



July 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. 116 Hobbs Street
2. 1600/1603 Arbor Place
3. 770,774,778 Hunts Terrace Drive/1100 Greenwood Drive
4. 934 Independence Drive
5. 101 Greenwood Lane
6. 2953/2957/2961 Ashley Street
7. Preston Forest Sec 16

Sincerely,

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

NOTES

* THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.

* THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL 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 IS SUBJECT TO ZONING REGULATIONS, BUILDING SETBACKS, AND OTHER REGULATIONS AS SET FORTH BY LOCAL PLANNING AND OTHER AGENCIES. CONSULT WITH LOCAL AUTHORITIES PRIOR TO ANY CONSTRUCTION.

* PER PLAT BOOK 8 PAGE 65 THE PROPERTY'S FRONTAGE IS SUBJECT TO A 35' SETBACK.

* ALL BUILDING MEASUREMENTS ARE MADE AT THE GROUND LEVEL

* ADJOINING OWNERS AND DEED REFERENCES AS SHOWN ARE BASED ON COUNTY TAX RECORDS ARE SUBJECT TO ACCURACY THEREOF. DASHED ADJOINER LINES ARE NOT SURVEYED UNLESS ANNOTATED.

* UNDERGROUND UTILITIES AND FEATURES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THERETO.

* ALL FUTURE CONSTRUCTION WILL CONFORM TO THE REQUIREMENTS IF THE SULLIVAN COUNTY PLANNING COMMISSION AND ZONING ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION.

* BASED ON GRAPHICAL LOCATION INFORMATION FROM FEMA FIRMETTE, THE SUBJECT PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP 471630065D EFFECTIVE DATE 9/29/2006.

* ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, RIVERS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PERSON(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES, TO MAKE SUCH DETERMINATION.

GPS NOTE

* COORDINATE SYSTEM NAD 83(2011) GEOID 18
 * ALL COORDINATES ARE SPC (4100 TN) GRID COORDINATES
 * COMBINED SCALE FACTOR GROUND TO GRID: 0.999944280
 * CARLSON BRX7 GPS EQUIPMENT WAS USED IN THE ORIENTATION AND LOCATION OF THE SURVEY UTILIZING TDOT RTK NETWORK. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. LOCATIONS GENERATED USING RTK RMS OF NO MORE THAN 0.05' HORIZONTAL.



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

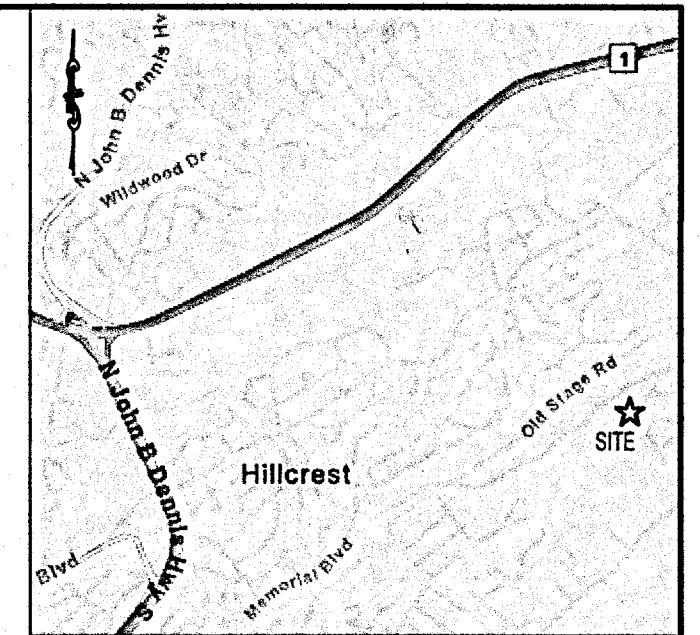
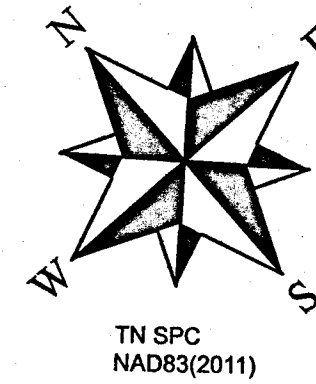
ZONING AND SETBACK NOTE

* THIS SURVEY DOES NOT CERTIFY COMPLIANCE WITH ZONING REGULATIONS, BUILDING CODES, OR OTHER LOCAL LAWS UNLESS EXPLICITLY STATED.

* THE SUBJECT PROPERTY IS SUBJECT TO ZONING REGULATIONS, BUILDING SETBACKS, AND OTHER REGULATIONS AS SET FORTH BY LOCAL PLANNING AND OTHER AGENCIES. CONSULT WITH LOCAL AUTHORITIES PRIOR TO ANY CONSTRUCTION.

SULLIVAN COUNTY NOTE

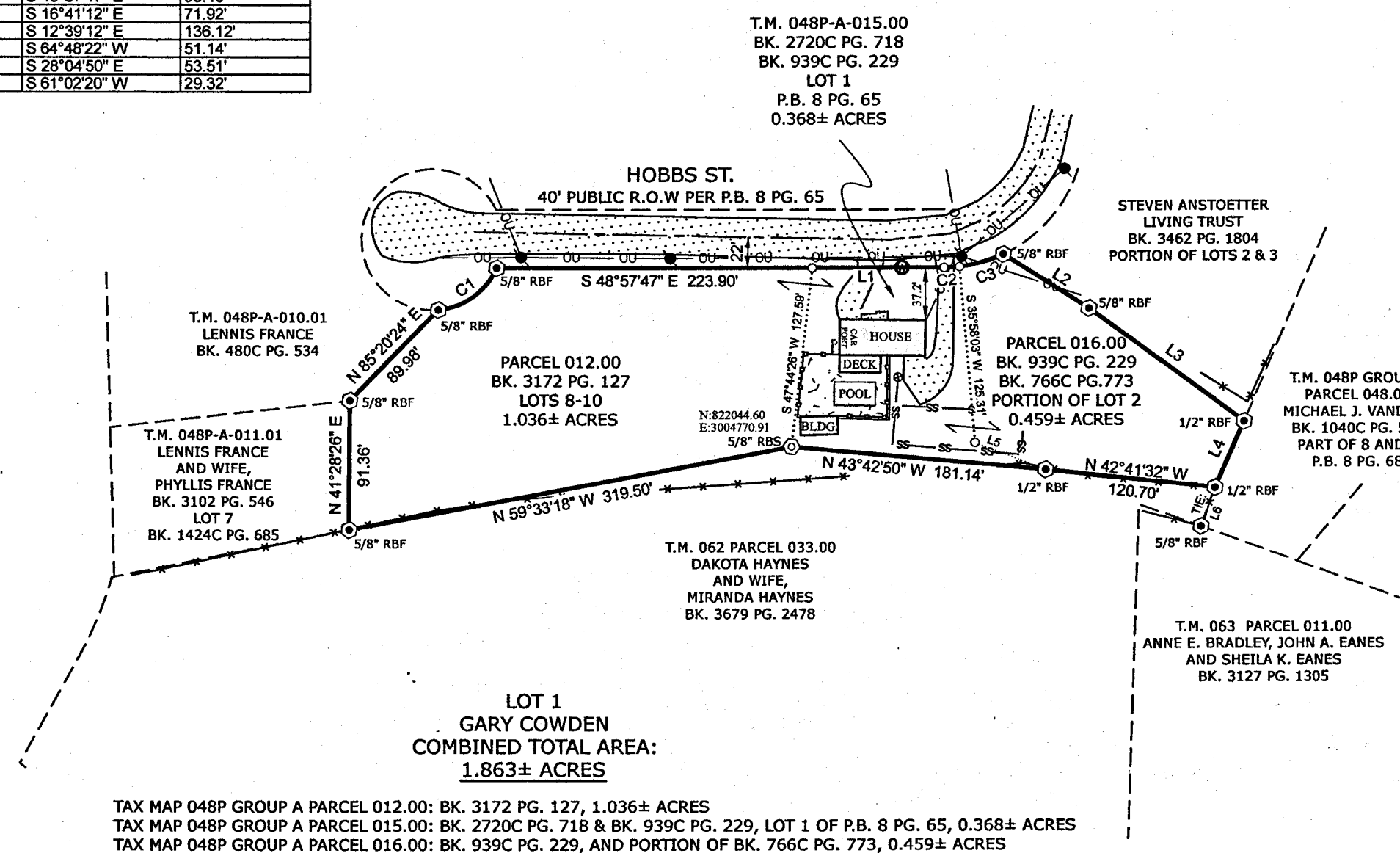
Disturbance in Streams and Floodways - The applicant for proposed land disturbance activities in streams (defined by a blue line on a 7 1/2 minute United States Geological Survey quadrangle) and designated floodways shall be required to provide evidence of obtaining appropriate permits from federal and state regulatory agencies or a written waiver of such permits prior to the issuance of a grading permit by the county. In all cases where the development site has blue line streams and is not designated as a floodway on the most recent Flood Insurance Rate Map or other best available certified data, a minimum of 20 feet shall be reserved along the highest water mark or creek bank on both sides of the channel as a protected undisturbed riparian/buffer zone.



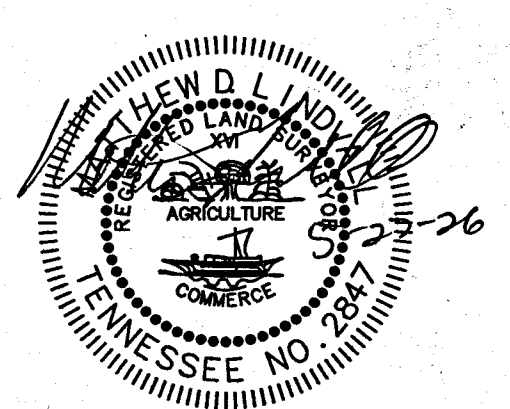
Vicinity Map
(not to scale)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	53.56'	51.04'	S 84°32'25" E	61°22'47"
C2	100.00'	11.04'	11.04'	S 52°07'36" E	6°19'37"
C3	100.00'	32.51'	32.36'	S 64°36'07" E	18°37'26"

LINE	BEARING	DISTANCE
L1	S 48°57'47" E	93.40'
L2	S 16°41'12" E	71.92'
L3	S 12°39'12" E	136.12'
L4	S 64°48'22" W	51.14'
L5	S 28°04'50" E	53.51'
L6	S 61°02'20" W	29.32'



- Legend**
- 5/8" Rebar w/Cap Set (RBS)
 - Rebar Found (RBF as described)
 - Utility Pole
 - Unmarked Point
 - Water Meter
 - Septic Clean Out
 - Pool Fence
 - Wire Fence
 - Deed Line (not surveyed)
 - Original Lot Line
 - Surveyed Boundary Line
 - Overhead Utility Lines
 - Approx. Septic Location
 - Concrete
 - Pavement
 - BK. Book
 - R.O.W. Right Of Way
 - P.B. Plat Book
 - PG. Page
 - T.M. Tax Map



I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THE SURVEY WAS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE.

Matthew D. Lindvall RLS No. 2847 5-27-2026

Slide A-1917

Sheena Tinsley, Registrar
 Sullivan County

Rec'd:	396768	Instrument #:	26011973
Recorded	15.00		
State:	0.00	6/16/2026 at 8:00 AM	
Clerk:	0.00	in Plat	
Other:	2.00	P60	
Total:	17.00	PGS 455-455	

SULLIVAN COUNTY NOTE

EASEMENT FOR STORMWATER DRAINAGE NOTE:
 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 AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 6/11/2026

OWNER SIGNATURE: Gary Cowden

PRINT NAME: Gary Cowden

SECRETARY, KINGSFORT MUNICIPAL/REGIONAL PLANNING COMMISSION

SEPTIC CERTIFICATION FOR EXISTING SYSTEMS WITH NO TDEC RECORD:
 LOT # 1 IS IMPROVED WITH A STRUCTURE UTILIZING AN EXISTING SEPTIC SYSTEM. NO EVALUATION, TESTING, OR VERIFICATION OF THE FUNCTIONALITY OF THE SEPTIC SYSTEM OR ADEQUATE AREA FOR DUPPLICATION HAS BEEN COMPLETED BY THE DIVISION OF GROUNDWATER PROTECTION OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION. THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION MAKES NO CERTIFICATION OR GUARANTEE TO THE VIABILITY OF THE SEPTIC SYSTEM. ANY PURCHASE OF THIS LOT SHOULD VERIFY TO THEIR SATISFACTION THE VIABILITY OF SEWAGE DISPOSAL FOR THE PROPERTY PRIOR TO PURCHASE.

CERTIFICATE OF EXISTING SEPTIC SYSTEM

I HEREBY VERIFY AND ACKNOWLEDGE THAT THERE HAS BEEN NO HISTORY TO MY KNOWLEDGE OR EVIDENCE OF FAILURE WITH THE SEPTIC SYSTEM AND THAT THE SEPTIC TANK & FIELD LINES WITH EACH SYSTEM ARE LOCATED ENTIRELY WITHIN EACH LOT.

DATE: 5/27/26

OWNER SIGNATURE: Gary Cowden

PRINT NAME: Gary Cowden

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 SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. DATE: 5-27-26 OWNER: Gary Cowden		CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND ACCURATE SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. DATE: 5-27-26 TENNESSEE REGISTERED LAND SURVEYOR: Matt Lindvall	
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: 9-6-26 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING		CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE LOCAL WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. DATE: 10-20-26 LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE	
CERTIFICATE OF APPROVAL OF STREETS I HEREBY CERTIFY: 1. THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR 2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING 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: 6-16-26 CIVIL ENGINEER OR SULLIVAN COUNTY COMMISSIONER OF HIGHWAYS			

911 ADDRESS
 LOT 1: 116 HOBBS ST. KINGSFORT, TN

LOT COMBINATION SURVEY FOR COWDEN

Fieldwork Completed: 4-1-25 Drawn By: MDL
 Project #26023 Checked By: ARS

LOT COMBINATION HOLIDAY HILLS LOTS 1, 2, 8-10			
KINGSFORT REGIONAL PLANNING COMMISSION			
TOTAL ACRES	1.863±	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNERS	GARY COWDEN	CIVIL DISTRICT	7th
SURVEYOR	MATTHEW LINDVALL	CLOSURE ERROR	1:10,000
SCALE 1"=100'			

Slide A-1917
Sheena Tinsley, Register
Sullivan County
Rec #: 396769 Instrument #: 26011974
Rec'd: 30.00 Recorded
State: 0.00 6/16/2026 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 32.00 PGS 456-457

Certification of Electronic Document

I, Richard L. Bailey ^{Land Surveyor} do hereby make oath that I am a licensed attorney and/or the
custodian of the original version of the electronic document tendered for registration herewith
and that this electronic document is a true and exact copy of the original document executed and
authenticated according to law on 6-10-26 (date of document).

Richard L. Bailey
Affiant Signature

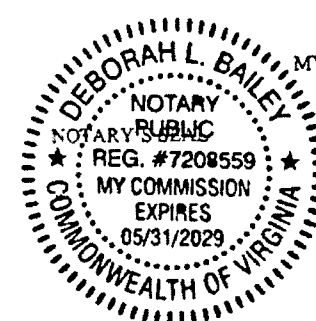
June 12, 2026
Date

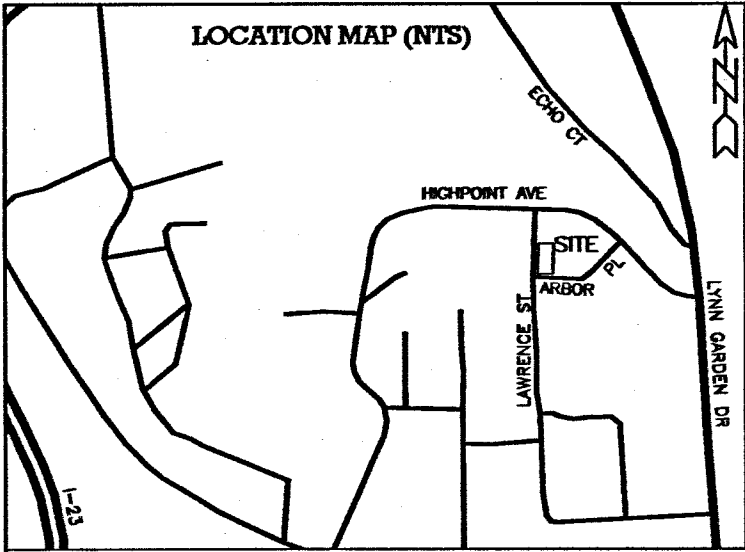
State of VA
County of Russell

Sworn to and subscribed before me this 12 day of JUNE, 2026

Deborah L. Bailey
Notary's Signature

MY COMMISSION EXPIRES: May 31, 2029





THE LOCATION OF OVERHEAD AND/OR UNDERGROUND UTILITIES OR FACILITIES THAT ARE SHOWN ON THIS PLAT ARE BASED ON OBSERVABLE ABOVE GROUND STRUCTURES; NO EXCAVATIONS WERE PERFORMED TO FIELD LOCATE BURIED UTILITIES/FACILITIES, PRIOR TO ANY SITE CONSTRUCTION OR SITE EXCAVATIONS, CONTACT THE APPROPRIATE STATE UTILITY NOTIFICATION SERVICE/AGENCY FOR VERIFICATION OF UTILITY TYPE AND VERIFICATION OF ALL FIELD LOCATIONS OF ANY AND ALL UTILITY LINES.

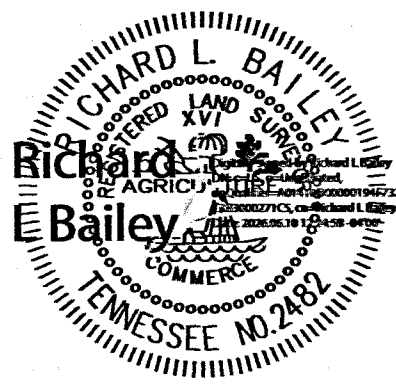
MERIDIAN BASIS:
P.B. 2, PG. 22

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 85°33'31" E	72.734'
L2	S 05°09'57" W	48.224'
L3	S 05°09'57" W	99.328'
L4	N 84°43'00" W	70.600'
L5	N 04°20'00" E	92.031'
L6	N 04°20'00" E	54.471'
L7	N 89°38'14" W	56.572'
L8	S 86°18'40" W	15.751'
L9	N 86°18'40" E	15.751'
L10	S 89°38'14" E	56.572'

GENERAL NOTES:

1. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THIS SURVEY; THEREFORE, THIS SURVEY IS SUBJECT TO ANY FINDINGS THAT AN ACCURATE TITLE SEARCH MAY REVEAL.
2. DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE.
3. SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.
4. PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY, STATE RIGHT-OF-WAY.
5. FIGURES IN PARENTHESIS DENOTE DEED/PLAT BEARINGS & DISTANCES.
6. THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE AS SHOWN ON FIRM MAP 47163C00300 BEARING AN EFFECTIVE DATE OF 9/29/2006.
7. PLAT STATES THIS LINE TO BE S 85°35' E, HOWEVER HOLDING BEARINGS ALONG LOT LINES & INTERIOR ANGLES SHOWN ON PLAT CALCULATES THIS BEARING TO BE S 84°43' E.
8. LOT AREA VARIANCE: CASE BZA26-0129 APPROVED 6/4/2026.
9. PROPERTY OWNER INFORMATION:
JOSEPH W. MCMURRAY
D/B/A MCRENTALS LLC
D.B. 3221, PG. 1836
PARCEL NO.'S: 029D-003.00



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE RATION 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"

Richard L. Bailey
TN R.L.S. NO. 2482 DATE

LEGEND

- CALCULATED POINT
- IRON PIN OLD (O)
- ▲ IRON PIN W/CAP SET (N)
- "BAILEY ENG"
- BOUNDARY LINE
- ADJOINING
- ~~~~~ OVERHEAD UTILITIES

BAILEY ENGINEERING & LAND SURVEYING, INC., P.C.
EXCELLENCE IN ENGINEERING & SURVEYING
P.O. BOX 155
ROSEDALE, VIRGINIA 24280
TELEPHONE: (276) 880-9027 FAX: (276) 880-1278

CURRENT ZONING
ZONING CLASSIFICATIONS:
R-1B (RESIDENTIAL DISTRICT)
MINIMUM REQUIREMENTS:
LOT AREA: 7,500 SQ. FT.
LOT FRONTAGE: 50'
FRONT YARD: 30'
EA. SIDE YARD: 8'
REAR YARD: 30'
MAXIMUM PERMITTED:
LOT COVERAGE: 30% INCLUDING ACC. BLDG.'S
BUILDING HEIGHT: 2 STORIES

Slide A-1917
Sheena Tinsley, Register
Sullivan County
Rec #: 396769 Instrument #: 26011974
State: 30.00 Recorded
Clerk: 0.00 6/16/2026 at 8:00 AM
Other: 2.00 in Plat
Total: 32.00 P60
PGS 456-457

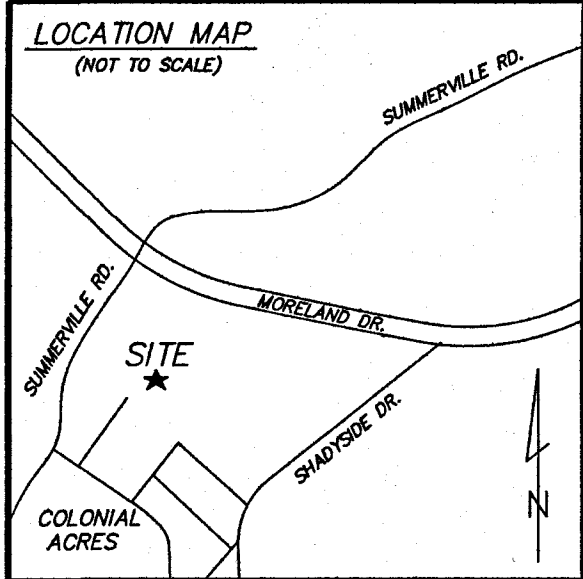
CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESS, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.
6-15 2026
DATE
Kingsport Director of 911 Addressing or his/her authorized representative

CERTIFICATE OF OWNERSHIP AND DEDICATION I/(WE) HEREBY CERTIFY THAT I/(WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I/(WE) HEREBY ACCEPT 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: [Signature] DATE: 6/12/2026	CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. DATE: 20 Richard L. Bailey TENNESSEE REGISTERED SURVEYOR	CERTIFICATION OF THE APPROVAL OF WATER SYSTEM I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER RESOURCES 15 JUN 2026 DATE CITY OR COUNTY HEALTH OFFICER OR HIS REP AND/OR THE LOCAL MUNICIPAL WATER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN	CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM I HEREBY CERTIFY THAT SEWAGE DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER RESOURCES 15 JUN 2026 DATE CITY OR COUNTY HEALTH OFFICER OR HIS REP AND/OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN	CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE DIVISION SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENN., 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. DATE: 6/15/2026 SECRETARY OF THE KINGSPORT REGIONAL PLANNING COMMISSION
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REPLAT OF LOT 16 OF SUNNY-SIDE ADDITION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.242±	TOTAL LOTS	2
ACRES NEW ROAD	-0-	MILES NEW ROAD	-0-
OWNER	JOSEPH MCMURRAY	CIVIL DISTRICT	12TH
SURVEYOR	RICHARD L. BAILEY	CLOSURE ERROR	1:10,000
SCALE 1"=	40'	0'	40'
DATE:	6-10-2026		

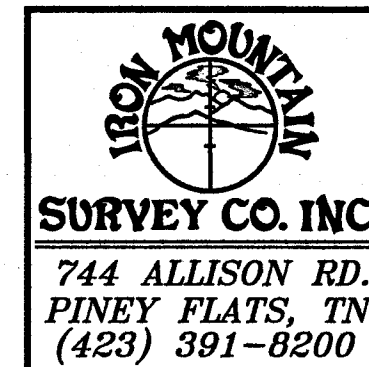
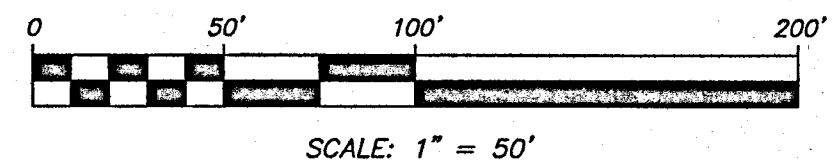


GNSS SURVEY NOTES:

1. Class of Survey:
2. Positional Accuracy:
3. GNSS Field Procedure:
4. Date of Survey:
5. Datum:
6. Control Used:
7. Geoid Model:
8. Combined Scale Factor:
9. Units:
10. Equipment:

CATEGORY IV (HORIZONTAL)
0.10" (HORIZONTAL) & 0.10" (VERTICAL)
LOCAL BASE AND ROVER (RTK)
MAY 20TH, 2026
NAD 83 (11) & NAVD 88 (1)
TDOF / NODOT NETWORK SOLUTION
GEOID 18
GRID TO GROUND: 1.000057
US SURVEY FEET
CARLSON VIKING MULTI FREQUENCY

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



(BASIS OF BEARINGS)
TENNESSEE STATE PLANE GRID NORTH (NAD83)

Slide A-1920

Sheena Tinsley, Register
Sullivan County
Rec #: 397466 Instrument #: 26012825
Rec'd: 15.00 Recorded
State: 0.00 6/25/2026 at 9:09 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 467-467

Sheena Tinsley, Register
Sullivan County
Rec #: 396558 Instrument #: 26011718
Rec'd: 15.00 Recorded
State: 0.00 6/11/2026 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 448-448

LEGEND

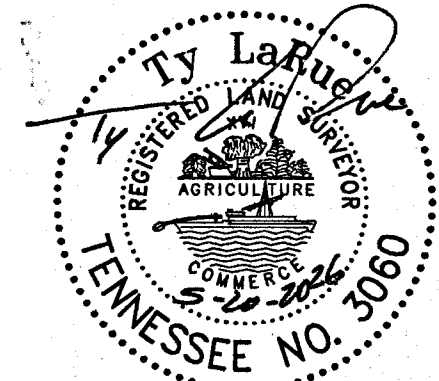
- IRON ROD OLD
- IRON ROD NEW
- (1/2" REBAR CAPPED "LARUE TN#3060")
- CONCRETE MONUMENT
- ** DESIGNATES A PROPERTY CORNER THAT FALLS ON A UTILITY BOX.
- O/H UTILITY LINE
- CENTERLINE (C/L)
- BUILDING SETBACK
- EASEMENT MARGIN
- PAVED ROAD
- BOUNDARY LINE (SURVEYED)
- ADJOINER LINE - R/W MARGIN (NOT SURVEYED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

TITLE REFERENCES:

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

SURVEY NOTES:

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



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

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

CITY OF KINGSFORT PLANNING COMMISSION

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

SCALE: 1" = 50'

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

Casme Ooster June 9, 2024
CITY CLERK, DIVISION OF SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS

I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THAT STREETS AND STORM WATER SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS; (3) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

Andy Pore
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF THE APPROVAL OF STREET LIGHTING SYSTEM

TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS

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

Andy Pore
KINGSFORT AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

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

Andy Pore
AUTHORIZING AGENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Johnny & Tammy King 5-20-26
ORTH CONSTRUCTION COMPANY &
JOHNNY & TAMMY KING

CERTIFICATE OF ACCURACY

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

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

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

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

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

I HEREBY CERTIFY:
1. THAT CONSTRUCTION PLANS HAVE BEEN APPROVED.
2. STORM WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET CITY OF KINGSFORD REQUIREMENTS.
I HEREBY CERTIFY THAT THE TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL LOTS LESS THAN 47 ACRES AS SHOWN; (2) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED.

DATE 6-16 2026

CITY OF KINGSFORD PLANNING COMMISSIONER
[Signature]

CERTIFICATION OF THE 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 Bloomington WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN.

DATE June 8 2026

AUTHORIZING AGENT
AUTHORIZED REPRESENTATIVE
[Signature]

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 6-8 2026

CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING
OR HIS/HER AUTHORIZED REPRESENTATIVE
[Signature]

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, TENNESSEE REGIONAL PLANNING COMMISSION AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE April 6th 2026

REGISTERED LAND SURVEYOR
[Signature]

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

DATE 20

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
[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 KINGSFORD, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE NOTES 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 KINGSFORD REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ANY REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 6/24 2026

KINGSFORD MUNICIPAL PLANNING COMMISSION
[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 BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE June 14 2026

OWNER [Signature]
OWNER [Signature]
OWNER [Signature]
OWNER [Signature]

TN State Plane

North Arrow

VICINITY MAP
N.T.S.

East Carvers Valley Rd
Independence Dr W
Independence Dr E
Ball Orchard Dr
Gravelly Rd
Lynn Garden Dr

Site
Independence Dr E

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.

FIRM MAP #: 47163C0063SD
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 09-29-2006

Slide A-1920

Sheena Tinsley, Registrar
Rec #: 397169 Sullivan County # 26012827
Rec'd: 15.00 Indexed
State: 0.00 Recorded
6/25/2026 at 8:12 AM
Clerk: 0.00
Other: 2.00
Total: 17.00
PLAT
PGS 468-468

LINE BEARING DISTANCE

L1	S 85°24'30" W	44.23'
L2	N 55°17'50" W	9.57'
L3	S 87°18'30" E	111.61'
L4	S 83°37'50" E	23.40'
L5	N 12°06'50" W	81.29'
L6	N 09°01'50" W	29.97'
L7	S 03°04'50" W	174.99'
L8	N 79°06'10" E	64.16'
L9	N 77°53'20" E	66.50'
L10	S 02°12'30" W	138.62'
L11	N 86°16'40" E	36.08'
L12	N 80°43'40" E	79.06'

William Flannery
DB 1212C - PG 103
TM 013 014.00

House #46
Bldg
Concrete Driveway
Pool
House #942
Building

Julie McCoy
DB 3556 - PG 1724
TM 0130 A 008.00

Mildred Leblanc
DB 3342 - PG 1664
TM 0130 A 006.00

Jerry Whitmanore
DB 3174 - PG 257
TM 0130 A 004.00

Legend

- denotes Rebar Found
- denotes Rebar Set
- ⊙ denotes Calculated Point Unless otherwise Noted
- denotes Highway Marker
- △ denotes Railroad Spike
- ⊕ denotes Water Meter



Notes

1. Deed Reference: DB 1299C - PG 512, DB 2575C - PG 598, DB 739C - PG 44, TAX MAP: 0130 A 005.00, 0130 A 007.00, 0130 A 007.20
2. Lot 1 +/- 2.02 Acres After Combination
3. Lot 2 +/- 2.46 Acres After Combination
4. GNS NOTE:
5. GNSS Survey: RTK
6. GNSS Base/Router: Carlson BRX7
7. RTK Correction Used: Carlson GNSS
8. Date of Survey: 12-18-2025
9. Datum: NAD83(2011), Epoch 2010, NAD 88
10. Gold Model: Continental US NGS 2018
11. Fixed Control Stations: Carlson Snyne 1938
12. Combined Grid Factor: 1.000000 TN State Plane
13. Planning Commission Variance approved May 21, 2026



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR:
PASTY PARVIN
RODNEY PIERSON

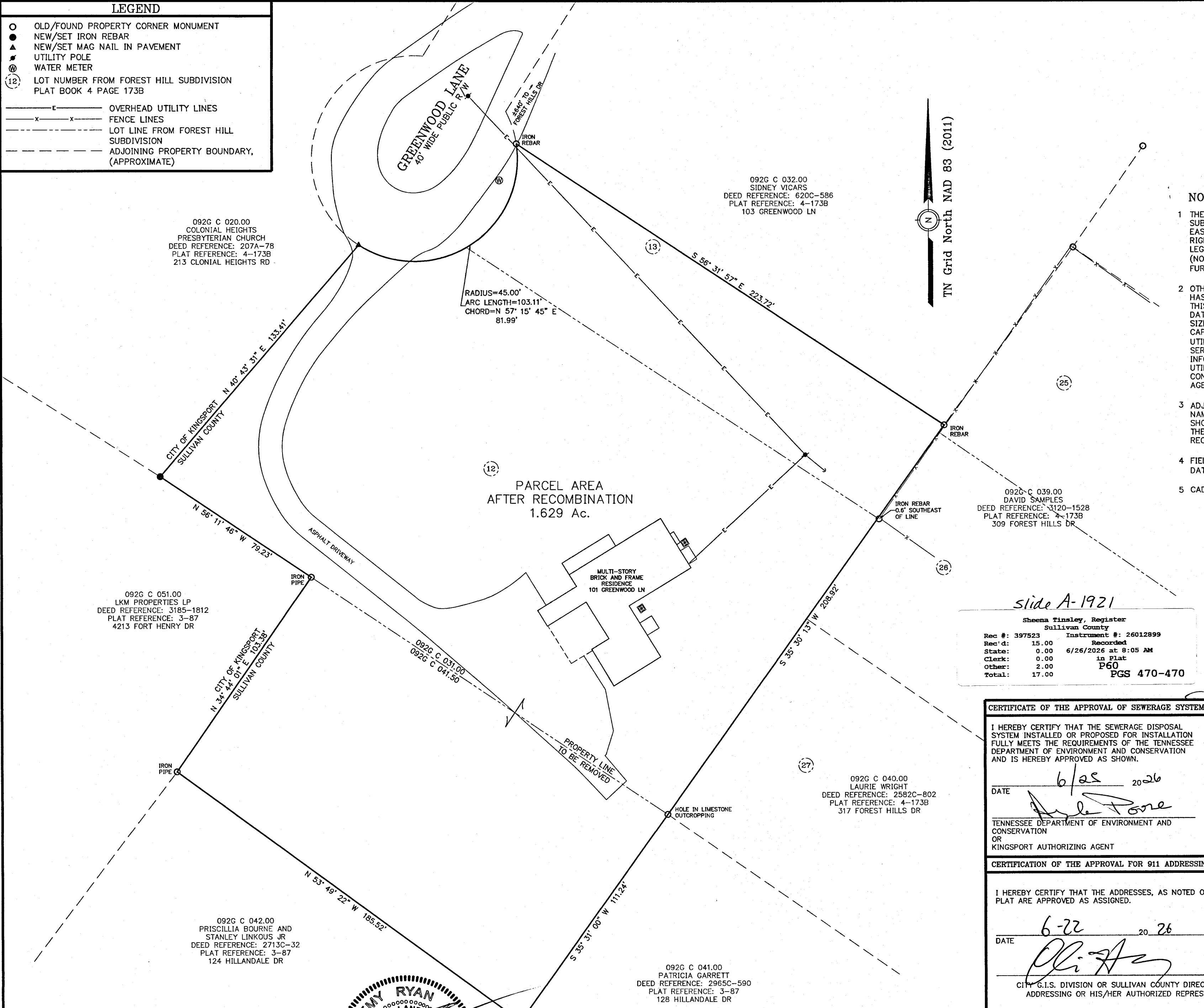
Date: 04-06-2026
File: parvin-p.DWG
Drawn By: SWS
Scale: 1" = 80'

Eleventh (11th) Civil District
Culbertson Surveying
P.O. Box 190, Nickelsville VA 24271
(276) 479-3093
Sullivan County, Tn
Drawing Number 9118

LEGEND

- OLD/FOUND PROPERTY CORNER MONUMENT
- NEW/SET IRON REBAR
- ▲ NEW/SET MAG NAIL IN PAVEMENT
- UTILITY POLE
- WATER METER
- (12) LOT NUMBER FROM FOREST HILL SUBDIVISION PLAT BOOK 4 PAGE 173B
- OVERHEAD UTILITY LINES
- FENCE LINES
- LOT LINE FROM FOREST HILL SUBDIVISION
- ADJOINING PROPERTY BOUNDARY, (APPROXIMATE)

LOCATION MAP (NOT TO SCALE)



- 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): 6-2-2026
 - 5 CAD FILE: 26060-R
 - 6 FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD ACCORDING TO FEMA FIRM NUMBER 47163C0255D 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 CORRS 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 IS ZONED R-1 BY SULLIVAN COUNTY
 - 9 SUBJECT PROPERTY CONVEYED TO: CULLEN AND JACQUELINE ANNE DUKE BY DEED DATED 1-19-2024, RECORDED IN BOOK 3590 PAGE 786
 - 10 REVISED: 6-12-26 ADD SEWER CERT

slide A-1921

Sheena Tinsley, Register
Sullivan County

Rec #:	397523	Instrument #:	26012899
Rec'd:	15.00	Recorded	
State:	0.00	6/26/2026 at 8:05 AM	
Clerk:	0.00	in Plat	
Other:	2.00	P60	
Total:	17.00	PGS 470-470	

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: *[Signature]* DATE: 6/19/2026

OWNER: *[Signature]* DATE: 6/19/2026

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: 6/25/2026

[Signature]

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
OR
KINGSPORT AUTHORIZING AGENT

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

DATE: 6-22-2026

[Signature]

CITY ENGINEER OR
COUNTY ROAD COMMISSIONER

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: 6-22-2026

[Signature]

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: 6/25/2026

[Signature]

*LOCAL UTILITY DISTRICT PROVIDER OR
HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF ACCURACY

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

DATE: 6-17-2026

[Signature]

REGISTERED SURVEYOR

RYAN HORN - LAND SURVEYOR

PO BOX 734, ERWIN, TN 37650
PHONE: (423) 646-3459

REGISTERED LAND SURVEYOR
KINGDOM OF TENNESSEE NO. 2575

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 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 CITY OF KINGSPORT PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 6/25/2026

[Signature]

SECRETARY OF THE CITY OF KINGSPORT PLANNING COMMISSION

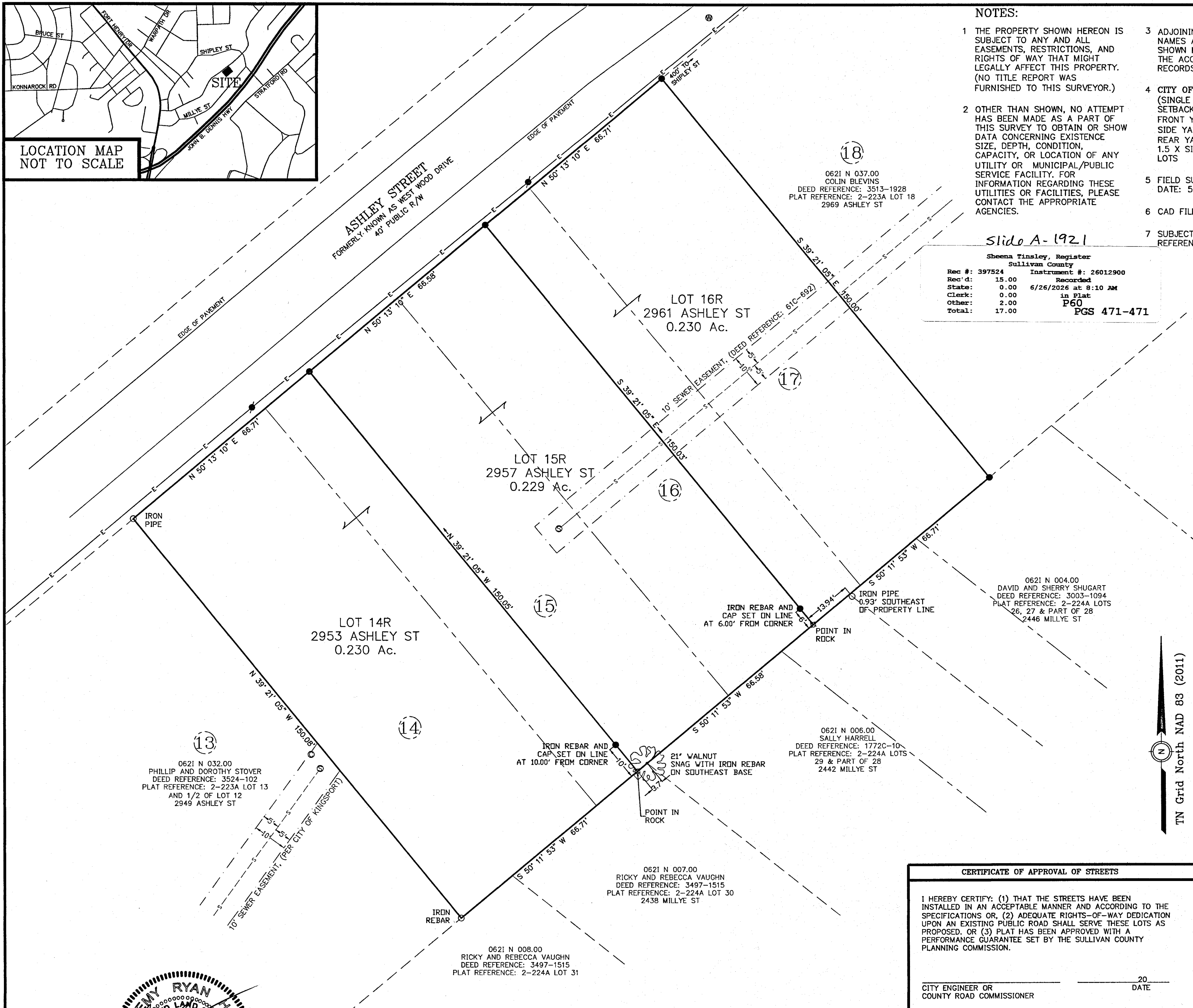
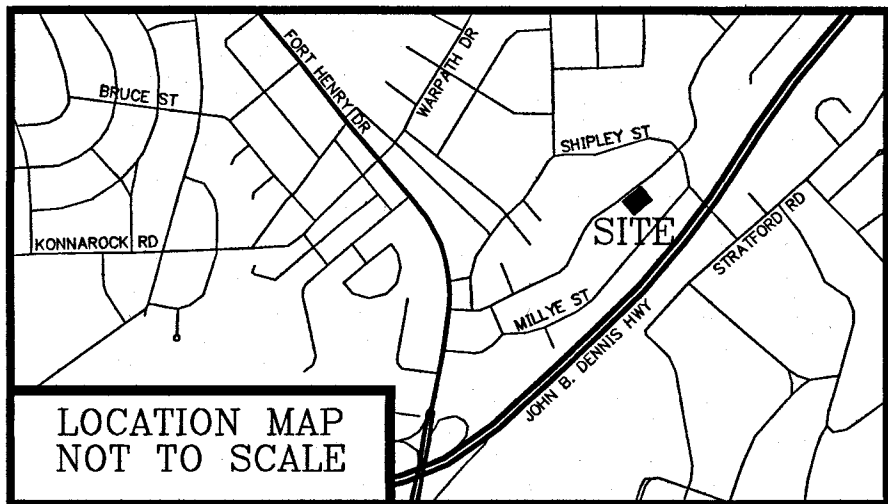
FOREST HILLS SUBDIVISION, LOTS 12 AND PART OF 13 WITH CECIL PROPERTY SUBDIVISION, PART OF LOT 8 RECOMBINATION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.629	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0

OWNERS: CULLEN AND JACQUELINE DUKE CIVIL DISTRICT 14TH
SURVEYOR: RYAN HORN CLOSURE ERROR: H=0.04' V=0.08'

SCALE 1"=30'



- 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 CITY OF KINGSPORT ZONING: R-1B (SINGLE FAMILY RESIDENTIAL) SETBACKS: FRONT YARD- 30' SIDE YARD- 8' REAR YARD- 30' 1.5 X SIDEYARD WIDTH FOR CORNER LOTS
 - 5 FIELD SURVEY CONDUCTED ON DATE: 5-4-26 & 5-26-26
 - 6 CAD FILE: 26045-R
 - 7 SUBJECT PROPERTY DEED REFERENCE: 3704-2010
 - 8 FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY IS NOT IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD, ACCORDING TO FEMA FIRM NUMBER 47163C0045D WITH EFFECTIVE DATE OF 09-29-2006
 - 9 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 CORRS 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'
 - 10 SURVEY REQUESTED BY: JODY STEWART
 - 11 REVISED 5-26-26 TO SHOW SEWER EASEMENTS

LEGEND	
○	FOUND (OLD) PROPERTY CORNER MONUMENT
●	SET (NEW) IRON REBAR AND CAP
⊗	POINT NOT MONUMENTED
⊙	UTILITY POLE
⊕	WATER METER
⊖	SEWER MANHOLE
⊗	SEWER CLEAN-OUT
⑪	LOT NUMBER FROM PLAT REFERENCE 2-223A WEST WOOD HILLS ADDITION 2
---	LOT LINE FROM PLAT REFERENCE 2-223A, WEST WOOD HILLS ADDITION 2
- - -	OVERHEAD UTILITY LINE
- x - x -	FENCE LINE
- - - s -	SEWER LINE
- - - s -	SEWER EASEMENT LINE
- - - - -	ADJOINING PROPERTY BOUNDARY LINE, (APPROXIMATE)

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 6-18-2026

Jake White
CITY OF K.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

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 6/25-2026

Amelia Rose
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION OR KINGSPORT AUTHORIZING AGENT

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

CITY ENGINEER OR COUNTY ROAD COMMISSIONER _____ DATE 6/25-2026

CERTIFICATE OF OWNERSHIP AND DEDICATION

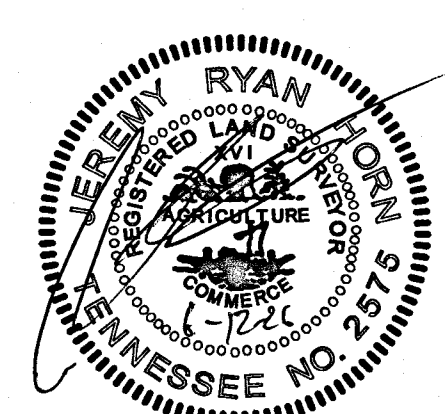
I(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER Jody Stewart DATE 6/16/2026

OWNER _____ DATE _____

CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. DATE <u>6-12-2026</u> <u>[Signature]</u> REGISTERED SURVEYOR	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 <u>6/25-2026</u> <u>Amelia Rose</u> LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE	CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF 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 CITY OF KINGSPORT PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE <u>6/25-2026</u> <u>[Signature]</u> SECRETARY OF THE CITY OF KINGSPORT PLANNING COMMISSION
--	--	---

LOTS 14-17, BLOCK 4 WEST WOOD HILLS ADDITION 2 REPLAT	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES <u>0.689</u>	TOTAL LOTS <u>3</u>
ACRES NEW ROAD <u>0</u>	MILES NEW ROAD <u>0</u>
OWNERS <u>ATAY, LLC</u>	CIVIL DISTRICT <u>11TH</u>
SURVEYOR <u>RYAN HORN</u>	CLOSURE ERROR <u>H=0.04' V=0.08'</u>
SCALE 1"=20' <u>20 10 0 20 40</u>	



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

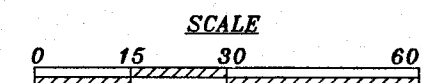
ALL BEARINGS ARE ORIENTED TO
DEED NORTH

NOTE:
(1) SURVEY IS SUBJECT TO ANY EASEMENTS, WRITTEN OR UNWRITTEN
(2) ADJOINING OWNERS AND DEED REFERENCES, AS SHOWN, ARE BASED UPON COUNTY TAX RECORDS AND SUBJECT TO THE ACCURACY THEREOF.
(3) UTILITIES HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THEREOF.
(4) SURVEY HAS BEEN MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION DOCUMENTATION FOUND THEREIN.
(5) DEED REFERENCES: TAX MAP 47-C GROUP-E PARCEL 14.00
DEED BOOK 3687 PAGE 2532 LOT #42
TAX MAP 47-C GROUP-E PARCEL 15.00
DEED BOOK 3687 PAGE 2532 LOT #43

LINE	LENGTH	BEARING
L1	9.85	S33°36'01"E
L2	21.11	N56°49'00"E

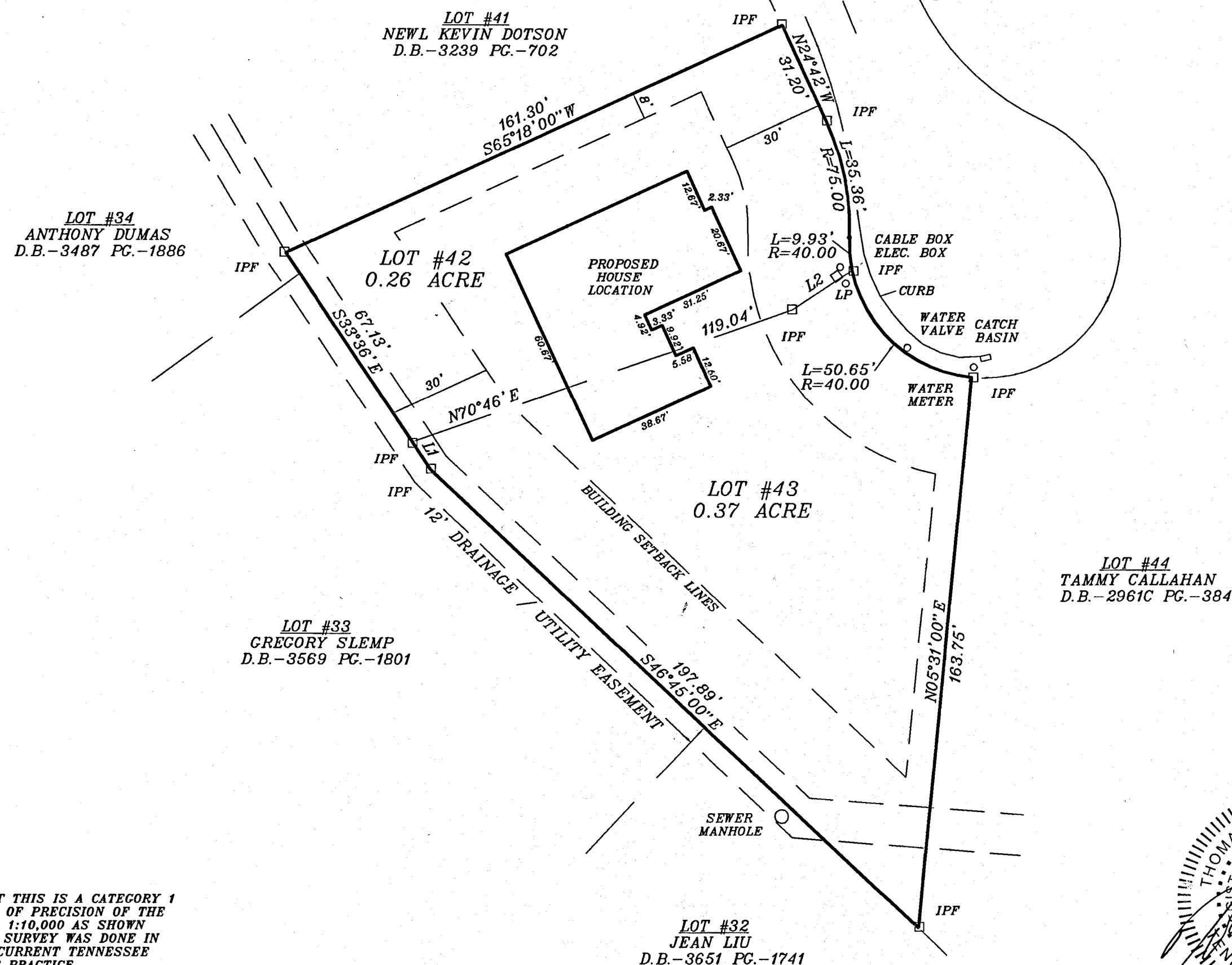
BUILDING SETBACKS LIMITS
FRONT - 30'
REAR - 30'
SIDES - 8'

LEGEND	
○	IRON PIN SET
□	IRON PIN FOUND
△	MONUMENT FOUND
•	UNMARKED POINT
○	TREE CORNER
---	ADJOINER'S PROPERTY LINES
---	ROADS
-X-X-	FENCE
---	STREAMS



PRESTON FOREST SECTION 16
PLAT BOOK 51 PAGE 569

NOTE: PROPERTY ADDRESS 2729 PRESTWICK COURT



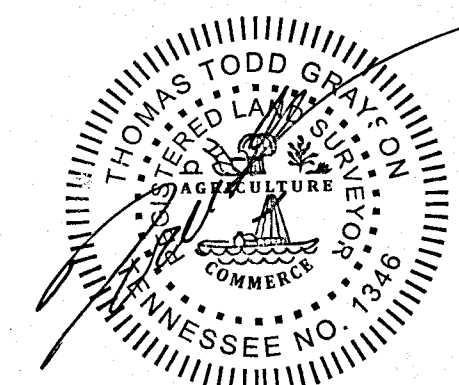
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND THAT THE SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

Thomas Todd Grayson
APPALACHIAN LAND SURVEY COMPANY

LOT #44
TAMMY CALLAHAN
D.B.-2961C PG.-384

LOT #33
GREGORY SLEMP
D.B.-3569 PG.-1801

LOT #32
JEAN LIU
D.B.-3651 PG.-1741

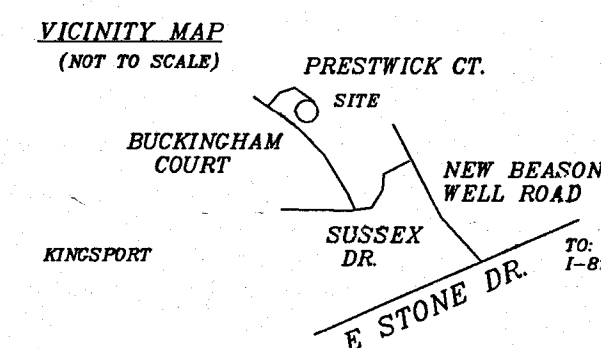


MAP: D14B-246 ACAD: 26-100C D/C: 26-100C

Slide A-1921

Sheena Tinsley, Registrar
Sullivan County
Rec #: 397525 Instrument #: 26012901
Rec'd: 15.00 Recorded
State: 0.00 6/26/2026 at 9:14 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 472-472

THOMAS TODD GRAYSON, RLS 1346
THOMAS J. KERLEY, RLS 1823
APPALACHIAN LAND SURVEY CO.
P. O. BOX 410
MTN CITY, TN 37683



ADDRESS: 2729 & 2733 PRESTWICK COURT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPOINT TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPOINT REGIONAL PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ HAS BEEN POSTED WITH THE KINGSPOINT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASES OF DEFAULT.

CONFIRMED BY COUNTY PLANNER / DIRECTOR DATE 6/25/26
SECRETARY OF THE KINGSPOINT REGIONAL PLANNING COMMISSION DATE 6/25/26

CERTIFICATE OF 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 6/25/26
CITY SEWER DIRECTOR OR STATE ENVIRONMENTAL SPECIALIST

CERTIFICATE OF OWNERSHIP AND DEDICATION

CERTIFICATE OF ACCURACY

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

CERTIFICATE OF THE APPROVAL OF STREETS

CERTIFICATE OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT

SURVEY FOR: BRANT GRIMM & KRISTINA KILCORE
PRESTON FOREST SEC 16
REPLAT OF: LOT #42 & LOT #43

KINGSPOINT REGIONAL PLANNING COMMISSION

TOTAL ACRES: 0.63 TOTAL LOTS 1
ACRES NEW ROAD: 0 MILES NEW ROAD: 0

OWNERS: BRANT GRIMM & KRISTINA KILCORE
SURVEYOR: THOMAS TODD GRAYSON CLOSURE ERROR: 1:10000

DATE: 6-11-26 SCALE: 1" = 30' 10th CIVIL DISTRICT

I/WE HEREBY CERTIFY THAT I AM/WE ARE THE OWNERS 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 6/23/26
OWNER(S)
OWNER(S)

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY KINGSPOINT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.
DATE June 16, 2026
TENNESSEE REGISTERED LAND SURVEYOR

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.
DATE 6/25/26
LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE

I HEREBY CERTIFY (CIRCLE ONE)
(1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR
(2) ADEQUATE RIGHT-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 KINGSPOINT REGIONAL PLANNING COMMISSION
DATE
CITY ENGINEER OR SULLIVAN COUNTY COMMISSION OF HIGHWAYS

I HEREBY CERTIFY THAT THE ADDRESS, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.
DATE 6-23-26
KINGSPOINT DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE