



December 19, 2024

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

Chairman Duncan:

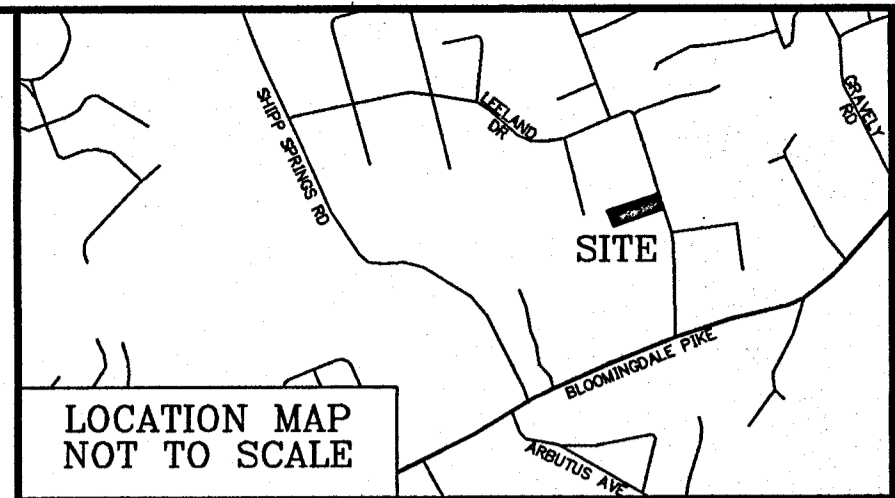
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed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

1. 208 Thomas Street
2. 1273 Fall Creek Road
3. 701 Thornwood Place
4. 1939 Riverport Road
5. 1600 Childress Ferry Road
6. Lebanon Meadows

Sincerely,

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

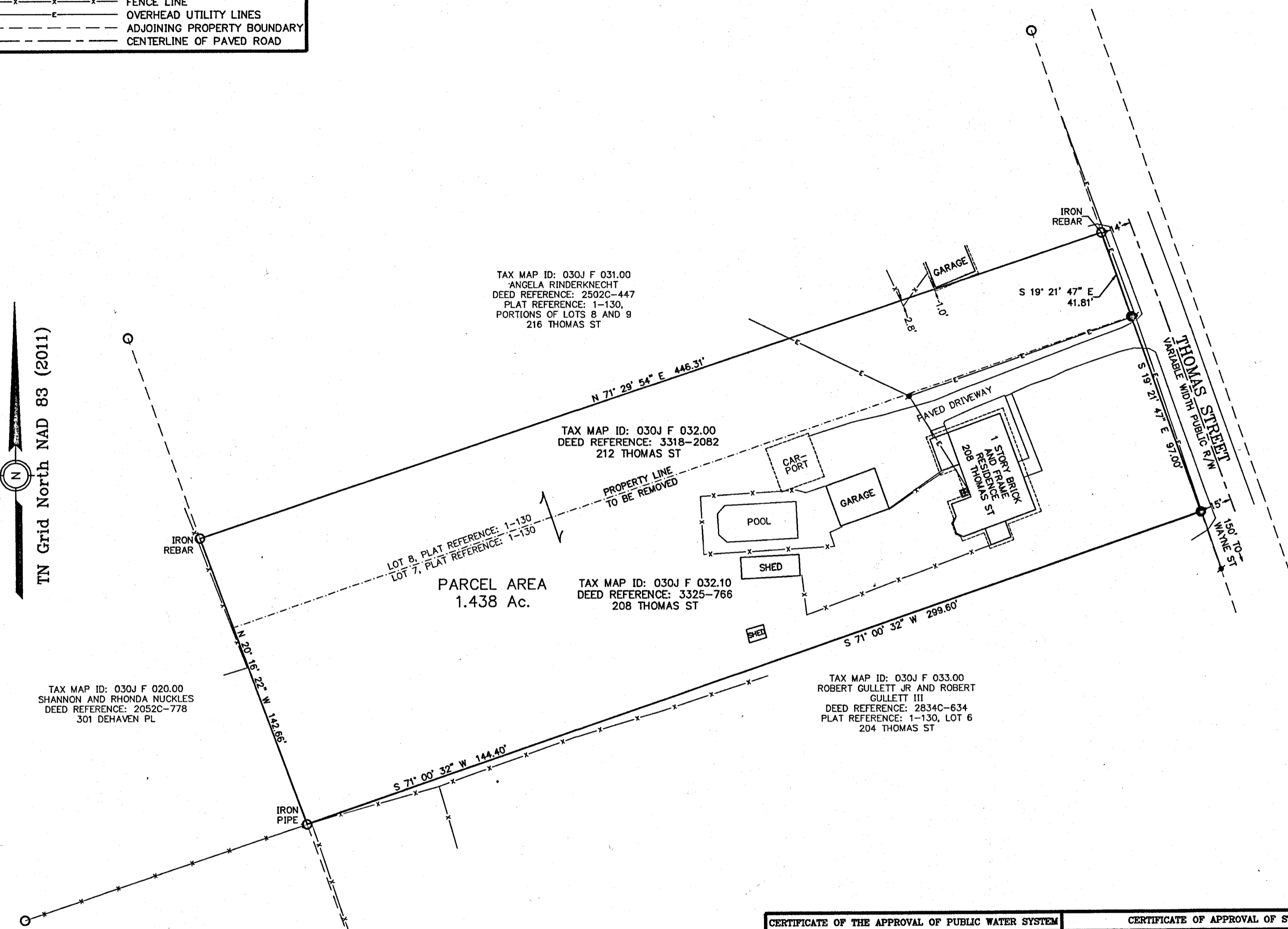
LEGEND	
○	OLD/FOUND PROPERTY CORNER MONUMENT
●	IRON REBAR UNLESS OTHERWISE NOTED
●	NEW/SET PROPERTY CORNER MONUMENT, (IRON REBAR AND CAP)
⊕	UTILITY POLE
⊕	WATER METER
⊕	HVAC UNIT
-x-x-x-	FENCE LINE
-e-e-e-	OVERHEAD UTILITY LINES
- - - - -	ADJOINING PROPERTY BOUNDARY
- - - - -	CENTERLINE OF PAVED ROAD



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 DATES: 8-5-2024 AND 8-10-2024
- 5 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 THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE
- 6 FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO FEMA FIRM NUMBER 47163C0035D WITH EFFECTIVE DATE OF 9-29-2006.
- 7 CAD FILE: 24073-RC
- 8 SUBJECT PROPERTY ZONED: R-1 MINIMUM LOT AREA: 20,000 SQ.FT. BUILDING SETBACKS: FRONT 30' REAR 30' SIDE 12'
- 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 CORS REFERENCED TO NAD 83 (2011) GEOID 12B. POSITIONAL ACCURACY OF THE GNSS VECTORS DO NOT EXCEED: H 0.04' V 0.08'
- 10 CERTIFICATE OF COMPLETION FOR SSDS ISSUED TO DAVID FISHER, 208 THOMAS ST, DATED: 5-27-03 ON RECORD AT TDEC

TN Grid North NAD 83 (2011)



TAX MAP ID: 030J F 031.00
ANGELA RINDERKNECHT
DEED REFERENCE: 2502C-447
PLAT REFERENCE: 1-130,
PORTIONS OF LOTS 8 AND 9
216 THOMAS ST

TAX MAP ID: 030J F 032.00
DEED REFERENCE: 3318-2082
212 THOMAS ST

PARCEL AREA
1.438 Ac.
TAX MAP ID: 030J F 032.10
DEED REFERENCE: 3325-766
208 THOMAS ST

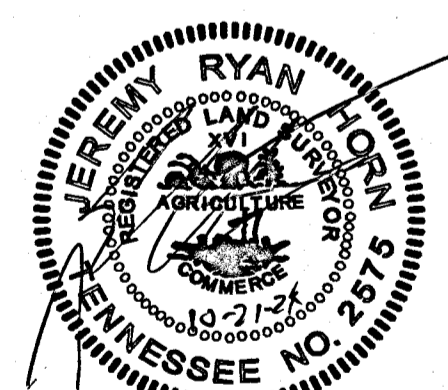
TAX MAP ID: 030J F 033.00
ROBERT GULLETT JR AND ROBERT
GULLETT III
DEED REFERENCE: 2834C-634
PLAT REFERENCE: 1-130, LOT 6
204 THOMAS ST

TAX MAP ID: 030J F 020.00
SHANNON AND RHONDA NUCKLES
DEED REFERENCE: 2052C-778
301 DEHAVEN PL

TAX MAP ID: 030J F 038.20
BARRY MONROE
DEED REFERENCE: 958C-41

Slide A-1779
Sheema Tinsley, Register
Sullivan County
Rec #: 366978 Instrument #: 24020097
Rec'd: 15.00 11/20/2024 at 8:00 AM
State: 0.00 in Plat
Clerk: 0.00 P59
Other: 2.00
Total: 17.00 PGS 505-505

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 10-21-2024
REGISTERED SURVEYOR



<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT AND IS HEREBY APPROVED AS SHOWN.</p> <p>20 NOVEMBER 20 24</p> <p>DATE</p> <p>LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE</p>	<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.</p> <p>10-21-2024</p> <p>DATE</p> <p>CITY ENGINEER OR COUNTY ROAD COMMISSIONER</p>
---	--

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>(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.</p> <p>David Fisher 10-29-24</p> <p>OWNER DATE</p> <p>OWNER DATE</p>	<p>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.</p> <p>10-29-2024</p> <p>DATE</p> <p>SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE</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 SULLIVAN COUNTY, 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 SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>11/20 2024</p> <p>DATE</p> <p>SECRETARY OF THE CITY OF KINGSFORT PLANNING COMMISSION</p>
---	---	---

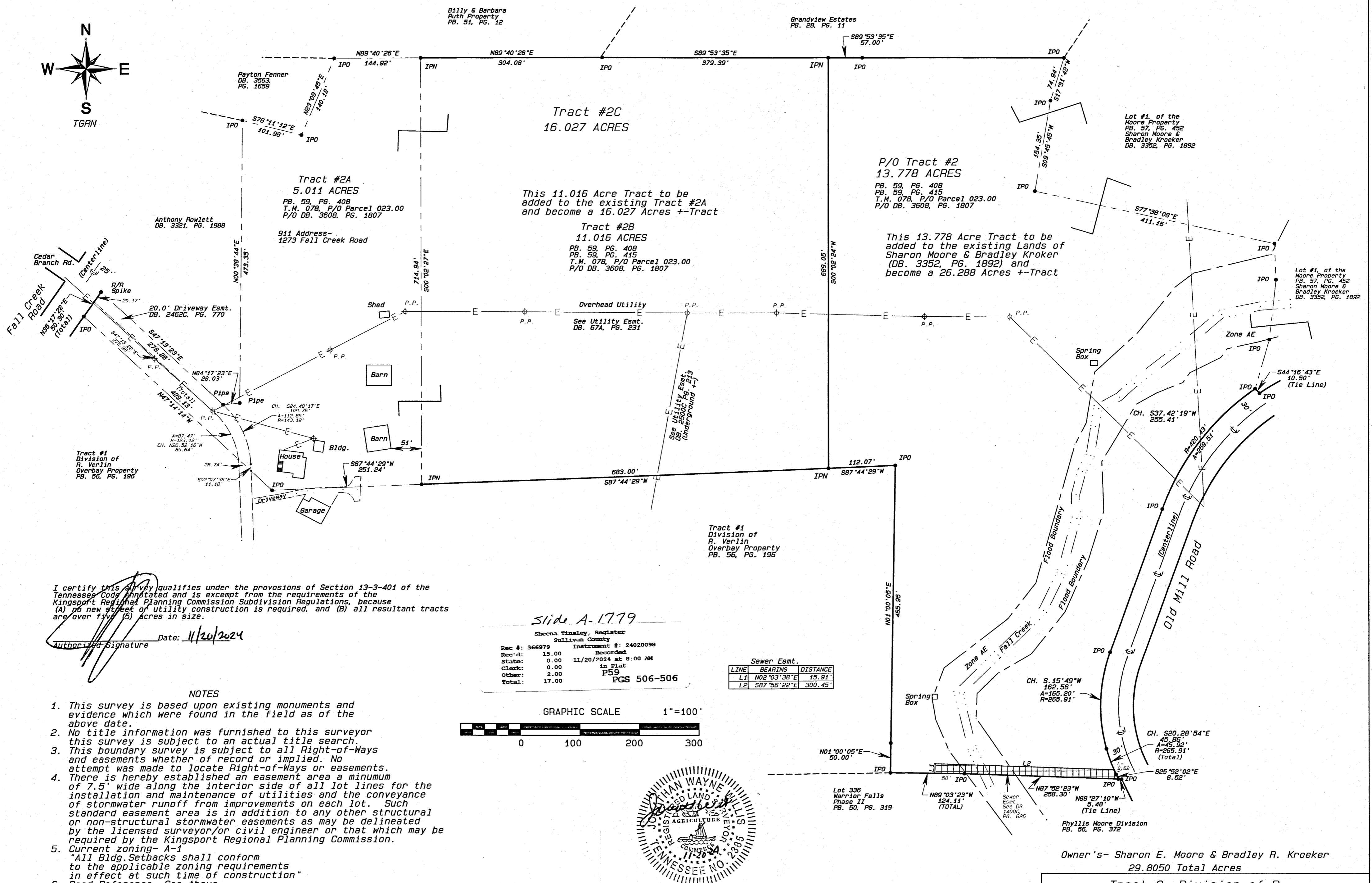
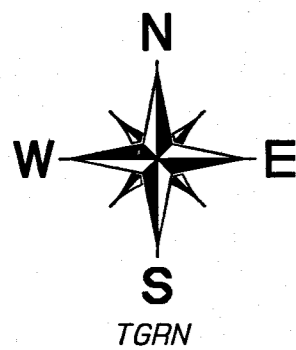
THOMAS SUBDIVISION RECOMBINATION LOT 7 AND A PORTION OF LOT 8

KINGSFORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.438 TOTAL LOTS 2
ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER(S) DAVID AND KAREN FISHER CIVIL DISTRICT 11TH
SURVEYOR RYAN HORN CLOSURE ERROR 1:10,000

SCALE 1"=40'

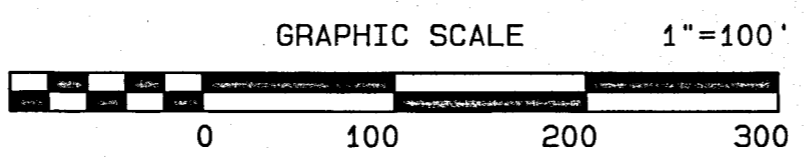


I certify this survey qualifies under the provisions of Section 13-3-401 of the Tennessee Code Annotated and is exempt from the requirements of the Kingsport Regional Planning Commission Subdivision Regulations, because (A) no new streets or utility construction is required, and (B) all resultant tracts are over five (5) acres in size.

Date: 11/20/2024
 Authorized Signature: *[Signature]*

Slide A-1779
 Sheena Tinsley, Register
 Sullivan County
 Rec #: 366979 Instrument #: 24020098
 Rec'd: 15.00 Recorded
 State: 0.00 11/20/2024 at 8:00 AM
 Clerk: 0.00 in Plat
 Other: 2.00 P59
 Total: 17.00 PGS 506-506

LINE	BEARING	DISTANCE
L1	N02°03'38"E	15.91'
L2	S87°56'22"E	300.45'



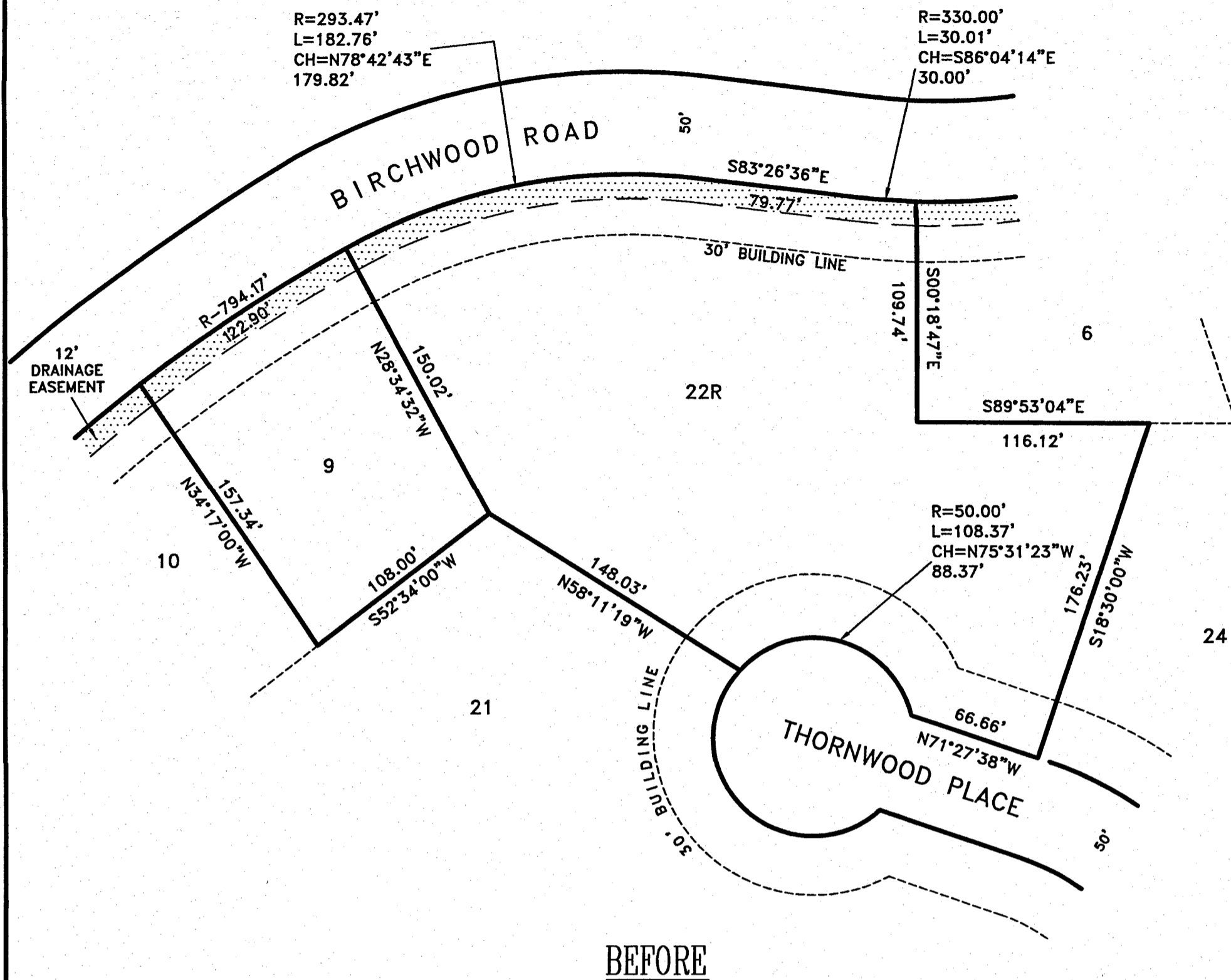
Jonathan Wayne Willis
 (Land Surveyor #2385)
 170 Lakeview Lane,
 Gray, TN, 37615
 (423) 202-8667

- NOTES**
- This survey is based upon existing monuments and evidence which were found in the field as of the above date.
 - No title information was furnished to this surveyor this survey is subject to an actual title search.
 - This boundary survey is subject to all Right-of-Ways and easements whether of record or implied. No attempt was made to locate Right-of-Ways or easements.
 - There is hereby established an easement area a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural stormwater easements as may be delineated by the licensed surveyor or civil engineer or that which may be required by the Kingsport Regional Planning Commission.
 - Current zoning- A-1
 "All Bldg. Setbacks shall conform to the applicable zoning requirements in effect at such time of construction"
 - Deed Reference- See Above
 - 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.
 - Part of the Property does lie in a flood zone as per Flood Insurance Rate Map 47163C0065D Effective Date Sept. 29, 2006
 - Property Owners are to contact the County Highway Dept. and/or State Highway Dept. before installing drains and driveways
 - Division over 5 acres shall not be subjected to Subdivision Regulations; however shall adhere to the Sullivan County Regulations effective.

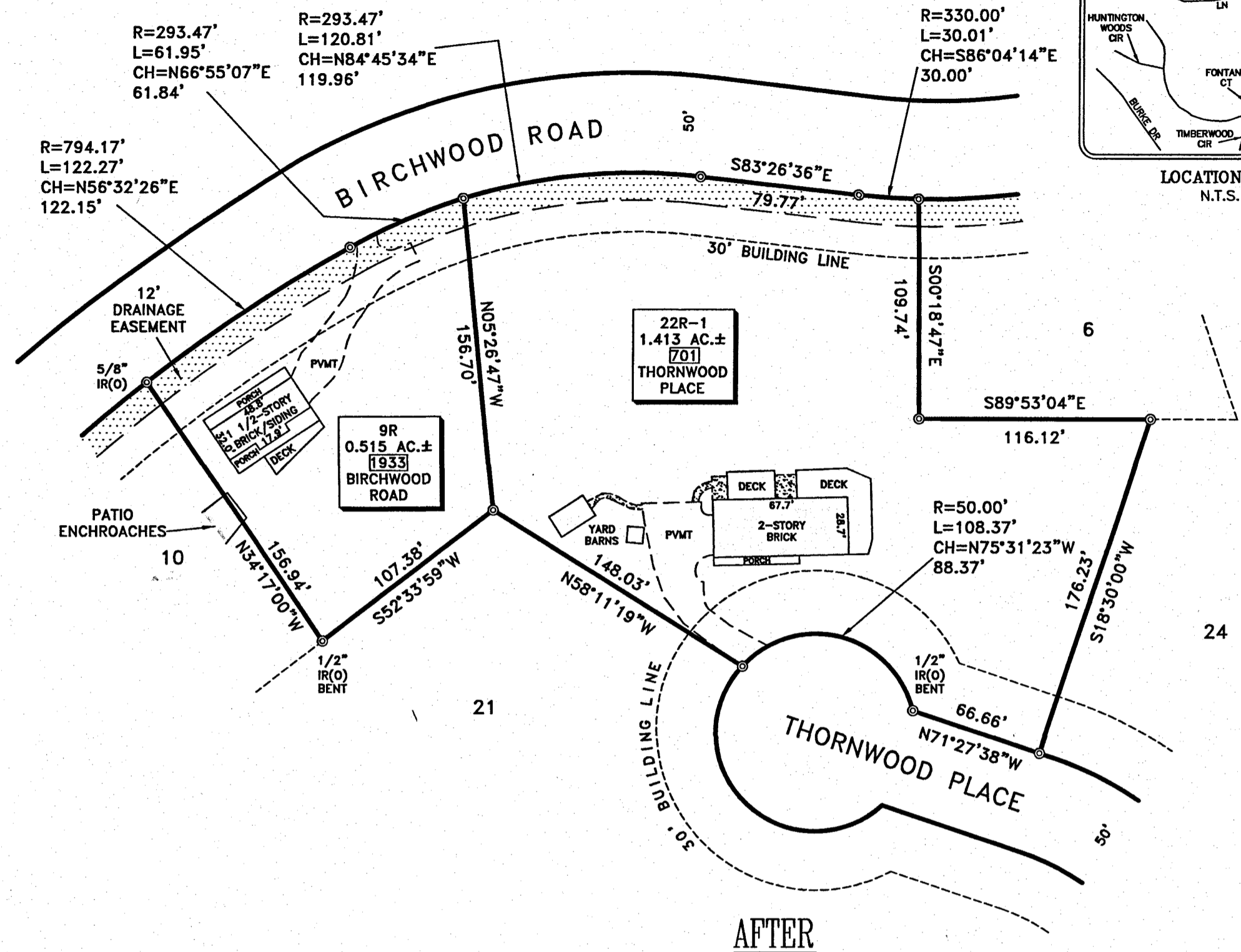
Owner's- Sharon E. Moore & Bradley R. Kroeker
 29.8050 Total Acres

Tract 2, Division of R. Verlin Overbay Property

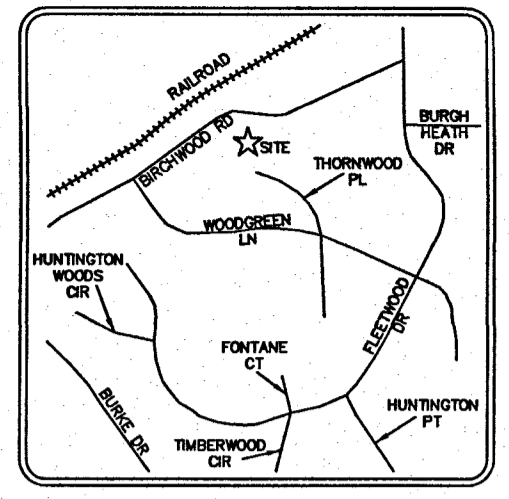
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY J.W.
DATE: 11/20/2024	Willis Land Surveying	REVISED 7-12-24
Tax Map 078, Parcel 023.00 & 023.01 DB. 3608, PG. 1807, PB. 56, PG. 196		DRAWING NUMBER
Located in the 7th Civil District of Sullivan County, TN.		5-21-Moore3-24



BEFORE



AFTER



LOCATION MAP N.T.S.

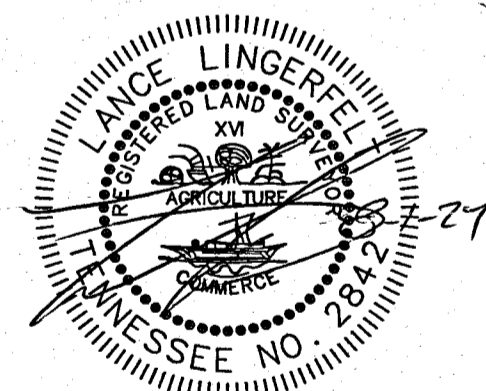
LEGEND

- IR(O) IRON ROD, OLD
- IR(N) IRON ROD, NEW
- D.B. DEED BOOK
- PC PAGE
- PB PLAT BOOK
- AC ACRES
- N.T.S. NOT TO SCALE
- [23] 911 ADDRESS
- PVMT PAVEMENT
- R= RADIUS
- L= LENGTH
- CH= CHORD

Slide A-1780
 Sheema Tinsley, Register
 Sullivan County
 Rec #: 367396 Instrument #: 24020633
 Rec'd: 15.00 Recorded
 State: 0.00 12/2/2024 at 12:02 PM
 Clerk: 0.00 in Plat
 Other: 2.00 P59
 Total: 17.00 PGS 511-511

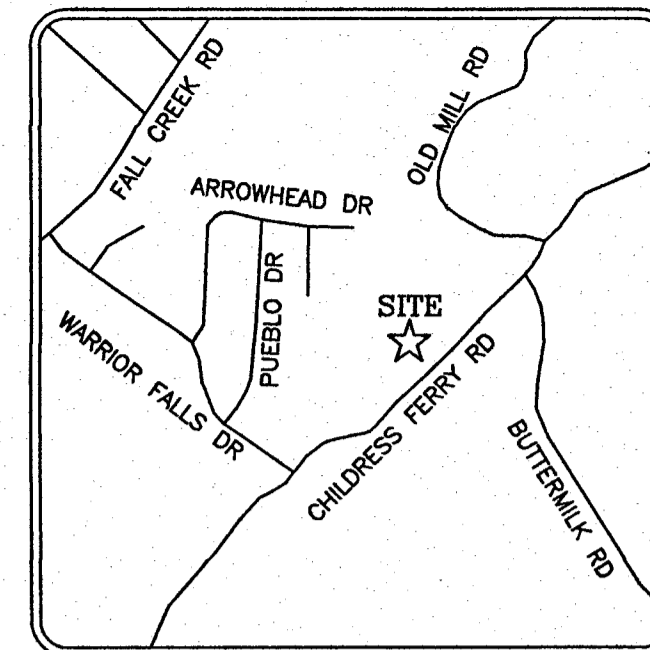
NOTES:

- 1) NORTH BASED ON S 18° 30' W PER REFERENCED 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 47163C0040D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 23-13100
- 5) ACAD FILE 23-13100 HOEPPNER.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 060G "C" PARCELS 004.00, 005.00, 006.00, 021.00, & 022.00
- 8) DEED REFERENCES: D.B. 3241, PG. 2179, D.B. 3429, PG. 2123, D.B. 3545, PG. 1270, & D.B. 3167, 382
- 9) PLAT REFERENCE: P.B. 10, PG. 59 & P.B. 59, PG. 243
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 12) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 13) 1/2" IRON RODS ON ALL CORNERS AND BREAKS UNLESS OTHERWISE NOTED.



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

<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>11-22 20 24 DATE [Signature] OWNER [Signature] OWNER</p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>8-1 20 24 DATE [Signature] TRAFFIC ENGINEERING MANAGER</p>	<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>8-1 20 24 DATE [Signature] KINGSPORT AUTHORIZING AGENT</p>
<p>CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>November 25 20 24 DATE [Signature] CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p>8-1 20 24 DATE [Signature] 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>8-1 20 24 DATE [Signature] CITY ENGINEER</p>
<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</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>8-1 20 24 DATE [Signature] KINGSPORT 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 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.</p> <p>12/2 20 24 DATE [Signature] SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>	<p>RESUBDIVISION OF LOT 22R AND LOT 9, BLOCK H, HUNTINGTON HILLS SECTION 1 KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 1.928 TOTAL LOTS 2 ACRES NEW ROAD 0 MILES NEW ROAD 0</p> <p>OWNER HOEPPNER & DUNFORD CIVIL DISTRICT 12TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000</p> <p>SCALE 1"=60' 60 30 0 60 120</p>



LOCATION MAP
N.T.S.

ALISA FLEENOR ETAL
W.B. 3615, PG. 1971

19
POTEAU FAMILY LIMITED
PARTNERSHIP, PROPERTY
PROPERTY
P.B. 55, PG. 38

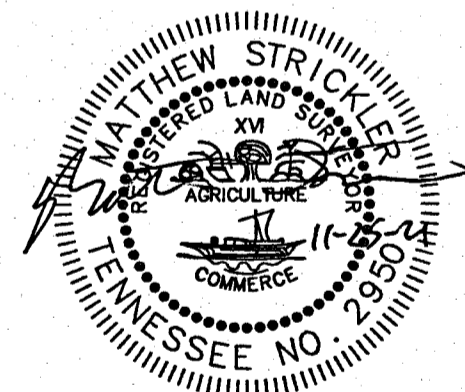
Certificate of Existing Septic System:

- I hereby certify the tract(s) and/or lot(s) with existing dwelling(s) contain a separate, properly functioning septic system and that the septic tank, field bed lines, and duplication area with each system are located entirely within each lot with no signs of failure.
 - I hereby further certify that the existing septic systems are permitted by the Tennessee Department of Environment & Conservation with permit on file.
Name on TDEC Permit: DEENA MOORE Date of Permit: 09-13-2024
- Or: the existing dwellings predate the permitting process from TDEC and predate the adoption of the Sullivan County Subdivision Regulations of 1951. Year of dwelling(s):

Owner(s) Signature: *[Signature]* Date: 11-25-24

2
3.154 AC.
[1600]

R=2168.79'
L=356.09'
CH=S42°19'47" W
355.69'



DIVISION OF A PART
OF THE PHYLLIS MOORE
PROPERTY
P.B. 56, PG. 372

DUNCAN
D.B. 1187C, PG. 641

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

NOTES:

- NORTH BASED ON TENNESSEE STATE PLANE, TN 4100. RTK GPS POSITIONAL DATA WAS OBSERVED ON OCTOBER 01, 2024 UTILIZING TRIMBLE R780I RECEIVERS. GEOID18
- PROPERTY IS ZONED A-1 SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
- THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- JOB NO. 24-13505
- ACAD FILE 24-13505 MOORE.DWG
- FIELD INFORMATION ELECTRONIC DATA COLLECTED
- TAX MAP 078 PART OF PARCEL 024.00
- DEED REFERENCE: WILL BOOK 3615, PAGE 1971
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- I HEREBY CERTIFY THAT THIS IS A CATEGORY IV.
- THIS SURVEY WAS DONE 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.
- 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
- THE AREA OF THE REMAINING PROPERTY IS GREATER THAN 5 ACRES.
- THIS PLAT WAS APPROVED BY THE KINGSPORT REGIONAL PLANNING COMMISSION ON NOVEMBER 21, 2024 FOR WATER VARIANCE.

LOT 2, DIVISION OF

A PART OF THE PHYLLIS MOORE PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	3.154	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	FLEENOR ETAL	CIVIL DISTRICT	7TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000
SCALE 1"=50'			

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Owner: *[Signature]* Alisa Fleenor
Date: 11-25-24

Slide A-1781

Rec #: 367577	Instrument #: 24020869
Rec'd: 15.00	Recorded
State: 0.00	12/5/2024 at 12:57 PM
Clerk: 0.00	in Plat
Other: 2.00	P59
Total: 17.00	PGS 513-513

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: 12-4-24
SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING

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: 11-25-24
REGISTERED SURVEYOR

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY:

- THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR,
- ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR
- PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSPORT PLANNING COMMISSION.

Date: 11-27-24
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

SEE ABOVE NOTE

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date: 12/4/24
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

NOTES

PROPERTY CURRENTLY ZONED PD.
 BUILDING SETBACKS SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY OR THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE RESTRICTIVE.
 DEED REFERENCE: D.B. 3608 PG. 845 & D.B. 3608 PG. 841.
 PROPERTY TAX REFERENCE: TAX MAP 106 PARCEL 001.00 & TAX MAP 0920 PARCEL 043.00.
 THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD ON THE FLOOD INSURANCE RATE MAP # 47183022550 AND MAP # 4716302350, MAP EFFECTIVE DATE: SEPTEMBER 29, 2006.
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND IS SUBJECT TO THE FINDINGS THEREOF. THE CERTIFICATION HEREON IS NOT A CERTIFICATION OF TITLE OR FROM ENCUMBRANCES.
 THIS SURVEY MAY BE SUBJECT TO ANY AND ALL EASEMENTS, SERVITUDES, COVENANTS, RIGHT-OF-WAYS, AND/OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.
 UTILITIES AND UNDERGROUND FEATURES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY, AND NO CERTIFICATION IS MADE OR IMPLIED TO THE EXISTENCE OR NONEXISTENCE THEREOF. CALL 811 BEFORE YOU DIG.
 OPEN SPACE: REQUIRED 4 UNITS/ACRE WITH 15% OPEN SPACE. PROVIDED 3.2 UNITS PER ACRE WITH 28.5% OPEN SPACE.
 7.5' WIDE EASEMENTS FOR UTILITIES & DRAINAGE ARE LOCATED ALONG THE INTERIOR OF THE LEBANON MEADOWS SUBDIVISION BOUNDARY LINE.

SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
S1	S 21° 50' 32" E	21.84'
S2	S 84° 19' 28" W	99.59'
S3	S 51° 42' 16" W	27.83'
S4	N 84° 19' 28" E	111.82'
S5	S 21° 42' 37" E	49.35'
S6	S 22° 06' 34" E	195.55'
S7	S 21° 18' 31" E	92.43'
S8	S 21° 50' 04" E	78.11'
S9	S 25° 50' 58" W	65.24'
S10	S 56° 52' 33" E	22.07'
S11	S 87° 50' 59" E	8.39'
S12	N 30° 48' 33" E	17.09'
S13	N 27° 50' 59" W	14.80'
S14	N 25° 50' 58" E	59.77'
S15	N 17° 38' 06" W	90.74'
S16	S 66° 31' 27" W	29.63'
S17	S 66° 31' 27" W	16.48'
S18	N 00° 57' 29" E	14.12'
S19	N 25° 56' 28" E	154.07'
S20	S 10° 41' 13" W	57.02'
S21	S 25° 56' 28" W	95.74'
S22	S 00° 57' 29" W	3.98'
S23	N 64° 25' 58" W	48.26'
S24	S 64° 25' 58" E	31.28'
S25	N 10° 41' 13" E	6.73'

- LEGEND**
- 1/2" IRON ROD NEW (CAPPED 1891)
 - 5/8" IRON ROD OLD
 - 1/2" IRON ROD OLD
 - P.K. NAIL OLD
 - 3/8" IRON ROD OLD
 - R.O.W. MONUMENT
 - CENTERLINE
 - BOUNDARY LINE
 - - - ADJOINING DEED LINES
 - - - SETBACK LINE

CURVE

CURVE	RADIUS	ARC LENGTH
SC1	50.00'	22.24'

MAINTENANCE OF COMMON OPEN SPACE

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE DEDICATED FOR PUBLIC USE AT A LATER DATE, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAKE THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.

[Signature] 12-2-24
 DATE
[Signature] 12-2-24
 DATE
 OWNER
 DATE

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 KINGSFORT REQUIREMENTS, OR I HEREBY CERTIFY: (1) THAT THE TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL LOTS IS LESS THAN ONE (1) ACRE AS SHOWN; (2) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED.

4 DEC 24
 DATE
 CITY STORMWATER MANAGER

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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

12-4-2024
 DATE
 TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF THE 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.

12/15/24
 DATE
 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.

December 5, 2024
 DATE
 CITY CLERK DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR AUTHORIZED REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DEDICATION

(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (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.

[Signature] 12-2-24
 DATE
[Signature] 12-2-24
 DATE
 OWNER
 DATE

ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
AE1	S 61° 31' 22" E	38.91'
AE2	S 10° 41' 13" W	89.23'
AE3	S 66° 31' 27" W	136.16'
AE4	N 29° 08' 33" W	80.00'
AE5	N 31° 06' 16" W	34.56'
AE6	N 58° 56' 43" E	114.44'
AE7	N 62° 57' 30" E	15.28'
AE8	S 16° 02' 05" E	205.00'
AE9	S 83° 37' 43" W	20.00'
AE10	N 34° 39' 35" W	40.00'
AE11	N 00° 54' 51" E	60.00'
AE12	N 16° 02' 05" W	103.43'

CURVE

CURVE	RADIUS	ARC LENGTH
AEC1	50.00'	72.13'

GOVERNMENT AND UTILITY ACCESS

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.

[Signature] 12-2-24
 DATE
[Signature] 12-2-24
 DATE
 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 KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

10-20-24
 DATE
 WILLIAM HENSON
 TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEMS

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.

4 DEC 24
 DATE
 AUTHORIZING AGENT

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

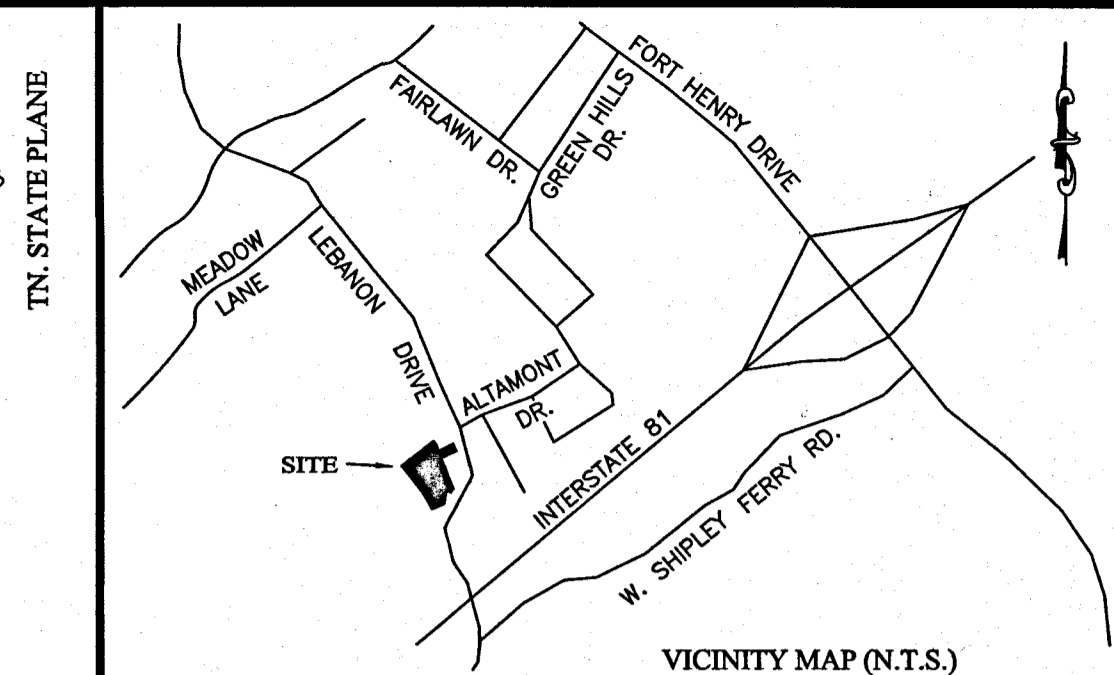
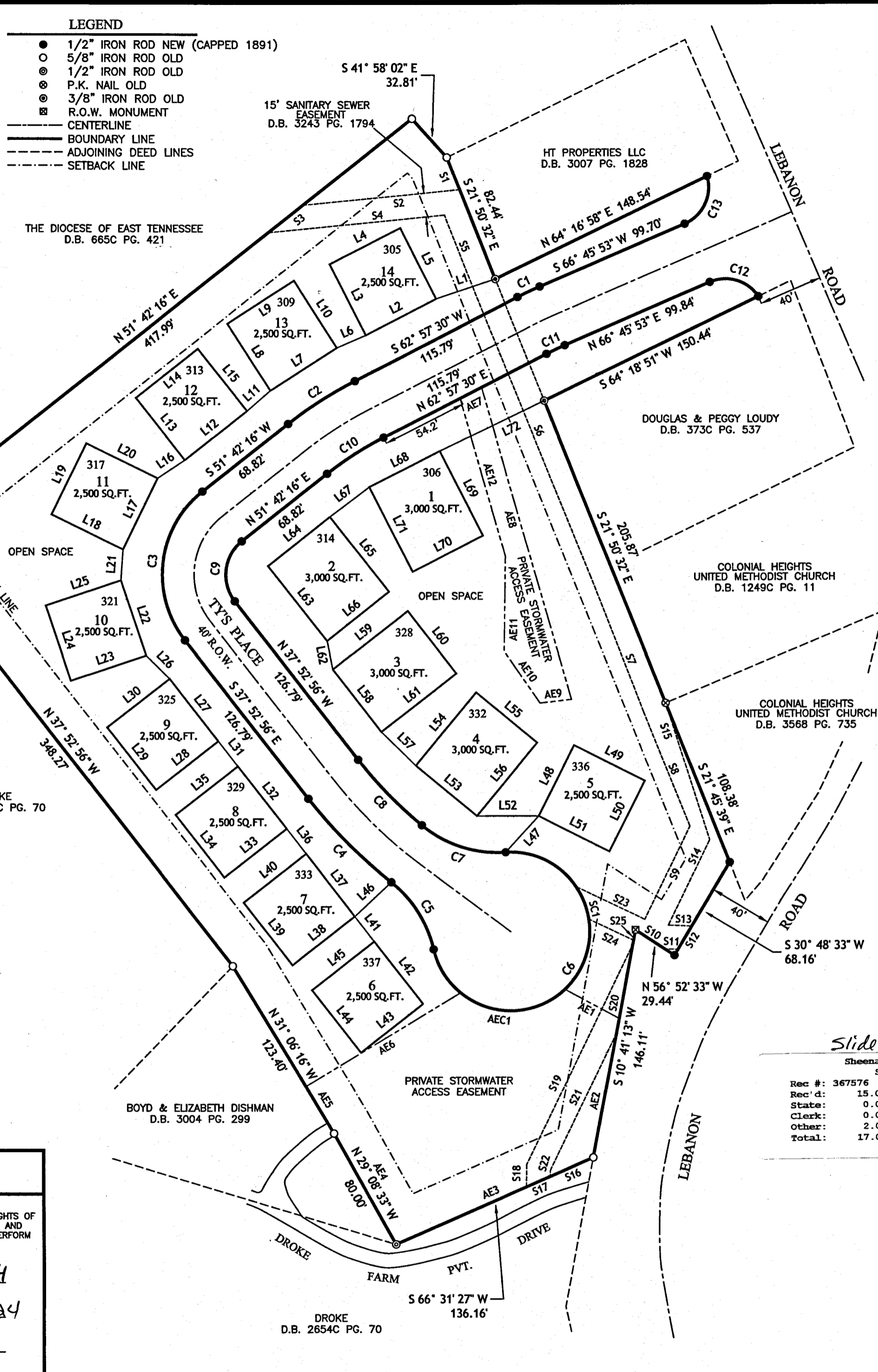
I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

4 DEC 24
 DATE
 TN. DEPARTMENT OF ENVIRONMENT & CONSERVATION OR KINGSFORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

12/5/24
 DATE
 SECRETARY-KINGSFORT MUNICIPAL REGIONAL PLANNING COMMISSION



CURVE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	232.00'	15.41'	3°48'23"	S 64° 51' 41" W	15.41'
C2	256.00'	50.28'	11°15'13"	S 57° 19' 53" W	50.20'
C3	67.00'	104.76'	89°35'13"	S 06° 54' 40" W	94.41'
C4	308.00'	74.45'	13°51'01"	S 44° 48' 27" E	74.27'
C5	75.00'	50.97'	38°56'24"	S 32° 15' 45" E	50.00'
C6	50.00'	227.74'	260°58'28"	N 36° 43' 13" E	76.06'
C7	75.00'	57.02'	43°33'32"	N 71° 59' 15" W	55.66'
C8	268.00'	57.65'	12°19'34"	N 44° 02' 43" W	57.54'
C9	27.00'	42.22'	89°35'13"	N 06° 54' 40" E	38.05'
C10	216.00'	42.43'	11°15'13"	N 57° 19' 53" E	42.36'
C11	192.00'	12.76'	3°48'23"	N 64° 51' 41" E	12.75'
C12	25.00'	34.66'	79°26'08"	S 73° 31' 03" E	31.95'
C13	25.00'	36.26'	83°06'21"	S 25° 12' 42" W	33.17'

LINE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 71° 33' 37" W	39.43'	L37	S 37° 52' 56" E	50.00'
L2	S 62° 57' 30" W	50.00'	L38	S 52° 07' 04" W	50.00'
L3	N 27° 02' 30" W	50.00'	L39	N 37° 52' 56" W	50.00'
L4	N 62° 57' 30" E	50.00'	L40	N 52° 07' 04" E	50.00'
L5	S 27° 02' 30" E	50.00'	L41	S 37° 52' 56" E	20.00'
L6	S 66° 41' 44" W	20.00'	L42	S 37° 52' 56" E	50.00'
L7	S 57° 19' 14" W	50.00'	L43	S 52° 07' 04" W	50.00'
L8	N 32° 40' 46" W	50.00'	L44	N 37° 52' 56" W	50.00'
L9	N 57° 19' 14" E	50.00'	L45	N 52° 07' 04" E	50.00'
L10	S 32° 40' 46" E	50.00'	L46	N 47° 10' 37" E	31.60'
L11	S 49° 02' 03" W	19.59'	L47	N 42° 36' 00" E	31.06'
L12	S 51° 42' 16" W	50.00'	L48	N 26° 48' 47" E	50.00'
L13	N 38° 17' 44" W	50.00'	L49	S 63° 11' 13" E	50.00'
L14	N 51° 42' 16" E	50.00'	L50	S 26° 48' 47" W	50.00'
L15	S 38° 17' 44" E	50.00'	L51	N 63° 11' 13" W	50.00'
L16	S 56° 13' 49" W	20.66'	L52	N 89° 50' 31" W	39.03'
L17	S 26° 02' 01" W	50.00'	L53	N 50° 21' 00" W	50.00'
L18	N 63° 57' 59" W	50.00'	L54	N 39° 39' 00" E	60.00'
L19	N 26° 02' 01" E	50.00'	L55	S 50° 21' 00" E	50.00'
L20	S 63° 57' 59" E	50.00'	L56	S 39° 39' 00" W	60.00'
L21	S 04° 10' 32" W	19.59'	L57	N 45° 30' 04" W	30.38'
L22	S 18° 26' 07" E	50.00'	L58	N 37° 52' 56" W	50.00'
L23	S 71° 33' 37" W	50.00'	L59	N 52° 07' 04" E	60.00'
L24	N 18° 26' 07" W	50.00'	L60	S 37° 52' 56" E	50.00'
L25	N 71° 33' 37" E	50.00'	L61	S 52° 07' 04" W	60.00'
L26	S 45° 44' 26" E	20.78'	L62	N 11° 28' 15" W	18.43'
L27	S 37° 52' 56" E	50.00'	L63	N 38° 17' 44" W	60.00'
L28	S 52° 07' 04" W	50.00'	L64	N 51° 42' 16" E	50.00'
L29	N 37° 52' 56" W	50.00'	L65	S 38° 17' 44" E	60.00'
L30	N 52° 07' 04" E	50.00'	L66	S 51° 42' 16" W	50.00'
L31	S 37° 52' 56" E	20.00'	L67	N 52° 51' 11" E	31.27'
L32	S 37° 52' 56" E	50.00'	L68	N 62° 57' 30" E	50.00'
L33	S 52° 07' 04" W	50.00'	L69	S 27° 02' 30" E	60.00'
L34	N 37° 52' 56" W	50.00'	L70	S 62° 57' 30" W	50.00'
L35	N 52° 07' 04" E	50.00'	L71	N 27° 02' 30" W	60.00'
L36	S 37° 52' 56" E	20.00'	L72	N 64° 19' 01" E	73.20'

Slide A-1781
 Sheena Tinsley Register
 Sullivan County
 Rec #: 367576 Instrument #: 24020868
 Rec'd: 15.00 Recorded
 State: 0.00 12/5/2024 at 12:53 PM
 Clerk: 0.00 in Plat
 Other: 2.00 P59
 Total: 17.00 PGS 512-512



I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AND IS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE.

LEBANON MEADOWS SUBDIVISION

KINGSFORT TENNESSEE REGIONAL PLANNING COMMISSION

TOTAL ACRES 3.91± TOTAL UNITS 14
 ACRES NEW ROAD 0.82± MILES NEW ROAD 0.15±

OWNER APOLLO INVESTMENT PROPERTIES CIVIL DISTRICT 14TH, SULLIVAN CO., TN.
 SURVEYOR WILLIAM G. HENSON CLOSURE ERROR 1:10,000

DATE: 10-20-24 SCALE 1" = 60'

HENSON LAND SURVEYS
 434 GLEN OAKS DRIVE
 JOHNSON CITY, TN. 37615
 PHONE: (423) 483-8484

PROJECT No.: 1792