



May 18<sup>th</sup>, 2023

Sam Booher, Chairman  
Kingsport Regional Planning Commission  
415 Broad Street  
Kingsport, TN 37660

Chairman Booher:

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. Glen Avenue
2. Lehigh Street
3. Breckenridge Trace
4. Caymus Yard Phase 1
5. Silk Mill Place
6. 2040 Granby Road
7. Packing House Road
8. Clearview St.

Sincerely,

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



RESUBDIVISION OF LOTS 13-15  
 GEO D. GAINES FARM SUBDIVISION  
 KINGSFORD REGIONAL PLANNING COMMISSION  
 TOTAL ACRES 0.533 TOTAL LOTS 1  
 OWNER COLE DATE: MARCH 10, 2023  
 CIVIL DISTRICT: 10TH SCALE: 1 INCH = 50'

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

CERTIFICATE OF ACCURACY  
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND SURVEY TO THE ACCURACY REQUIRED BY THE TENNESSEE SURVEYING ACT AND THE REGULATIONS THEREUNDER HAVE BEEN PLACED AS SHOWN AND THE PROPORTIONS OF THE SUBDIVISION REGULATIONS.  
 Charles J. Wells 3-10-23  
 TENNESSEE REGISTERED LAND SURVEYOR DATE

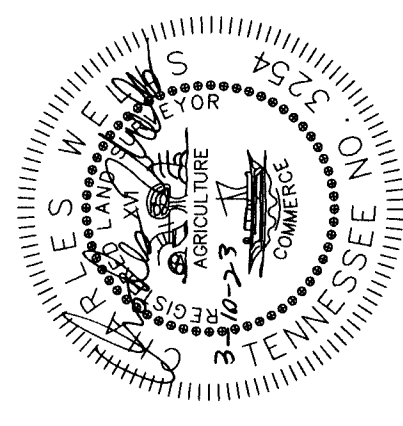
CERTIFICATE OF OWNERSHIP AND REDUCTION  
 I (WE), HEREBY CERTIFY THAT I (AM (ARE)) THE OWNER(S) OF THE LAND SHOWN HEREIN AND I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH ALL CORNERS AND LOCATIONS SHOWN AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.  
 Robbin J. Cole 4-4-2023  
 OWNER DATE

CERTIFICATE OF THE APPROVAL FOR SEWERAGE SYSTEM  
 I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.  
 W. J. J. Cole 4/4/23  
 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING DATE

CERTIFICATE OF THE APPROVAL OF STREETS  
 I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ADAPTABLE MANNER AND THAT THE STREETS WILL BE MAINTAINED AND KEPT OPEN TO THE PUBLIC AS SHOWN ON THIS PLAT.  
 Robbin J. Cole 4-4-2023  
 COMMISSIONER OF TRANSPORTATION DATE

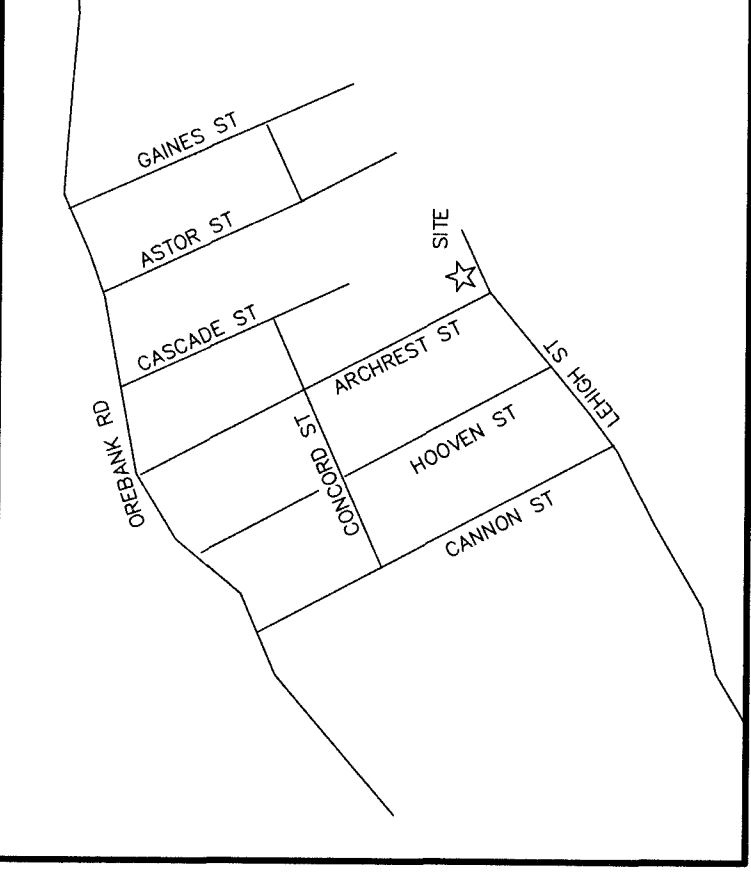
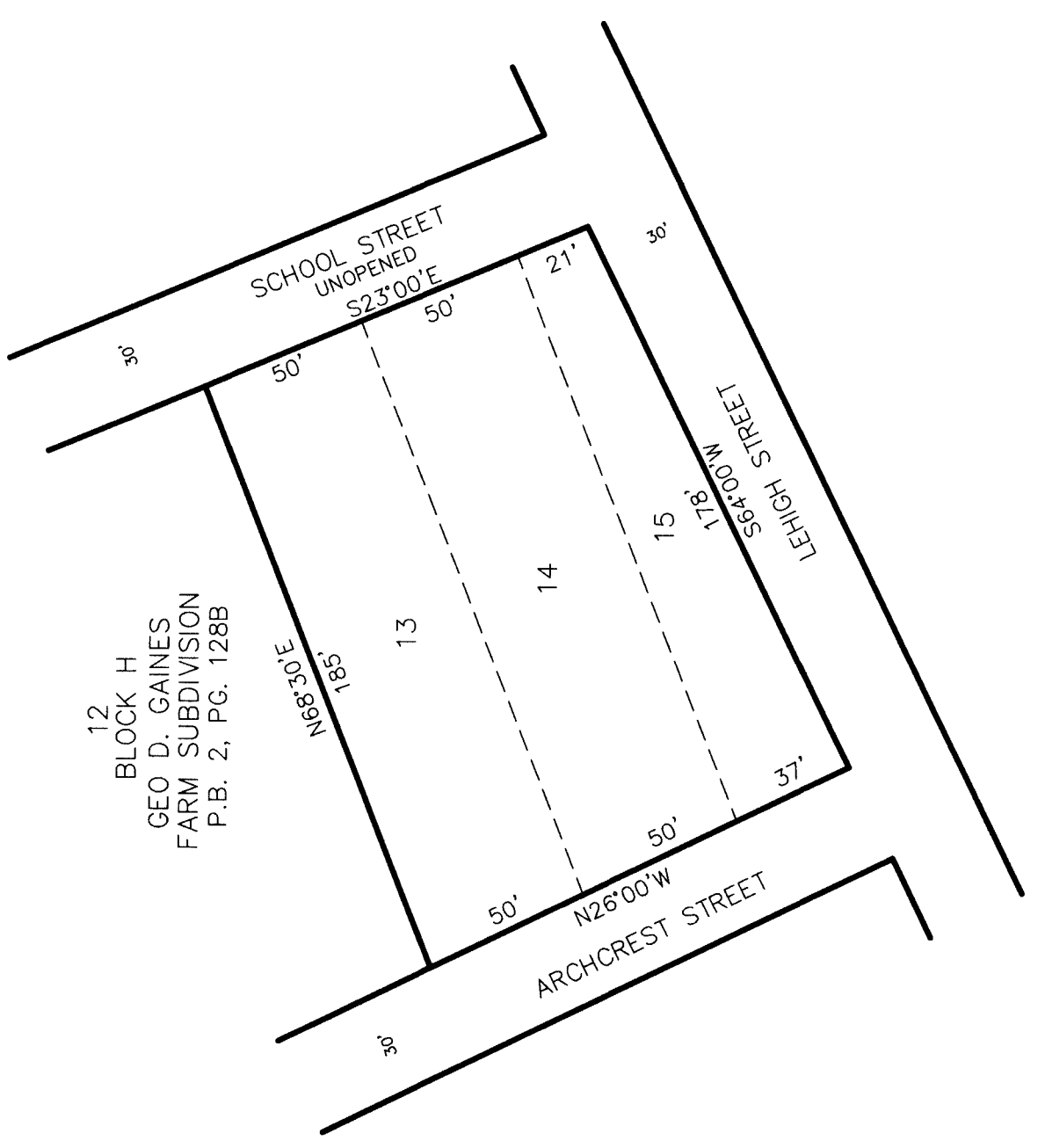
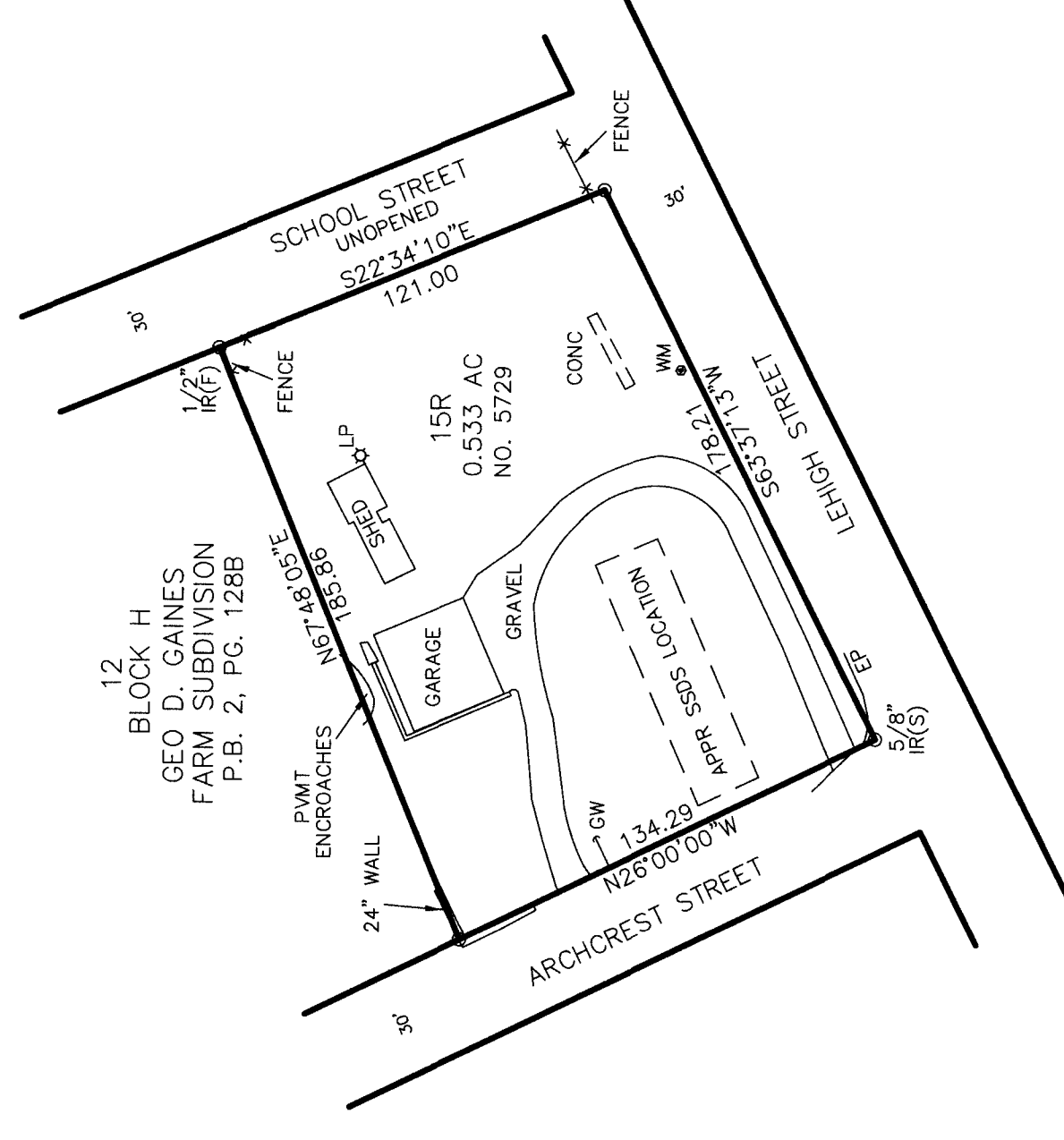
CERTIFICATE OF THE APPROVAL OF PUBLIC WATER UTILITY SYSTEMS  
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION ON THIS PLAT, ARE IN ACCORDANCE WITH THE REGULATIONS OF THE TENNESSEE DEPARTMENT OF REVENUE AND THE TENNESSEE PUBLIC WATER UTILITY SYSTEMS ACT AND ARE APPROVED AS SHOWN.  
 Robbin J. Cole 4-4-2023  
 DIRECTOR OF PUBLIC UTILITY DATE

CERTIFICATE OF APPROVAL FOR RECORDING  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TENNESSEE DEPARTMENT OF REVENUE AND THE TENNESSEE PUBLIC WATER UTILITY SYSTEMS ACT AND ARE APPROVED AS SHOWN.  
 Robbin J. Cole 4-4-2023  
 SECRETARY, KINGSFORD REGIONAL PLANNING COMMISSION DATE



LOT 15R CONTAINS AN EXISTING SEPTIC SYSTEM. NO EVALUATION, TESTING OR MEASUREMENTS WERE MADE TO DETERMINE IF THE SEPTIC SYSTEM OR ADEQUATE AREA FOR DUPPLICATION SHOULD THAT SYSTEM FAIL HAS BEEN COMPLETED. SHOULD THE EXISTING SYSTEM FAIL, THE PURCHASER OF THIS LOT IS ENCOURAGED TO OBTAIN ADEQUATE SOILS FOR A NEW SEPTIC SYSTEM OR DUPPLICATION AREA. ANY PURCHASER OF THE LOT IS ENCOURAGED TO OBTAIN ADEQUATE SOILS FOR A NEW SEPTIC SYSTEM OR DUPPLICATION AREA 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.

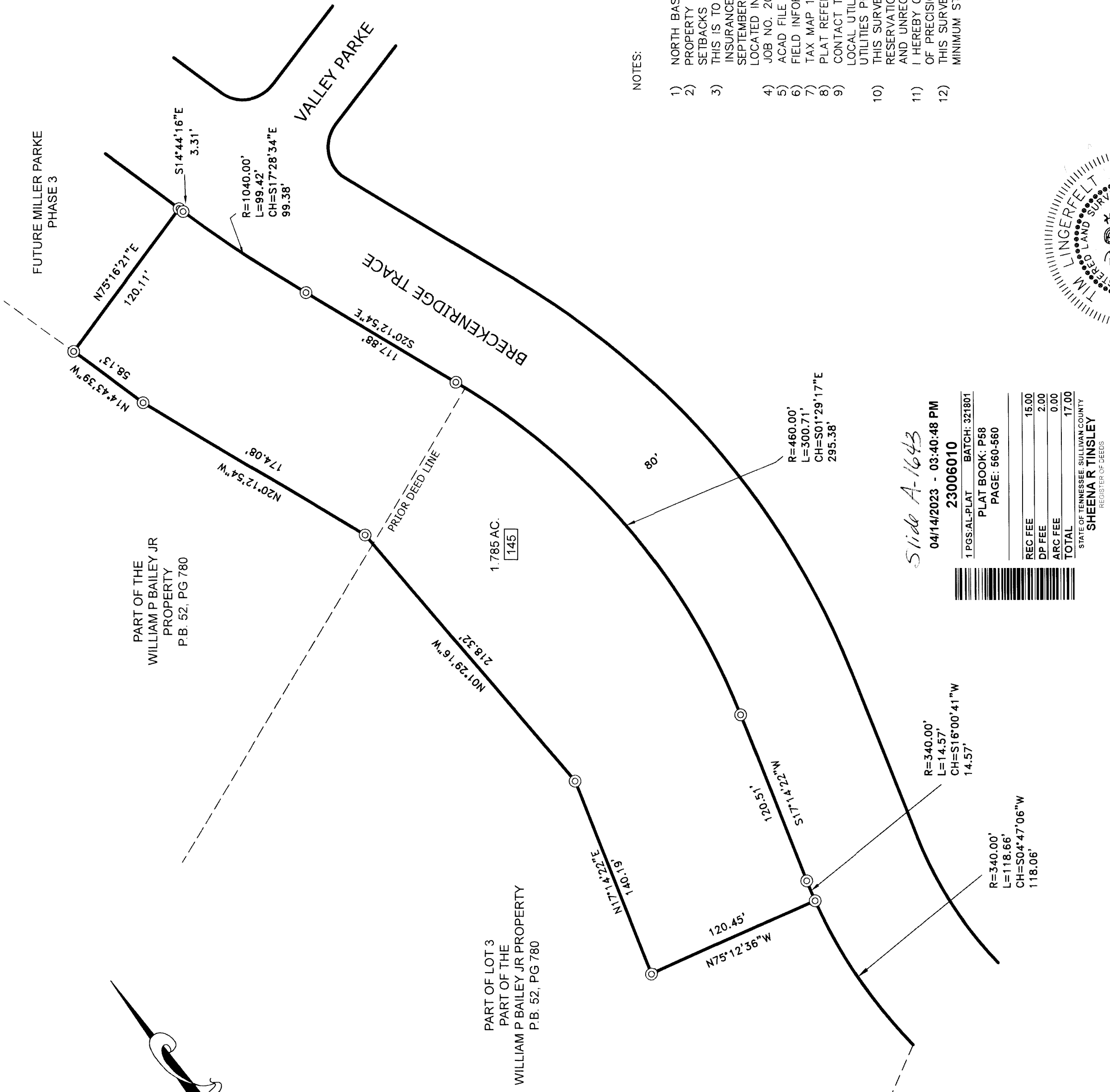
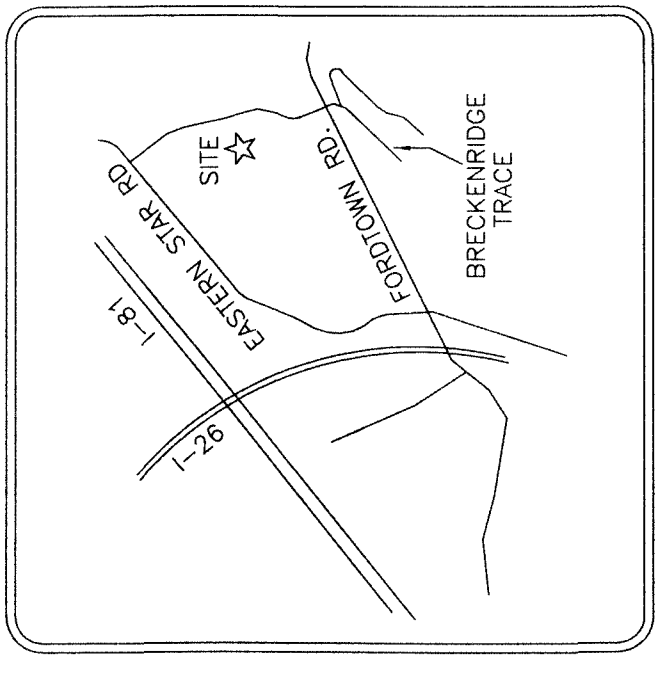
AFTER REPLAT



- LEGEND
- IR(S) IRON ROD (SET)
  - IR(F) IRON ROD (FOUND)
  - PG. PAGE
  - AC. ACRES
  - WM WATER METER
  - CONC CONCRETE
  - P.B. PLAT BOOK
  - GW GUY WIRE
  - APPR APPROXIMATE
  - NO NUMBER
  - LP LIGHT POLE
  - EP EDGE OF PAVEMENT
  - PWMT PAVEMENT
  - SSDS SUBSURFACE SEWAGE DISPOSAL SYSTEM

- NOTES:
- 1) NORTH BASED ON N26°00'00"W AS SHOWN IN REFERENCED PRIOR PLAT.
  - 2) 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.
  - 3) TAX MAP 048H "D", PARCEL 014-00
  - 4) I HEREBY CERTIFY THAT THIS IS CATEGORY 1 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 REFERENCE: D.B. 2450C, PG. 409
  - 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 2, PAGE 128B
  - 9) PROPERTY IS ZONED R-3A, 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.

04/05/2023 - 08:48:53 AM  
 Slide A-1641  
 23005321  
 PLAT BOOK: P58  
 PAGE: 552-552  
 REC FEE 15.00  
 DP FEE 2.00  
 ARC FEE 0.00  
 TOTAL 17.00  
 STATE OF TENNESSEE, SULLIVAN COUNTY  
 SHEENNA R. TUSLEY  
 REGISTRAR



SEE NOTE 1

PART OF THE  
WILLIAM P BAILEY JR  
PROPERTY  
P.B. 52, PG 780

PART OF LOT 3  
PART OF THE  
WILLIAM P BAILEY JR PROPERTY  
P.B. 52, PG 780

FH&TN PROPERTIES G.P.  
D.B. 3406, PG 237

**LEGEND**  
D.B. DEED BOOK  
P.C. PAGE  
N.T.S. NOT TO SCALE  
AC. ACRES  
P.B. PLAT BOOK  
[723] 911 ADDRESS

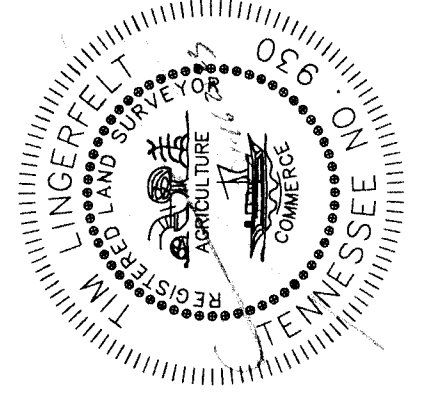
NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE.
- 2) PROPERTY IS ZONED M-1R.
- 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
- 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 5) JOB NO. 20-11766
- 6) ACAD FILE 20-11766 MILLER PARKE, LLC.DWG
- 7) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 8) TAX MAP 120 PART OF PARCEL 3
- 9) CONTACT TENNESSEE ONE-CALL AT 1-800-351-1111 AND OTHER LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES.
- 10) THIS SURVEY IS BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

Slide A-1643  
04/14/2023 - 03:40:48 PM  
23006010  
I PGS:AL/PLAT BATCH: 321801  
PLAT BOOK: P88  
PAGE: 580-580

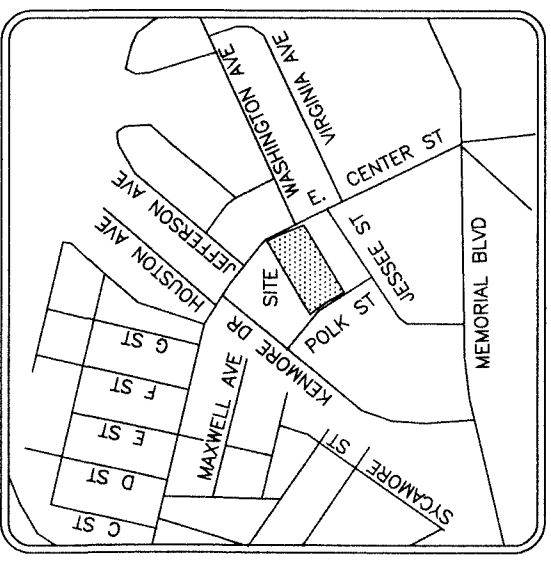
REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE SULLIVAN COUNTY  
SHEENA R TINSLEY  
REGISTERED SURVEYOR



**ALLEY & ASSOCIATES, INC.**  
SURVEYORS  
243 E. MARKET STREET  
KINGSPORT, TENNESSEE 37660  
TELEPHONE: (423) 382-8896  
FAX: (423) 382-8898  
E-MAIL: ttingerfel@alleyassociates.com

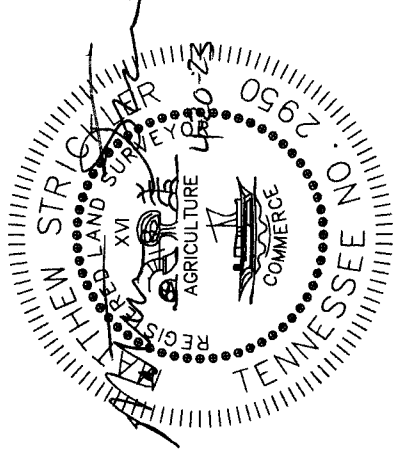
<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) CONSENT TO ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STRIPS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USES AS NOTED.</p> <p>OWNER: _____ DATE: _____</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>CITY DESIGNATION DIRECTOR OF 911 ADDRESSING: <u>April 13, 2023</u> <u>Caroline Guadalupe</u></p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY REQUIREMENTS AND IS HEREBY APPROVED AS SHOWN. THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>TRAFFIC ENGINEERING MANAGER: _____ DATE: _____</p>	<p>CERTIFICATE OF APPROVAL OF SEWERAGE DISPOSAL 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>REGISTERED SURVEYOR: <u>04/14</u> 20 <u>23</u></p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF SULLIVAN, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION MEETING HELD IN THE OFFICE OF THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLIANCE WITH ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>REGISTERED SURVEYOR: <u>04/14</u> 20 <u>23</u></p>	<p>DIVISION OF PART OF 34.79 ACRES WILLIAM P. BAILEY JR. PROPERTY AND LOT 3 MILLER PARKE</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES: 1.785 TOTAL LOTS: 1</p> <p>ACRES NEW ROAD: 0 MILES NEW ROAD: 0</p> <p>OWNER: INTEGRITY BUILDING GROUP, LLC CIVIL DISTRICT: 14th</p> <p>SURVEYOR: ALLEY &amp; ASSOCIATES, INC. CLOSURE ERROR: 1:10,000</p> <p>SCALE: 1" = 60'</p>
---	--	---	---	--	---



LOCATION MAP  
N.T.S.

**LEGEND**

- N.T.S. NOT TO SCALE
- D.B. DEED BOOK
- P.C. PAGE
- P.B. PLAT BOOK
- AC ACRES
- GP GAS POST
- AEP APPALACHIAN ELECTRIC POWER
- MS SANITARY SEWER MANHOLE



LINE	BEARING	DISTANCE
L1	N59°01'30"E	40.67'
L2	S30°58'30"E	90.00'
L3	N59°01'30"E	38.00'
L4	S30°58'30"E	38.00'
L5	S59°01'30"W	38.00'
L6	S59°01'30"W	35.00'
L7	S30°58'30"E	90.00'
L8	N59°01'30"E	35.00'
L9	N59°01'30"E	35.00'
L10	N30°58'30"W	90.00'
L11	S59°01'30"W	35.00'
L12	S59°01'30"W	38.00'
L13	S30°58'30"E	90.00'
L14	N59°01'30"E	38.00'

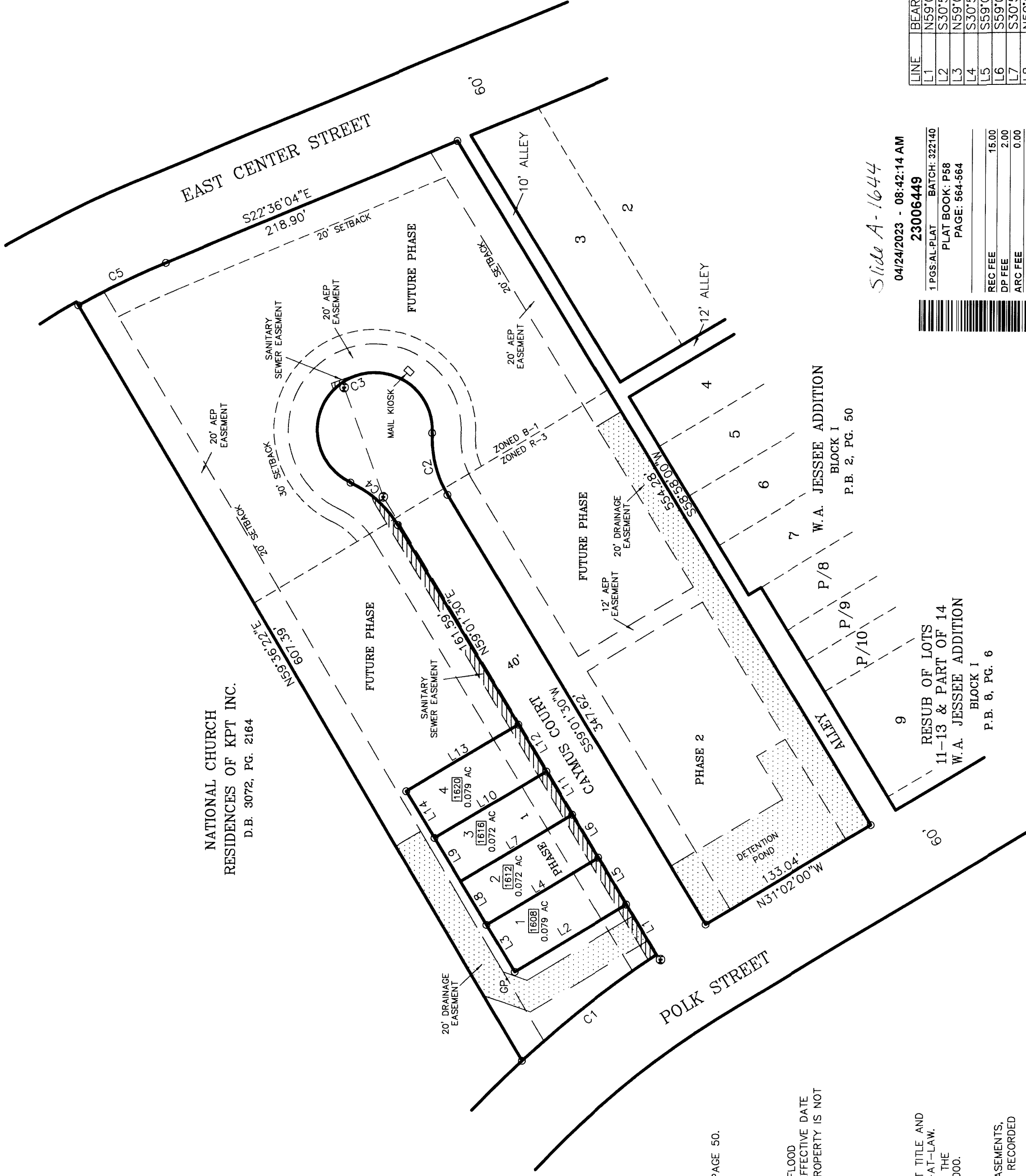
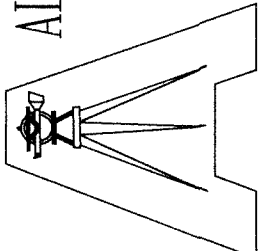
CURVE	ADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.00'	118.45'	118.41'	S12°41'48"E
C2	75.00'	44.90'	44.23'	S76°10'32"W
C3	40.00'	173.56'	66.09'	S30°58'30"E
C4	75.00'	44.90'	44.23'	N41°52'28"E
C5	54.300'	67.52'	67.48'	S26°09'49"E

Side A-1644  
04/24/2023 - 08:42:14 AM  
23006449

1 PGS. PLAT BATCH: 322140  
PLAT BOOK: P88  
PAGE: 564-564

REC.FEE 15.00  
DP.FEE 2.00  
ARC.FEE 0.00  
TOTAL 17.00  
STATE OF TENNESSEE SULLIVAN COUNTY  
SHEENA R. TINSLEY  
REG. SURV. #480-23

**ALLEY & ASSOCIATES, INC.**  
SURVEYORS  
422 E. MARKET STREET  
KINGSPORT, TENNESSEE 37660  
TELEPHONE (423) 392-8886  
E-MAIL: msb@alleyandassociates.com



NATIONAL CHURCH  
RESIDENCES OF KPT INC.  
D.B. 3072, PG. 2164

W.A. JESSEE ADDITION  
BLOCK I  
P.B. 2, PG. 50

RESUB OF LOTS  
11-13 & PART OF 14  
W.A. JESSEE ADDITION  
BLOCK I  
P.B. 8, PG. 6

- NOTES:
- 1) NORTH BASED ON S58°58'00"W AS SHOWN IN PLAT BOOK 2, PAGE 50.
  - 2) PROPERTY IS ZONED R-3 & B-1 30'
  - 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 4716300045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 4) JOB NO. 20-11912
  - 5) ACAD FILE 20-11912 BEGLEY.DWG
  - 6) FIELD INFORMATION ELECTRONICALLY COLLECTED
  - 7) TAX MAP 62A "K", PARCEL 3.00
  - 8) DEED REFERENCE: PLAT BOOK 57, PAGE 360
  - 9) PRIOR PLAT REFERENCE: PLAT BOOK 57, PAGE 314.
  - 10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
  - 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE PURPOSE OF THIS SURVEY IS TO COMPLY 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 WITH ALLEY & ASSOCIATES CAP SET ON ALL OUTER BOUNDARY CORNERS AND ON ROAD BREAKS UNLESS OTHERWISE NOTED.

<p><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b></p> <p>I HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I OWN FREE AND CLEAR THE ENTIRE INTEREST IN SAID PROPERTY AND I DO NOT HAVE ANY OTHER INTERESTS IN SAID PROPERTY AND I DO NOT HAVE ANY OTHER RIGHTS IN SAID PROPERTY AND I DO NOT HAVE ANY OTHER RIGHTS IN SAID PROPERTY AND I DO NOT HAVE ANY OTHER RIGHTS IN SAID PROPERTY AND I DO NOT HAVE ANY OTHER RIGHTS IN SAID PROPERTY.</p> <p>OWNER: _____ DATE: <u>4-19-23</u></p> <p>CITY ENGINEERING MANAGER: _____ DATE: _____</p>	
<p><b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b></p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>REGISTERED SURVEYOR: <u>Matthias Ste...</u> DATE: <u>4-20-23</u></p>	
<p><b>CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS</b></p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE CITY OF KINGSPORT AND IS HEREBY APPROVED AS SHOWN AS PROPOSED.</p> <p>CITY ENGINEER: <u>Edna...</u> DATE: <u>4-17-23</u></p>	
<p><b>CERTIFICATE OF APPROVAL OF STREETS</b></p> <p>I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF KINGSPORT AND IS HEREBY APPROVED AS SHOWN AS PROPOSED.</p> <p>REGISTERED SURVEYOR: _____ DATE: _____</p>	
<p><b>CERTIFICATE OF APPROVAL OF RECORDING</b></p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE. WITH THE EXCEPTION OF SUCH PLANNING AND RECORDING CHANGES THAT IT HAS BEEN APPROVED FOR RECORDING AND THAT THE SURVEYOR HAS BEEN REGISTERED FOR RECORDING. A SURVEY ROAD IN THE ADJACENT QUARTER, IF REQUIRED, IN THIS CASE IS RESERVED FOR THE ADJACENT QUARTER AND ANY IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>SECRETARY: <u>...</u> DATE: <u>4-23</u></p>	

**REPLAT OF CAYMUS YARD, PHASE 1**  
**KINGSPORT REGIONAL PLANNING COMMISSION**

TOTAL ACRES	0.302	TOTAL UNITS	4
ACRES NEW ROAD	0.463	MILES NEW ROAD	0.085
OWNER	HVP, LLC.	CIVIL DISTRICT	11TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000

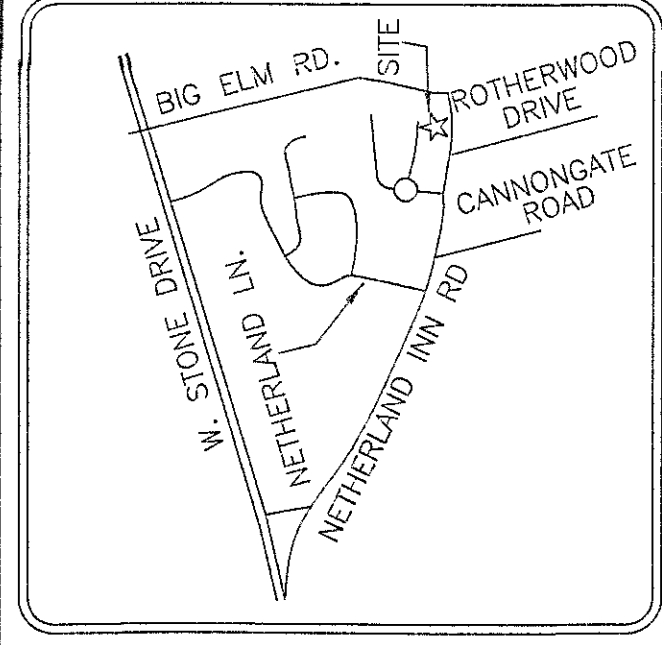




23002631  
 TYPICAL SUBDIVISION  
 LAGUNA BATCH 160410  
 09/07/2023 - 01:54:26 PM  
 PLAT PAGE TAX 0.00  
 TRANSFER TAX 0.00  
 RECORDING FEE 15.00  
 JOP FEE 2.00  
 REGISTERS FEE 0.00  
 TOTAL AMOUNT 17.00  
 STATE OF TENNESSEE, HAWKINS COUNTY  
 REGISTER OF DEEDS  
**JUDY KIRKPATRICK**

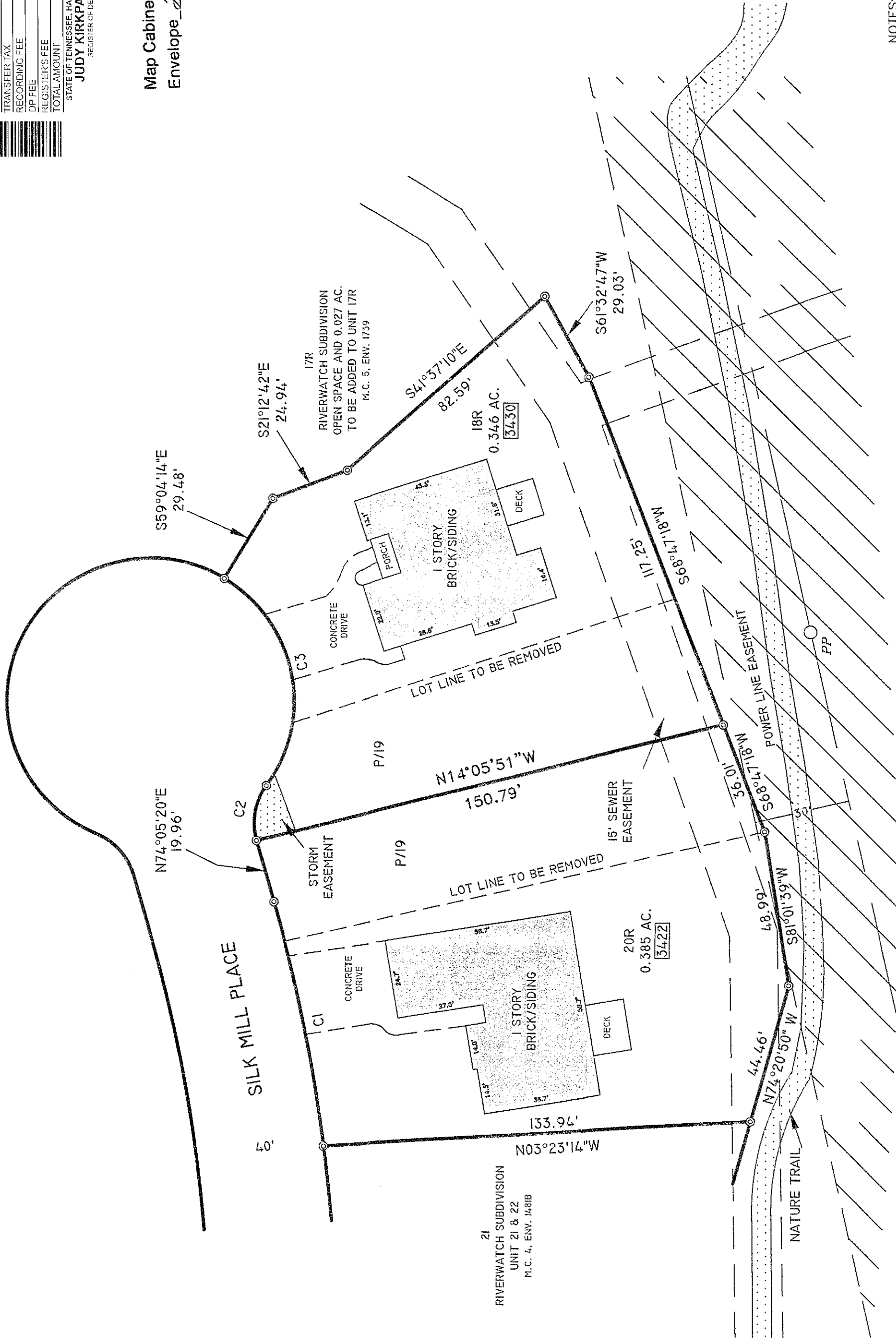
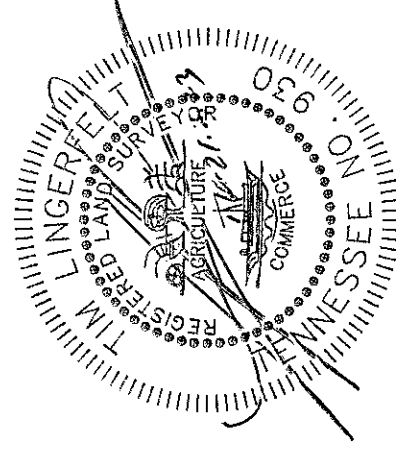
Map Cabinet 5  
 Envelope 2339

(SEE NOTE 1)



LOCATION MAP  
N.T.S.

**LEGEND**  
 PP POWER POLE  
 A&A ALLEY & ASSOCIATES  
 AC ACRES  
 P/ PART OF  
 M.C. MAP CABINET  
 ENV. ENVELOPE  
 N.T.S. NOT TO SCALE  
 [23] 911 ADDRESS



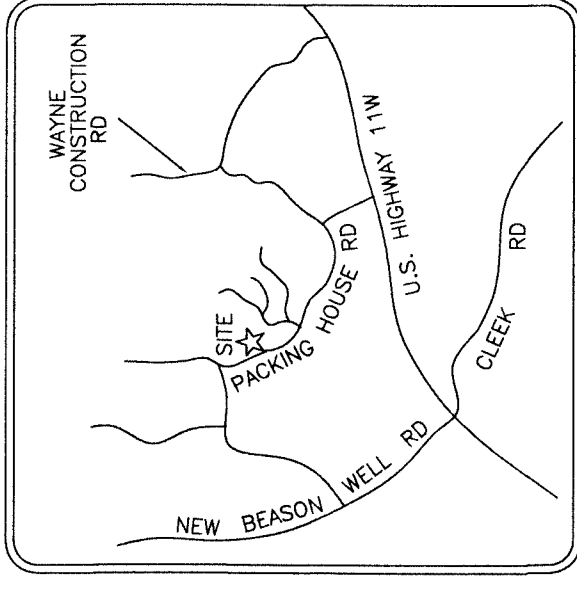
04/26/2023 - 08:33:07 AM  
**23006596**  
 LEGAL PLAT BATCH: 322244  
 PLAT BOOK: P68  
 PAGE: 968-968  
 REC FEE 15.00  
 DP FEE 2.00  
 ARG FEE 0.00  
 TOTAL 17.00  
 STATE OF TENNESSEE, SULLIVAN COUNTY  
 REGISTER OF DEEDS  
**SHEENAR TINSLEY**

- NOTES:
- 1) NORTH BASED ON REFERENCED PLAT.
  - 2) PROPERTY IS ZONED R-3  
 SETBACKS: FRONT 25'  
 REAR 20'  
 SIDE 6'
  - 3) SETBACKS TO CONFORM TO ZONING DESIGNATION  
 THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47073C0140D EFFECTIVE DATE JULY 3, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.  
 JOB NO. 23-12952
  - 4) ACAD FILE 23-12952 ROBINETTE.DWG
  - 5) FIELD INFORMATION ELECTRONIC DATA COLLECTED
  - 6) TAX MAP 22 PARCELS 71.18, 71.19, & 71.20
  - 7) PLAT REFERENCES: M.C. 4, ENV. 1457A & M.C. 4, ENV. 1426A
  - 8) 5/8" IRON RODS WITH A&A CAP ALL CORNERS.
  - 9) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
  - 10) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
  - 11) RESUBDIVISION OF UNITS 18-20

**ALLEY & ASSOCIATES, INC.**  
 SURVEYORS  
 422 E. MARKET STREET  
 KINGSPORT, TENNESSEE 37660  
 TELEPHONE (423) 392-8886  
 E-MAIL: [tingerfelt@alleyassociates.com](mailto:tingerfelt@alleyassociates.com)

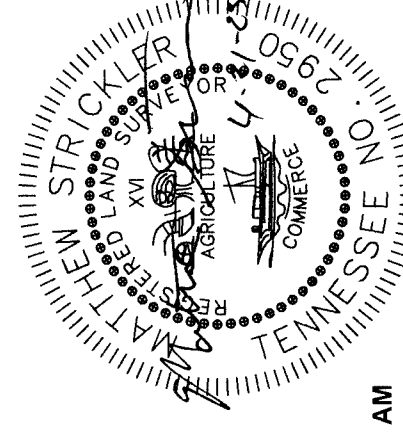
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	520.00'	78.43'	N78°24'35"E	78.36'
C2	20.00'	18.16'	S79°54'03"E	17.54'
C3	45.00'	74.76'	N78°31'07"E	66.45'

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM	CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HAVE ADOPTED THIS PLAN OF SUBDIVISION WITH MY OWN FREE AND VOLUNTARY CONSENT. I HEREBY DEDICATE TO THE PUBLIC THE STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE COMMISSION AND THE DEPARTMENT OF REVENUE AND PLANNING AND IS HEREBY APPROVED AS SHOWN PLACED AS SHOWN HEREIN.	I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE APPROPRIATE AGENCIES OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.	I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICE AND FIRE DEPARTMENT REQUIREMENTS FOR PURCHASE AND INSTALLATION AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.
OWNER: <i>Alley &amp; Associates, Inc.</i> DATE: 4-19-23	DATE: 04-21-23	DATE: 4/21-23	DATE: 4/21-23
DIRECTOR OF 911 ADDRESSING: <i>Caroline Campbell</i>	CITY ENGINEER: <i>Sheena Tinsley</i>	CITY ENGINEER: <i>Sheena Tinsley</i>	CITY ENGINEER: <i>Sheena Tinsley</i>



**LEGEND**

- IR(O) IRON ROD, OLD
- IR(C) IRON ROD, CAP
- P.B. PLAT BOOK
- P.C. PAGE
- N.T.S. NOT TO SCALE
- R= RADIUS
- L= LENGTH
- CH= CHORD
- AC. ACRES
- CONC CONCRETE
- PVMT PAVEMENT
- BLDG BUILDING
- FP FENCE
- CL CENTERLINE
- [723] 911 ADDRESS



Side A-1647  
05/03/2023 - 08:53:03 AM  
23007041

1 PGS/AL PLAT	BATCH: 322664
PLAT BOOK: P88	PAGE: 573-573
REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE  
SULLYVA COUNTY  
SHEENA A. WATKINS  
REGISTERED SURVEYOR

**RESUBDIVISION OF LOT 1, WILDER PROPERTY REPLAT & LOT 2R, RESUBDIVISION OF LOT 2 WILDER PROPERTY REPLAT**

**KINGSPORT REGIONAL PLANNING COMMISSION**

TOTAL ACRES 1.121 TOTAL LOTS 2

ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER VILLAL RENTALS LLC CIVIL DISTRICT 10TH

SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 110.000

SCALE 1"=40' 40 20 0 40 1"=40'

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN IS ACCURATE AND CORRECT AND THAT THE SURVEYOR HAS BEEN LICENSED BY THE BOARD OF SURVEYORS FOR THE STATE OF TENNESSEE. I HAVE REVIEWED THE PLAT AND FIND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 5/2  
SECRETARY: [Signature]

CERTIFICATE OF APPROVAL 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 & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 5/2  
KINGSPORT AUTHORIZING AGENT: [Signature]

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 5/2  
CITY ENGINEER: [Signature]

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND THE SURVEY THEREON WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 4-21 20 23  
REGISTERED SURVEYOR: [Signature]

CERTIFICATE OF OWNERSHIP AND DESIGNATION

I HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE ABOVE PROPERTY AND I HAVE DESIGNATED THE ADDRESS FOR THE PROPERTY AS SHOWN ON THIS PLAN. I HAVE REVIEWED THE PLAN AND FIND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

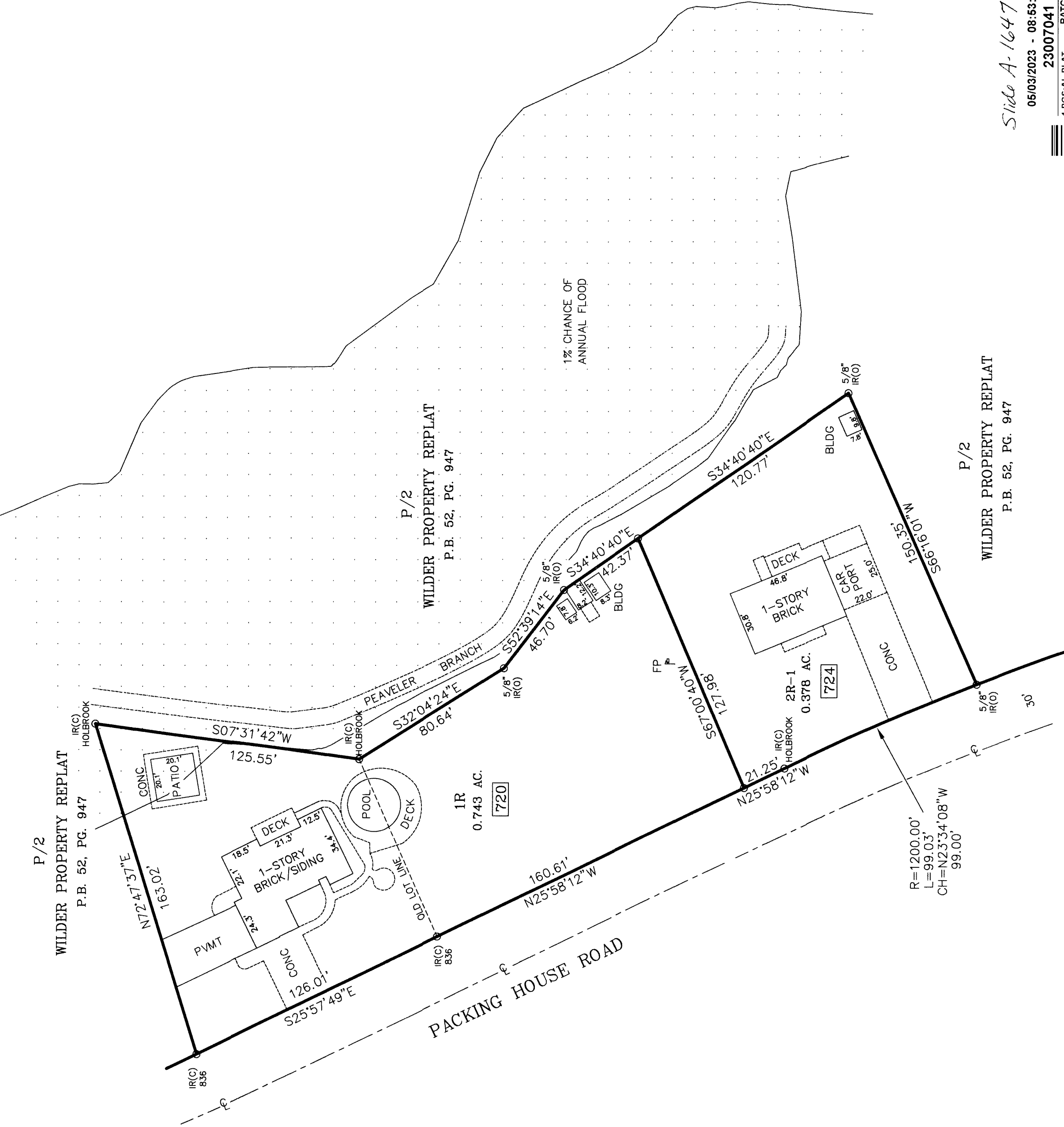
DATE: 4-27 20 23  
OWNER: [Signature]

CERTIFICATE OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

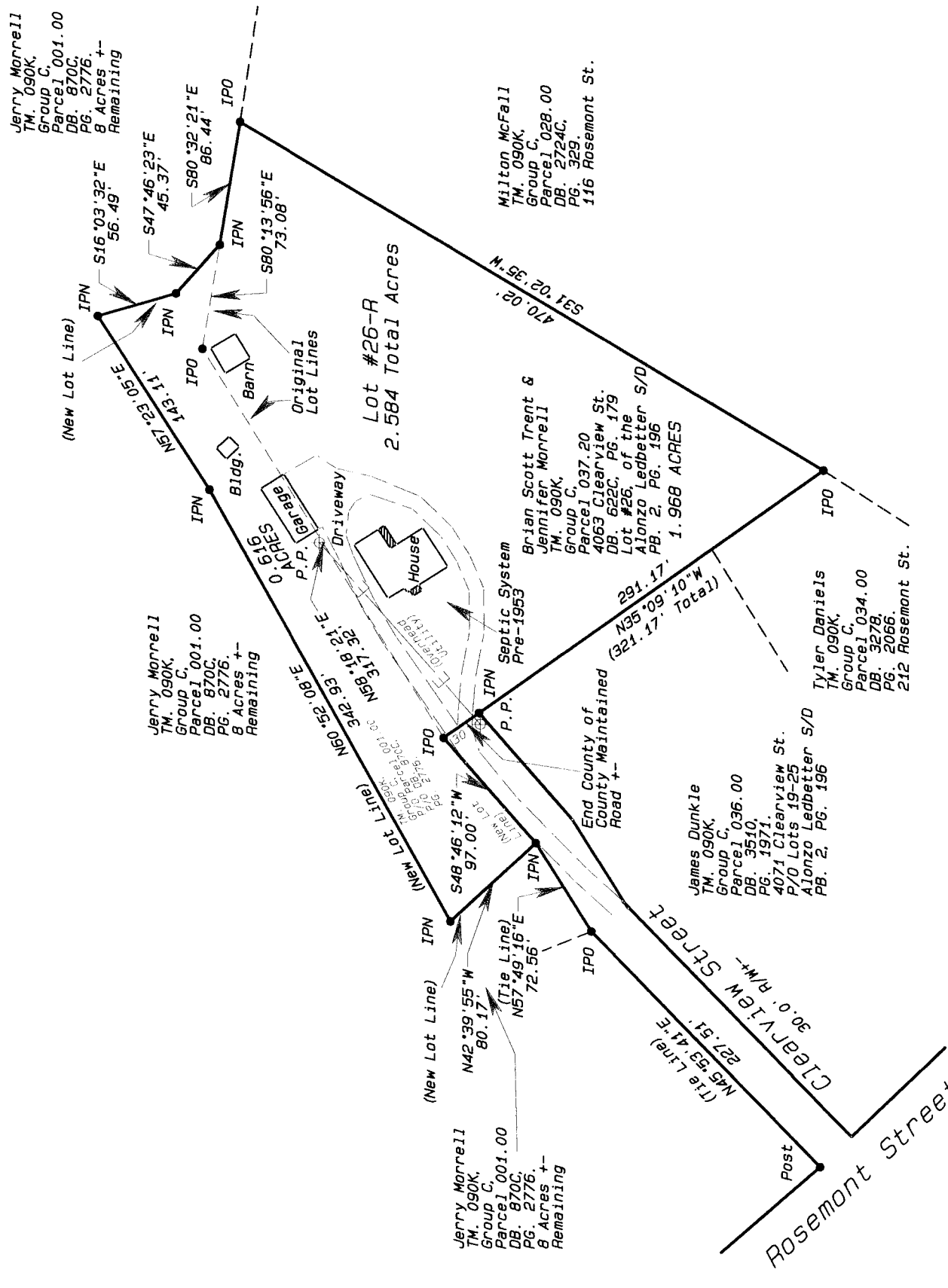
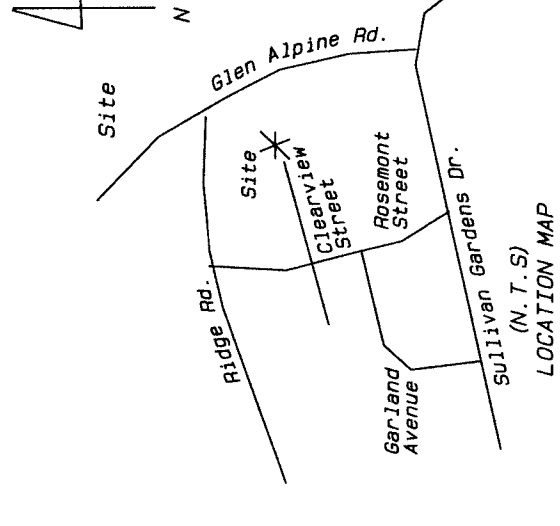
DATE: 4-24 20 23  
CITY GIS INVESTIGATOR: [Signature]

DIRECTOR OF 911 ADDRESSING: [Signature]



- NOTES:**
- 1) NORTH BASED ON N25°58'12"E AS SHOWN ON PRIOR RECORDED PLAT.
  - 2) PROPERTY IS ZONED R-3  
FRONT: 25'  
REAR: 20'  
SIDE: 6'
  - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163000550 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.  
JOB NO. 23-12912
  - 4) ACAD FILE: 23-12912 VILLAL.DWG
  - 5) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
  - 6) PRIOR PLAT REFERENCES: P.B. 52, PAGE 947 & P.B. 55, PAGE 552
  - 7) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
  - 8) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
  - 9) 1/2" IRON RODS WITH ALLEY ASSOCIATES CAPS ON ALL CORNERS UNLESS OTHERWISE NOTED.
  - 10) TAX MAP 031M "A", PARCELS 5.10 & 5.20
  - 11)





Side A-1646  
05/03/2023 - 08:47:17 AM

23007040  
IPSS/AL/PLAT BATCH: 322653  
PLAT BOOK: P58  
PAGE: 572-572

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE  
SULLIVAN COUNTY  
SHERIFF'S OFFICE

LEGEND  
IP0 - Iron Pin Old  
IPN - Iron Pin New 1/2" Rebar #2385  
P.P. - Power Pole  
E - Overhead Utility

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



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

Power provided by Appalachain Power  
Water provided by the Kingsport Utility System

CERTIFICATE OF APPROVAL OF STREETS

I, HEREBY CERTIFY THAT THE STREETS HAVE BEEN EVALUATED PURSUANT TO THIS SYSTEM AND THAT THE SPECIFICATIONS OR LEGAL RIGHT OF WAY DOES NOT REQUIRE THE EXISTING PUBLIC ROAD SHALL BE REMOVED OR ADJUSTED IN ANY MANNER.

DATE: 5/3/23  
TITLE: \_\_\_\_\_  
AUTHORIZED SIGNATURE: \_\_\_\_\_

CERTIFICATE OF APPROVAL OF THE WATER SYSTEMS

I, HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS HAS BEEN FULLY EVALUATED PURSUANT TO THIS SYSTEM AND THAT THE SPECIFICATIONS OR LEGAL RIGHT OF WAY DOES NOT REQUIRE THE EXISTING SYSTEM TO BE REMOVED OR ADJUSTED IN ANY MANNER.

DATE: 5/3/23  
AUTHORIZED SIGNATURE TITLE: \_\_\_\_\_

CERTIFICATE OF ACCURACY

I, HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT THE SURVEYOR HAS FULLY MET THE REQUIREMENTS OF THE TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE SURVEYOR HAS BEEN FULLY LICENSED AND REGISTERED WITH THE TENNESSEE REGIONAL PLANNING COMMISSION.

DATE: 5/3/23  
TENNESSEE REGISTERED SURVEYOR LICENSE NUMBER: 2385

CERTIFICATE OF APPROVAL FOR RECORDS

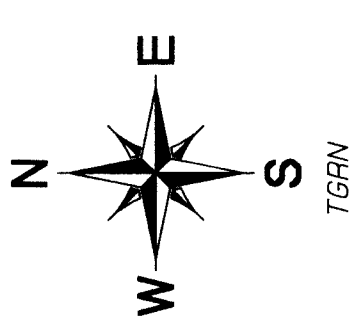
I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT AND THAT THE SURVEYOR HAS FULLY MET THE REQUIREMENTS OF THE TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE SURVEYOR HAS BEEN FULLY LICENSED AND REGISTERED WITH THE TENNESSEE REGIONAL PLANNING COMMISSION.

DATE: 5/3/23  
SECRETARY: \_\_\_\_\_

CERTIFICATE OF THE APPROVAL FOR 911- ADDRESSING

I, HEREBY CERTIFY THAT THE ADDRESSES ASSIGNED AS SHOWN ON THIS PLAT ARE CORRECT AND THAT THE SURVEYOR HAS FULLY MET THE REQUIREMENTS OF THE TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE SURVEYOR HAS BEEN FULLY LICENSED AND REGISTERED WITH THE TENNESSEE REGIONAL PLANNING COMMISSION.

DATE: 5/3/23  
ON HIS OR HERS AUTHORIZED REPRESENTATIVE



TGRN

CERTIFICATE OF EXISTING SEPTIC SYSTEM

I hereby certify that lot (s) 26R contains a septic system and that the septic tank, field lines and distribution area with each system are located entirely within each lot.

DATE: 5/3/23  
OWNER: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

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 I (WE) HEREBY CONSENT TO ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, LINES, AND SPACES TO PUBLIC AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL CHANNELS BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

OWNER: Nancy Jennifer Hunt 4/11/2023  
OWNER: \_\_\_\_\_  
OWNER: \_\_\_\_\_  
OWNER: \_\_\_\_\_  
OWNER: \_\_\_\_\_

CERTIFICATE OF APPROVAL FOR 911- ADDRESSING

I, HEREBY CERTIFY THAT THE ADDRESSES ASSIGNED AS SHOWN ON THIS PLAT ARE CORRECT AND THAT THE SURVEYOR HAS FULLY MET THE REQUIREMENTS OF THE TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE SURVEYOR HAS BEEN FULLY LICENSED AND REGISTERED WITH THE TENNESSEE REGIONAL PLANNING COMMISSION.

DATE: 5/3/23  
ON HIS OR HERS AUTHORIZED REPRESENTATIVE

- NOTES
- This survey is based upon existing monuments and evidence which were found in the field as of the date of this survey.
  - No title information was furnished to this surveyor.
  - This survey is subject to an actual title search.
  - There is no warranty as to the accuracy of the bearings and distances whether or not recorded or implied. No attempt was made to locate Right-of-Ways or easements.
  - There is hereby established an easement and the conveyance of stormwater runoff from improvements on each lot. Such easement shall be used for the purpose of installing and maintaining or non-structural stormwater easements as may be determined by the licensed surveyor or civil engineer or that which may be determined by the County Regional Planning Commission.
  - All 110g-Setbacks shall conform to the applicable zoning requirements.
  - Deed Reference - Shown Above
  - I hereby certify that this is a Category I survey and the ratio of accuracy is 1:10,000.
  - Property does not lie in a flood zone as per Flood Insurance Rate Map 47163C02300.
  - Map 47163C02300.
  - Property Owners are to contact the County Highway Dept. and/or State Highway Dept. before installing drains and driveways.