



September 21st, 2023

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. Lakeside Drive
2. Little Echo Court
3. S. Eastman Road
4. Reedy Creek
5. Seaver Road
6. Cooks Valley Road
7. Matilda Place
8. Wexford Lane
9. Lebanon Road

Sincerely,

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

NOTES:

- 1 THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND ENCUMBRANCES WHICH MAY AFFECT THE 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, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY, FOR 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 CITY OF KINGSFORD ZONING: R-1C
MINIMUM REQUIREMENTS:
LOT AREA- 5,000 SQ.FT.
LOT WIDTH- 50'
FRONT YARD- 25'
SIDE YARD- 8'
REAR YARD- 25'
- 5 FIELD SURVEY CONDUCTED ON DATE: 3-24-23, 6-2-23 & 7-7-23
- 6 CAD FILE: 23028-SUB
- 7 FLOOD ZONE DESIGNATION:
THE SUBJECT PROPERTY IS NOT IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD, ACCORDING TO THE FLOOD NUMBER 4782SC0495D WITH EFFECTIVE DATE OF 09-29-2006
- 8 A PORTION OF THIS FIELD SURVEY WAS CONDUCTED BY RIK GNSS METHOD USING HEMISPHERE 9631 BASE AND ROVER RECEIVERS. GRID COORDINATES OF THE BASE STATION WERE DERIVED USING A RTN NETWORK OF CORNS GEOD 128 TO NAD 83 (2011) POSITIONAL ACCURACY OF THE GNSS VECTORS DO NOT EXCEED: H 0.02' V 0.04'
- 9 SUBJECT PROPERTY OWNER(S):
FAITH OVER FEAR TN LLC
DEED REFERENCE: 3560-1069
PLAT REFERENCE: 59-19
- 10 SURVEY REQUESTED BY:
MICHELLE WHEELER
- 11 SUBJECT PROPERTY CONSISTS OF PORTIONS OF LOTS 4, 5 AND 6, KINGSFORD HEIGHTS, REFERENCE: A-89



I CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND THAT THE SURVEY MEETS THE CURRENT STANDARDS OF PRACTICE.

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT COPY TO THE ACCURACY REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
DATE: 7-7-2023
REGISTERED SURVEYOR: [Signature]
S/Ida A-16470
08/18/2023 - 08:46:23 AM
23013831
1 PGS. PLAT: BATCH: 32288
PLAT BOOK: P59
PAGE: 71-71

REG.FEE	15.00
DEP.FEE	2.00
TOTAL	17.00
STATE OF TENNESSEE SULLIVAN COUNTY	
SHEENA R TINSLEY	REGISTER OF DEEDS

CERTIFICATE 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 AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.
DATE: 8/16/2023
DATE: 23
[Signature]
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
KINGSFORD AUTHORIZING AGENT

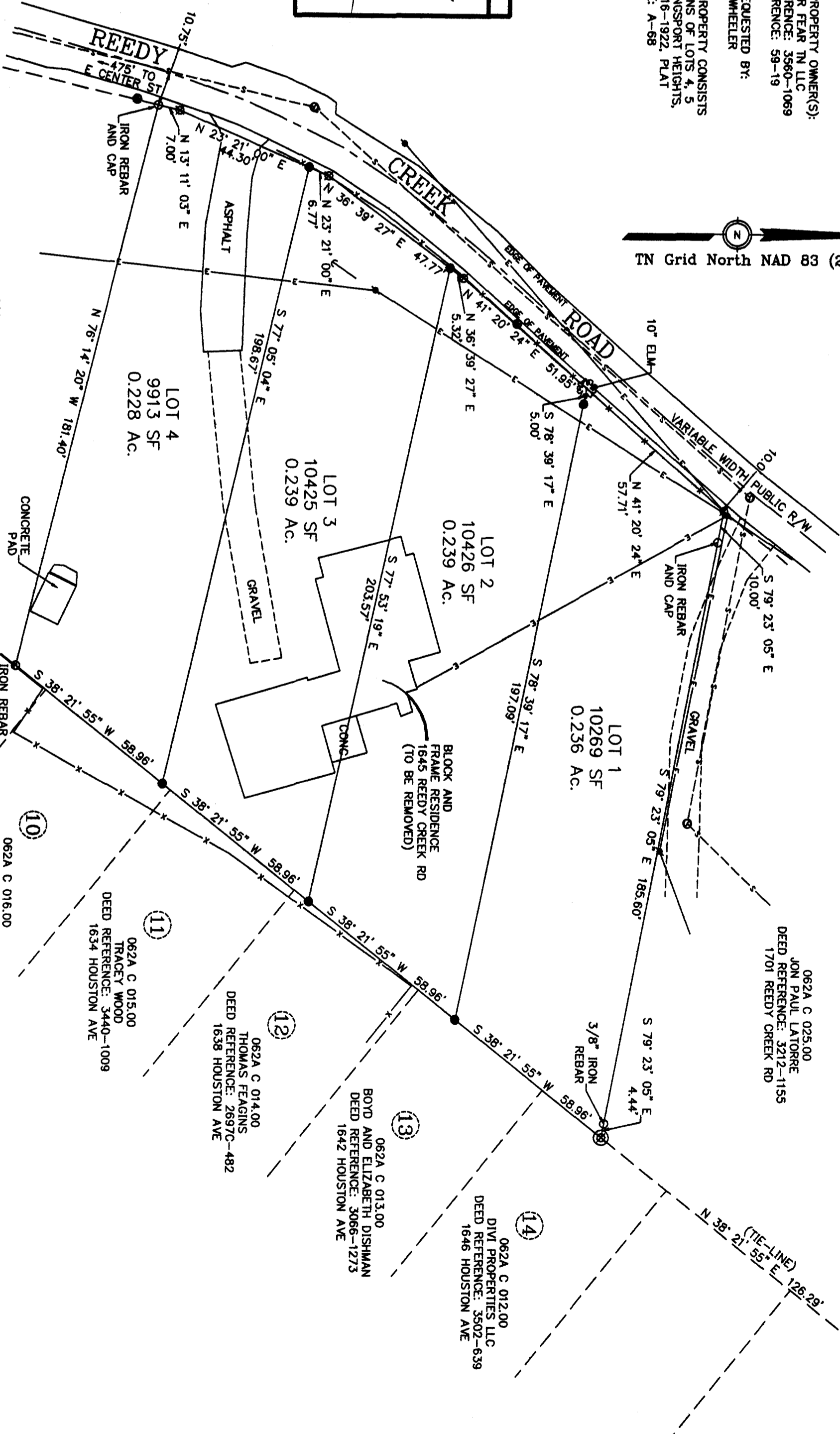
CERTIFICATE OF OWNERSHIP AND DEDICATION
I/WE HEREBY CERTIFY THAT I/AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, WALKS, FENCES, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
OWNER: Faith Over Fear TN LLC
DATE: 7/11/2023

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 FROM AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROVIDED, OR (3) THAT THIS PLAN HAS BEEN APPROVED WITH A PLANNING COMMISSION.
CITY ENGINEER OR COUNTY ROAD COMMISSIONER: [Signature]
DATE: 20

CERTIFICATE OF APPROVAL FOR DEDICATING ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.
DATE: August 15, 2023
CITY & COUNTY DIVISION OF SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE: [Signature]

LEGEND

- IRON REBAR & CAP SET (NEW)
- FOUND (OLD) PROPERTY CORNER MONUMENT
- UNMARKED POINT
- WATER METER
- SEWER MANHOLE
- UTILITY POLE
- GUY WIRE ANCHOR
- ⑨ LOT NUMBER FROM PLAT REFERENCE S-148A BELVEUE ADDITION, DATED: SEPT 1937
- ⑩ LOT LINE FROM PLAT REFERENCE A-68
- ⑪ SEWER LINE
- ⑫ OVERHEAD UTILITY LINES
- ⑬ CENTERLINE OF PAVED ROAD
- ⑭ ADJOINING PROPERTY BOUNDARY LINE (APPROXIMATE)



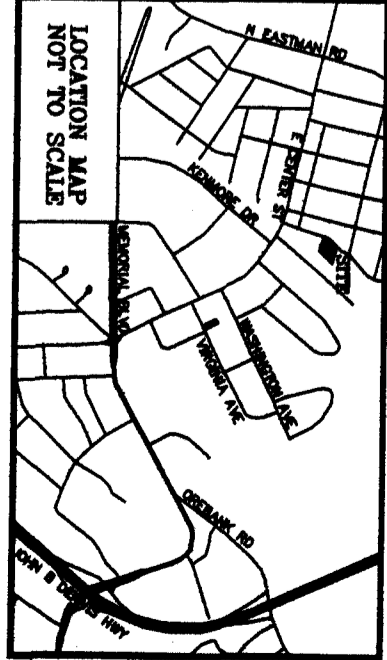
TN Grid North NAD 83 (2011)

CERTIFICATE OF THE APPROVAL FOR PUBLIC WATER SYSTEM
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT AND IS HEREBY APPROVED AS SHOWN.
DATE: 8/16/2023
LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE: [Signature]

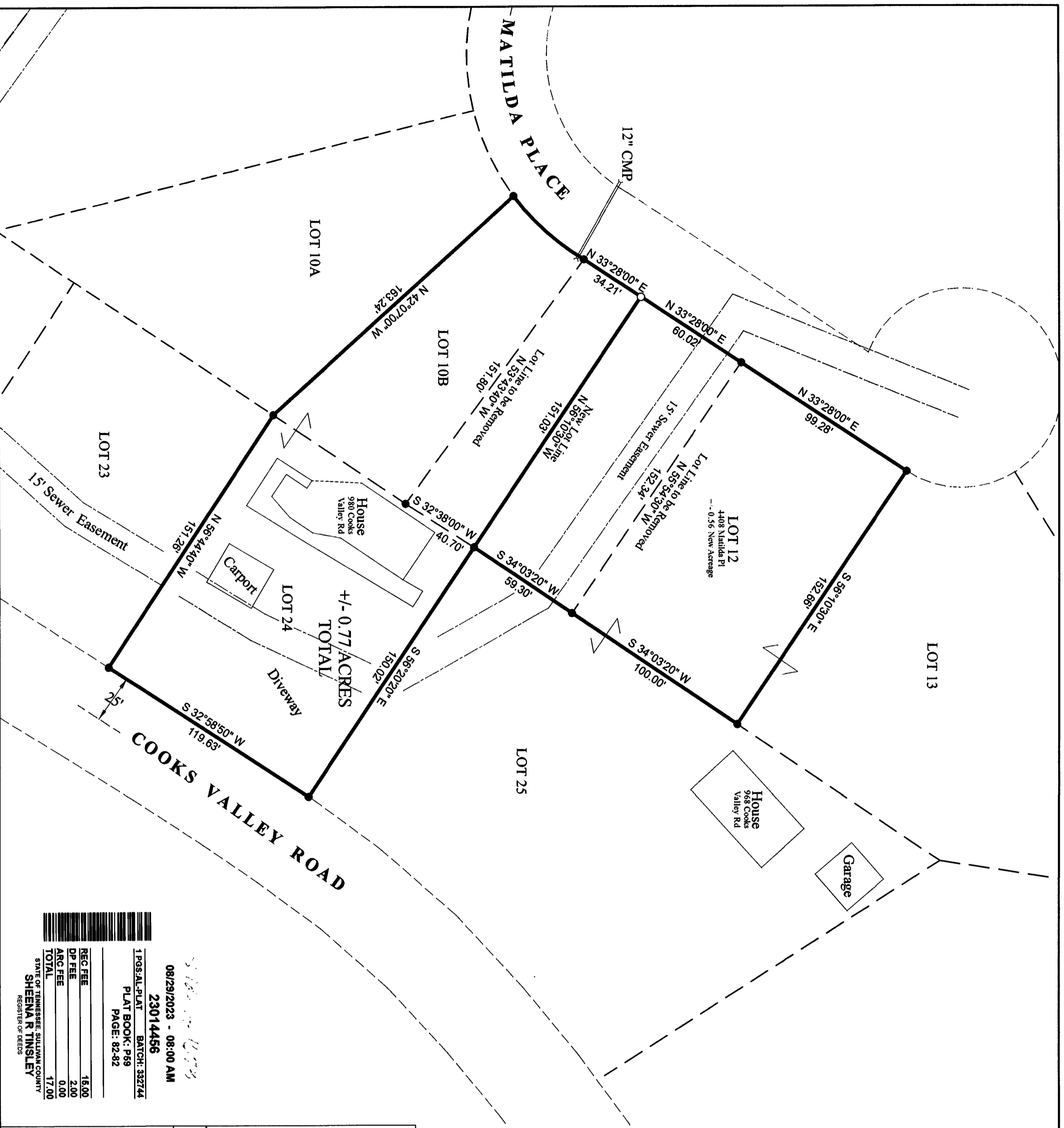
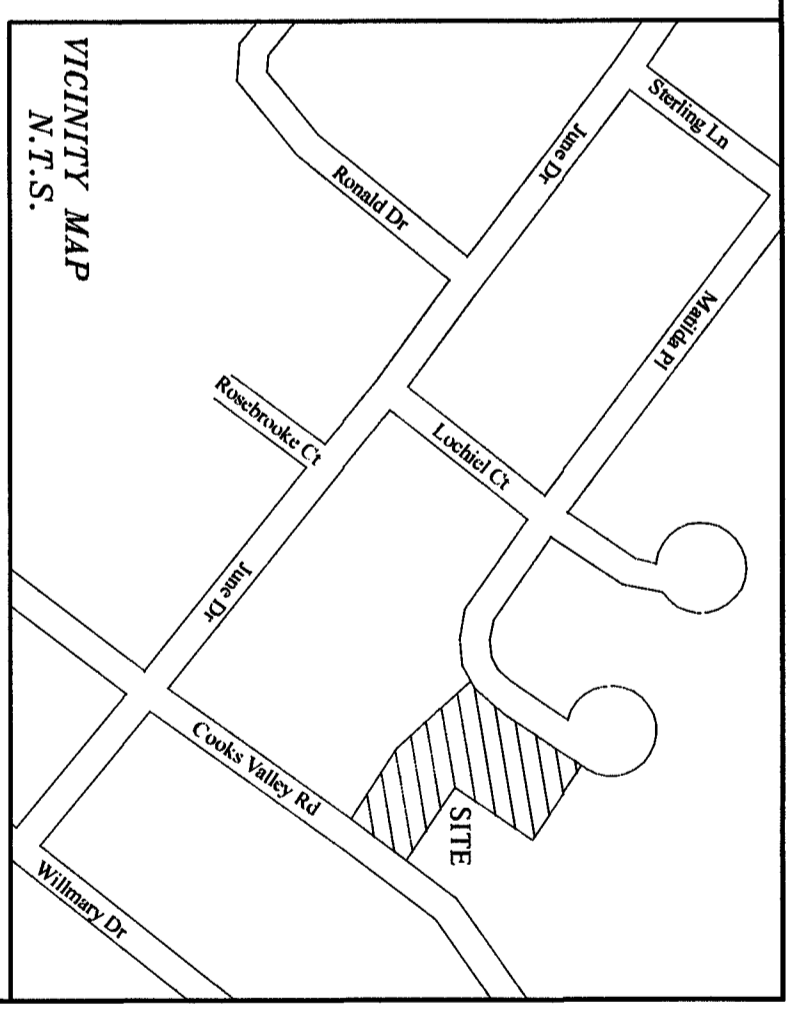
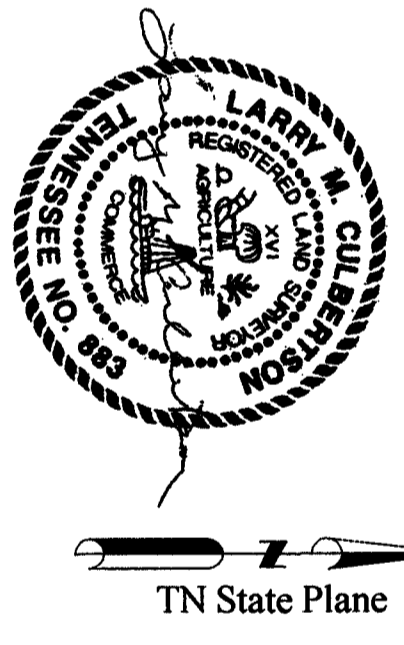
CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF KINGSFORD, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE COMMISSION OF THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION IN THE OFFICE OF THE CITY OF KINGSFORD. THIS PLAN HAS BEEN POSTED WITH THE CITY OF KINGSFORD PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DATE: 8/17/2023
SECRETARY OF THE CITY OF KINGSFORD PLANNING COMMISSION: [Signature]

**FAITH OVER FEAR TN LLC
PROPERTY DIVISION
KINGSFORD REGIONAL PLANNING COMMISSION**

TOTAL ACRES	0.842	TOTAL LOTS	4
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNERS	FAITH OVER FEAR TN LLC	CIVIL DISTRICT	11TH
SURVEYOR	JEREMY RYAN HORN	CLOSING ERROR	1:10,000
SCALE 1"=30'			



RYAN HORN - LAND SURVEYOR
PO BOX 234, SULLIVAN, TN 37660
PHONE: (423) 648-3489



- Legend**
- denotes Rebar Found
 - denotes Rebar Set
 - ⊙ denotes Calculated Point Unless otherwise Noted
 - ▲ denotes Highway Marker
 - ⊕ denotes Railroad Spike
 - ⊖ denotes Water Meter
 - denotes Pavement

Notes

1. Deed Reference: DB 3532 - PG 1597 / DB 2472C - PG 642 DB 3329 - PG 1723
2. TAX MAP: 62E C 002.00, 027.00 & 028.00

ZONING

SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS.

PROPERTY IS CURRENTLY ZONED CITY OF KINGSFORT R1 SETBACKS: 30' FRONT & SIDE 30' REAR

FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

TRIM MAP # 47680835D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 09-29-2006

CERTIFICATE OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

DATE: August 28 2023

Kymora Campbell
CITY GAS UTILITIES OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/her AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESCRIBED HEREON IS TO BE INSTALLED AND COMPLETED IN ACCORDANCE WITH THE CITY OF KINGSFORT POLICIES ON ROADWAY LIGHTING WITHIN THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE: _____ 20____

TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

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.

DATE: 8/28 2023

Kymora Campbell
SULLIVAN COUNTY REGISTERED LAND SURVEYOR

CERTIFICATE OF FACTORY

I HEREBY CERTIFY THAT THE PLANS SHOWN, AND DESCRIBED HEREON, IS TO BE INSTALLED AND COMPLETED IN ACCORDANCE WITH THE CITY OF KINGSFORT TENNESSEE REGIONAL PLANNING COMMISSION AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 08/24 2023

REGISTERED LAND SURVEYOR

08/29/2023 - 08:00 AM

23014456

1:38-AI-PLAT BATCH: 33274

PLAT BOOK: P89

PAGE: 82-82

REG FEE	18.00
DP FEE	2.00
ANC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE SULLIVAN COUNTY REGISTERED LAND SURVEYOR

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 SECTION 104.04(b) (2) (F.A.S. AS AMENDED IN THE MINDS OF THE PLANNING COMMISSION) AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. I HEREBY CERTIFY THAT THE REGIONAL PLANNING COMMISSION HAS BEEN NOTIFIED WITH THE KINGSFORT APPROVEMENTS IN CASE OF DEFAULT.

DATE: 8/28 2023

KINGSFORT MUNICIPAL REGIONAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM

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

DATE: 8/28 2023

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE AND THE OWNERS) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOP THIS PLAN OF SUBDIVISION WITH ALL OF THE PRESENT AND FUTURE PUBLIC AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 8-27 2023

Andrew Reardon
OWNER

SURVEY FOR:

Kingsport Regional Planning Commission

Date: 08-15-2023 **FILE:** bond-rearnd.dwg

Scale: 1" = 40'

Drawn By: NLC

7th Civil District

Sullivan County, TN

Total Acres: 4-1.33 **Total Lots:** 2

Acres New Road: 0 **Miles New Road:** 0

Surveyor: Culbertson Surveying

Owner: James Bond

Closure Error: 1:10000

Drawing Number

8070

Culbertson Surveying

P. O. Box 190, Nickelsville, VA 24271

(276) 479-3093

DATE: 8/28 2023

KINGSFORT MUNICIPAL REGIONAL PLANNING COMMISSION

DATE: 8/28 2023

KINGSFORT AUTHORIZING AGENT

DATE: 8-27 2023

Andrew Reardon
OWNER

REG FEE	18.00
DP FEE	2.00
ARG FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R. THINLEY
REGISTERED PROFESSIONAL SURVEYOR
NO. 1136

DATE: 08/29/2023 - 08:37:08 AM
23014460
1 PGS. AL-PLAT BATCH: 332748
PLAT BOOK: P59
PAGE: 83-83



ENGINEERING SERVICES, INC.
P.O. BOX 204
165 FOSTER LANE
STANFORD, KY 40484
PHONE (606) 365-8362
FAX (606) 365-1097

MINOR SURVEY PLAT
A.V. COLE, JR & JOHN B. COLE HEIRS
1476 COOKS VALLEY ROAD
DISTRICT 7, KINGSPORT, SULLIVAN COUNTY, TENNESSEE

DATE: 08/07/2023
SCALE: 1" = 200'
DRAWN BY: D.K.
APPROVED BY:
FILE NAME: 23311REC-COLE
REMINDER

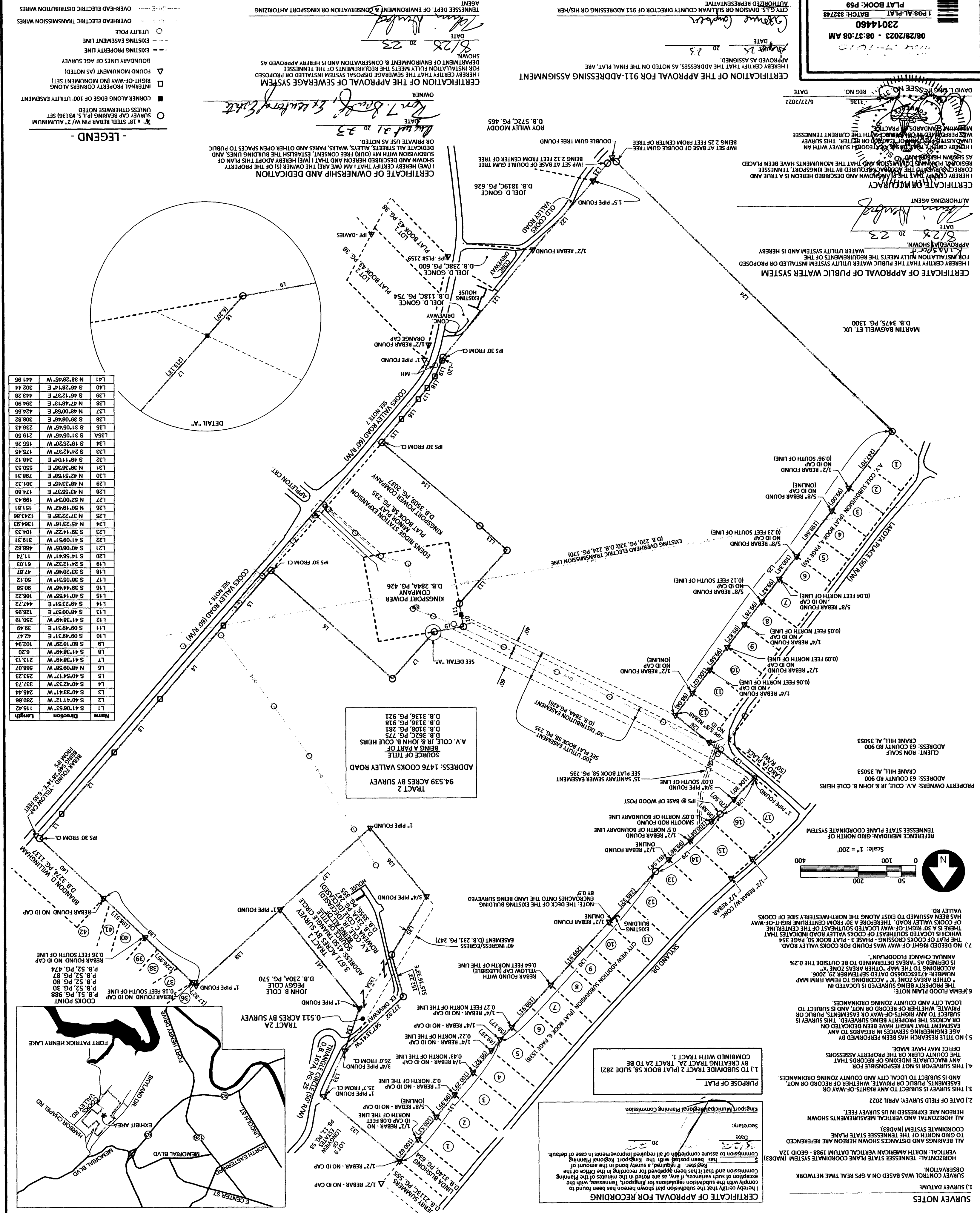
CERTIFICATE OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESS, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.
DATE: 8/23/23
APPROVED BY: [Signature]
DATE: 8/23/23

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM
FOR INSTALLATION OF THE PUBLIC WATER UTILITY SYSTEM AS SHOWN ON PROPOSED WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.
DATE: 8/23/23
APPROVED BY: [Signature]

CERTIFICATE OF OWNERSHIP AND DEDICATION
I 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 USE AS NOTED.
DATE: 8/23/23
OWNER: [Signature]

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision data shown hereon has been found to conform 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. If required, a survey bond in the amount of \$100,000.00 shall be filed with this plat.
Kingsport Municipal Regional Planning Commission
Secretary: [Signature]
Date: 8/23/23

SURVEY NOTES
1.) SURVEY DATUM: HORIZONTAL: TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) ALL BARNINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO GRID NORTH AND THE TENNESSEE STATE PLANE.
2.) DATE OF FIELD SURVEY: APRIL 2022
3.) THE SURVEY IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES.
4.) ANY MAJOR CHANGES TO RECORD SHALL BE SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES.
5.) NO TITLE RESEARCH HAS BEEN PERFORMED BY ACE ENGINEERING SERVICES IN REGARD TO ANY EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES.
6.) THE BOUNDARY SURVEY IS LOCATED IN LOCAL CITY AND COUNTY ZONING ORDINANCES.
7.) THE BOUNDARY SURVEY IS LOCATED IN LOCAL CITY AND COUNTY ZONING ORDINANCES.
8.) THE BOUNDARY SURVEY IS LOCATED IN LOCAL CITY AND COUNTY ZONING ORDINANCES.
9.) THE BOUNDARY SURVEY IS LOCATED IN LOCAL CITY AND COUNTY ZONING ORDINANCES.
10.) THE BOUNDARY SURVEY IS LOCATED IN LOCAL CITY AND COUNTY ZONING ORDINANCES.
11.) THE BOUNDARY SURVEY IS LOCATED IN LOCAL CITY AND COUNTY ZONING ORDINANCES.
12.) THE BOUNDARY SURVEY IS LOCATED IN LOCAL CITY AND COUNTY ZONING ORDINANCES.
13.) THE BOUNDARY SURVEY IS LOCATED IN LOCAL CITY AND COUNTY ZONING ORDINANCES.
14.) THE BOUNDARY SURVEY IS LOCATED IN LOCAL CITY AND COUNTY ZONING ORDINANCES.
15.) THE BOUNDARY SURVEY IS LOCATED IN LOCAL CITY AND COUNTY ZONING ORDINANCES.
16.) THE BOUNDARY SURVEY IS LOCATED IN LOCAL CITY AND COUNTY ZONING ORDINANCES.
17.) THE BOUNDARY SURVEY IS LOCATED IN LOCAL CITY AND COUNTY ZONING ORDINANCES.
18.) THE BOUNDARY SURVEY IS LOCATED IN LOCAL CITY AND COUNTY ZONING ORDINANCES.
19.) THE BOUNDARY SURVEY IS LOCATED IN LOCAL CITY AND COUNTY ZONING ORDINANCES.
20.) THE BOUNDARY SURVEY IS LOCATED IN LOCAL CITY AND COUNTY ZONING ORDINANCES.



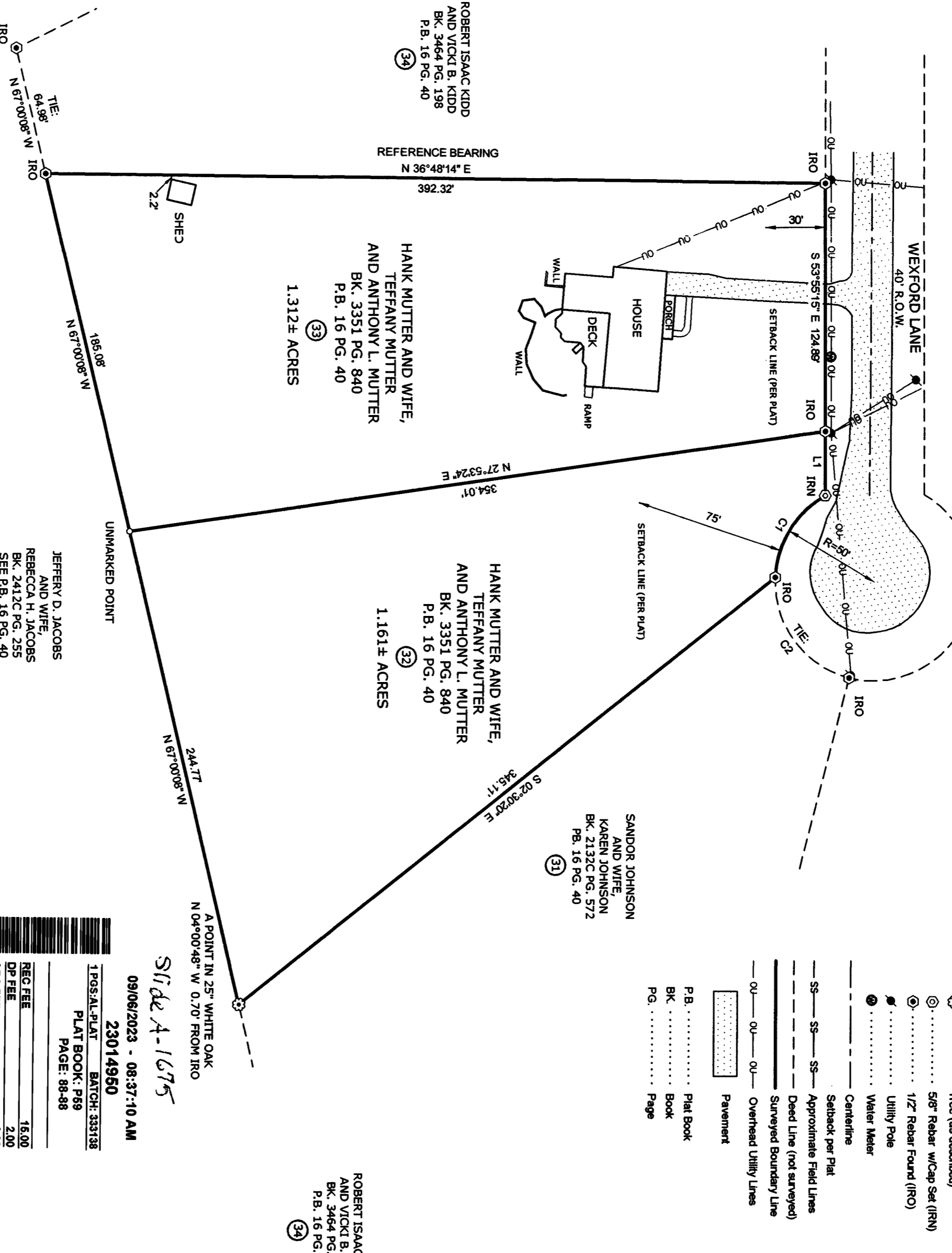
Name	Direction	Length
L1	S 41°06'53" W	116.42
L2	S 40°41'12" W	280.66
L3	S 40°33'41" W	245.44
L4	S 40°42'33" W	337.73
L5	S 40°54'17" W	253.23
L6	N 40°05'26" W	568.03
L7	S 41°38'49" W	122.80
L8	S 41°38'49" W	8.20
L9	S 80°10'28" W	102.94
L10	S 09°49'31" E	42.47
L11	S 09°49'31" E	39.49
L12	S 41°38'49" W	250.18
L13	S 40°54'17" W	253.23
L14	S 40°42'33" W	337.73
L15	S 40°54'17" W	253.23
L16	S 38°44'46" W	90.58
L17	S 38°05'31" W	50.12
L18	S 37°20'46" W	47.87
L19	S 24°12'22" W	61.03
L20	S 14°25'21" W	117.4
L21	S 40°05'26" W	486.62
L22	S 41°09'51" W	319.31
L23	S 38°14'22" W	104.33
L24	N 45°23'16" W	1364.93
L25	N 37°22'35" E	1243.86
L26	N 50°19'42" W	151.81
L27	N 43°55'37" E	174.80
L28	N 46°33'45" E	301.32
L29	N 42°51'58" E	798.31
L30	N 38°36'30" E	550.53
L31	N 49°11'04" E	348.12
L32	S 24°42'27" W	175.45
L33	S 19°25'20" W	155.20
L34	S 31°05'45" W	219.50
L35	S 31°05'45" W	236.43
L36	S 38°04'46" E	308.82
L37	N 46°00'58" E	424.65
L38	N 47°48'13" E	394.90
L39	S 45°17'27" E	443.28
L40	S 46°27'14" E	300.44
L41	N 38°28'45" W	441.95

Book P59 Page 83

NOTES

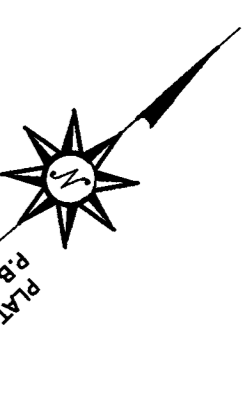
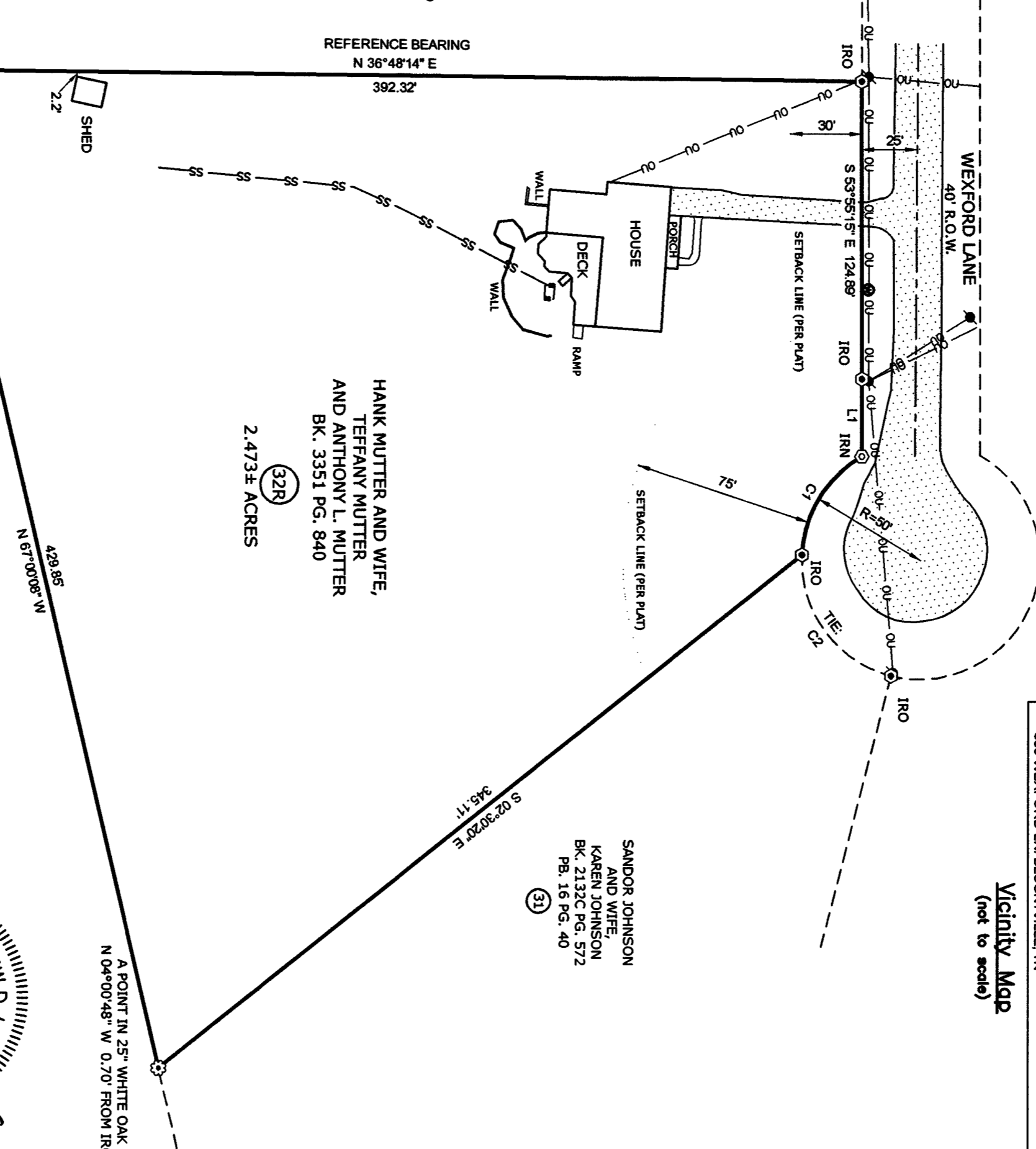
- * THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- * THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- * THE CERTIFICATION SHOWN HEREON IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES.
- * THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD FROM THE FLOOD INSURANCE RATE MAP OF MOST RECENT ISSUE.
- * SEE TRAIL NUMBER 4783C0070, EFFECTIVE DATE 09/29/2008.
- * RECORDING OWNERS AND DEED REFERENCES AS SHOWN ARE BASED ON COUNTY TAX RECORDS AND ARE SUBJECT TO ACCURACY THEREOF.
- * LOTS ARE RECORDED AND DEED REFERENCES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THEREOF.
- * THIS PLAN IS BASED ON A 9' UTILITY AND 12' ON ALL LOT LINES BORDERING A STREET AND ALL EXTERIOR LINES.
- * THIS PLAN DOES NOT ELIMINATE OR CHANGE THE DIMENSIONS OR THE LOCATION OF EXISTING EASEMENTS THAT ARE ASSOCIATED WITH ANY UNDISCOVERED UNDERGROUND UTILITY.
- * PRESENT ADDRESS: 380 WEXFORD LANE BLOUNTMOUNTAIN, TN 37617
- * SPRTIC FIELD LINES SHOWN HEREON BASED ON PERMIT #39645 FOR TIM WALKER DATED 11-14-1983.

BEFORE



LINE	BEARING	DISTANCE
C1	S 83°59'15" E	32.46'
C2	S 83°59'15" E	32.46'

AFTER



SITE

380 WEXFORD LN BLOUNTMOUNTAIN, TN
Vicinity Map
 (not to scale)

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, HEBERY GERTNY, THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND DEPOSED IN ACCORDANCE WITH THE RELEVANT REGULATIONS OF THE SUBDIVISION REGULATIONS.

OWNER: **HANK MUTTER AND WIFE, TEFANNY MUTTER AND ANTHONY L. MUTTER**
 DATE: **8-18-2023**
 SIGNED: [Signature]

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND DEPOSED IN ACCORDANCE WITH THE RELEVANT REGULATIONS OF THE SUBDIVISION REGULATIONS.

DATE: **8-22-2023**
 SIGNED: [Signature]

CERTIFICATE OF APPROVAL OF STREETS
 I HEREBY CERTIFY THAT THE STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, HAVE BEEN LAYED OUT IN ACCORDANCE WITH THE RELEVANT REGULATIONS OF THE SUBDIVISION REGULATIONS.

DATE: **9-15-2023**
 SIGNED: [Signature]

CERTIFICATE OF APPROVAL OF RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SULLIVAN COUNTY, TENNESSEE, WITH THE EXCEPTION OF VARIANCES, IF ANY, WHICH HAVE BEEN APPROVED FOR RECORDING BY THE COUNTY PLANNING COMMISSION AND THE COUNTY PLANNING COMMISSION HAS RECORDED THE PLAN IN ACCORDANCE WITH THE RELEVANT REGULATIONS OF THE SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND DEPOSED IN ACCORDANCE WITH THE RELEVANT REGULATIONS OF THE SUBDIVISION REGULATIONS.

DATE: **9-15-2023**
 SIGNED: [Signature]

CITY OF KINGSFORD REGIONAL PLANNING COMMISSION
 CANTONBURY SOUTH SUBDIVISION
 REPLAY OF LOTS 32 AND 33 OF SECTION 2

Matthew D. Lindvall RLS# 2647 0232923



PEAKGEOMETRICS: LAND SURVEYORS
 P.O. Box 891 Johnson City, TN 37605
 423.202.7093
 matt@peakg.com
 www.peakg.com

DESCRIPTION	AMOUNT
REG FEE	15.00
DP FEE	2.00
ACFEE	0.00
TOTAL	17.00

REGISTRATION NO. 1700
 STATE OF TENNESSEE
 SULLIVAN COUNTY
 REGISTRATION OF DEEDS
SHEENA R TINSLEY
 REGISTRAR OF DEEDS

23014950
 BATCH: 33138
 PLAT BOOK: P89
 PAGE: 88-88

09/08/2023 - 08:37:10 AM
 Slide A-1675

A POINT IN 25' WHITE OAK
 N 04°00'48" W, 0.70' FROM IRO

Reference Bearing: N 36°48'14" E 392.32'

Reference Bearing: N 36°48'14" E 392.32'

Reference Bearing: N 36°48'14" E 392.32'

Reference Bearing: N 36°48'14" E 392.32'

Reference Bearing: N 36°48'14" E 392.32'

Reference Bearing: N 36°48'14" E 392.32'

Reference Bearing: N 36°48'14" E 392.32'

Reference Bearing: N 36°48'14" E 392.32'

Reference Bearing: N 36°48'14" E 392.32'

Reference Bearing: N 36°48'14" E 392.32'

Reference Bearing: N 36°48'14" E 392.32'

Reference Bearing: N 36°48'14" E 392.32'

Reference Bearing: N 36°48'14" E 392.32'

Reference Bearing: N 36°48'14" E 392.32'

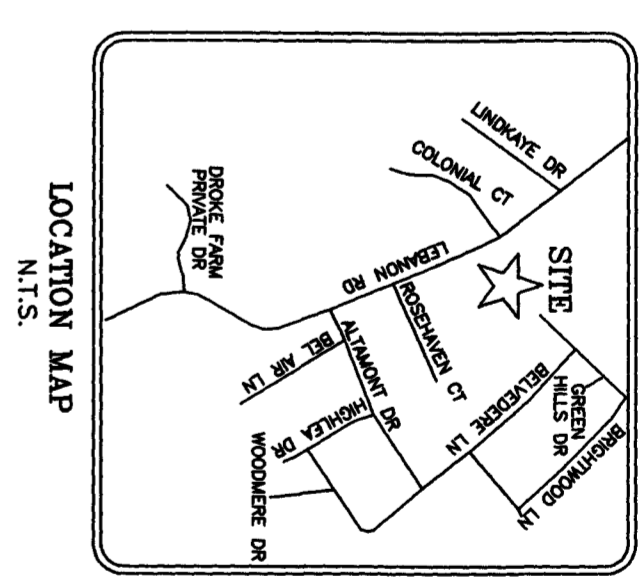
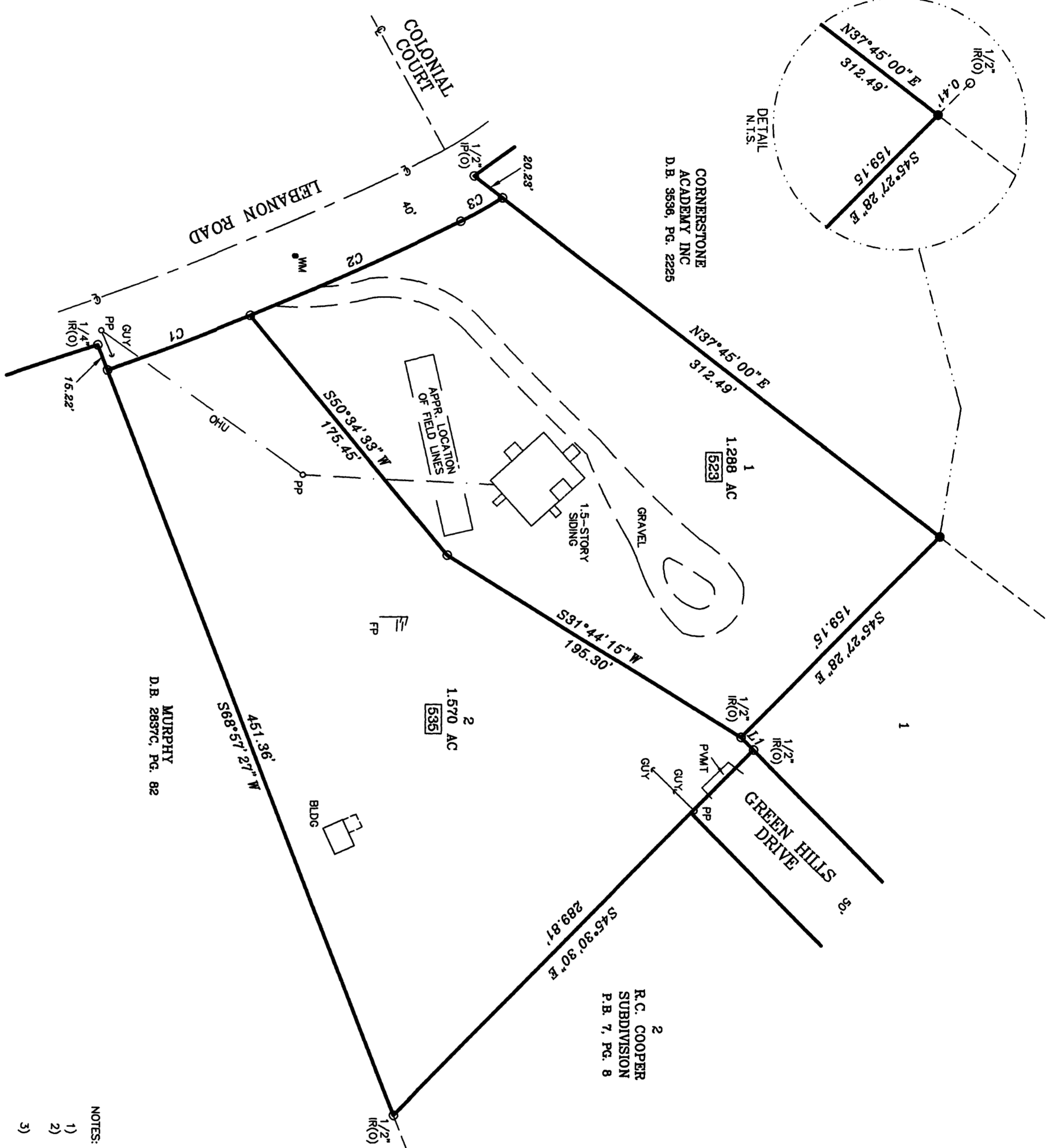
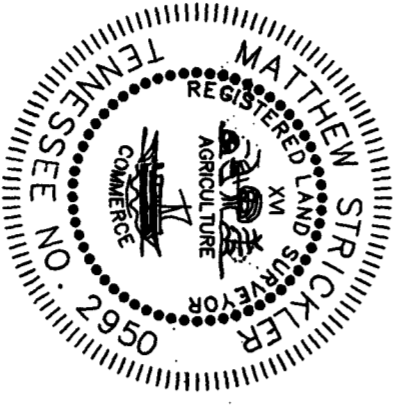
Reference Bearing: N 36°48'14" E 392.32'



SCALE 1" = 50'



- LEGEND**
- IR(O) IRON ROD, OLD
 - IP(O) IRON PIPE, OLD
 - BLDC BUILDING
 - WTR WATER
 - PLMT PLANT
 - PP POWER POLE
 - OHU OVERHEAD UTILITIES
 - N.T.S. NOT TO SCALE
 - AC ANCHOR
 - MC METERS
 - PC PAVEMENT
 - PCV CONCRETE
 - UP UNMARKED POINT
 - BZB 911 ADDRESS



Slide A-16777
 09/11/2023 - 08:51:01 AM
 23015208
 ISSUED SLAT BATCH: 334651
 PLAT BOOK: P99
 PAGE: 97-97

REC FEE 15.00
 DP FEE 2.00
 ANC FEE 0.00
 TOTAL 17.00

STATE OF TENNESSEE
 COUNTY OF SEvier
 DISTRICT OF FIELD

CURVE RADIIUS INFORMATION

LINE	BEARING	DISTANCE	CHORD	ARC ST
C1	N37°45'00" E	312.48'	1878.18'	86.25'
C2	N37°45'00" E	312.48'	1878.18'	86.25'
C3	S45°27'28" E	169.16'	1878.18'	86.25'

NOTES:

- 1) NORTH BASED ON N57°45'00"E PER REFERENCED DEED.
- 2) PROPERTY IS ZONED: R-1B
- 3) SETBACKS TO CONFORM WITH CURRENT DESIGNATED ZONING.
- 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47183C0255D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 5) ACAD FILE 23-13082 MORRELL/DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 092N "A" PARCEL 40.00
- 8) DEED REFERENCE: D.B. 3523, PG. 984
- 9) THIS SURVEY IS SUBJECT TO ANY AND ALL SERVITUDES, COVENANTS, EASEMENTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.
- 10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS GREATER THAN 1:10,000.
- 12) THIS SURVEY IS CONDUCTED IN ACCORDANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 13) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.

CERTIFICATE OF OWNERSHIP AND REDUCTION

I, HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE LAND SHOWN AND HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH ALL (C) AND (D) ALTERNATES, EASEMENTS, FENCES AND OTHER SENSITIVE PLACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 9/7
 ON: Matthew Strickler
 OWNER: MORRELL

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND ALL INFORMATION THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 20

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 9/7

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

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

DATE: 9/7

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON IS IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF REVENUE AND IS HEREBY APPROVED AS SHOWN.

DATE: 9/7

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED OR AN ACCEPTABLE MANAGER AND ACCORDING TO THE SPECIFICATIONS OR PLANS ON FILE WITH THE CITY ENGINEER.

DATE: 20

CERTIFICATE OF THE APPROVAL FOR

CITY ENGINEER

DATE: 20

CERTIFICATE OF THE APPROVAL FOR

REGISTERED SURVEYOR

DATE: 20

CERTIFICATE OF THE APPROVAL OF

TRAFFIC ENGINEERING MANAGER

DATE: 20

CERTIFICATE OF APPROVAL OF

REGISTERED PROFESSIONAL ENGINEER

DATE: 20

CERTIFICATE OF APPROVAL OF

REGISTERED PROFESSIONAL ENGINEER

DATE: 20

CERTIFICATE OF APPROVAL OF

REGISTERED PROFESSIONAL ENGINEER

DATE: 20

CERTIFICATE OF APPROVAL OF

REGISTERED PROFESSIONAL ENGINEER

DATE: 20

CERTIFICATE OF APPROVAL OF

REGISTERED PROFESSIONAL ENGINEER

DATE: 20

CERTIFICATE OF APPROVAL OF

REGISTERED PROFESSIONAL ENGINEER

DATE: 20

CERTIFICATE OF APPROVAL OF

REGISTERED PROFESSIONAL ENGINEER

DATE: 20

CERTIFICATE OF APPROVAL OF

REGISTERED PROFESSIONAL ENGINEER

DATE: 20

CERTIFICATE OF APPROVAL OF

REGISTERED PROFESSIONAL ENGINEER

DATE: 20

CERTIFICATE OF APPROVAL OF

REGISTERED PROFESSIONAL ENGINEER

DATE: 20

CERTIFICATE OF APPROVAL OF

REGISTERED PROFESSIONAL ENGINEER

DATE: 20

CERTIFICATE OF APPROVAL OF

REGISTERED PROFESSIONAL ENGINEER

DATE: 20

ALLEY & ASSOCIATES, INC.
 422 E MARKET STREET, KINGSPORT, TENNESSEE 37660
 TEL: (423) 382-8988
 E-MAIL: matthew@alleyandassociates.com

DIVISION OF THE MORRELL PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES: 2.858 TOTAL LOTS: 2

ACRES NEW ROAD: 0 MILES NEW ROAD: 0

OWNER: MORRELL

SURVEYOR: ALLEY & ASSOCIATES, INC.

CIVIL DISTRICT: 14TH

SCALE: 1" = 50'