



May 15, 2025

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

Chairman Duncan:

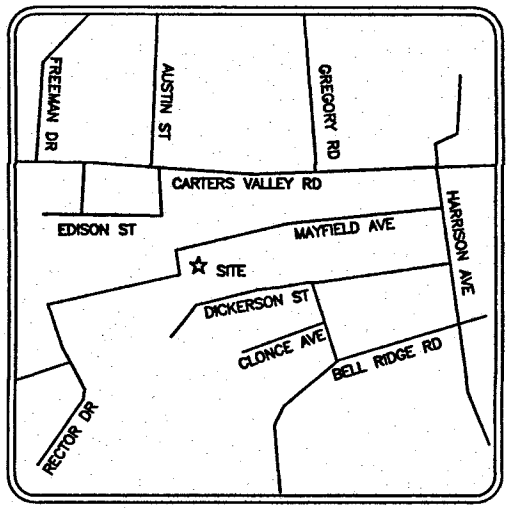
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed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

1. 576 Mayfield Avenue
2. 118 Patterson Road
3. 3725 Hughes Drive
4. 1018 Hill Street

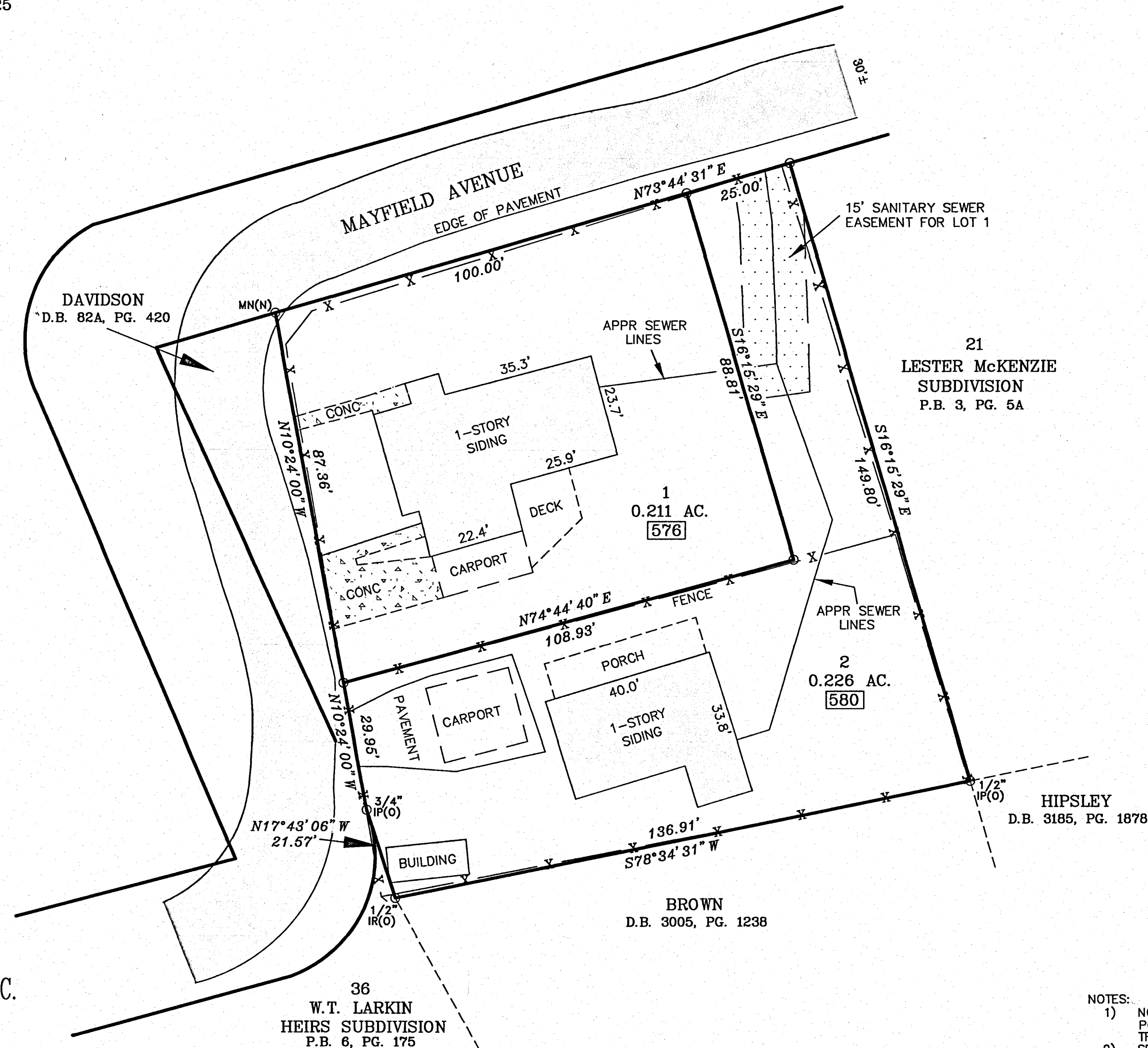
Sincerely,

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

SEE NOTE 1



LOCATION MAP  
N.T.S.



- LEGEND**
- IR(0) IRON ROD, OLD
  - IP(0) IRON PIPE, OLD
  - MN(N) MAG NAIL, NEW
  - D.B. DEED BOOK
  - P.B. PLAT BOOK
  - PG. PAGE
  - AC ACRES
  - APPR APPROXIMATE
  - N.T.S. NOT TO SCALE
  - CONC CONCRETE
  - [723] 911 ADDRESS

Slide A-1805

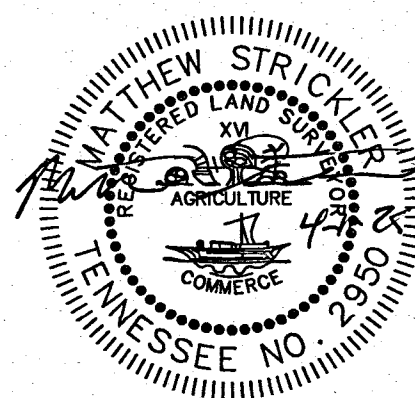
Sheena Tinsley, Register	
Sullivan County	
Rec #: 373575	Instrument #: 25006335
Rec'd: 15.00	Recorded
State: 0.00	4/11/2025 at 3:12 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 10-10

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

36  
W.T. LARKIN  
HEIRS SUBDIVISION  
P.B. 6, PG. 175

BROWN  
D.B. 3005, PG. 1238

HIPSLEY  
D.B. 3185, PG. 1878



- NOTES:**
- 1) NORTH BASED ON TENNESSEE STATE PLANE 4100. RTK GPS POSITIONAL DATA WAS OBSERVED ON 3/3/2025 UTILIZING TRIMBLE R780I RECEIVERS. GEOID18
  - 2) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION
  - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0030D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 4) JOB NO. 25-13731
  - 5) ACAD FILE 25-13731 STAPLETON.DWG
  - 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
  - 7) TAX MAP 012N "B" PARCEL 018.00
  - 8) PRIOR PLAT REFERENCE: PLAT BOOK 3, PAGE 5A
  - 9) 1/2" IRON RODS WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
  - 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY.
  - 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
  - 12) PRIOR DEED REFERENCE: DEED BOOK 3527, PAGE 519

<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b>  (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.  Gina Stapleton 4-10-25 OWNER DATE	<b>CERTIFICATE OF ACCURACY</b>  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.  4-11-25 DATE Matthew Strickler REGISTERED SURVEYOR	<b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b>  I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLY WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.  _____ TRAFFIC ENGINEERING MANAGER DATE	<b>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</b>  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.  4-10-25 DATE _____ KINGSPORT AUTHORIZING AGENT	<b>CERTIFICATE OF APPROVAL FOR RECORDING</b>  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 HAWKINS 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.  4-11-25 DATE _____ SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION	<b>RESUBDIVISION OF LOTS 22, 23, 24, 25, &amp; 26 LESTER MCKENZIE SUBDIVISION</b> <b>KINGSPORT REGIONAL PLANNING COMMISSION</b>  TOTAL ACRES 0.437 TOTAL LOTS 2 ACRES NEW ROAD 0 MILES NEW ROAD 0  OWNER STAPLETON CIVIL DISTRICT 12TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000 SCALE: 1"=20'
<b>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</b>  I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.  April 11 2025 Cassidy Campbell CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING	<b>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</b>  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.  4-10-25 DATE Sam Ch... KINGSPORT AUTHORIZING AGENT	<b>CERTIFICATE OF APPROVAL OF STREETS</b>  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  _____ CITY ENGINEER DATE			

2ND REPLAT OF THE LANDINGS AT QUILLEN HEIGHTS, LOTS 9-13

CITY OF KINGSPORT REGIONAL PLANNING COMMISSION

11TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE

CLIENT: RANGE TRUCKING INC.

SURVEY COMPLETED: 04-15-2025

CERTIFICATION 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 PLAT 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.

*[Signature]*  
OWNER(S) DATE 4/29/25

CERTIFICATION 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.

*[Signature]*  
JOSHUA K BECKETT, PLS TN RLS# 3227 DATE 4-29-25

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY:  
(1) THAT THE CONSTRUCTION PLANS HAVE BEEN APPROVED;  
(2) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS;  
(3) ADEQUATE RIGHT OF WAY DEDICATION UPON A PUBLIC ROAD SHALL SERVE THESE LOTS AS PURPOSED

CITY ENGINEER OR ROAD COMMISSIONER DATE

CERTIFICATE OF APPROVAL OF SANITARY SEWER 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.

*[Signature]*  
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION OR KINGSPORT AUTHORIZED AGENT DATE 29 APR 2025

CERTIFICATION OF 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 ARE HEREBY APPROVED AS SHOWN.

*[Signature]*  
AUTHORIZING AGENT DATE 29 APR 2025

APPROVAL FOR 911 ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE STREET NAME(S), AS NOTED ON THE FINAL PLAT IS(ARE) APPROVED AS ASSIGNED.

*[Signature]*  
CITY OF KINGSPORT 911 DIRECTOR DATE April 28, 2025

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 PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.

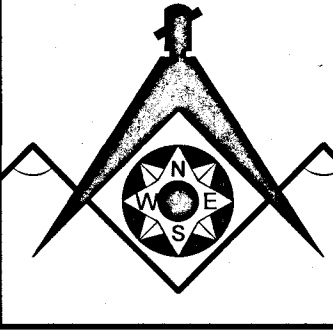
*[Signature]*  
KINGSPORT MUNICIPAL/ REGIONAL PLANNING COMMISSION DATE 4/30/25

DASHED LINES SHOWN HEREON WERE CALCULATED USING PUBLIC RECORD AND EVIDENCE FOUND DURING THE CURRENT SURVEY, BUT WERE NOT FIELD SURVEYED. SAID LINES ARE SHOWN FOR REFERENCE ONLY AND DO NOT REPRESENT THE SURVEYOR'S OPINION AS TO THE LOCATION OF ANY BOUNDARY

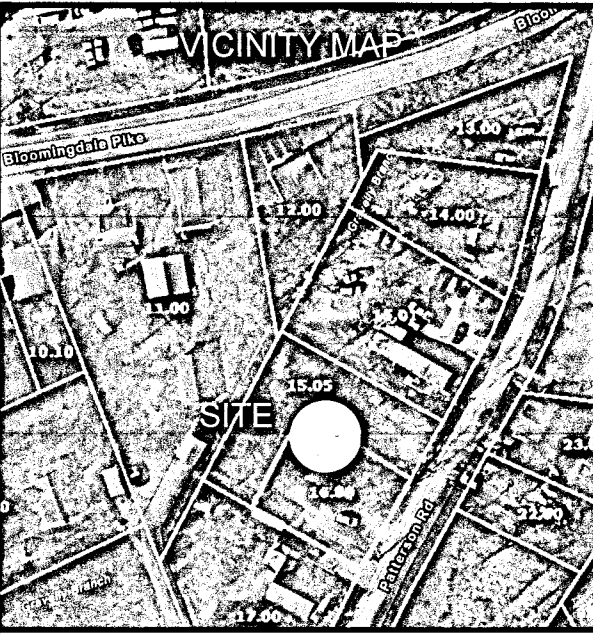
THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS AND/OR ENCUMBRANCES NOT KNOWN TO THE SURVEYOR NOT SHOWN HEREON.

THIS PROPERTY WAS DETERMINED TO BE IN FEMA FLOOD ZONE "X" BY MAP SCALING ONLY USING FEMA FIRM MAP 47163C0035D EFFECTIVE DATE 09/29/2006. NO TOPOGRAPHIC SURVEY WAS PERFORMED.

DEED REFERENCE:  
DEED BOOK 3608 PAGE 62  
PLAT BOOK 45 PAGE 144



TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83)



GNSS SURVEY STYLE: RTK

GNSS ROVER: CARLSON BRx7

RTK CORRECTIONS: ON-SITE BASE

GNSS BASE: CARLSON BRx7

DATUM: TENNESSEE SPC (NAD 83)

GEOID MODEL: 18

DATUM ADJUSTMENT FACTOR: N/A

OBSERVATION LENGTHS:  
SIDE SHOTS: 3 SECONDS  
CONTROL POINTS: 3X 5 MINUTES, AVERAGED

I CERTIFY THIS SURVEY AS A CATEGORY IV SURVEY, BEING DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THE POSITIONAL ACCURACY OF THE GNSS VECTORS OBSERVED DOES NOT EXCEED 0.08'



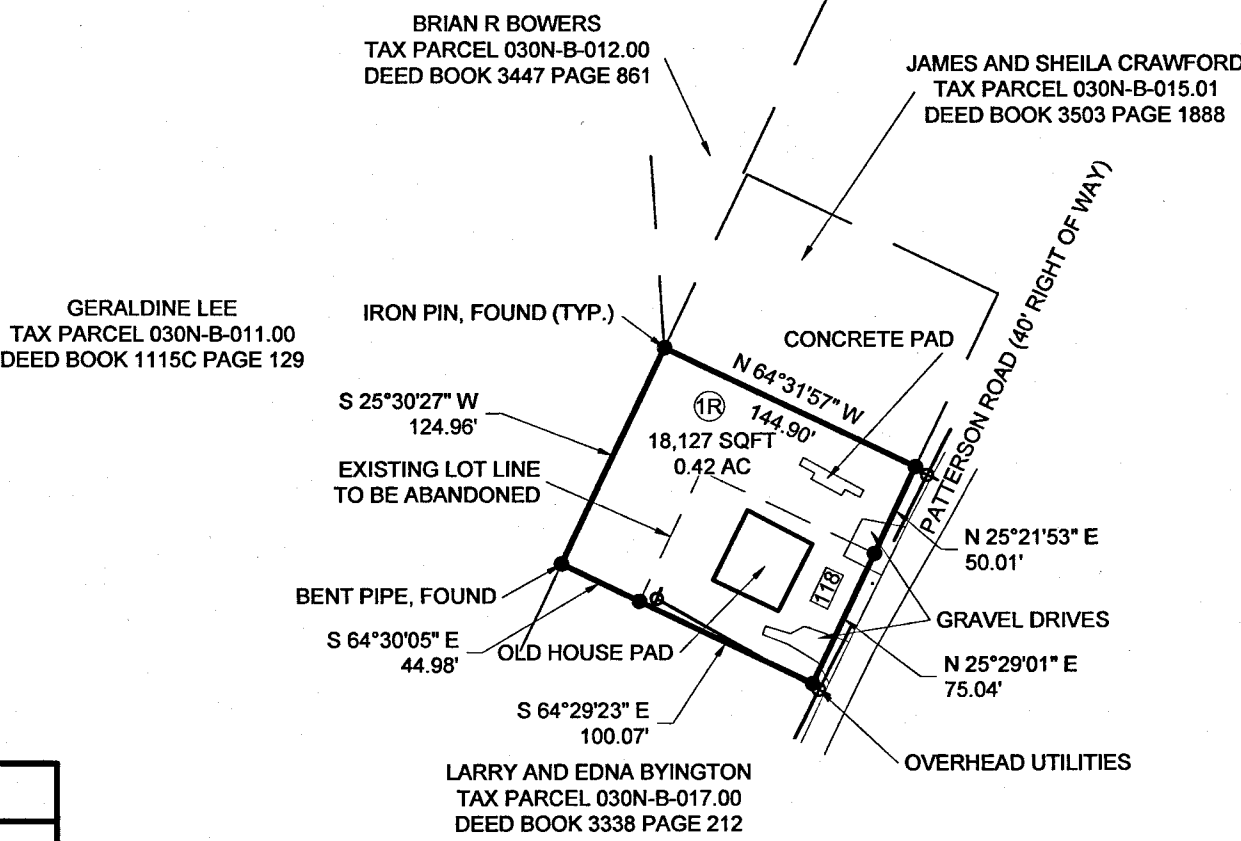
JOSHUA K BECKETT, PLS  
TN REGISTRATION # 3227  
758 WHISPERING RD  
GREENEVILLE, TN 37743  
(423) 278-6493  
jbeckett@beckettsurveys.com

SCALE: 1"=100'

TAX MAP 030N GROUP B  
PARCELS 016.00 & 015.05

ZONING CLASS: R-1B

COPYRIGHT

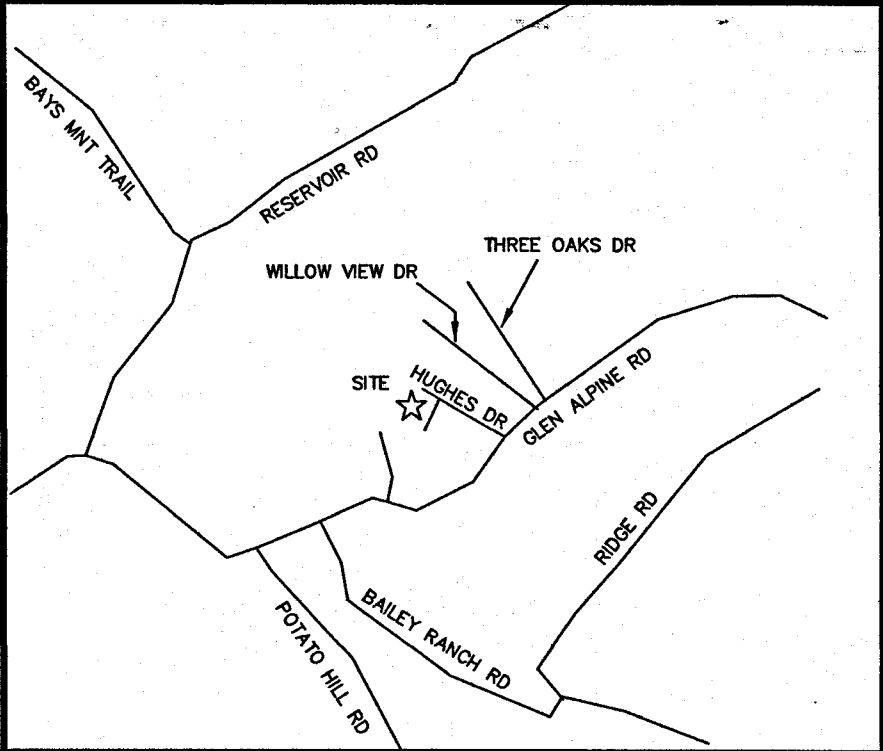


DIVISION OF GROUNDWATER PROTECTION

REGISTER OF DEEDS

Slide A-1807  
Sheena Tinsley, Register  
Sullivan County  
Rec #: 374538 Instrument #: 25007568  
Rec'd: 15.00 Recorded  
State: 0.00 4/30/2025 at 10:18 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P60  
Total: 17.00 PGS 19-19





LOCATION MAP  
NOT TO SCALE

LEGEND

IR(F)	IRON ROD (FOUND)
PG.	PAGE
AC	ACRES
WM	WATER METER
CONC	CONCRETE
P.B.	PLAT BOOK
PVMT	PAVEMENT
APPR	APPROXIMATE
NO	NUMBER
PP	POWER POLE
GW	GUY WIRE
OHU	OVERHEAD UTILITY
SW	SIDEWALK
CP	CATCH BASIN
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
SSDS	SUBSURFACE SEWAGE DISPOSAL SYSTEM
℄	CENTERLINE

NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
- 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0230D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 3) TAX MAP 090J, "A" PARCELS 012.00 & 013.00
- 4) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 6) DEED REFERENCES: D.B. 3620, PG. 2460
- 7) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 8) PRIOR PLAT REFERENCE: PLAT BOOK 12, PAGE 56
- 9) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION
- 10) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.
- 11) 5/8" IRON RODS WITH CAP #3254 SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

LOT 21R CONTAINS AN EXISTING SEPTIC SYSTEM. NO EVALUATION, TESTING OR VERIFICATION OF THE FUNCTIONALITY OF THE SYSTEM OR ADEQUATE AREA FOR DUPLICATION SHOULD THAT SYSTEM FAIL HAS BEEN COMPLETED. SHOULD THE EXISTING SYSTEM FAIL, NO GUARANTEE IS MADE AS TO WHETHER THERE ARE ADEQUATE SOILS FOR A NEW SEPTIC SYSTEM OR DUPLICATION AREA. ANY PURCHASER OF THE LOT IS ENCOURAGED TO VERIFY CONTINUED VIABILITY OF SEWAGE DISPOSAL FOR THE PROPERTY PRIOR TO PURCHASE. WATER FEATURES, THE USE OF A PRIVATE WELL OR OTHER FEATURES OF THE PROPERTY MAY FURTHER LIMIT THE AVAILABLE AREAS FOR UTILIZATION OF A SEPTIC SYSTEM

I, THE CURRENT OWNER OF LOT 21R STATE TO THE BEST OF MY KNOWLEDGE, THE EXISTING SEPTIC SYSTEM IS FUNCTIONING PROPERLY.

*Billy Joe Hart* 4-30-25  
OWNER DATE

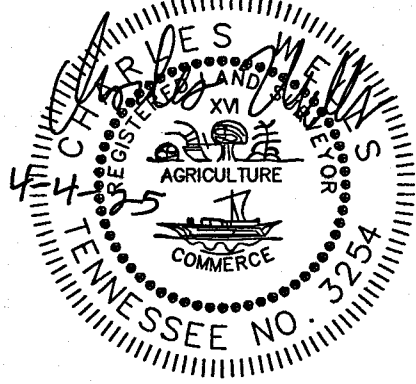
34  
BLOCK 3  
BAILEY ESTATES  
LOTS 30-38  
P.B. 15, PG. 19

Slide A-1808

Sheena Tinsley, Register  
Sullivan County  
Rec #: 374693 Instrument #: 25007753  
Rec'd: 15.00 Recorded  
State: 0.00 5/2/2025 at 11:06 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P60  
Total: 17.00 PGS 23-23

LINE	BEARING	DISTANCE
L1	N62°31'58"E	35.14
L2	S64°14'46"E	90.51
L3	S14°08'38"W	41.47
L4	N62°24'11"W	9.96
L5	S29°33'52"W	40.03

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	10.00	9.19	8.87	N88°59'55"E
C2	23.30	37.86	33.83	S18°16'49"E
C3	406.27	98.12	97.89	S21°04'37"W
C4	166.49	44.85	44.71	S21°50'53"W
C5	10.00	15.32	13.86	S75°00'08"W



40 20 0 40 80  
SCALE IN FEET

COMBINATION OF LOTS 21 & 22 BLOCK 3, BAILEY ESTATES	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES 1.193	TOTAL LOTS 1
OWNER: HART	DATE: APRIL 4, 2025
CIVIL DISTRICT: 15TH	SCALE: 1 INCH = 40'

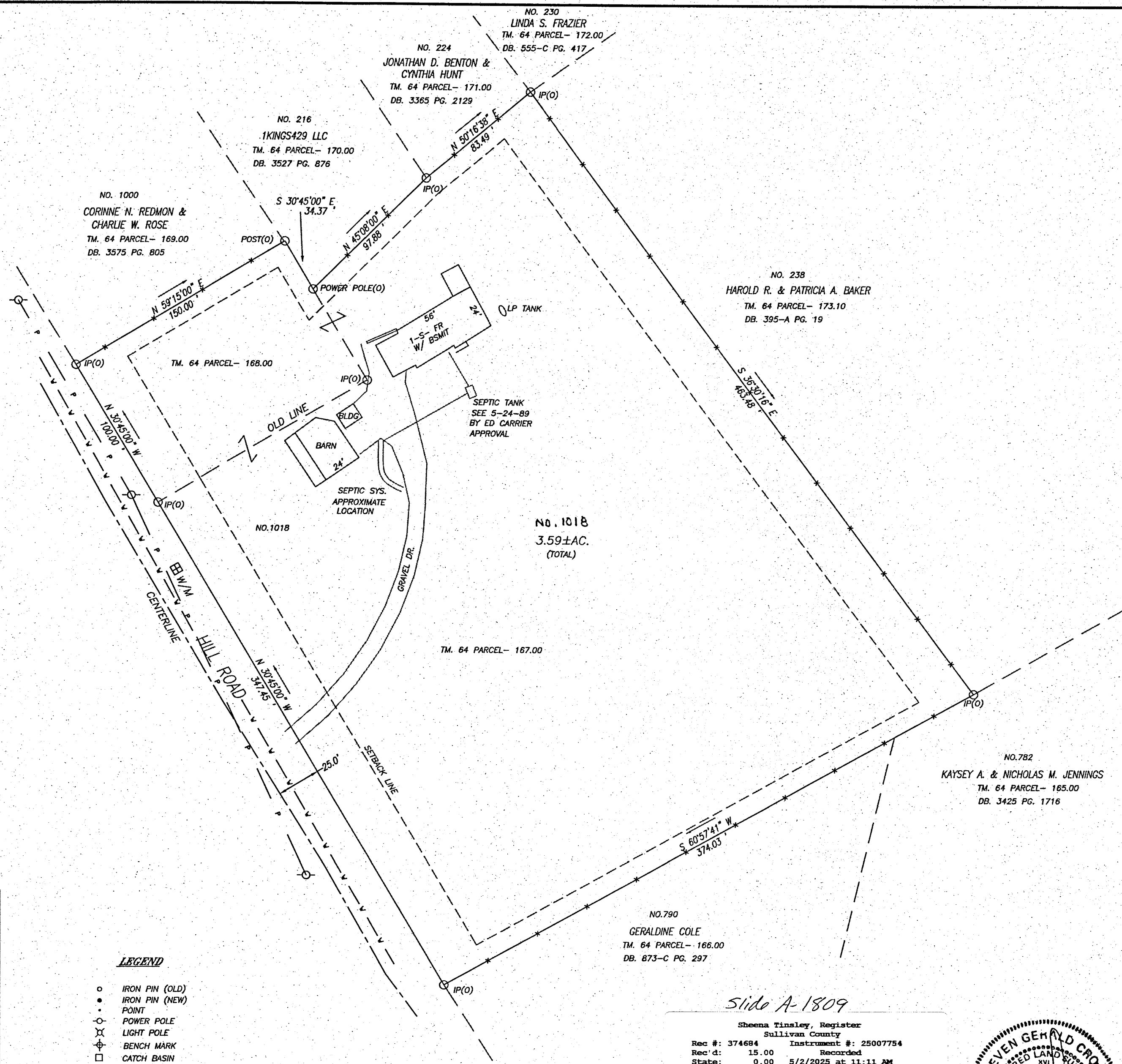
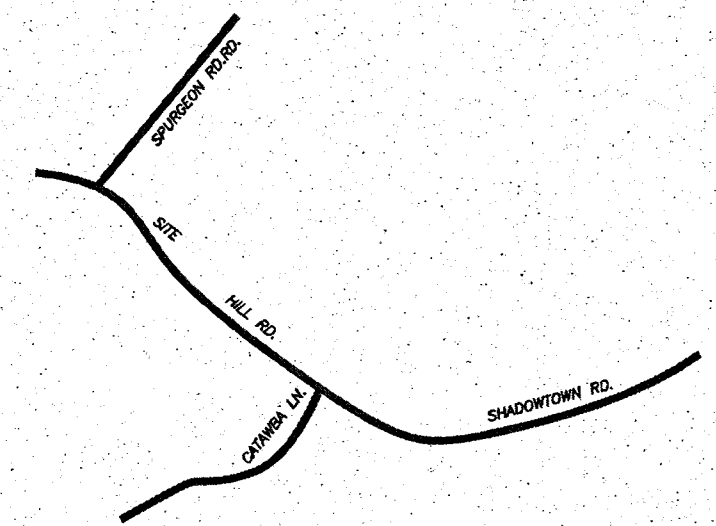
**CHARLES J. WELLS**  
TENNESSEE R.L.S. NO. 3254  
4847 HIGHWAY 126  
BLOUNTVILLE, TENNESSEE  
(423) 782-7196

<b>CERTIFICATE OF ACCURACY</b> 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. <i>Charles Wells</i> 4-4-25 TENNESSEE REGISTERED LAND SURVEYOR DATE	<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> 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. <i>Billy Joe Hart</i> 4-30-25 OWNER DATE	<b>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</b> I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED. <i>R. Hart</i> 4/29/25 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING DATE	<b>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</b> SEE NOTE ABOVE.	<b>CERTIFICATION OF THE APPROVAL OF STREETS</b> 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 BY THE SULLIVAN COUNTY PLANNING COMMISSION. <i>Jan 4/29/25</i> COMMISSIONER OF HIGHWAYS OR REPRESENTATIVE DATE	<b>CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS</b> I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT CITY UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. <i>1 May 2025</i> KINGSPORT AUTHORIZING AGENT DATE	<b>CERTIFICATE OF APPROVAL FOR RECORDING</b> 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 \$2,000.00 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. <i>5/1/25</i> SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION DATE
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LOCATION MAP  
NOT TO SCALE



NO. 1018  
3.59±AC.  
(TOTAL)

NO. 782  
KAYSEY A. & NICHOLAS M. JENNINGS  
TM. 64 PARCEL- 185.00  
DB. 3425 PG. 1716

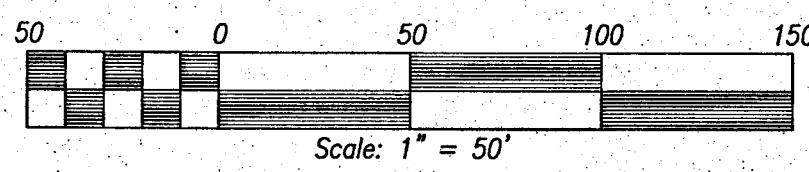
NO. 790  
GERALDINE COLE  
TM. 64 PARCEL- 166.00  
DB. 873-C PG. 297

Side A-1809

Sheena Tinsley, Register  
Sullivan County  
Rec #: 374684 Instrument #: 25007754  
Rec'd: 15.00 Recorded  
State: 0.00 5/2/2025 at 11:11 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P60  
Total: 17.00 PGS 24-24



DATE: 4-16-25  
FILE: HILL1018



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 2900C, PAGE 377. TAX MAP: 64, PARCELS 167.00 & 168.00.
6. NORTH IS BASED ON DEED.
7. BUILDING SETBACKS TO CONFORM WITH ZONING. R-1 ZONE- FRONT= 30' REAR= 30' SIDE= 12
8. THIS RETRACEMENT SURVEY IS BASED UPON 1-12-98 SURVEY BY RN. RLS 1746
9. SEE PANEL NO. 47163C0070D DATED 9-29-06 FLOOD ZONE- X

CROSS LAND  
SURVEYING & PLANNING  
1608 EDMONT AVE.

BRISTOL, TENNESSEE BRISTOL, TENNESSEE  
(423) 764-0229 (423) 764-1687  
EMAIL: CROSSLS @ BTES.TV FAX: (423) 764-1972

PATRICK G. & KATHY L. KENNEDY REPLAT

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 3.59± TOTAL LOTS 1  
ACRES NEW ROAD NONE MILES NEW ROAD NONE  
OWNER PATRICK G. & KATHY L. KENNEDY  
SURVEYOR STEVEN G. CROSS CLOSURE ERROR 1:10,000  
SCALE 1" = 50' CIVIL DISTRICT 7TH  
DRAWN BY RLB

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 4-10-25

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

SURVEYOR Steven G. Cross (429) T.N. REG. NO.

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 Patrick G. & Kathy L. Kennedy (20)

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- 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)

OWNERS: PATRICK G. & KATHY L. KENNEDY  
1018 HILL ROAD (1018)  
BLOUNTVILLE, TENNESSEE 34617

<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>DATE <u>4-29-25</u></p> <p><u>R. Hunter</u></p> <p>CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>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.</p> <p>DATE <u>4-29-25</u></p> <p><u>Jim S. Kelly</u> (423)</p> <p>CITY ENGINEER OR COUNTY ROAD COMMISSIONER</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE <u>Kingsport</u> WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE <u>5/2-25</u></p> <p><u>Chl 2 Auto</u></p> <p>AUTHORIZING AGENT</p>	<p>CERTIFICATION OF THE 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 &amp; CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE _____</p> <p>TENNESSEE DEPARTMENT OF ENVIRONMENT &amp; CONSERVATION</p> <p>OR</p> <p>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 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 _____ REGISTER.</p> <p>IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE <u>5/2-25</u></p> <p>SECRETARY _____</p> <p>KINGSPORT MUNICIPAL/ REGIONAL PLANNING COMMISSION</p>	<p>PATRICK G. &amp; KATHY L. KENNEDY REPLAT</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES <u>3.59±</u> TOTAL LOTS <u>1</u></p> <p>ACRES NEW ROAD <u>NONE</u> MILES NEW ROAD <u>NONE</u></p> <p>OWNER <u>PATRICK G. &amp; KATHY L. KENNEDY</u></p> <p>SURVEYOR <u>STEVEN G. CROSS</u> CLOSURE ERROR <u>1:10,000</u></p> <p>SCALE <u>1" = 50'</u> CIVIL DISTRICT <u>7TH</u></p> <p>DRAWN BY <u>RLB</u></p>
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