- 1) NORTH BASED ON STATE PLANE COORDINATES TN4100. GPS POSITIONAL DATA WAS OBSERVED ON 02/05/2026 UTILIZING SPECTRA GEOSPATIAL SP100 RECEIVERS. GEOID18
 - 2) PROPERTY IS ZONED R-1 & R-3 SETBACKS TO CURRENT ZONING REGULATIONS.
 - 3) 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. 26-14119
 - 5) ACAD FILE 26-14119 RALEIGH.DWG
 - 6) TAX MAP 076, PARCELS 054.00 & 055.00
 - 7) REFERENCES: P.B. 6, PG 186 & D.B. 3626, PG. 1710
 - 8) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY.
 - 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 10) THIS PLAT DOES NOT ELIMINATE OR CHANGE THE DIMENSIONS OF EXISTING EASEMENTS OR THE LOCATION OF EXISTING THAT ARE ASSOCIATED WITH ANY UNDISCOVERED UNDERGROUND UTILITY.

CERTIFICATE OF OWNERSHIP AND DEDICATION (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. DATE <u>3-13-26</u> OWNER <u>Gray Retail</u>	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, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. DATE <u>03-13-26</u> REGISTERED SURVEYOR <u>[Signature]</u>
--	---

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



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 <u>3-18-26</u> CITY GIS DIVISION <u>[Signature]</u> DIRECTOR OF 911 ADDRESSING	CERTIFICATE 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 KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. DATE <u>17 MARCH 2026</u> KINGSFORT AUTHORIZING AGENT <u>[Signature]</u>	CERTIFICATE OF APPROVAL OF STREETS 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. DATE <u>3-18-26</u> SURVEYOR <u>[Signature]</u>	CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSFORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSFORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET. DATE <u>20</u> TRAFFIC ENGINEERING MANAGER	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 THE RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. 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 DEFAULT. DATE <u>3/18</u> 20 <u>26</u> SECRETARY, KINGSFORT REGIONAL PLANNING COMMISSION
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DESUBDIVISION OF PART OF LOTS 4, 5, 6, & 17

KODAK HEIGHTS SUBDIVISION

KINGSFORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.900	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	RALEIGH	CIVL DISTRICT	13TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10000

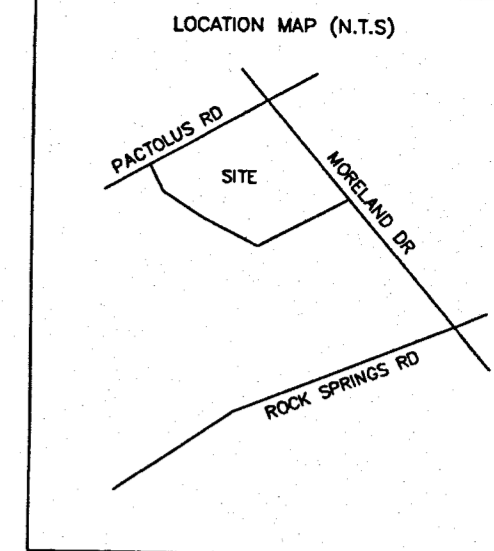
SCALE 1"=40'

DIVISION OF GROUNDWATER

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS RECORDED AND/OR UNRECORDED.
 THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 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.

Gregg McCoy TN REG NO 2817

DEED



McCOY LAND SURVEYING
 806 EAST JACKSON BLVD STE 11
 JONESBOROUGH, TENN 37659
 PH- 423-753-9192

LINE	BEARING	DISTANCE
L1	N 75°23'21" E	25.36
L2	S 49°32'39" E	59.70
L3	S 36°39'58" W	10.17
L4	S 51°43'15" E	73.28
L5	S 87°57'56" W	83.66
L6	N 82°12'16" W	69.74
L7	N 52°30'24" W	86.01
L8	S 62°56'58" W	21.11
L9	N 47°41'10" W	45.11
L10	N 84°11'42" W	17.50
L11	S 44°43'32" W	14.76
L12	N 48°58'27" W	43.01

IR(N)- IRON ROD NEW
 IR(O)- IRON ROD OLD
 CP- CALCULATED POINT
 HWY MON- HIGHWAY MONUMENT

KINGSFORT UTILITY DISTRICT

THIS PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA AS PER FIRM MAP 47163G0235D DATED SEPTEMBER 29TH, 2006.

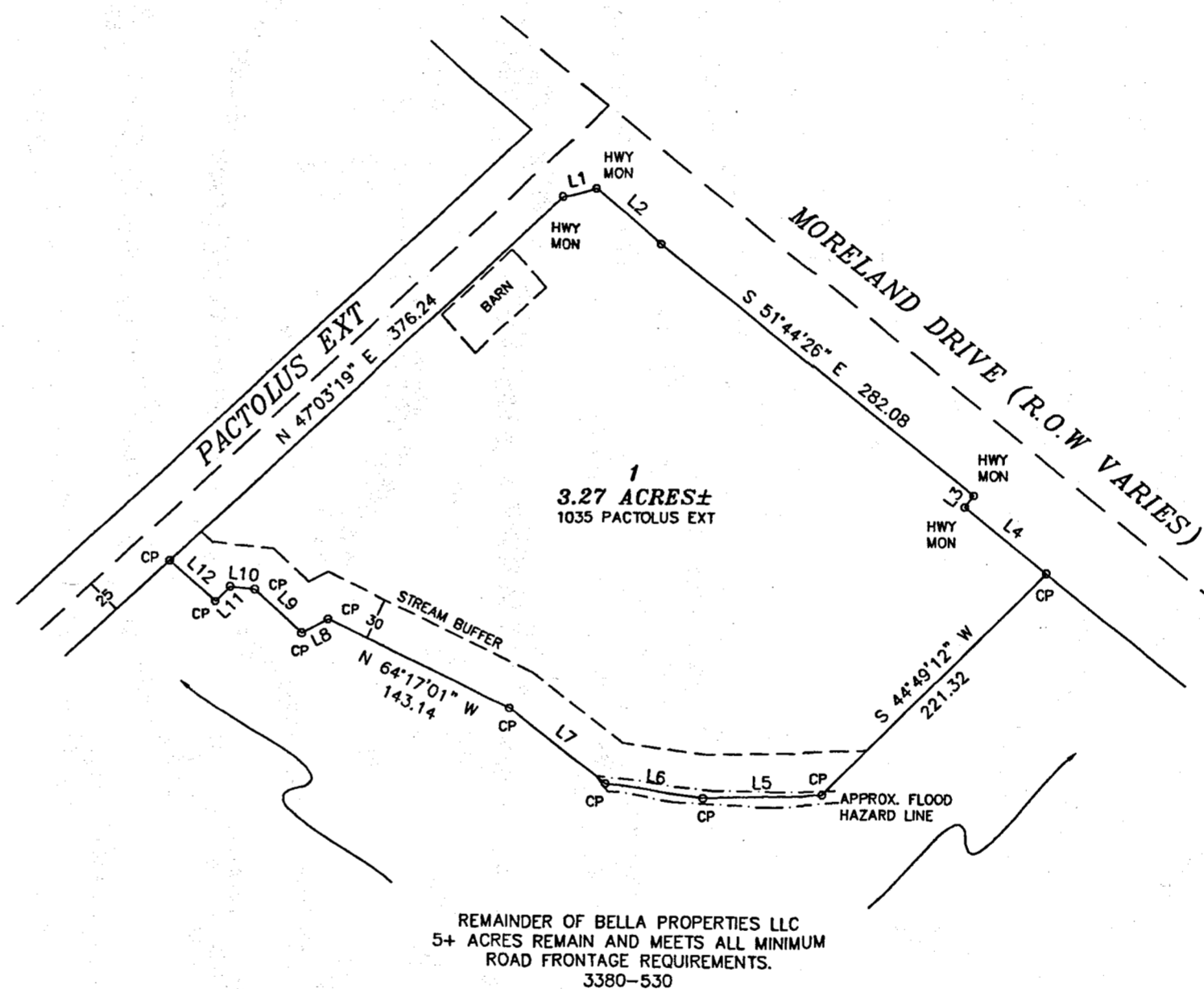
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

BUILDING SETBACKS ARE TO CONFORM TO THE CURRENT ZONING.

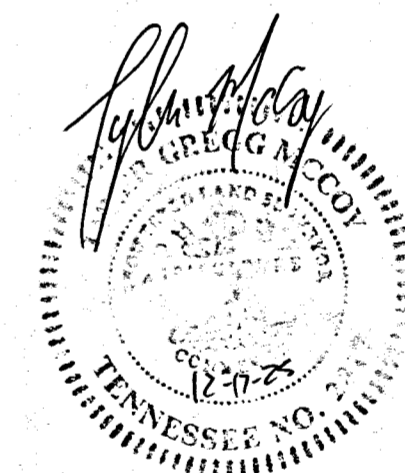
SUBJECT PROPERTY TAX MAP: 091 P/O PARCEL: 071.00

SUBJECT PROPERTY DEED REF: 3380-530

NOTATION OF EASEMENTS
 THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5 FEET WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORM WATER RUNOFF FROM THE IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER EASEMENT 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.



REMAINDER OF BELLA PROPERTIES LLC
 5+ ACRES REMAIN AND MEETS ALL MINIMUM ROAD FRONTAGE REQUIREMENTS.
 3380-530



CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

I hereby certify that the addresses, as noted on the final plat, are approved and assigned.

Date: 3-17 2026

Gregg McCoy
 Sullivan County Director of 911 Addressing or his/her authorized representative

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I hereby certify that the private or public sewerage disposal system 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: 12-17 2026

Gregg McCoy
 Kingsport Authorizing Agent

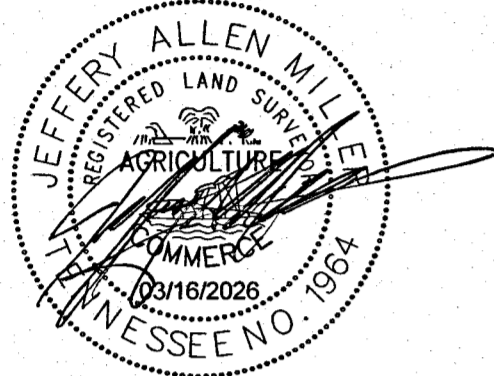


PUBLIC WATER IS NOT AVAILABLE TO THE SUBJECT PROPERTY AT THE TIME OF THIS SUBDIVISION.

Slide A-1886

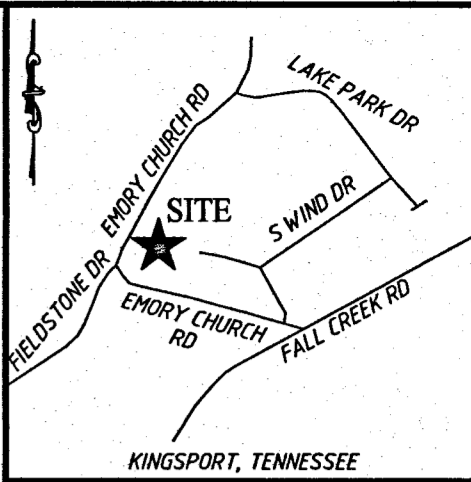
Sheena Tinsley, Register	
Sullivan County	
Rec #: 391705	Instrument #: 26005366
State: 0.00	Recorded: 3/18/2026 at 12:45 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 334-334

<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>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 each variance, 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 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: <u>3/18</u> 20<u>26</u></p> <p>Confirmed by the Kingsport Regional Planning Director</p> <p>Secretary of the Kingsport Regional 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 Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the subdivision regulations.</p> <p>Date: <u>12-17</u> 20<u>25</u></p> <p><i>Gregg McCoy</i> Tennessee Registered Land Surveyor</p>	<p>CERTIFICATION OF THE APPROVAL OF 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 local utility district, and are hereby approved as shown.</p> <p>Date: _____ 20____</p> <p>Local Utility District Provider or his/her Authorized Representative</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I hereby certify (circle one): (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 public road shall serve these lots as proposed. Or (3) Plat has been approved with a performance guarantee set by the Sullivan County Regional Planning Commission</p> <p>Date: <u>3-17</u> 20<u>26</u></p> <p>CIV. Engineer or Sullivan County Commissioner or Highway</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 the 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 in public or private use as noted.</p> <p>Date: <u>3-17</u> 20<u>26</u></p> <p>Owner: <i>T. Sullivan & W. Wood</i></p>	<p>DIVISION OF BELLA PROPERTIES LLC</p> <p>KINGSFORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES= 3.27± TOTAL LOTS= 1</p> <p>ACRES NEW ROAD= -0- MILES NEW ROAD= -0-</p> <p>OWNER= BELLA PROPERTIES LLC CIVIL DISTRICT=13TH</p> <p>SURVEYOR= McCoy CLOSURE ERROR= 1-10000+</p> <p>SCALE= 1-100'</p>
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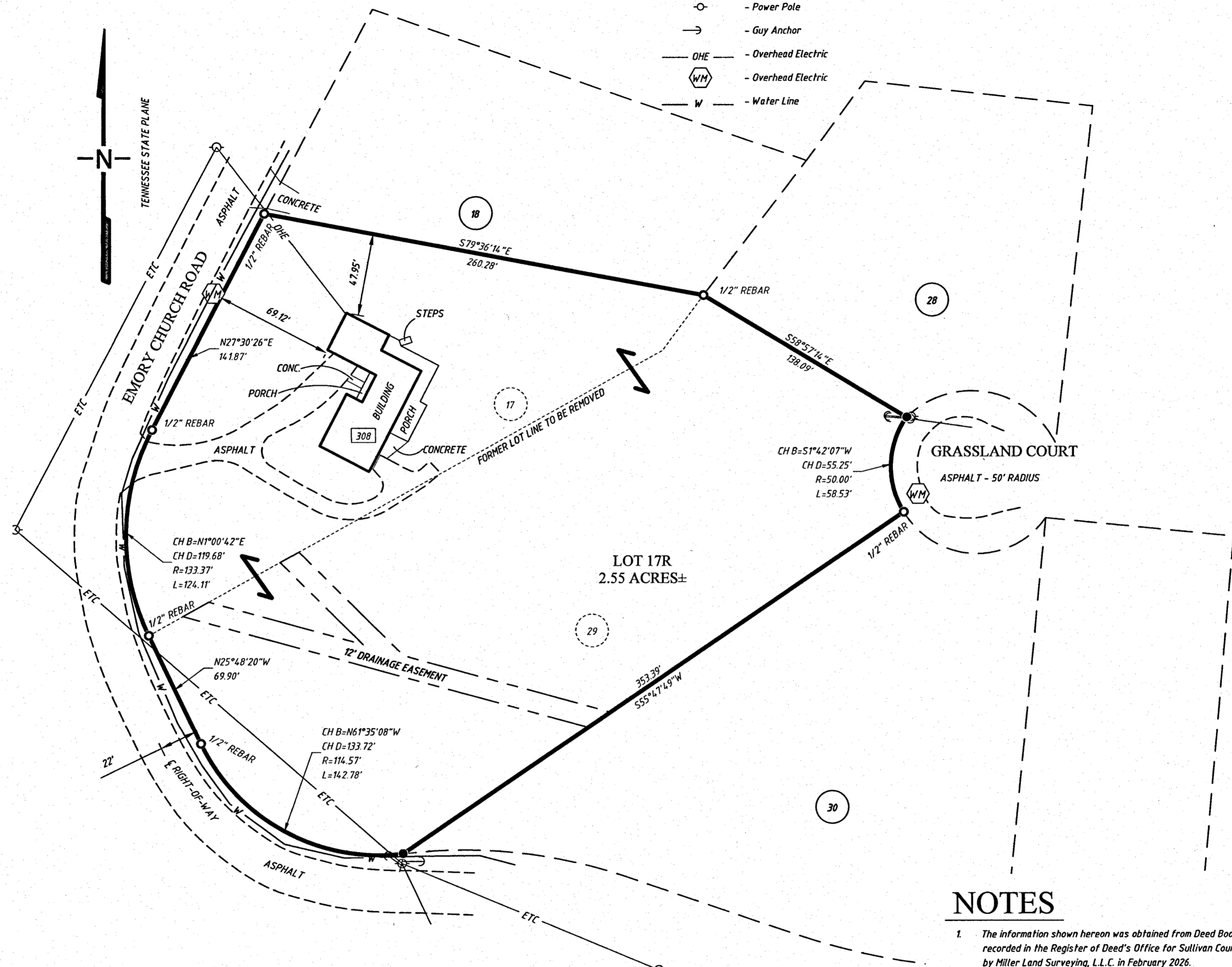


LEGEND

- - Rebar and Cap (New)
WITH CAP STAMPED
TN 1964 VA 2404
- - Property Corner & Type (Old)
- - Power Pole
- - Guy Anchor
- OHE — - Overhead Electric
- ⊗ - Overhead Electric
- W - Water Line



VICINITY MAP
NOT TO SCALE



CERTIFICATION OF THE APPROVAL FOR 911-STREET ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON FINAL PLAT ARE APPROVED AS ASSIGNED.
DATE: 3-25-26
AUTHORIZED AGENT: [Signature]

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.
DATE: 03/16/2026
OWNER - SIGNATURE: [Signatures]

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 KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.
DATE: 27 MARCH 2026
AUTHORIZED REPRESENTATIVE: [Signature]

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) STORM WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET CITY OF KINGSPORT REQUIREMENTS. OR
HEREBY CERTIFY: (1) THAT THE TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL LOTS LESS THAN ONE (1) ACRE AS SHOWN; (2) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED.
DATE: _____
AUTHORIZED REPRESENTATIVE: _____

Slide A-1889
Sheena Tinsley, Register
Sullivan County
Rec #: 392149 Instrument #: 26005954
Rec'd: 15.00 Recorded
State: 0.00 3/27/2026 at 10:50 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
total: 17.00 PGS 345-345

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.
DATE: 03/16/2026
SURVEYOR: [Signature]

CERTIFICATION OF THE APPROVAL OF STREETS
I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THAT STREETS 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.
DATE: 3-25-2026
AUTHORIZED REPRESENTATIVE: [Signature]

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM
I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.
DATE: _____
AUTHORIZED REPRESENTATIVE OR
KINGSPORT AUTHORIZING AGENT: _____

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.
DATE: 3/27/2026
SEC., KINGSPORT REG. PLANNING COMMISSION: [Signature]

NOTES

- The information shown hereon was obtained from Deed Book 3661, Page 940; Plat Book 14, Page 39; Plat Book 13, Page 22 as recorded in the Register of Deed's Office for Sullivan County, Tennessee; a survey Carter & Associates and a field survey by Miller Land Surveying, L.L.C. in February 2026.
- This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title search. No title work was furnished to the surveyor.
- Setbacks shall conform to zoning. This property is zoned R-1. Setbacks are as follows: Front - 30', Side - 12' and Rear - 30'. Setback lines shall conform to zoning.
- 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 47163C0065D, dated September 29, 2006.
- No utility survey was performed.

LAKE PARK ESTATES (SEC. 3) REPLAT LOTS 17 + 29	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES 2.55±	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER STEVE & GINGER ZAGAR	CIVIL DISTRICT 7TH
SURVEYOR JEFFERY A. MILLER	CLOSURE ERROR 1:10,000
SCALE 1" = 50' 0 50' 100' 150'	

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lots 1 - 2 defined as Kincaid Street ATAY LLC Property Subdivisions - located in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact home/structure location must be approved and an SSD system permit issued by the Tennessee 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 ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as home location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 1:
Lot 1 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Lot 2:
Lot 2 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Environmental Scientist TN Division of Water Resources Date

John R. Stewart 03/30/26

TDEC USE:

Slide A-1891

Sheena Tinsley, Register
Sullivan County
Rec #: 392447 Instrument #: 26006354
Rec'd: 15.00 Recorded
State: 0.00 4/1/2026 at 12:09 PM
Client: 0.00 In Plat
Other: 2.00 P60
Total: 17.00 PGS 355-355

LEGEND

- OLD/FOUND PROPERTY CORNER MONUMENT
- NEW/SET PROPERTY CORNER MONUMENT, (IRON REBAR AND CAP)
- ⊗ POINT NOT MONUMENTED
- UTILITY POLE
- CENTERLINE OF DITCH
- OVERHEAD UTILITY LINES
- EASEMENT LINES
- - - APPROXIMATE ADJOINING PROPERTY BOUNDARY LINE
- FENCE

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.

Jody Atay 3/17/2026
OWNER DATE
Atay LLC 3/17/2026
OWNER DATE

CERTIFICATE OF APPROVAL OF STREETS

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) THAT THIS PLAN HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.

John R. Stewart 3/30/2026
CITY ENGINEER OR COUNTY ROAD COMMISSIONER 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.

DATE 3-20 20 26
Chris Adams
CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

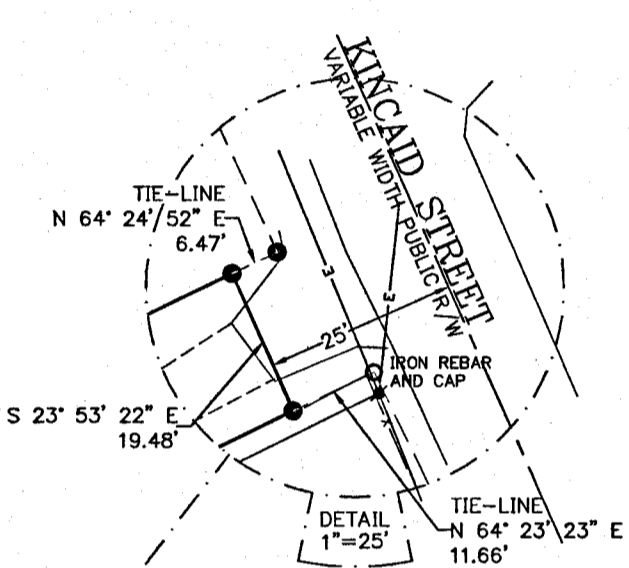
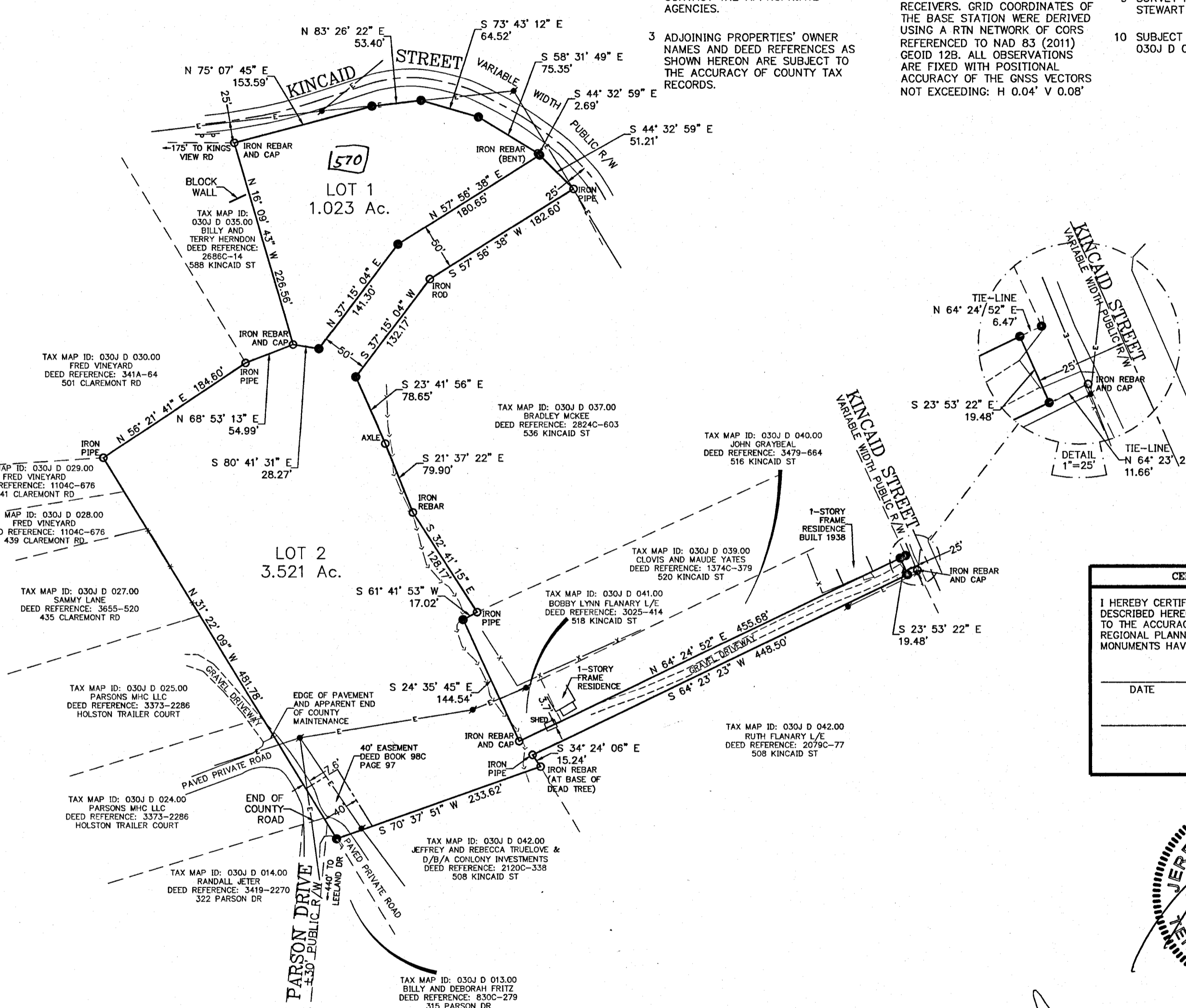
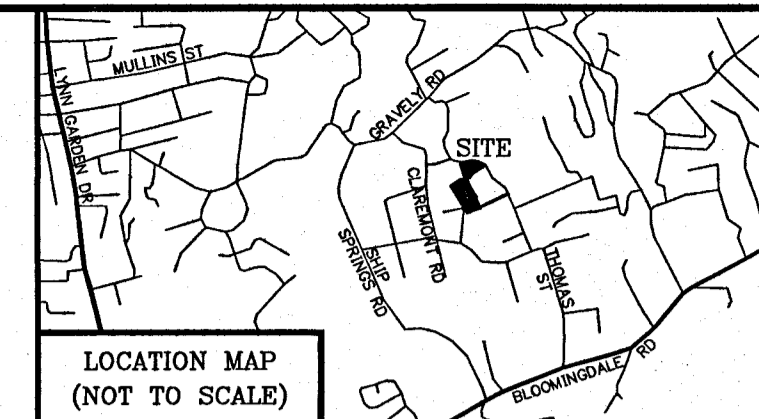
CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM

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 IS HEREBY APPROVED AS SHOWN.

DATE 3-20 20 26
Charlie Pappas
LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE

NOTES:

- 1 THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY THAT MIGHT LEGALLY AFFECT THIS PROPERTY. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.)
- 2 OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- 3 ADJOINING PROPERTIES' OWNER NAMES AND DEED REFERENCES AS SHOWN HEREON ARE SUBJECT TO THE ACCURACY OF COUNTY TAX RECORDS.
- 4 FIELD SURVEY CONDUCTED ON DATE(S): 9-11-2025, 9-15-2025 AND 1-19-26
- 5 CAD FILE: 25093-S
- 6 FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD ACCORDING TO FEMA FIRM NUMBER 47163C00350 WITH EFFECTIVE DATE OF 09-29-2006.
- 7 A PORTION OF THIS FIELD SURVEY WAS CONDUCTED BY RTK GNSS METHOD USING HEMISPHERE S631 BASE AND ROVER RECEIVERS. GRID COORDINATES OF THE BASE STATION WERE DERIVED USING A RTN NETWORK OF CORS REFERENCED TO NAD 83 (2011) GEOID 12B. ALL OBSERVATIONS ARE FIXED WITH POSITIONAL ACCURACY OF THE GNSS VECTORS NOT EXCEEDING: H 0.04' V 0.08'
- 8 SUBJECT PROPERTY ZONED: R-1 BY SULLIVAN COUNTY TN
- 9 SURVEY REQUESTED BY: JODY STEWART
- 10 SUBJECT PROPERTY TAX MAP ID: 030J D 036.00



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 KINGSFORD REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
DATE 1-26 20 26
Jeremy Ryan Horn
REGISTERED SURVEYOR



RYAN HORN - LAND SURVEYOR
PO BOX 734, ERWIN, TN 37650
PHONE: (423) 646-3459

REVISED 1-26-26

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF KINGSFORD, 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 CITY OF KINGSFORD PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 4/1 20 26
Jeremy Ryan Horn
SECRETARY OF THE CITY OF KINGSFORD PLANNING COMMISSION

KINCAID STREET ATAY LLC PROPERTY SUBDIVISION
KINGSFORD REGIONAL PLANNING COMMISSION

TOTAL ACRES	4.544	TOTAL LOTS	4
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNERS	ATAY LLC	CIVIL DISTRICT	11TH
SURVEYOR	RYAN HORN	CLOSURE ERROR	1:7,500

SCALE 1"=100' 100 50 0 100 200