



July 17, 2025

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

Chairman Duncan:

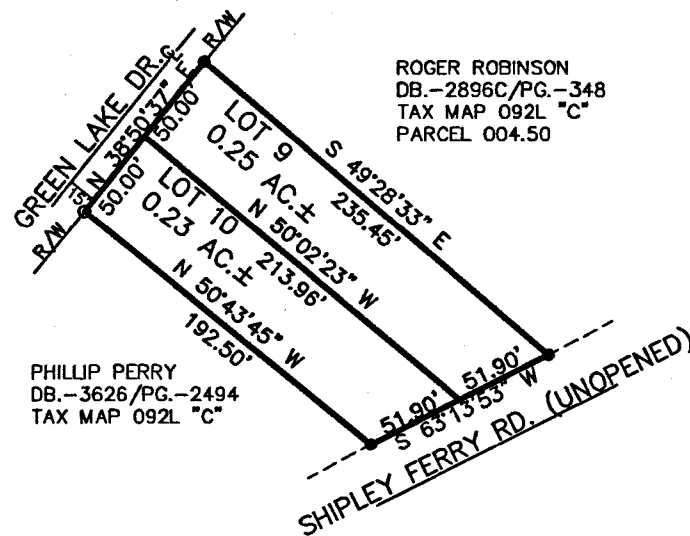
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

1. 1624 Green Lake Drive
2. 931 Riverside Ave
3. 712 W. Valley Drive
4. 465 Lakeside Drive
5. 201 Old Island Trail
6. Glen Ave, Fairway Ave, Virgil Street
7. 325 Burning Trail

Sincerely,

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

NORTH RECONCILED TO
DEED



FLOOD NOTE: By graphic plotting only, this property is in Zone(s)
"X" of the Flood Insurance Rate Map, Community Panel No.
47163C0255D, which bears an effective date of
09-29-2006 and is not in a Special Flood Hazard Area.

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT	CERTIFICATE OF LICENSED ENGINEER OR SURVEYOR REGARDING SURFACE WATER RUNOFF
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. DATED: <u>17 June 25</u> <u>W. Murk</u> SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE	I HEREBY CERTIFY TO SULLIVAN COUNTY REGIONAL PLANNING COMMISSION (SORPC), FOR THEIR BEHALF AS WELL AS FOR AND ON BEHALF OF ALL PURCHASERS OF LOTS WITHIN THE SUBDIVISION SHOWN HERE AND ALL NEIGHBORING PROPERTY OWNERS, THAT (1) I AM EITHER A FULLY LICENSED ENGINEER OR FULLY LICENSED SURVEYOR, AS INDICATED BELOW, IN THE STATE OF TENNESSEE, EDUCATED AND SKILLED IN THE PROPER CONTAINMENT AND DRAINAGE OF SURFACE WATER RUNOFF; (2) I HAVE REVIEWED THE FINAL SUBDIVISION PLAT AND PLANS SUBMITTED FOR APPROVAL TO SORPC ON (DATE) FOR THE SUBDIVISION SHOWN HERE; AND (3) THE SURFACE WATER RUNOFF AND DRAINAGE PLANS SET FORTH IN SUCH SUBDIVISION PLAT AND PLANS ARE ADEQUATE TO PROPERLY CONTAIN AND CONTROL, ACCORDING TO CURRENT INDUSTRY AND LEGAL STANDARDS, SURFACE WATER RUNOFF AND DRAINAGE WITHIN AND FROM SAID SUBDIVISION/PROPERTY. DATE _____ LICENSED ENGINEER OR LICENSED SURVEYOR
CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS	
I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWERAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF GROUND WATER PROTECTION OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN. DATED: _____ CITY SEWER DIRECTOR OR THE STATE ENVIRONMENTAL SPECIALIST	(4) THE SURFACE WATER RUNOFF AND DRAINAGE PLANS SET FORTH IN SUBDIVISION PLAT AND PLANS IDENTIFIED ABOVE, AS PROPERLY AMENDED ACCORDING TO SORPC RULES AND REGULATIONS (IF SO BE THE CASE), HAVE BEEN PROPERLY IMPLEMENTED AND COMPLIED WITH, AND ALL FACILITIES AND IMPROVEMENTS CALLED FOR IN SUCH PLANS HAVE BEEN PROPERLY CONSTRUCTED; AND SUCH FACILITIES AND IMPROVEMENTS WILL PROPERLY CONTAIN AND CONTROL, ACCORDING TO CURRENT INDUSTRY AND LEGAL STANDARDS, SURFACE WATER RUNOFF AND DRAINAGE WITHIN AND FROM SAID SUBDIVISION/PROPERTY. DATE _____ LICENSED ENGINEER OR LICENSED SURVEYOR

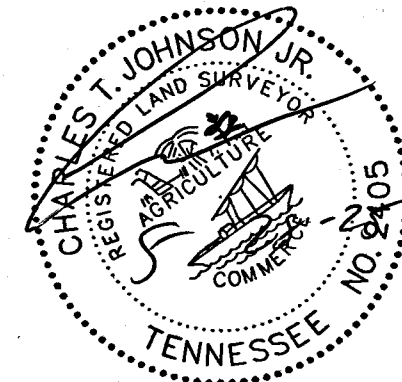
BEFORE REPLAT

Slide A-1820
Sheena Tinsley, Register
Sullivan County
Rec #: 377145 Instrument #: 25011012
Rec'd: 15.00 Recorded
State: 0.00 6/16/2025 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 71-71

SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 1624 GREEN LAKE
DATE: 05-16-2025

AFTER REPLAT

TPSI TN. PROFESSIONAL
SURVEYING INC.
405 N BOONE STREET
JOHNSON CITY TN, 37604 423-915-1136



I HEREBY CERTIFY THAT THIS
IS A CATEGORY I SURVEY AND
THE RATIO OF PRECISION OF
THE UNADJUSTED SURVEY IS 1:10000
AS SHOWN HEREON.

PROPERTY IS ZONED B-3
SETBACKS ARE FRONT = 30' REAR = 30' AND SIDE = 30'.

THE BUILDING SET-BACK LINES SHALL BE AS PER THE
PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE
SUBJECT PROPERTY.

THIS SURVEY SUBJECT TO ANY AND
ALL EASEMENTS, COVENANTS, OR
RESTRICTIONS EITHER WRITTEN
OR UNWRITTEN.

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 MAIN-
TENANCE OF UTILITIES AND THE CONVEYANCE OF
STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH
LOT. SUCH STANDARD EASEMENT AREA IS IN ADDI-
TION 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.

THE SEPTIC PERMIT WAS ISSUED TO DAVID & BRENDA BYERLY
DATED 03-10-2025.

THIS SITE RECIEVES WATER FROM _____ UTILITY DISTRICT.

PROPERTY REFERENCE:
DAVID & BRENDA BYERLY
PB.-3/PG.-43B/LOT-9-10
DB.-3625/PG.-2766
TAX MAP 092L "C"
PARCEL 005.00

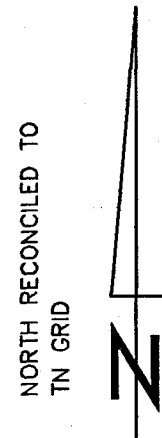
LEGEND

- 1/2" IRON PIN SET (TPSI CAP)
- 1/2" IRON PIN FOUND
- × POINT ON RIGHT-OF-WAY

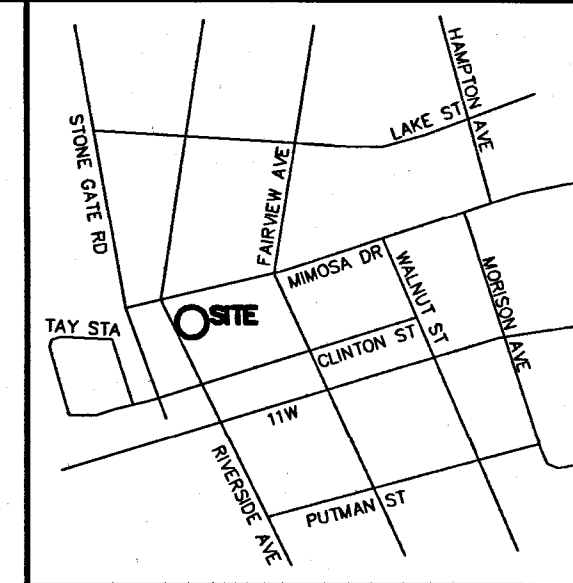
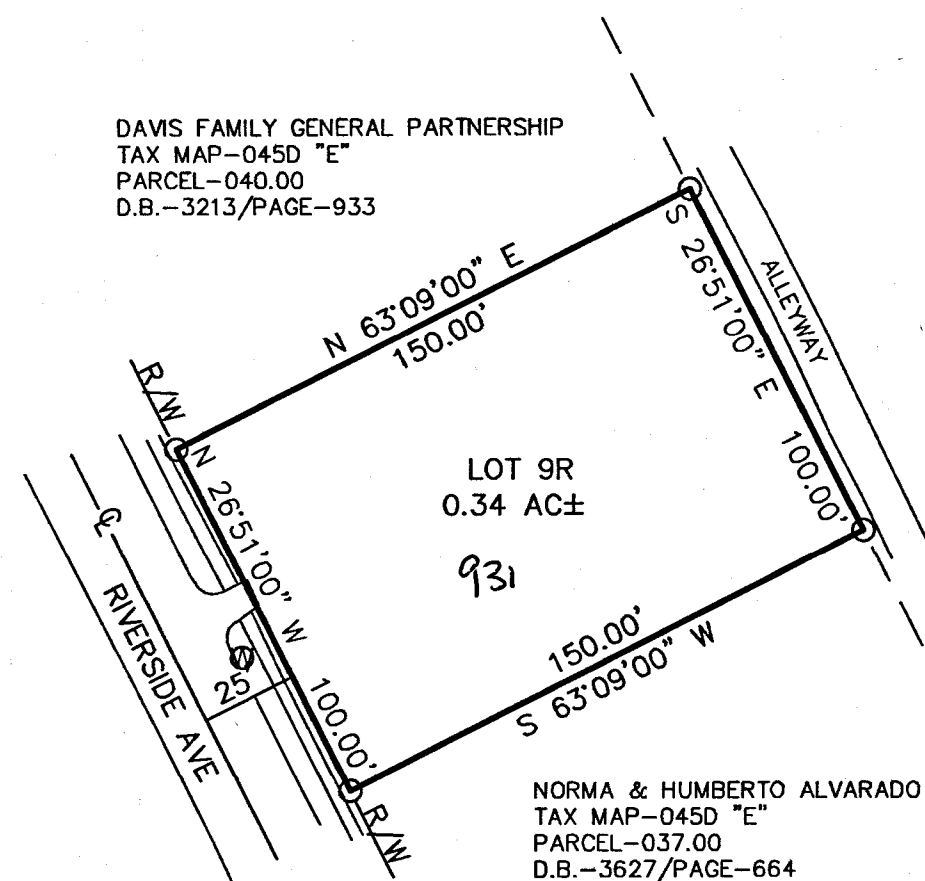
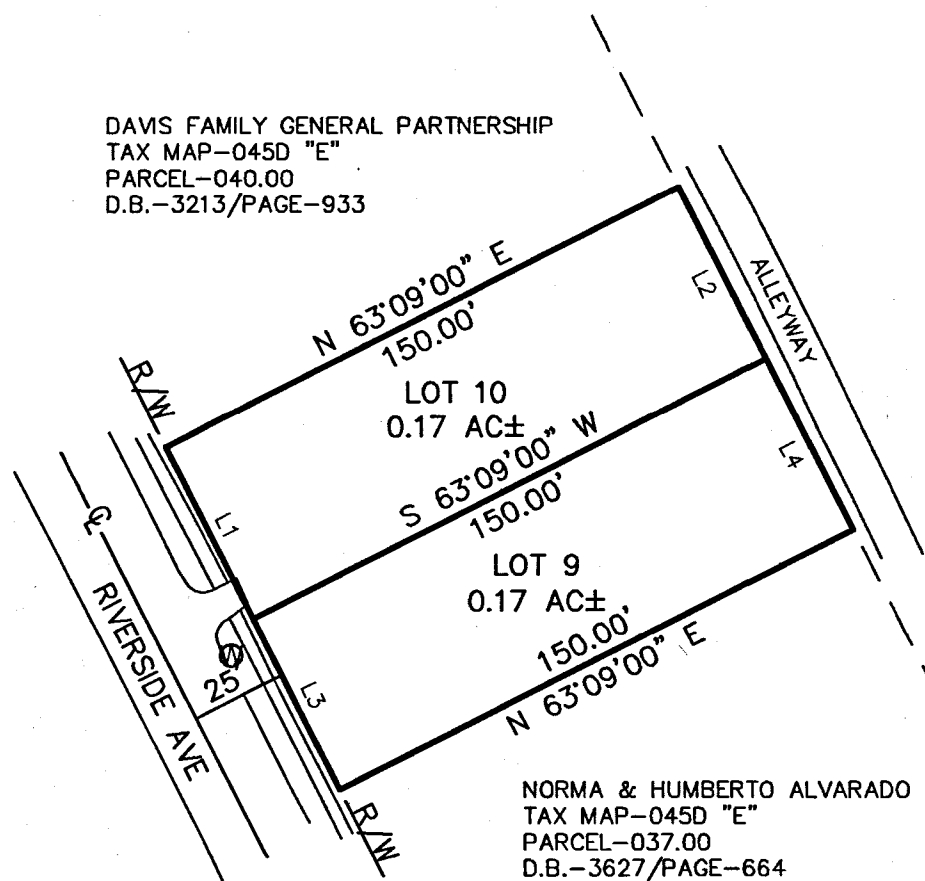
MISCELLANEOUS NOTES:

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATE OF APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL FOR RECORDING
(I/WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THE (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. OWNER: <u>Brenda Byerly</u> DATED: <u>6-2-25</u> OWNER: _____ DATED: _____ OWNER: _____ DATED: _____ TENNESSEE REGISTERED LAND SURVEYOR	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON 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. DATED: <u>5-28-25</u> <u>Charles T. Johnson Jr.</u> TENNESSEE REGISTERED LAND SURVEYOR	I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION; (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. DATED: <u>6-12-2025</u> <u>Jan S. Arvey S.C.U.</u> CITY ENGINEER OR SULLIVAN COUNTY COMMISSIONER OF HIGHWAYS	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 DATED: <u>6-10-25</u> <u>Am 4</u> LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SULLIVAN COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE CITY OF KINGSFORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF _____ HAS BEEN POSTED WITH THE CITY OF KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATED: <u>6/16/2025</u> <u>Am 4</u> THE CITY OF KINGSFORT REGIONAL PLANNING COMMISSION

KINGSFORT REGIONAL PLANNING COMMISSION	
REPLAT OF LOTS 9 & 10 LAKECREST SUB. PB.-3/PG.-43B	
TOTAL ACRES <u>0.48</u>	TOTAL LOTS <u>1</u>
ACRES NEW ROAD <u>0</u>	MILES NEW ROAD <u>0</u>
COUNTY <u>SULLIVAN</u>	CIVIL DISTRICT <u>14TH</u>
SURVEYOR <u>CHARLES T. JOHNSON JR.</u>	CLOSURE ERROR <u>1-10000</u>
SCALE 1" = 100'	



LINE	BEARING	DISTANCE
L1	N 26°51'00" W	50.00'
L2	S 26°51'00" E	50.00'
L3	S 26°51'00" E	50.00'
L4	N 26°51'00" W	50.00'



LOCATION MAP
NOT TO SCALE

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- × POINT ON RIGHT-OF-WAY
- ⊕ WATER METER

MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

THIS SITE RECIEVES WATER FROM _____ UTILITY DISTRICT.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 47163C00400, which bears an effective date of 09/29/2006 and is not in a Special Flood Hazard Area.

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

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

DATED: June 11, 2025
Charles T. Johnson Jr.
CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

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

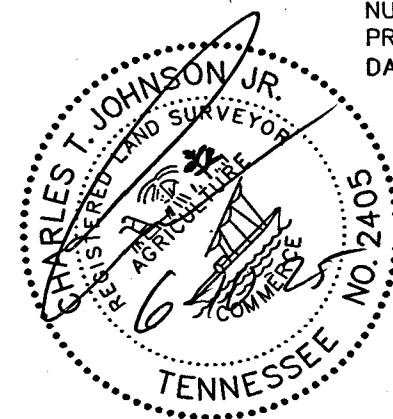
DATED: 11 JUN 2025
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
Charles T. Johnson Jr.
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT CONSTRUCTIONS 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.

DATED: _____
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 25136
DATE: 05/28/2025



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 AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE".

Slide A-1821
Sheema Tinsley, Register
Sullivan County
Rec #: 377147 Instrument #: 25011014
Rec'd: 15.00 Recorded
State: 0.00 6/16/2025 at 9:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 72-72

TPSI TN. PROFESSIONAL SURVEYING INC.

405 N BOONE STREET
JOHNSON CITY TN, 37604 423-915-1136

WILLIAM & JENNIFER CALDWELL
937 RIVERSIDE AVENUE
KINGSPORT, TN 37660
TAX MAP 045D "E"
PARCEL 039.00
D.B. 3544
PAGE 1397
WEST VIEW PARK BLOCK 14 LOT 10
PLAT BOOK A PAGE 23A

WILLIAM & JENNIFER CALDWELL
931 RIVERSIDE AVENUE
KINGSPORT, TN 37660
TAX MAP 045D "E"
PARCEL 038.00
D.B. 3544
PAGE 1399
WEST VIEW PARK BLOCK 14 LOT 9
PLAT BOOK A PAGE 23A

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 THE 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: Charles T. Johnson Jr. DATED: 6/11/2025
OWNER: _____ DATED: _____
OWNER: _____ DATED: _____

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 TN REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATED: 6-10-25
SURVEYOR

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

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

DATED: 11 JUN 2025
CITY STORMWATER MANAGER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

DATED: 11 JUN 2025
AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

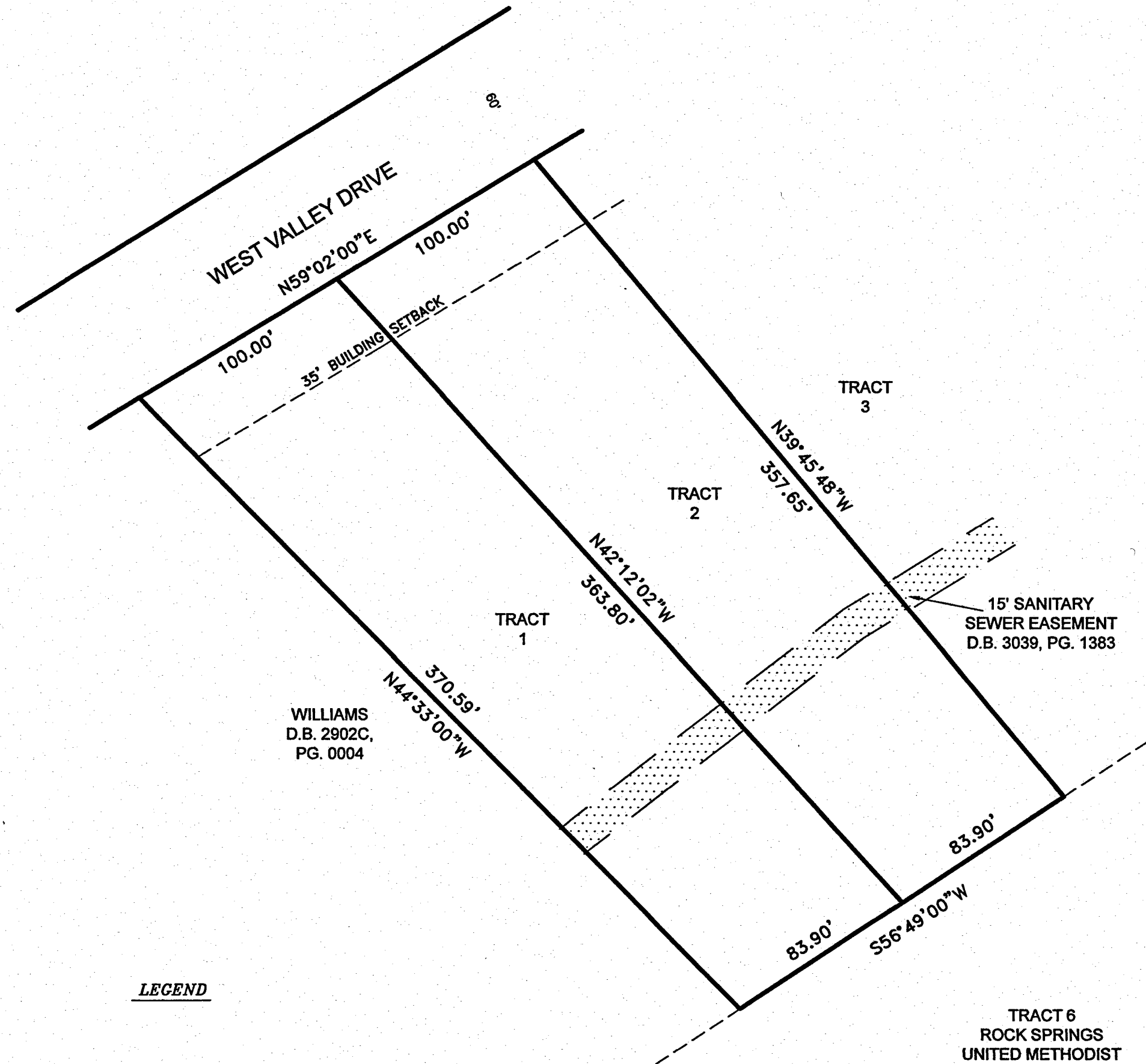
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED A 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.

SECRETARY: Charles T. Johnson Jr. 6/16/2025
KINGSPORT REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

REPLAT OF WEST VIEW PARK LOTS 9 & 10

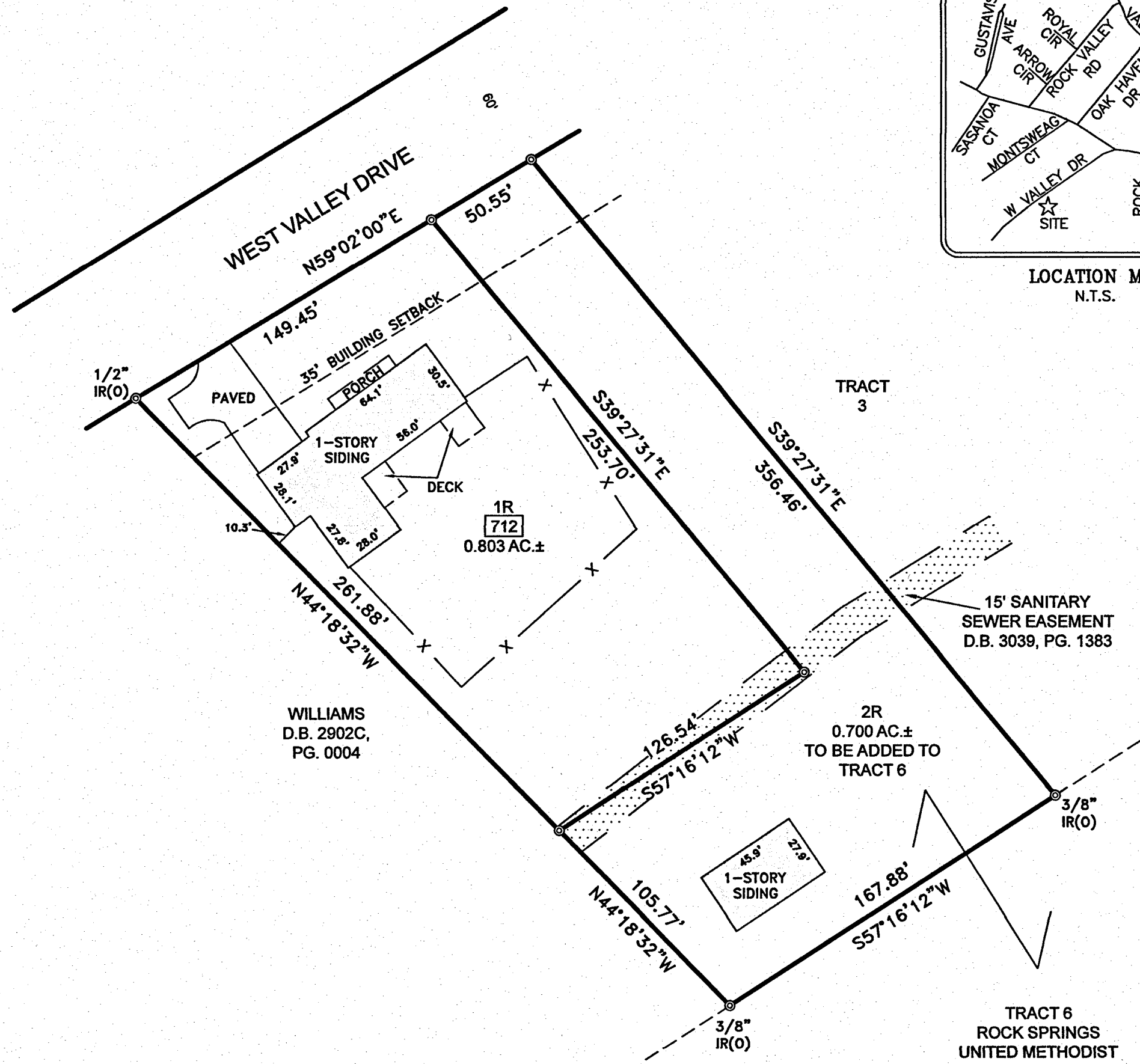
TOTAL ACRES 0.34 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
COUNTY SULLIVAN CIVIL DISTRICT _____
SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000
SCALE 1" = 50' 50' 0' 50' 100'



P.B. PLAT BOOK
D.B. DEED BOOK
PC PAGE
IR(0) IRON ROD, OLD
AC. ACRES
N.T.S. NOT TO SCALE
123 911 ADDRESS

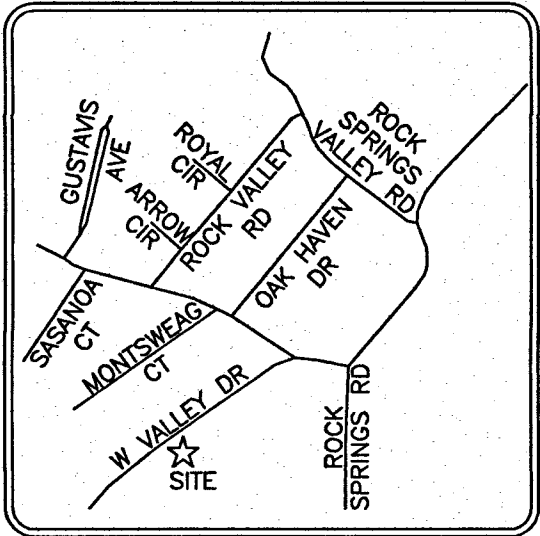
BEFORE

TRACT 6
ROCK SPRINGS
UNITED METHODIST
CHURCH
(UNRECORDED PLAT)
D.B. 322C, PG. 689



AFTER

LOCATION MAP
N.T.S.



Slide A-1822

Sheena Tinsley, Register
Sullivan County
Rec #: 377335 Instrument #: 25011233
Rec'd: 15.00 Recorded
State: 0.00 6/18/2025 at 12:09 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 78-78

- NOTES:
- 1) NORTH BASED ON REFERENCED DEED AND PLAT.
 - 2) PROPERTY IS ZONED R-1B SETBACKS TO CONFORM TO CURRENT ZONING.
 - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0230D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
 - 4) JOB NO. 25-13856
 - 5) ACAD FILE 25-13856 GRILLS.DWG
 - 6) TAX MAP 119 PARCEL 006.20.
 - 7) REFERENCES: D.B. 3634, PG. 1732 & P.B. 31, PG. 31.
 - 8) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
 - 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - 11) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
 - 12) 15' FT. DRAINAGE EASEMENT ALONG SWALES AND LOT LINES.

<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>10 June 2025 OWNER</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 KINGSFORT TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p>6-16 2025 DATE TENNESSEE REGISTERED LAND SURVEYOR</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED</p> <p>6-13 2025 DATE CITY ENGINEER</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>6-13 2025 DATE KINGSFORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR 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, A SURETY BOND IN THE AMOUNT OF \$7500 HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>6-17 2025 DATE SECRETARY, KINGSFORT REGIONAL PLANNING COMMISSION</p>	<p>RESUBDIVISION OF TRACT 1 & TRACT 2 FLOSSIE HITE HEIRS</p> <p>KINGSFORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 1.503 TOTAL LOTS 2 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER DEMORE CIVIL DISTRICT 15TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000 SCALE 1"= 50' 50 25 0 25 50</p>
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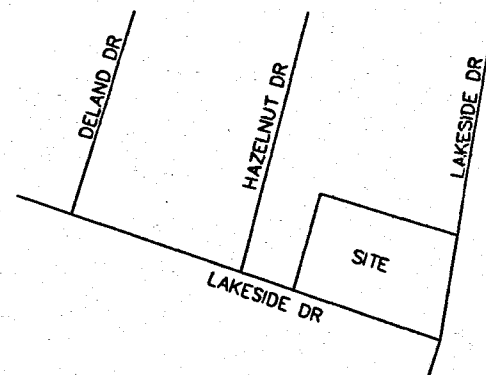
Slide A-1823

Sheena Tinsley, Register
Sullivan County
Rec #: 377512 Instrument #: 25011450
Rec'd: 15.00 Recorded
State: 0.00 6/23/2025 at 1:00 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 80-80

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.

TDOT

LOCATION MAP (N.T.S)

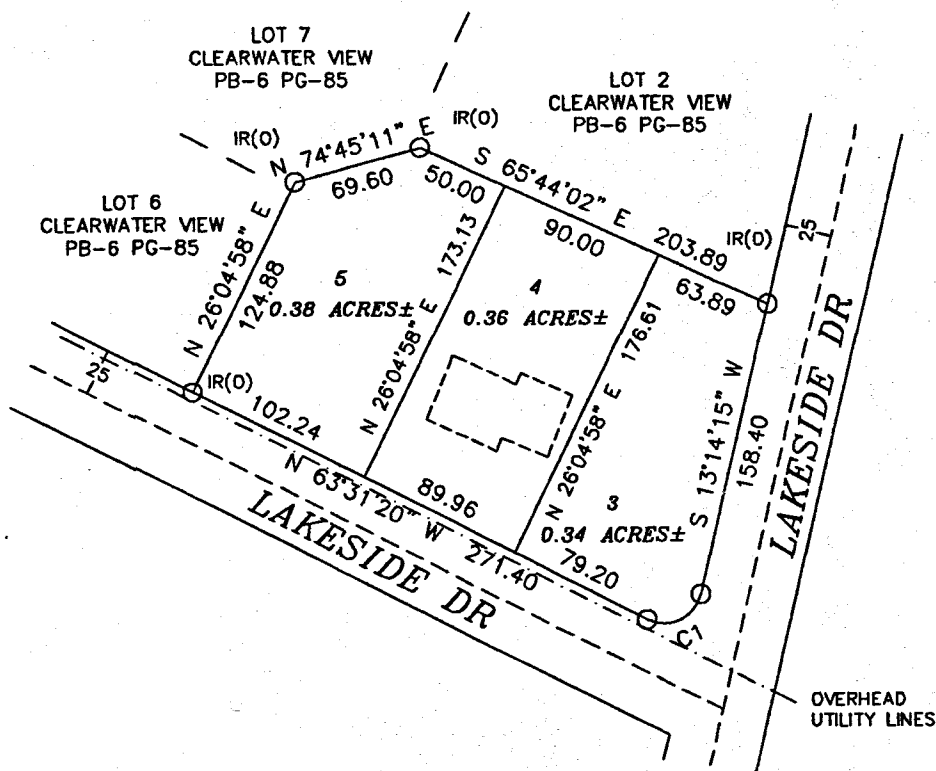


McCOY LAND SURVEYING
806 EAST JACKSON BLVD STE 11
JONESBOROUGH, TENN 37659
PH- 423-753-9192

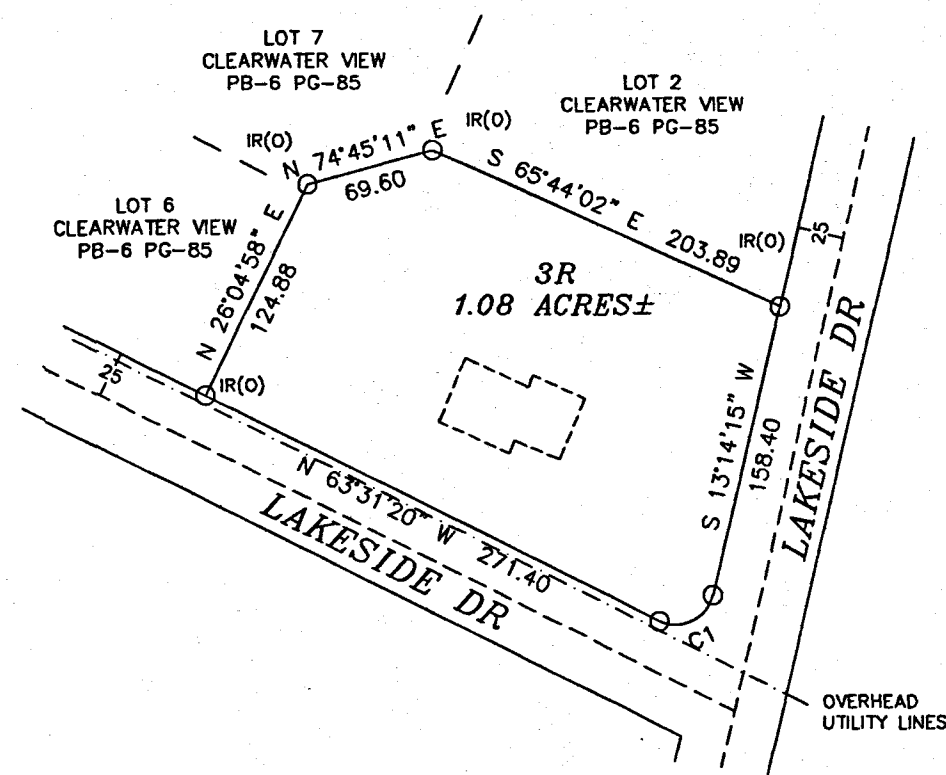
REGISTER OF DEEDS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	36.47	20.24	103°14'24"	S 64°51'27" W	31.73

BEFORE



AFTER



KINGSPORT UTILITY DISTRICT
IR(O)- IRON ROD OLD
IR(N)- IRON ROD NEW

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS PER
FIRM MAP 47163C0045D 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: 077G GRP: B PARCELS: 020.00, 021.00 & 022.00
SUBJECT PROPERTY DEED REFS: PB-6 PG-85 LOTS 3-5

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.

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

June 23 2025
Date

Cassie Campbell
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.

6/20 2025
Date

Kingport Authorizing Agent

0' 100' 200' 300'

SUBJECT PROPERTY ADDRESS: 465 LAKESIDE DR. KINGSPORT, TENN



CERTIFICATE OF APPROVAL FOR RECORDING

CERTIFICATE OF ACCURACY

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

CERTIFICATION OF THE APPROVAL OF STREETS

CERTIFICATE OF OWNERSHIP AND DEDICATION

REPLAT OF THE HURD PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES= 1.08±
ACRES NEW ROAD= -0-

TOTAL LOTS= 1
MILES NEW ROAD=-0-

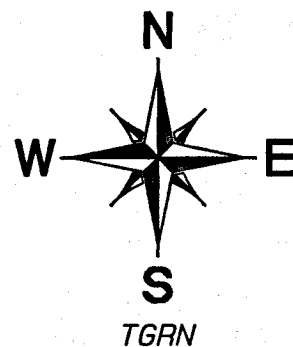
OWNER= HURD

CIVIL DISTRICT=7TH

SURVEYOR= McCOY

CLOSURE ERROR= 1-10000+

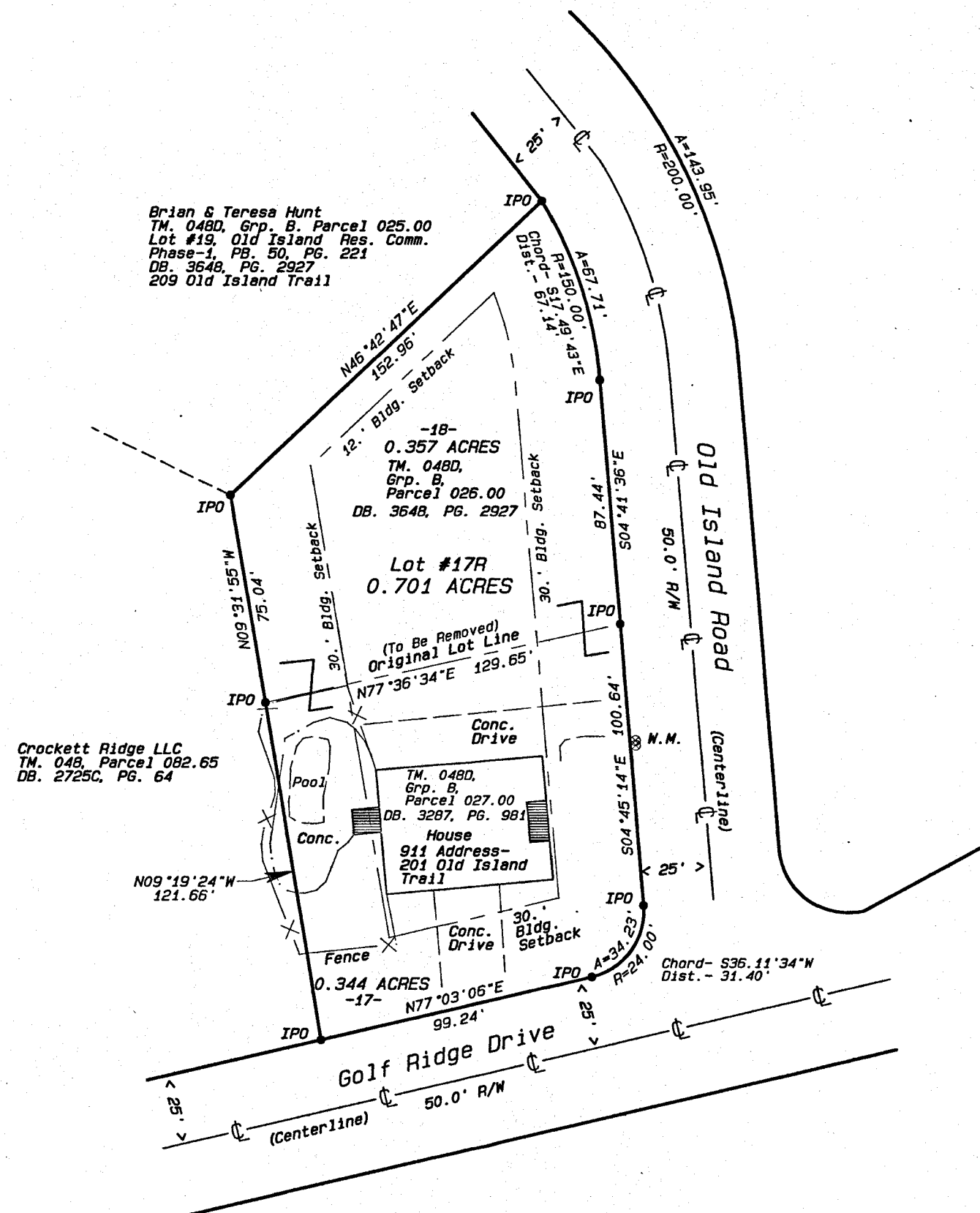
SCALE= 1-100'



Slide A-1823

Sheena Tinsley, Register
Sullivan County
Rec #: 377514 Instrument #: 25011453
Rec'd: 15.00 Recorded
State: 0.00 6/23/2025 at 1:03 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 81-81

(N.T.S)
LOCATION MAP



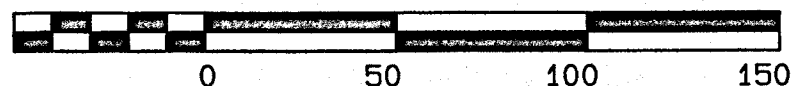
CERTIFICATE OF OWNERSHIP AND DEDICATION

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.

NOTES

1. This survey is based upon existing monuments and evidence which were found in the field as of the above date.
2. No title information was furnished to this surveyor this survey is subject to an actual title search.
3. This boundary survey is subject to all Right-of-Ways and easements whether of record or implied. No attempt was made to locate Right-of-Ways or easements.
4. There is hereby established an easement area a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural stormwater easements as may be delineated by the licensed surveyor/civil engineer or that which may be required by the Kingsport Regional Planning Commission.
5. Current zoning- R-1
"All Bldg. Setbacks shall conform to the applicable zoning requirements in effect at such time of construction"
6. Deed Reference- As shown above
8. 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.
9. Property does not lie in a flood zone as per Flood Insurance Rate Map 47163C00700 Effective Date Sept. 29, 2006
10. Property Owners are to contact the City, County Highway Dept. and/or State Highway Dept. before installing drains and driveways

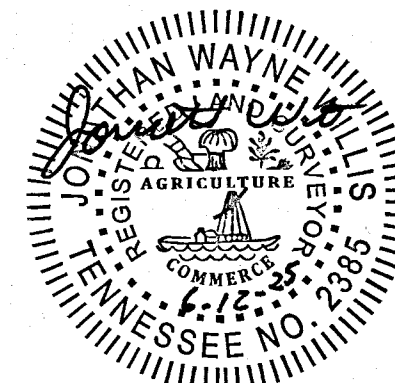
GRAPHIC SCALE 1"=50'



CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

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

DATE 6/23/2025
J. Wayne Willis
SULLIVAN COUNTY DEPARTMENT OF 911 ADDRESSING
ON HIS OR HERS AUTHORIZED REPRESENTATIVE



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

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

Owner's- Brian & Teresa Hunt

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE 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 KINGSFORT CITY REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000.00 HAS BEEN POSTED WITHIN THE KINGSFORT CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CONFIRMED BY KINGSFORT PLANNING DIRECTOR DATE 6/23/2025
SECRETARY OF THE KINGSFORT CITY REGIONAL PLANNING COMMISSION

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 CITY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISIONS REGULATIONS.

DATE 6-12-2025
J. Wayne Willis
TENNESSEE REGISTERED SURVEYOR LICENSE NUMBER 2385

CERTIFICATION OF APPROVAL OF THE WATER SYSTEMS

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

DATE 6/23/25
C. H. Hunt
LOCAL UTILITY DISTRICT OR HIS/HER AUTHORIZED REP.

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWERAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF GROUND WATER PROTECTION OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

DATE 6/23-2025
C. H. Hunt
CITY SEWER DIRECTOR OR THE STATE ENVIRONMENTAL SPECIALIST

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY (CIRCLE ONE)
(1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR
(2) ADEQUATE RIGHT OF WAY DEDICATION UPON THESE LOTS AS PROPOSED, OR
(3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE
SET BY THE KINGSFORT CITY REGIONAL PLANNING COMMISSION

DATE
CITY ENGINEER OR SULLIVAN COUNTY COMM. OF HIGHWAYS

The Consolidation of Lot #17 & Lot #18 of the
Old Island Residential Community, Phase I

KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.701 TOTAL LOTS -1-

ACRES NEW ROAD -0- MILES NEW ROAD -0-

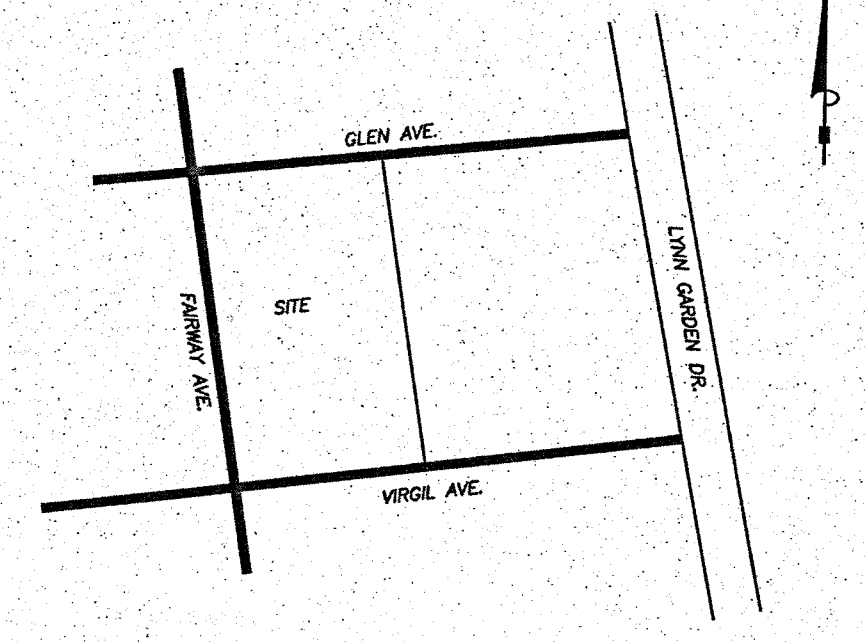
OWNER Hunt CIVIL DISTRICT 7th

SURVEYOR JONATHAN W. WILLIS CLOSURE ERROR 1: 10,000'

SCALE: 1" = 50' DRAWN BY J.W.

(SEE NOTE #6)

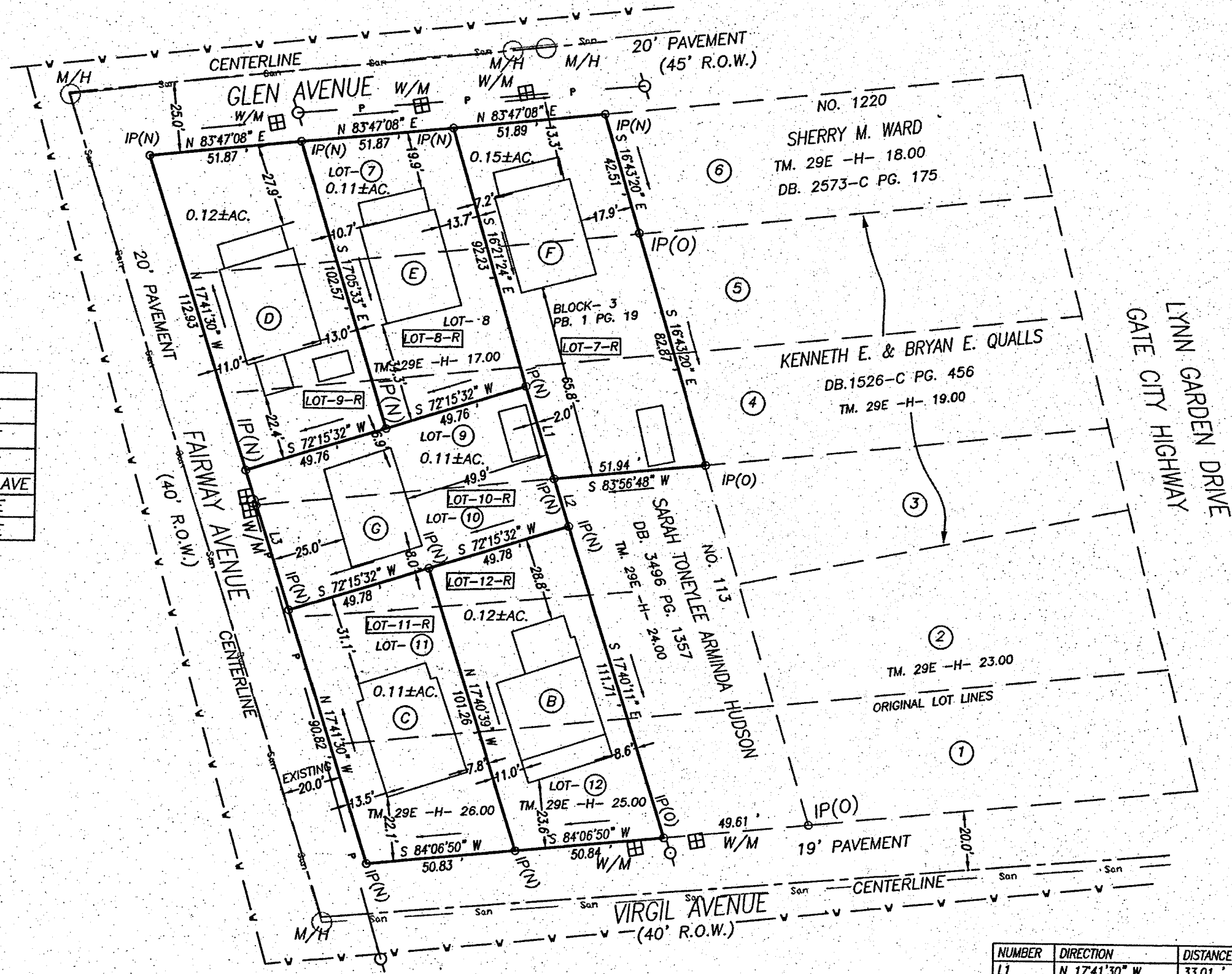
LOCATION MAP
NOT TO SCALE



LOT NUMBER	ADDRESS
6430.32 SQ FT LOT -7R -	200 GLEN AVE
4906.23 SQ FT LOT- 8R-	204 GLEN AVE
5422.15 SQ FT LOT- 9R-	208 GLEN AVE
4976.20 SQ FT LOT- 10R-	1211 FAIRWAY AVE
4779.82 SQ FT LOT- 11R-	121 VIRGIL AVE
5300.00 SQ FT LOT- 12R-	117 VIRGIL AVE

OWNERS: FRONT STREET VENTURE INC
2 MISHAUPAN PLACE
BAYVILLE NY, 11709

LOCAL CONTACT
RICHARD BANKS - C- 423-791-2426
NORTH EAST TN. REAL ESTATE
RBANKS @ NETRETN.COM



NUMBER	DIRECTION	DISTANCE
L1	N 17°41'30" W	33.01'
L2	S 17°50'15" E	16.99'
L3	N 17°41'30" W	50.00'

NOTES

1. THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND EVIDENCE WHICH WERE FOUND IN THE FIELD AS OF THIS DATE.
2. NO TITLE INFORMATION WAS FURNISHED TO THIS SURVEYOR.
3. THIS SURVEY IS SUBJECT TO ANY EASEMENTS THAT MAY AFFECT SUBJECT PROPERTY, WHETHER OF RECORD OR IMPLIED.
4. LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND UNDERGROUND STRUCTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. TITLE SOURCE: DEED BOOK 3465, PAGE 11368
TAX MAP: 29E -H- PARCELS 17.00, 25.00 & 26.00
6. NORTH IS BASED ON GPS GEODETIC AVERAGE
7. BUILDING SETBACKS TO CONFORM WITH ZONING.
R1B ZONE- FRONT= 30' REAR= 30' SIDE= 8
8. SEE PANEL NO. 47163C0030D DATED 9-29-06 FLOOD ZONE- X
9. HOMES SHOWN ARE OER TAX ROLL -1-S-FRAME
OTHER STRUCTURES SHOWN ARE VARIOUS SHEDS

LYNN GARDENS SUBDIVISION
BLOCK- 3
PB. 1 PG. 19

CROSS LAND
SURVEYING & PLANNING
1608 EDMONT AVE.

BRISTOL, TENNESSEE
(423) 764-0229
EMAIL: CROSSLS @ BTES.TV

BRISTOL, TENNESSEE
(423) 764-1667
FAX: (423) 764-1972

REPLAT OF PART OF LOTS 7,8,9,10,11&12 BLOCK- 3 OF LYNN GARDEN SUBDIVISION	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES <u>0.72±</u>	TOTAL LOTS <u>6</u>
ACRES NEW ROAD <u>NONE</u>	MILES NEW ROAD <u>NONE</u>
OWNER <u>FRONT STREET VENTURE, LLC</u>	
SURVEYOR <u>STEVEN G. CROSS</u> CLOSURE ERROR <u>1:10,000</u>	
SCALE <u>1" = 40'</u>	CIVIL DISTRICT <u>---</u>
DRAWN BY <u>RLB</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 KINGSPORT, TENNESSEE, REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE 4-28-25

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.

SURVEYOR STEVEN G. CROSS LICENSE NO. 1429

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 OR PRIVATE USE AS NOTED.

OWNER FRONT STREET VENTURE INC

- LEGEND
- IRON PIN (OLD)
 - IRON PIN (NEW)
 - POINT
 - ⊕ POWER POLE
 - ⊙ LIGHT POLE
 - ⊕ BENCH MARK
 - ⊕ CATCH BASIN
 - ⊕ SEWER MANHOLE
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ FIRE HYDRANT
- P — P — POWER LINE (OVERHEAD)
- V — V — WATER LINE

Slide A-1823

Sheena Tinsley, Register
Sullivan County

Rec #: 377698 Instrument #: 25011703

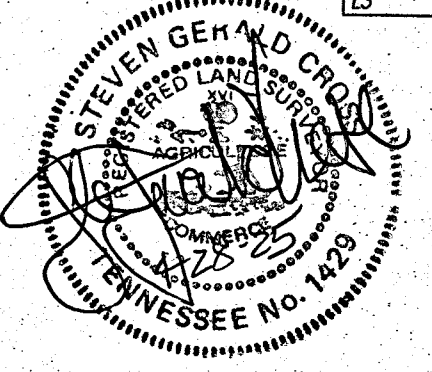
Rec'd: 15.00 Recorded

State: 0.00 6/25/2025 at 12:47 PM

Clerk: 0.00 in Plat

Other: 2.00 P60

Total: 17.00 PGS 82-82

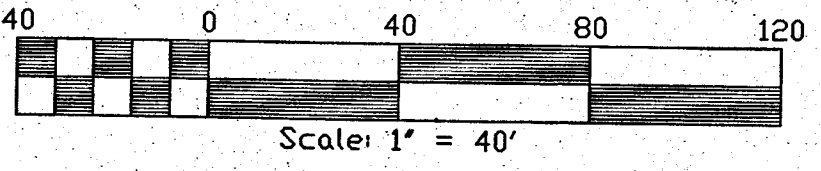


I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

AND IS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE.

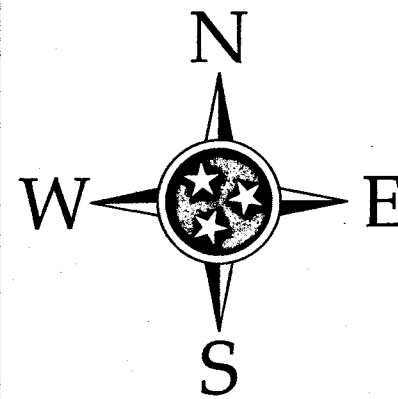
STEVEN G. CROSS, R.L.S. 1429

DATE 4-28-25

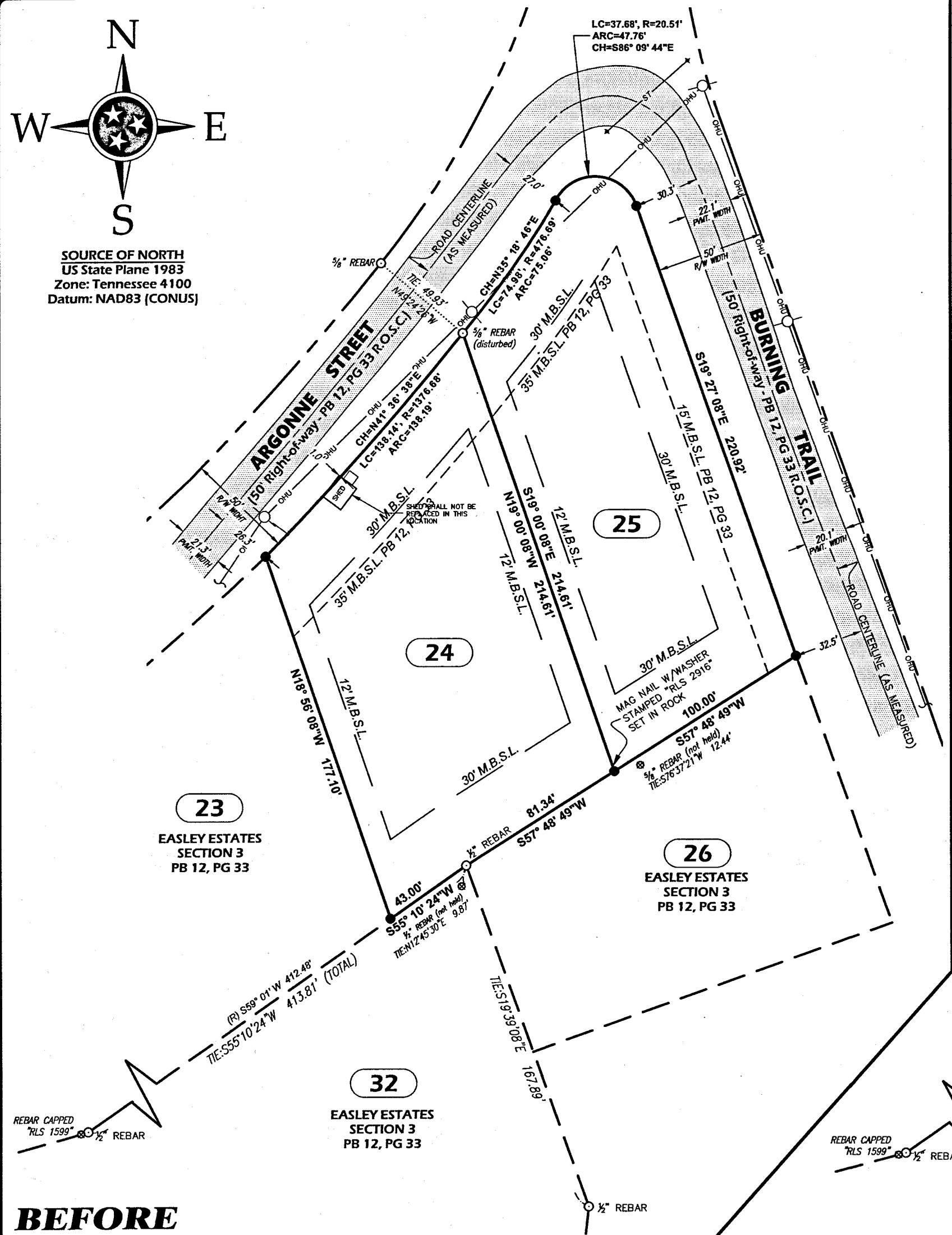


Scale: 1" = 40'

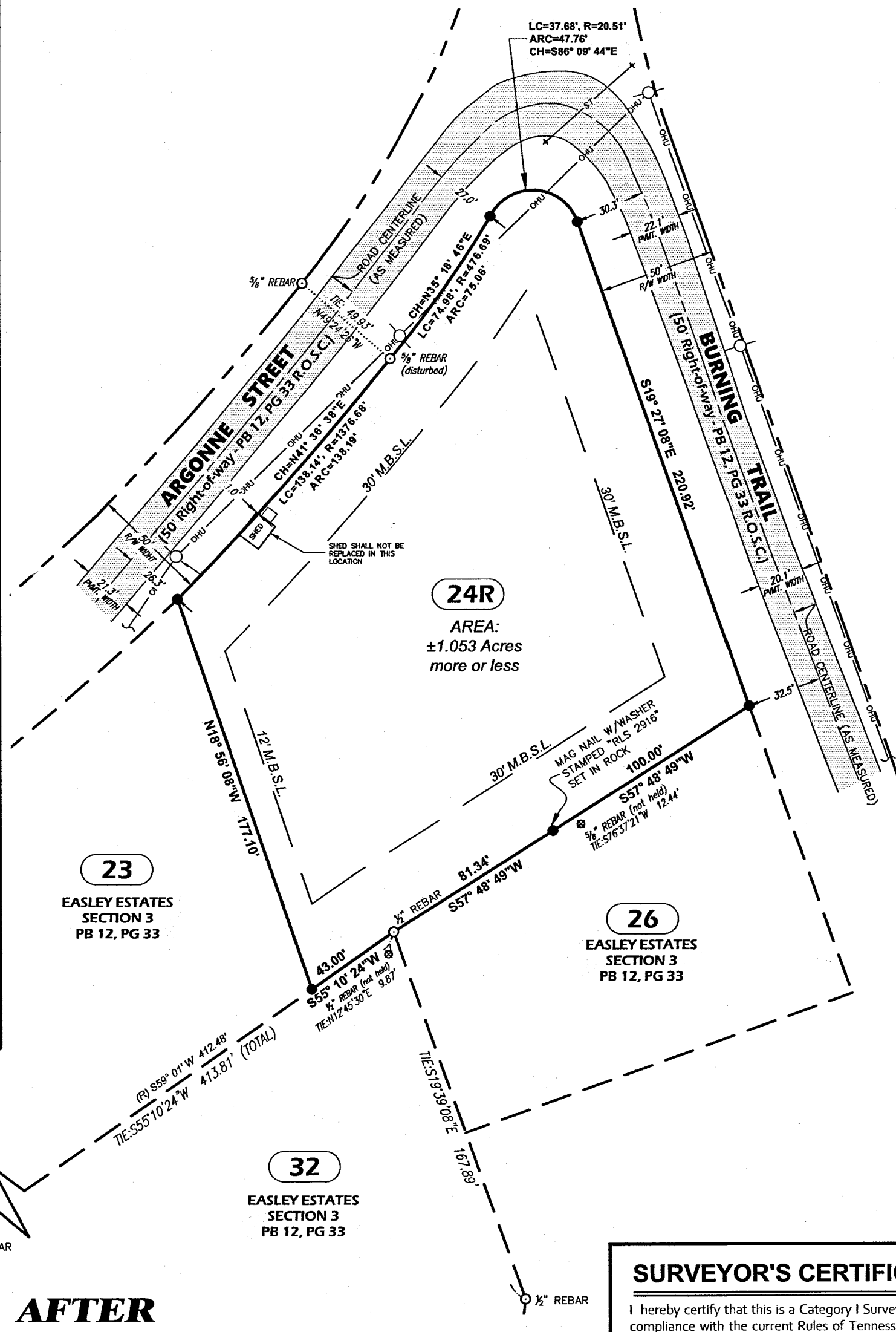
CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM	CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM	CERTIFICATION OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.	I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.	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.	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 ANY 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.
DATE <u>June 25</u> 20 <u>25</u>	DATE <u>6/25</u> 20 <u>25</u>	DATE <u>6/25</u> 20 <u>25</u>	DATE <u>6/25</u> 20 <u>25</u>	DATE <u>6/25</u> 20 <u>25</u>
<u>Carsonne Campbell</u> CITY ENGINEER OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE	<u>Chloe</u> CITY ENGINEER OR COUNTY ROAD COMMISSIONER	<u>Chloe</u> AUTHORIZING AGENT	<u>Chloe</u> KINGSPORT AUTHORIZING AGENT	<u>Chloe</u> SECRETARY KINGSPORT MUNICIPAL PLANNING COMMISSION



SOURCE OF NORTH
US State Plane 1983
Zone: Tennessee 4100
Datum: NAD83 (CONUS)



BEFORE



AFTER

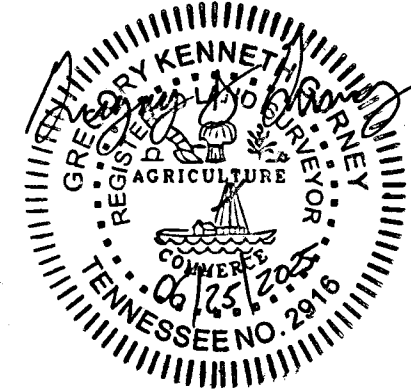
LEGEND

	SUBJECT PROPERTY BOUNDARY LINE		DB	DEED BOOK
	ADJOINER BOUNDARY LINE (not surveyed)		PB	PLAT BOOK
	RIGHT OF WAY LINE (R/W) (not surveyed)		PG	PAGE
	M.B.S.L. PER SULLIVAN COUNTY ZONING REGULATIONS		M.B.S.L.	MINIMUM BUILDING SETBACK LINE
	M.B.S.L. PER PB 12, PG 33		R/W	RIGHT OF WAY
	ROAD CENTERLINE PER SURVEY		PVMT.	PAVEMENT
	CULVERT		(R) BEARING-DISTANCE	RECORD BEARING & DISTANCE
	OVERHEAD UTILITY LINE(S)			
	FOUND PROPERTY BOUNDARY CORNER EXISTING (as noted)			
	NEW PROPERTY BOUNDARY CORNER SET 3/4" X 18" REBAR CAPPED "G3 RLS 2916" (unless noted otherwise)			
	FOUND IRON PIN EXISTING (as noted)			
	EXISTING UTILITY POLE			
	EXISTING GUY WIRE			

ASPHALT PAVEMENT

SURVEYOR'S CERTIFICATION

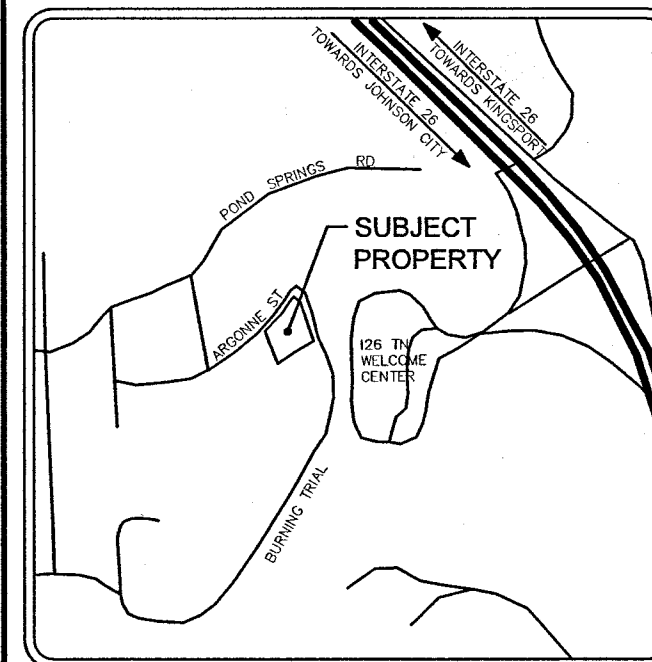
I hereby certify that this is a Category I Survey and was done in compliance with the current Rules of Tennessee State Board of Examiners for Land Surveyors Chapter 0820-03 Standards of Practice. The unadjusted ratio of precision is 1:136,827 as shown hereon.



Gregory K. Gurney
Tenn. Reg. No. 2916

Slide A-1824
Sheena Tinsley, Register
Sullivan County
Rec'd: 15.00
State: 0.00
Clerk: 0.00
Other: 2.00
Total: 17.00
Instrument #: 25012223
Recorded
7/2/2025 at 8:00 AM
in Plat
P60
PGS 86-86

Vicinity Map (not to scale)



GEOMATICS
G3 GEOMATICS, LLC

P.O. Box 594
Johnson City, TN 37605
615.775.6522
gregg@g3geomatics.com
www.g3geomatics.com

SURVEYOR NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TWO LOTS INTO ONE LOT.
- 2) SUBJECT PROPERTY OWNER: RICKY MCFALL; DEED REFERENCE: DEED BOOK 3570, PAGE 1451-1455. THE SUBJECT PROPERTY IS DESIGNATED AS PARCEL(S) 16.00 & 17.00 ON SULLIVAN COUNTY TAX MAP 91J, GROUP C.
- 3) SUBJECT PROPERTY ZONING CLASSIFICATION: R1 | INSIDE KINGSPORT'S UGB DISTRICT SETBACK INFORMATION (R1): FRONT (STREET) = 30'; SIDE = 12'; REAR = 30' ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
- 4) SUBJECT PROPERTY ADDRESSES: 325 BURNING TRL, KINGSPORT, TN 37664;
- 5) BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47163C0235D WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470184, PANEL NO. 0235, SUFFIX D, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 6) THE LOCATION OF THE PROPERTY BOUNDARIES AS DEPICTED HEREON, ARE BASED ON THE APPROPRIATE BOUNDARY LAW PRINCIPLES GOVERNED BY THE FACTS AND EVIDENCE GATHERED DURING THE COURSE OF THIS SURVEY. PER ACCURACY AND PRECISION REQUIRED BY THE STATE OF TENNESSEE, IN THE OPINION OF THIS SURVEYOR THE MONUMENTS SHOWN REPRESENT CORNERS OF THE PROPERTY BOUNDARY. CORNERS HAVE BEEN FOUND OR SET AS INDICATED HEREON. AS A PROFESSIONAL OPINION, THIS SURVEY CARRIES NO GUARANTEES OR WARRANTIES, EXPRESSED OR IMPLIED.
- 7) ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON THE SITE ARE NOT NECESSARILY SHOWN.
- 8) ALL BUILDINGS SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
- 9) THE AREA SHOWN HEREON HAS BEEN CALCULATED BY COORDINATE COMPUTATION METHOD.
- 10) ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- 11) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND NOT WRITTEN, RECORDED AND NOT RECORDED.
- 12) ALL PLAT AND DEED REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTER'S OFFICE SULLIVAN COUNTY, TENNESSEE.
- 13) ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER(S)/DEVELOPER(S) RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PERSON(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES, TO MAKE SUCH DETERMINATION.
- 14) NO TITLE REPORT HAS BEEN FURNISHED; THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE & CURRENT TITLE SEARCH.
- 15) THE FIELD WORK WAS CONDUCTED BETWEEN THE DATES OF 05/08/2025 TO 05/30/2025. THE PLAT WAS PREPARED ON 05/30/2025. FIELD WORK BY GG; CAD DRAFTING BY GG.

RESUBDIVISION OF EASLEY ESTATES - SECTION 3 BLOCK E - LOTS 24 & 25

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES: ± 1.053 TOTAL LOTS: 1

ACRES NEW ROAD: -0- MILES NEW ROAD: -0-

OWNER: SEE SURVEYOR NOTE 2 CIVIL DISTRICT: 13th

SURVEYOR: GREGORY K. GURNEY TN RLS 2916 CLOSURE ERROR: 1:136,827

SCALE 1" = 50' 50' 0 50' 100'
GRAPHIC SCALE

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 06/25/2025
Tennessee Registered Land Surveyor

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 6-25-2025
OWNER: RICKY MCFALL

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I hereby certify that the private or public sewerage disposal system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation, Division of Ground Water Protection or the local municipal sewer department, and are hereby approved as shown.

DATE Refer to Plat Book 12, Page 33
City Sewer Director or the State Environmental Specialist

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS

I hereby certify that the public water utility system installed, or proposed for installation, fully meet the requirements of the water utility system, and is hereby approved as shown.

DATE
Authorized Agent

CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

DATE 6/26/2025
Sullivan County Director of 911 Addressing or His/Her authorized representative

CERTIFICATE OF THE APPROVAL OF STREETS

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

DATE 6-30-2025
City Engineer or Sullivan County Commissioner of Highways

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 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 7/2/2025
Secretary: Kingsport Municipal/Regional Planning Commission