



September 18th, 2025

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

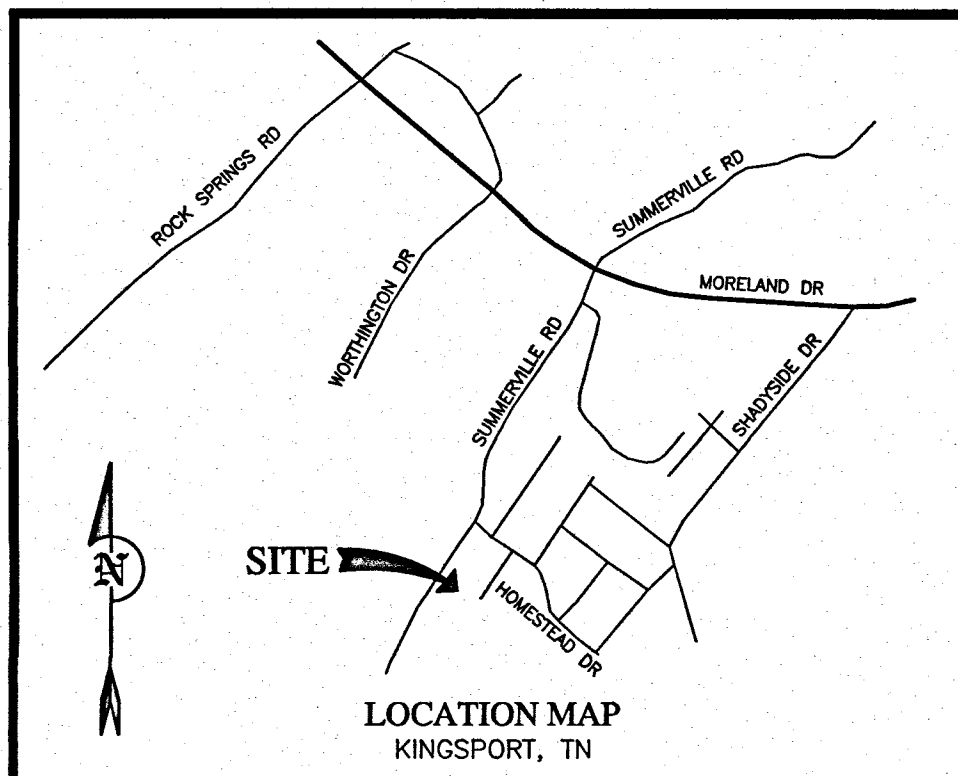
Chairman Duncan:

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. 709 Summerville Road
2. 2537 Sullivan Gardens Road
3. 343 May Avenue
4. 1928 & 1932 Seaver Road
5. Brickyard Phase 1B
6. Pond Springs Road
7. Steeplechase Court.

Sincerely,

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



REGISTER OF DEEDS

Slide A-1834

Sheena Tinsley, Register	
Sullivan County	
Rec #: 380531	Instrument #: 25015380
Rec'd: 15.00	Recorded
State: 0.00	8/19/2025 at 8:00 AM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 126-126

NOTES:

OWNER REFERENCE: TAYLOR CRAWFORD; BOOK 3617, PAGE 2662 AND 3636, PAGE 301.

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.

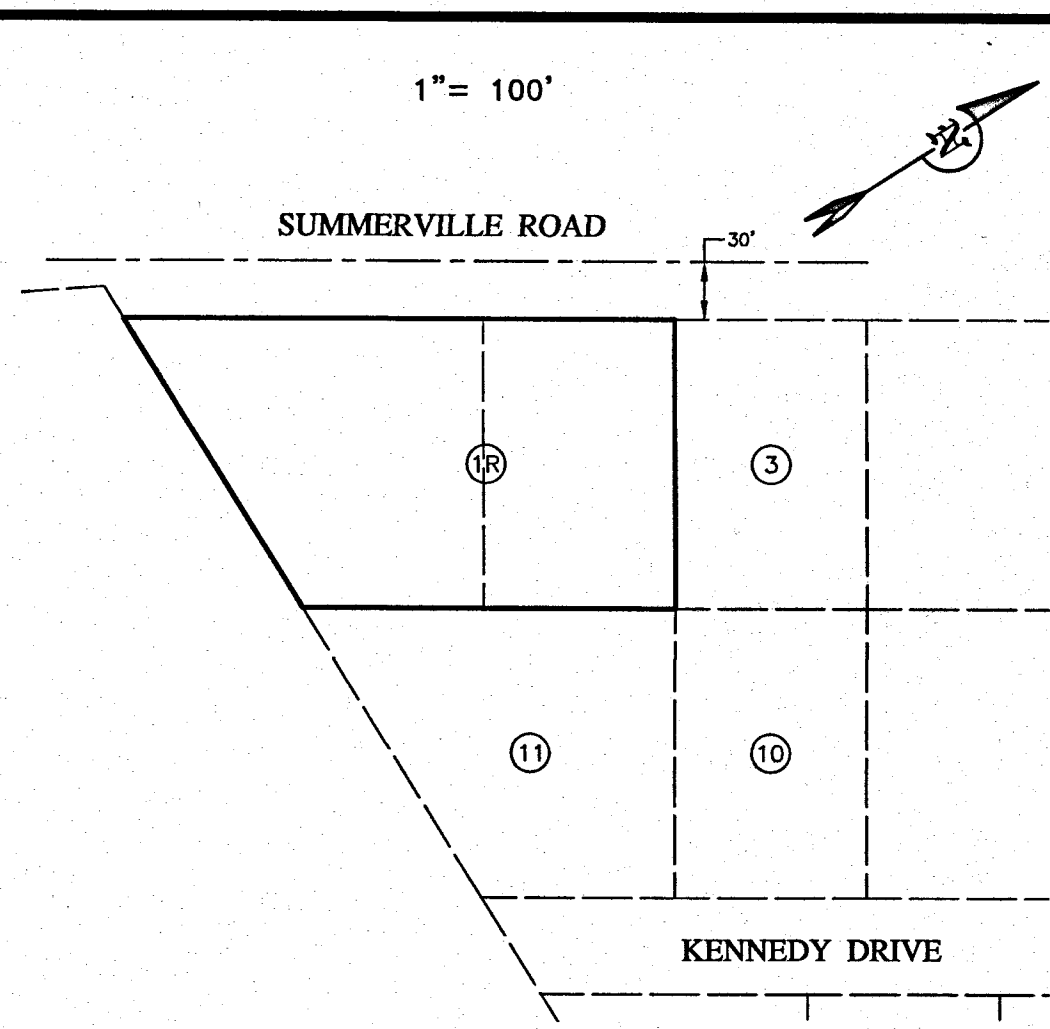
SURVEY IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.

DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY PROPERTY ASSESSOR'S OFFICE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

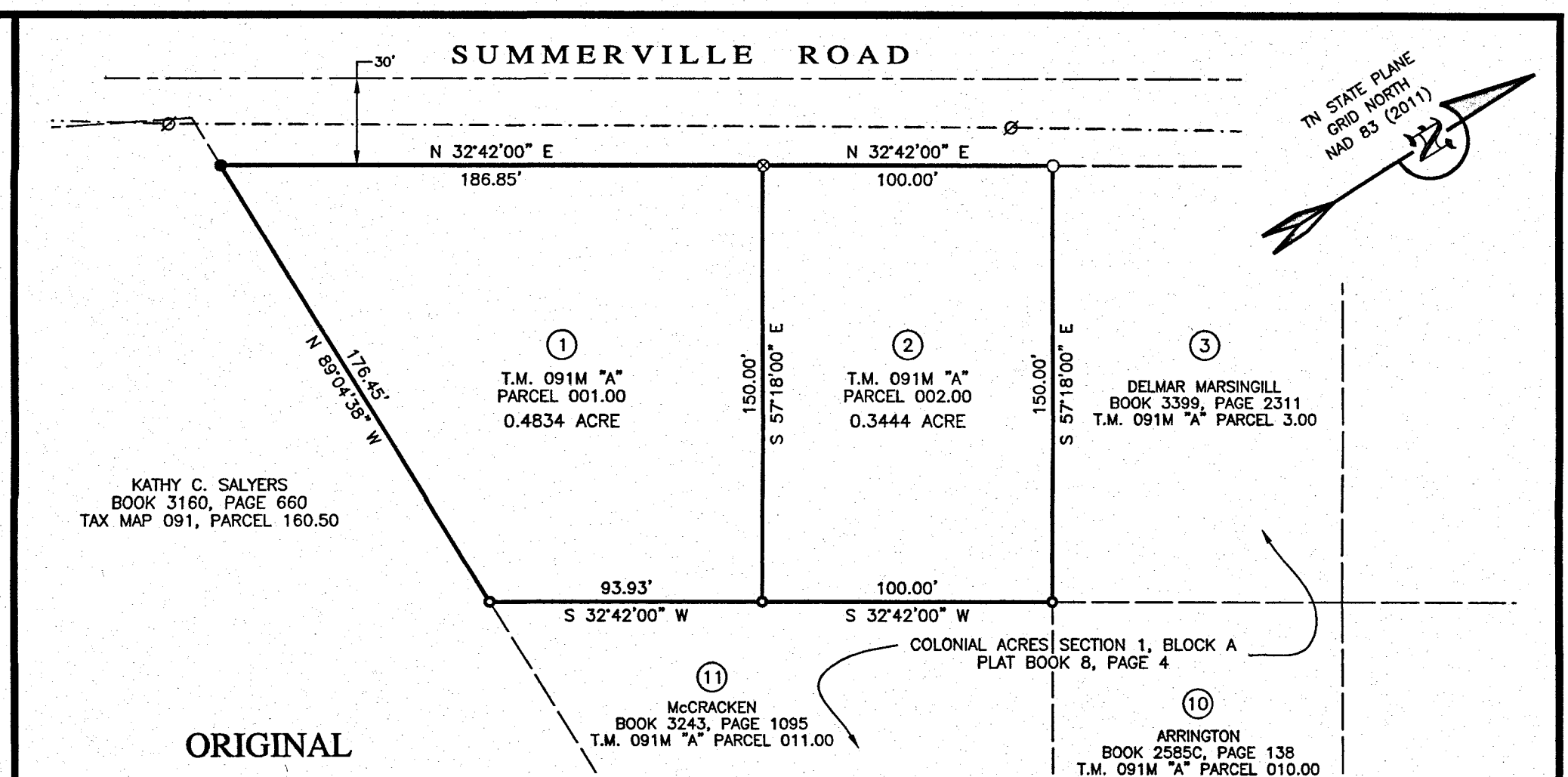
UNDERGROUND UTILITIES AND FEATURES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY, AND NO CERTIFICATION IS MADE OR IMPLIED TO THE EXISTENCE OR NONEXISTENCE THEREOF.

THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD ON THE LATEST NATIONAL FLOOD INSURANCE RATE MAPS RECEIVED BY ME AS OF THIS DATE.  
MAP NUMBER: 47163C0235D.  
EFFECTIVE DATE: SEPTEMBER 29, 2006.

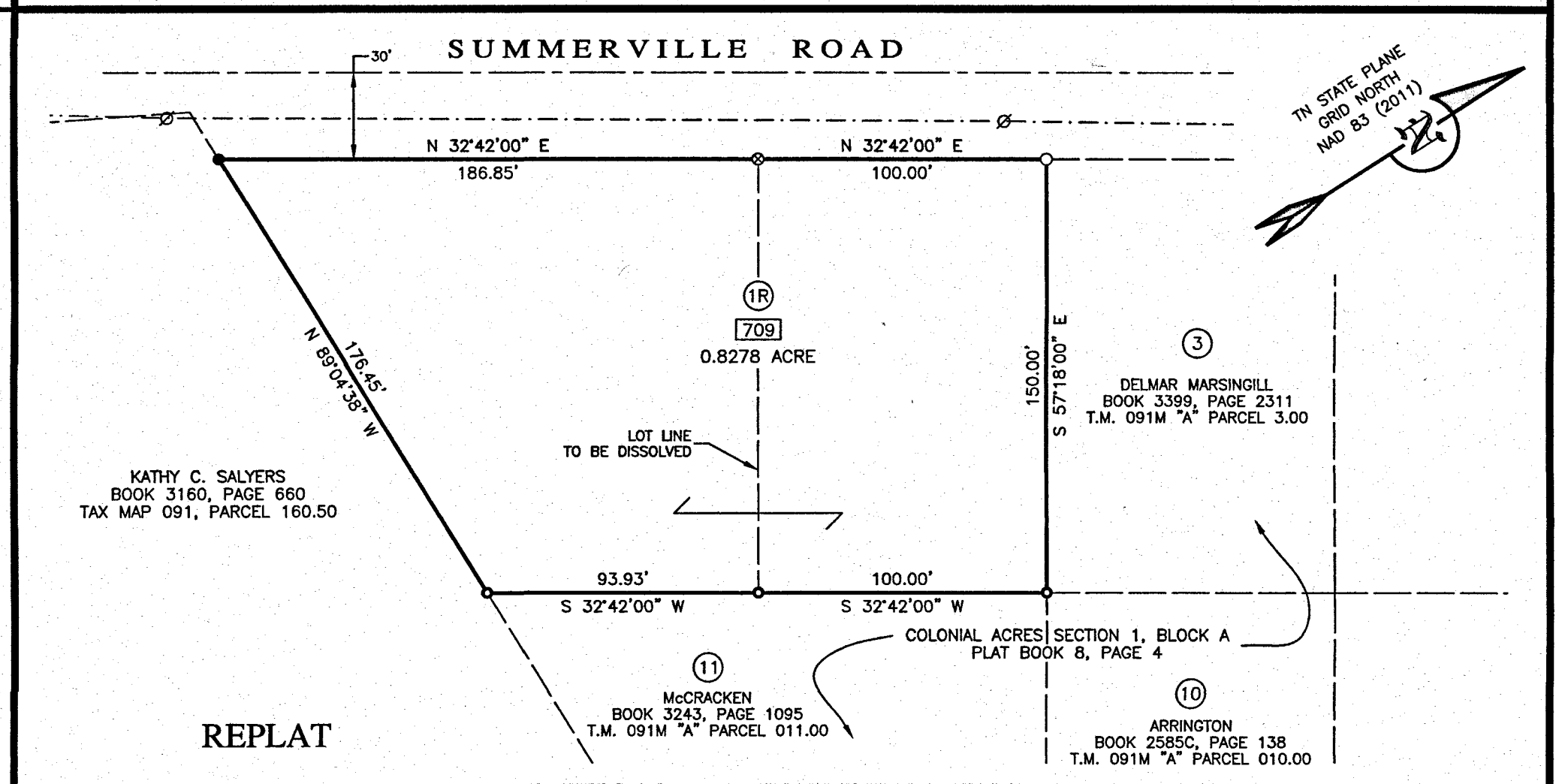


LEGEND

- 1/2" IRON ROD FOUND
- 1" IRON PIPE FOUND
- 1/2" IRON ROD SET
- ⊙ POINT
- ⊙ UTILITY POLE
- ① LOT NUMBER
- ① 911 ADDRESS
- OVERHEAD UTILITY SERVICE
- LINES PLOTTED FROM DEED AND MAP DESCRIPTIONS
- CENTERLINE

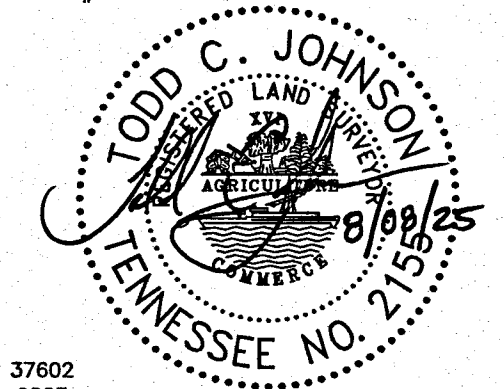


ORIGINAL



REPLAT

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, IN COMPLIANCE WITH CURRENT TN MINIMUM STANDARDS OF PRACTICE, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.  
TN RLS #2155.



SURVEYOR:  
TODD JOHNSON  
P.O. BOX 5574  
JOHNSON CITY, TN 37602  
PHONE: (423) 943-9223  
EMAIL: TJOHNSONRLS@COMCAST.NET

AUGUST 8, 2025

COLONIAL ACRES, SECTION 1, BLOCK A  
REPLAT LOTS 1 & 2

CITY OF KINGSFORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.8278	TOTAL LOTS	1
ACRES NEW ROAD	-0-	MILES NEW ROAD	-0-
OWNER	TAYLOR CRAWFORD	CIVIL DISTRICT	13TH
SURVEYOR	TODD JOHNSON	CLOSURE ERROR	1:10,000
SCALE 1"=	50'		

WATER UTILITY:  
CITY OF KINGSFORT  
(423) 343-9860

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

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

8/18/25  
DATE  
*Chloe Andrews*  
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 IN THE AMOUNT OF \$ 0 HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

8/18/25  
DATE  
*Todd Johnson*  
SECRETARY, KINGSFORT MUNICIPAL/REGIONAL PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL FOR  
911-ADDRESSING ASSIGNMENT

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

8-14-25  
DATE  
*Todd Johnson*  
CITY CLERK, DIVISION OF SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

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.

CITY SEWER DIRECTOR  
OR THE STATE ENVIRONMENTAL SPECIALIST

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.

8-15-25  
DATE  
*Taylor Crawford*  
OWNER

CERTIFICATE OF ACCURACY

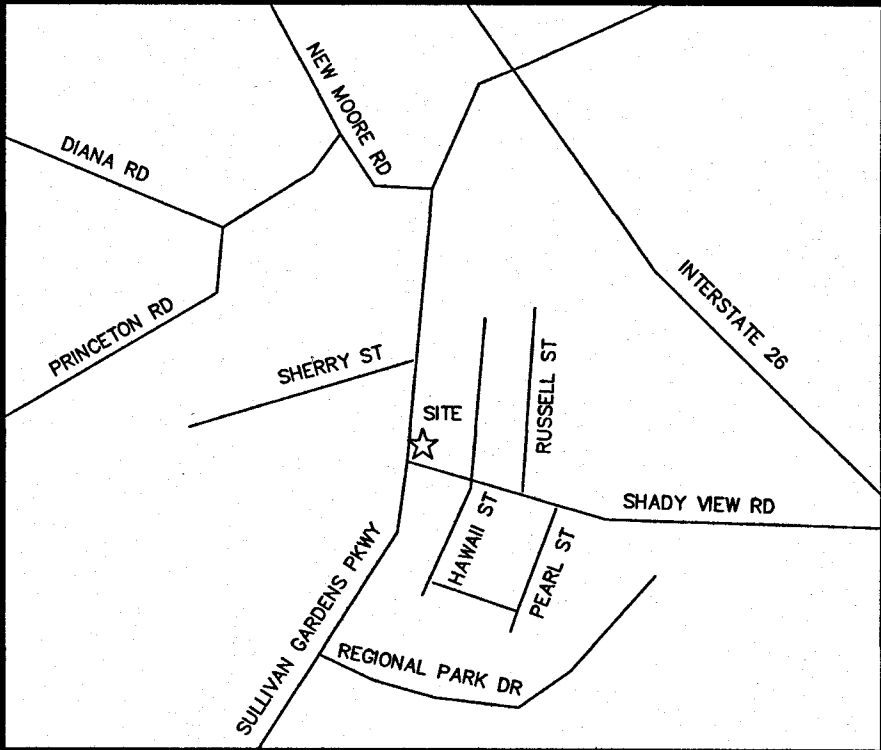
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

8/18/25  
DATE  
*Todd Johnson*  
SURVEYOR

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.

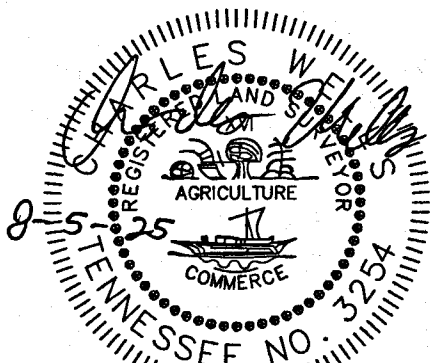
8-16-2025  
DATE  
*John S. [Signature]*  
CHY-ENGINEER OR COUNTY ROAD COMMISSIONER



LOCATION MAP  
NOT TO SCALE

LEGEND

- IP(F) IRON PIPE (FOUND)
- PVMT PAVEMENT
- PG. PAGE
- AC ACRES
- BLDG BUILDING
- PP POWER POLE
- P.B. PLAT BOOK
- OHU OVERHEAD UTILITY
- C.P. CARPORT
- GW GUY WIRE
- NO NUMBER



Slide A-1834

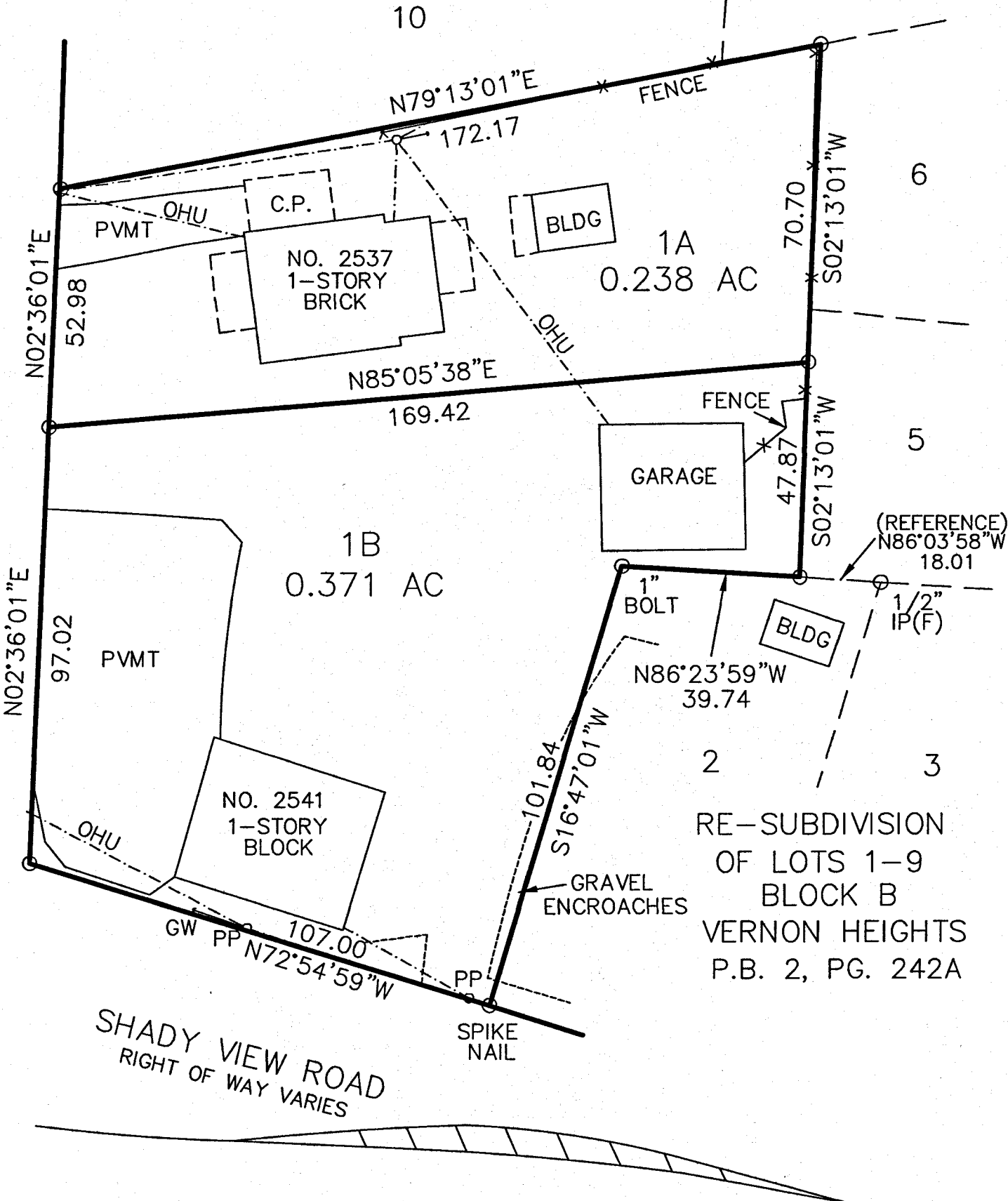
Sheena Tinsley, Register  
Sullivan County

Rec #: 380527 Instrument #: 25015375  
Rec'd: 15.00 Recorded  
State: 0.00 8/19/2025 at 9:00 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P60  
Total: 17.00 PGS 125-125

SULLIVAN GARDENS PARKWAY  
HIGHWAY 93  
RIGHT OF WAY VARIES

SHADY VIEW ROAD  
RIGHT OF WAY VARIES

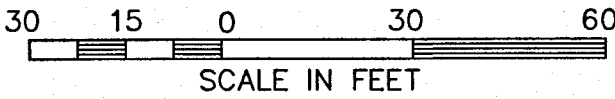
BLOCK B  
VERNON HEIGHTS  
P.B. 2, PG. 206B 14S



RE-SUBDIVISION  
OF LOTS 1-9  
BLOCK B  
VERNON HEIGHTS  
P.B. 2, PG. 242A

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. TAX MAP 091A "E", PARCEL 045.00
- 3) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 4) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 5) DEED REFERENCE: D.B. 3655 PG. 2879
- 6) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 7) PRIOR PLAT REFERENCE: PLAT BOOK 2, PAGE 242A
- 8) PROPERTY IS ZONED B-1 SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION
- 9) 5/8" IRON RODS WITH CAP #3254 SET ON ALL CORNERS UNLESS OTHERWISE NOTED.



RESUBDIVISION OF LOT 1  
OF THE RE-SUBDIVISION OF LOTS 1-9  
BLOCK B, VERNON HEIGHTS

KINGSPORT REGIONAL PLANNING COMMISSION

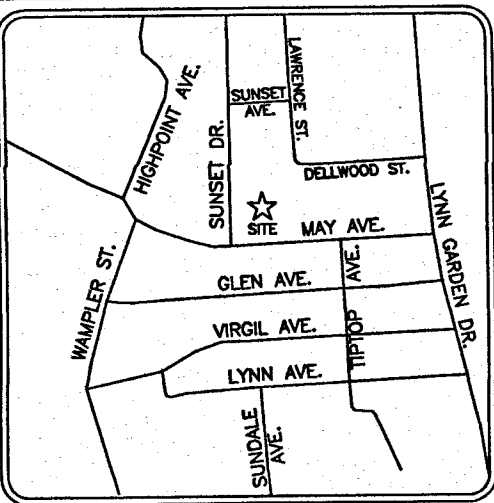
TOTAL ACRES 0.609 TOTAL LOTS 2

HIGH RESOLUTION  
OWNER: INVESTMENTS, LLC. DATE: AUGUST 5, 2025

CIVIL DISTRICT: 13TH SCALE: 1 INCH = 30'

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

CERTIFICATE OF ACCURACY	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL FOR RECORDING
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 (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 HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.	I HEREBY CERTIFY THAT THE PUBLIC SEWERAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.	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	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 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 KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
<i>Charles Wells</i> 8-5-25 TENNESSEE REGISTERED LAND SURVEYOR DATE	<i>[Signature]</i> 15 Aug 2025 OWNER DATE	<i>Carol Campbell</i> 8/18/25 CITY GIS AUTHORIZED REPRESENTATIVE DATE	<i>Chad S. K.</i> 8/18/25 KINGSPORT AUTHORIZING AGENT DATE	<i>Chad S. K.</i> CITY ENGINEER DATE	<i>Chad S. K.</i> 8/18/25 KINGSPORT AUTHORIZING AGENT DATE	<i>[Signature]</i> 8/18/25 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION DATE



LOCATION MAP  
N.T.S.

LEGEND

P.B. PLAT BOOK  
PG. PAGE  
AC ACRES  
N.T.S. NOT TO SCALE  
PVMT PAVEMENT  
BLDG BUILDING  
R= RADIUS  
L= LENGTH  
CH= CHORD  
E CENTERLINE  
123 911 ADDRESS

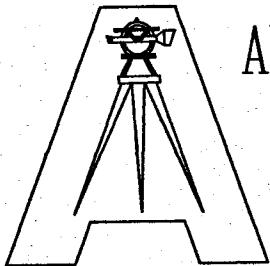
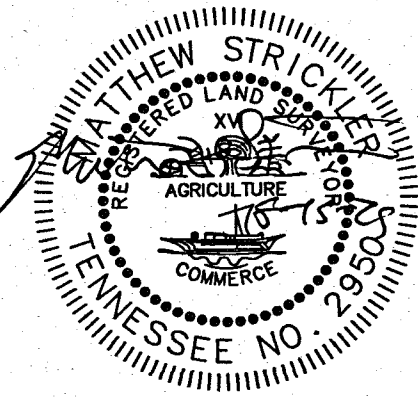
Slide A-1835

Sheena Tinsley, Register  
Sullivan County  
Instrument #: 25015601

Rec'd: 390700  
State: 15.00  
Clerk: 0.00  
Other: 2.00  
Total: 17.00  
Recorded  
8/21/2025 at 8:00 AM  
in Plat  
P60  
PGS 128-128

NOTES:

- 1) NORTH BASED ON N02°10'E PER REFERENCED PLAT.
- 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. 25-13822
- 5) ACAD FILE 25-13822 HALE.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 029E "C" PARCEL 042.00
- 8) PRIOR PLAT REFERENCE: PLAT BOOK 1, PAGE 100
- 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) DEED REFERENCE: DEED BOOK 3347, PAGE 806



ALLEY & ASSOCIATES, INC.

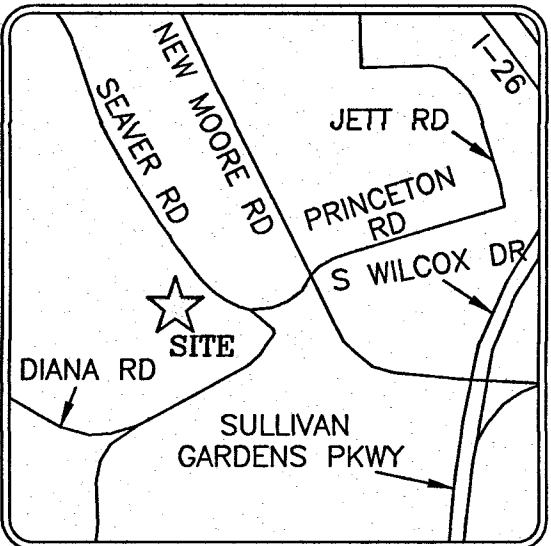
• SURVEYORS •

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

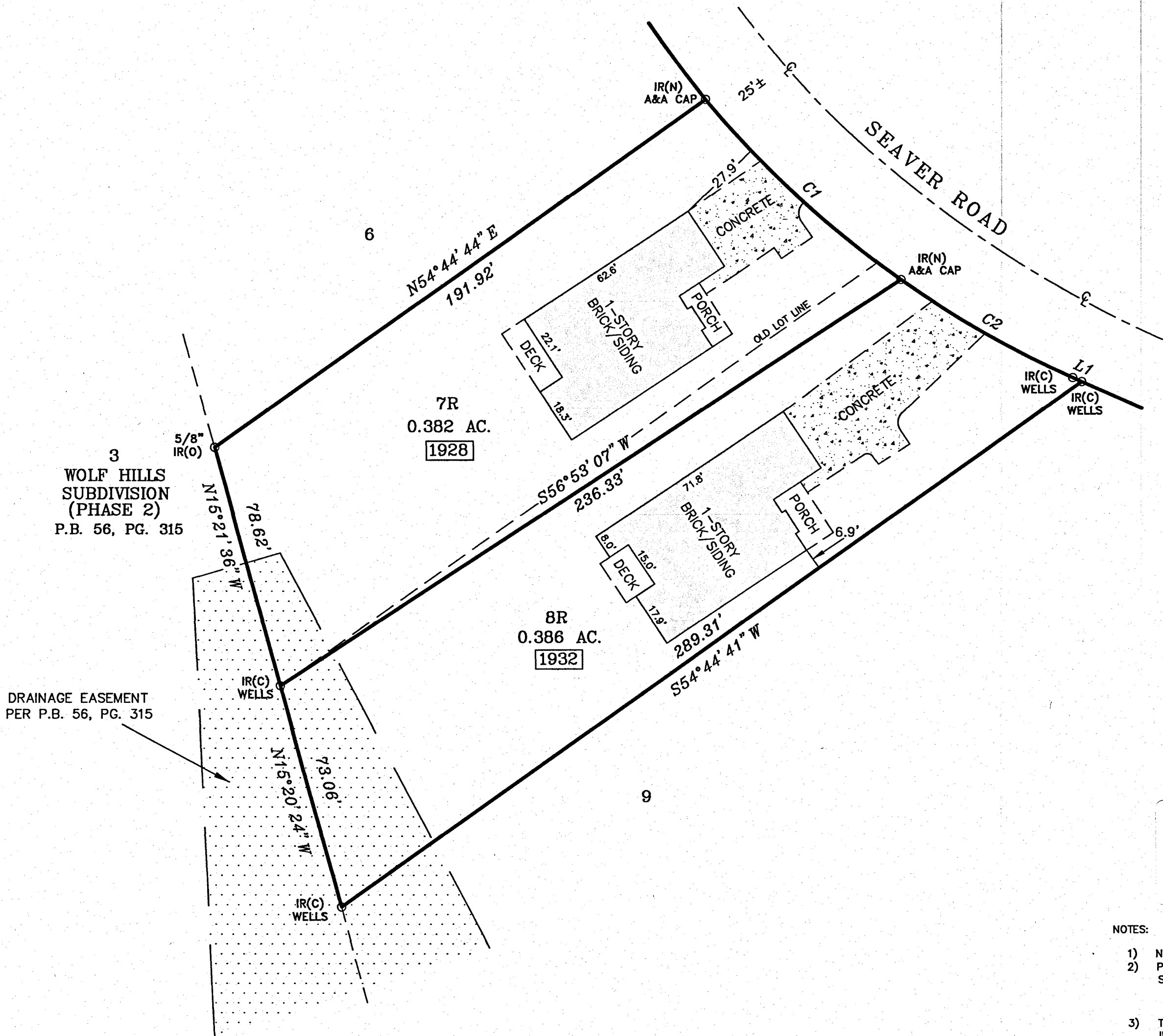
<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b>  (I/WE) HEREBY CERTIFY THAT I AM (WE ARE) THE (OWNERS) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.  <u>Wm Kinney</u> 8/19/2025 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.  8-19 20 25 DATE <u>Matthew Strickler</u> REGISTERED SURVEYOR		<b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b>  I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES 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 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.  August 20 20 25 DATE <u>Carson Campbell</u> 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.  8-18 20 25 DATE <u>Matthew Strickler</u> 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 20____	
<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  8-18 20 25 DATE <u>Matthew Strickler</u> 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 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.  8/20 20 25 DATE <u>Matthew Strickler</u> SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION		<b>RESUBDIVISION OF LOTS 5 &amp; 6 OF THE J.H. MORRIS PROPERTY</b>  <b>KINGSPORT REGIONAL PLANNING COMMISSION</b>  TOTAL ACRES 0.660 TOTAL LOTS 2 ACRES NEW ROAD 0 MILES NEW ROAD 0  OWNER KINNEY CIVIL DISTRICT 12TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000  SCALE: 1"=40' 40 20 0 40 80	



SEE NOTE 1



LOCATION MAP  
N.T.S.



LEGEND

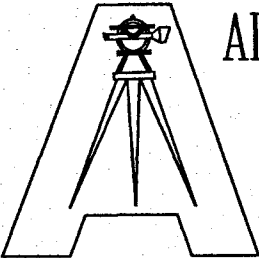
- IR(N) IRON ROD, NEW  
IR(O) IRON ROD, OLD  
IR(C) IRON ROD, CAP  
A&A ALLEY & ASSOCIATES  
P.B. PLAT BOOK  
PG. PAGE  
AC. ACRES  
N.T.S. NOT TO SCALE  
[123] 911 ADDRESS  
℄ CENTERLINE

Side A-1835

Sheena Tinsley, Register	
Sullivan County	
Rec #: 380700	Instrument #: 25015602
Rec'd: 15.00	Recorded
State: 0.00	8/21/2025 at 8:00 AM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 129-129

LINE	BEARING	DISTANCE
L1	S66°11'43"E	3.13'

CURVE	RADIUS	LENGTH	CHORD
C1	325.00'	84.82'	S47°11'38"E 84.58'
C2	325.00'	63.18'	S60°14'22"E 63.08'



ALLEY & ASSOCIATES, INC.

◦ SURVEYORS ◦

422 E. MARKET STREET  
KINGSPORT, TENNESSEE 37660  
TELEPHONE (423) 392-8896

E-MAIL: mstrickler@alleyassociates.com

NOTES:

- 1) NORTH BASED ON S54°44'41"W PER REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-1B  
SETBACKS: FRONT 30'  
SIDE 8'  
REAR 30'
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00400 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 25-13872
- 5) ACAD FILE 25-13872 WENZLDWG
- 6) FIELD INFORMATION ELECTRONICALLY COLLECTED
- 7) TAX MAP 075M "A", PARCELS 037.30 & 037.35
- 8) DEED REFERENCES: D.B. 3483, PG. 713 & D.B. 3618, PG. 132
- 9) PRIOR PLAT REFERENCE: P.B. 56, PG. 315
- 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 I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 13) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

RESUBDIVISION LOTS 7 AND 8

WOLF HILLS SUBDIVISION, PHASE 2

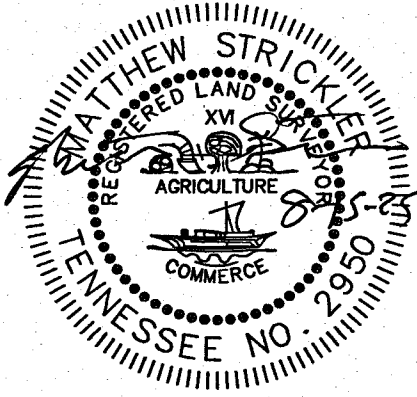
KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.768	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0

OWNER	WENZL & WOOLRIDGE	CIVIL DISTRICT	13TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000

SCALE 1"=30'	30	15	0	30	60
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<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 HEREIN 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>Matthew Strickler</i> 8/18/25 OWNER DATE <i>Matthew Strickler</i> 8/18/25 OWNER DATE	<b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b> I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES 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 _____ 20	<b>CERTIFICATE OF ACCURACY</b> I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN 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 HEREIN. <i>Matthew Strickler</i> 8/18/25 REGISTERED SURVEYOR
<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>August 19</i> 20 25 <i>Carstame Gaudin</i> 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. <i>8-18-25</i> 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 _____ 20
	<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 <i>8-18-25</i> KINGSPORT AUTHORIZING AGENT	<b>CERTIFICATE OF APPROVAL FOR RECORDING</b> I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN 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. <i>8/19</i> 20 25 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION



TRACT IV  
THE INDUSTRIAL  
DEVELOPMENT BOARD OF  
THE CITY OF KINGSPORT  
DB. 3105, PG. 2494

TRACT IV  
THE INDUSTRIAL  
DEVELOPMENT BOARD OF  
THE CITY OF KINGSPORT  
DB. 3105, PG. 2494

Lot Area Table

Lot	Square Feet	Acres
1	4,247	0.098
2	3,485	0.080
3	4,335	0.100
4	4,335	0.100
5	4,335	0.100
6	4,183	0.096
7	4,522	0.104
8	4,114	0.094
9	4,623	0.106
10	4,381	0.101
11	4,381	0.101
12	3,753	0.086
13	4,080	0.094
14	4,080	0.094
15	4,080	0.094
16	4,286	0.098
17	4,933	0.113
18	8,275	0.190
19	5,687	0.131
20	4,981	0.114
21	4,328	0.099
22	3,275	0.075
23	3,280	0.075
24	3,914	0.090
Open Space 1	5,409	0.124
Open Space 2	6,189	0.142
Open Space 3	10,528	0.242

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

August 5, 2025  
DATE

CITY CLS DIVISION OF SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING  
OR HIS/HER AUTHORIZED REPRESENTATIVE

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.

7-22-2025  
DATE

Michael Foley  
OWNER

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

I hereby certify: (1) that construction plans have been approved; (2) storm water systems installed or proposed for installation fully meet City of Kingsport requirements; OR  
I hereby certify: (1) that total cumulative land disturbance for all lots is less than one (1) acre as shown; (2) no public stormwater improvements are proposed.

6 AUG 2025  
DATE

City Stormwater Manager

CERTIFICATION OF THE 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.

8/6/25  
DATE  
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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.

MAINTENANCE OF COMMON OPEN SPACE  
THE OWNERS OF THIS PROPERTY 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 AND DRAINAGE FACILITIES FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.

7-22-2025  
DATE

Michael Foley  
OWNERS

CERTIFICATION 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.

6 AUG 2025  
DATE

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

OR  
KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES 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.

6 AUG 2025  
DATE

TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF 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 TENNESSEE DEPARTMENT OF REVENUE AND IS HEREBY APPROVED AS SHOWN.

6 AUG 2025  
DATE

AUTHORIZING AGENT

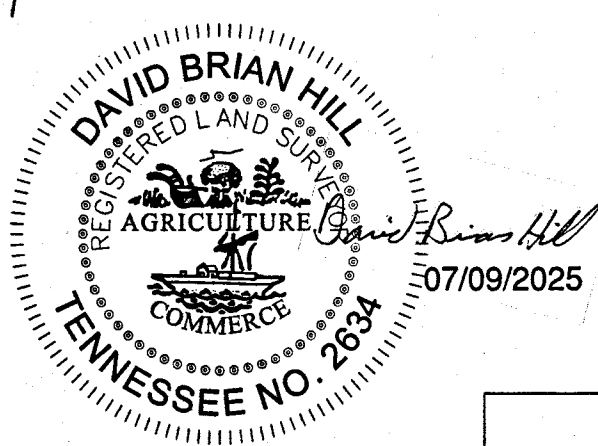
NOTES:

- UTILITIES THAT ARE VISIBLE (ABOVE GRADE AND OVERHEAD) AND RELATED EQUIPMENT AND APPURTENANCES (POLE, WIRES, VALVES, MANHOLES, ETC.) ARE SHOWN BY FIELD LOCATION TO THE LEVEL OF DETAIL AND ANNOTATION REQUESTED BY THE CLIENT. UNDERGROUND UTILITIES ARE NOT VISIBLE. THEREFORE THEY ARE SHOWN BASED ON AVAILABLE AS-BUILT AND INVENTORY MAPS (IF ANY) FROM THE UTILITY OWNER AND FIELD LOCATION OF UTILITY TRACER MARKINGS AND PAINT (IF ANY) BY OTHERS. THE LOCATION AND INVENTORY IS THE RESULT OF NORMAL DUE DILIGENCE, HOWEVER THE SURVEYOR MAKES NO WARRANTY OR GUARANTEE THAT ADDITIONAL UTILITIES, ACTIVE OR ABANDONED DO NOT EXIST AND WITHOUT VERIFICATION VIA EXCAVATION, THIS MAP'S REPRESENTATION OF THE UTILITIES MAY DIFFER FROM ACTUAL LOCATION.
- TAX MAP 046P GROUP "F" PORTION OF PARCEL 009.75
- DEED REFERENCE: W.D.B. 3616, PG. 1402
- THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ARE AS PER F.E.M.A. MAP NUMBER 47163C0045D, ZONE X, MAP HAVING A REVISED DATE OF 09-29-2016.
- GRID COORDINATES SHOWN ARE RELATIVE TO KINGSPORT CONTROL MONUMENTS.
- PROPERTY ZONE PD: PLANNED DEVELOPMENT SETBACKS: 18' FRONT, 20' REAR 5' SIDE, 15' CORNER LOTS WITH 2ND FRONTAGE
- IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.

TRACT IV  
THE INDUSTRIAL  
DEVELOPMENT BOARD OF  
THE CITY OF KINGSPORT  
DB. 3105, PG. 2494

TRACT I  
THE INDUSTRIAL  
DEVELOPMENT BOARD OF  
THE CITY OF KINGSPORT  
DB. 3105, PG. 2494

TRACT II  
DB. 3105  
PG. 2494



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 20  
SURVEYOR

(OR)

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.

07/09/2025  
DATE

David Brian Hill  
SURVEYOR

LEGEND

- 2054 ADDRESS
- UGP UNDERGROUND POWER
- S-PVCSA SANITARY SEWERLINE
- S-PVCW WATERLINE
- LP STORM SEWER
- LP STREET LAMP
- G GASLINE

CERTIFICATE OF APPROVAL FOR RECORDING

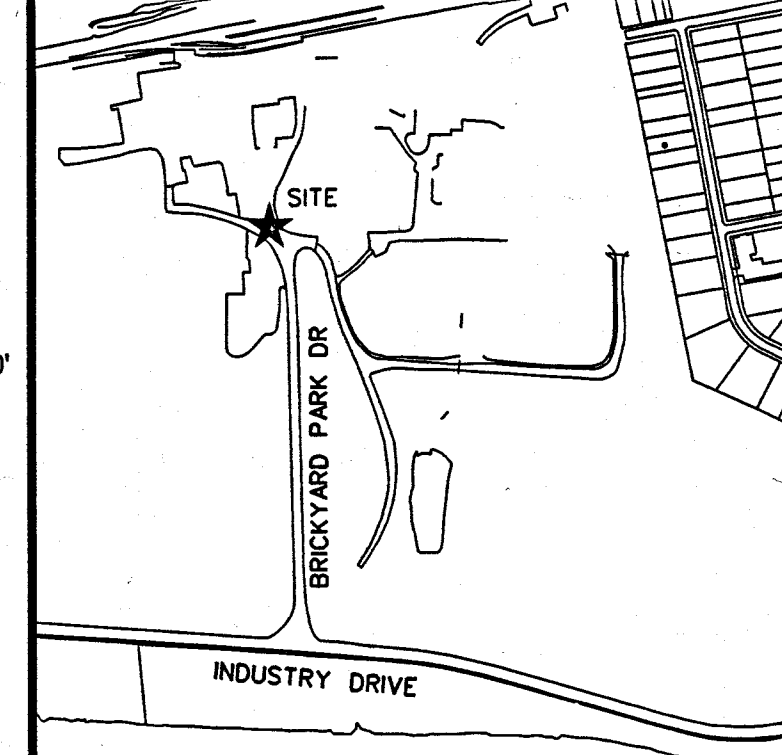
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SURVEY VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$172,772.25 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

3/21/25  
DATE

SECRETARY:  
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

**BARGE**  
DESIGN SOLUTIONS

Four Shelden Square // Suite 100 // Kingsport, Tennessee 37600  
PHONE (423) 247-5525 // FAX (423) 247-4233



VICINITY MAP  
NOT TO SCALE

CURVE TABLE

Curve	Radius	Length	Tangent	Direction	Chord
C02	20.00'	31.42'	20.00'	S 79° 24' 43" W	28.28'
C03	386.00'	68.93'	34.55'	N 21° 47' 08" E	68.83'
C04	21.00'	15.22'	7.96'	N 04° 05' 41" W	14.89'
C05	71.00'	51.46'	26.92'	N 45° 37' 30" W	50.35'
C06	386.00'	103.26'	51.94'	S 79° 11' 38" E	102.96'
C07	79.00'	111.07'	66.95'	S 46° 34' 47" E	102.15'
C08	71.00'	72.60'	39.84'	S 35° 35' 48" E	69.48'
C09	386.00'	98.92'	49.73'	N 76° 27' 17" W	98.65'
C10	36.00'	7.21'	3.62'	N 89° 31' 57" W	7.20'
C11	68.50'	64.36'	34.78'	S 57° 48' 48" W	62.02'
C12	432.50'	97.60'	49.01'	S 37° 21' 38" W	97.40'
C13	27.00'	19.30'	10.08'	S 25° 41' 54" E	18.89'
C14	230.00'	200.55'	107.15'	S 21° 11' 40" E	194.26'
C15	230.00'	40.00'	20.05'	S 08° 46' 05" W	39.95'
C16	230.00'	40.00'	20.05'	S 18° 43' 57" W	39.95'
C17	230.00'	40.00'	20.05'	S 28° 41' 49" W	39.95'
C18	230.00'	2.94'	1.47'	S 34° 02' 44" W	2.94'
C20	20.00'	31.42'	20.00'	S 10° 35' 17" E	28.28'
C21	190.00'	48.02'	24.14'	N 27° 10' 19" E	47.89'
C22	190.00'	69.37'	35.08'	N 09° 28' 21" E	68.99'
C23	190.00'	69.37'	35.08'	N 11° 26' 48" W	68.99'
C24	190.00'	53.13'	26.74'	N 29° 55' 02" W	52.96'
C25	20.00'	34.29'	23.11'	N 87° 03' 05" W	30.24'
C26	20.00'	31.42'	20.00'	S 01° 10' 28" E	28.28'
C27	50.50'	9.34'	4.68'	N 47° 29' 28" E	9.32'
C28	50.50'	25.00'	12.76'	N 66° 58' 14" E	24.75'
C29	50.50'	25.00'	12.76'	S 84° 39' 55" E	24.75'
C30	50.50'	30.00'	15.46'	S 53° 27' 53" E	29.56'
C31	50.50'	25.80'	13.19'	S 21° 48' 32" E	25.52'
C32	50.50'	98.93'	75.22'	S 48° 57' 02" W	83.85'
C33	67.00'	59.72'	32.01'	S 79° 32' 15" W	57.76'
C34	67.00'	11.90'	5.97'	S 48° 54' 49" W	11.88'
C35	20.00'	31.42'	20.00'	S 88° 49' 32" W	28.28'
C36	292.00'	40.94'	20.50'	S 39° 48' 31" W	40.91'
C37	292.00'	26.55'	13.29'	S 33° 11' 12" W	26.54'
C38	386.00'	24.79'	12.40'	S 28° 44' 29" W	24.79'
C39	212.00'	14.92'	7.46'	N 41° 48' 35" E	14.91'
C40	212.00'	14.81'	7.41'	N 37° 47' 35" E	14.81'
C41	212.00'	19.28'	9.65'	N 33° 11' 12" E	19.27'
C42	110.00'	17.35'	8.69'	N 29° 53' 39" E	17.33'
C43	110.00'	27.80'	13.97'	S 27° 10' 19" W	27.73'
C44	110.00'	40.16'	20.31'	S 09° 28' 21" W	39.94'
C45	110.00'	40.16'	20.31'	S 11° 26' 48" W	39.94'
C46	110.00'	42.21'	21.37'	S 32° 53' 55" E	41.95'
C47	110.00'	132.98'	75.98'	N 09° 15' 26" W	125.03'
C48	212.00'	34.09'	17.08'	N 35° 11' 16" E	34.05'
C49	306.00'	30.23'	15.13'	N 27° 45' 05" E	30.22'
C50	212.00'	29.73'	14.89'	N 39° 48' 31" E	29.70'
C52	210.00'	295.37'	178.05'	N 05° 52' 53" W	271.61'

Slide A-1835

Sheena Tinsley, Register  
Sullivan County  
Rec #: 380747  
Instrument #: 25015663  
Rec'd: 15.00  
State: 8/22/2025 at 8:00 AM  
Clerk: 0.00  
Other: 2.00  
Total: 17.00  
in Plat  
P60  
PGS 130-130

FINAL PLAT OF BRICKYARD VILLAGE PHASE 1B

KINGSPORT REGIONAL PLANNING COMMISSION

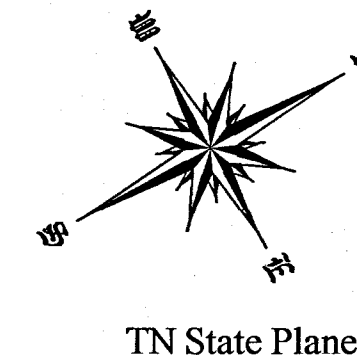
TOTAL ACRES 4.164 TOTAL LOTS 27  
ACRES NEW ROAD/ALLEYS 1.22 MILES NEW ROAD 0.22

OWNER BRICKYARD TN, LLC CIVIL DISTRICT 11th  
SURVEYOR DAVID BRIAN HILL CLOSURE ERROR 1:10,000

SCALE: 1" = 60'

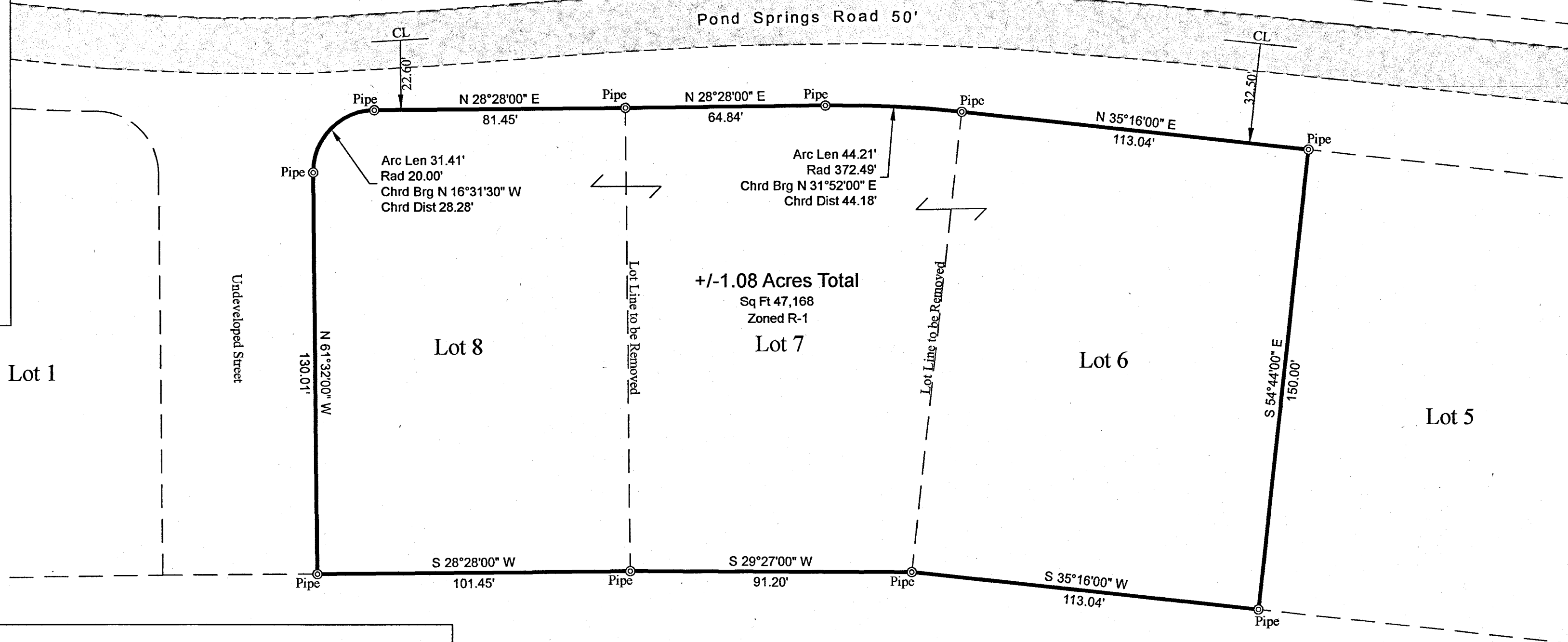
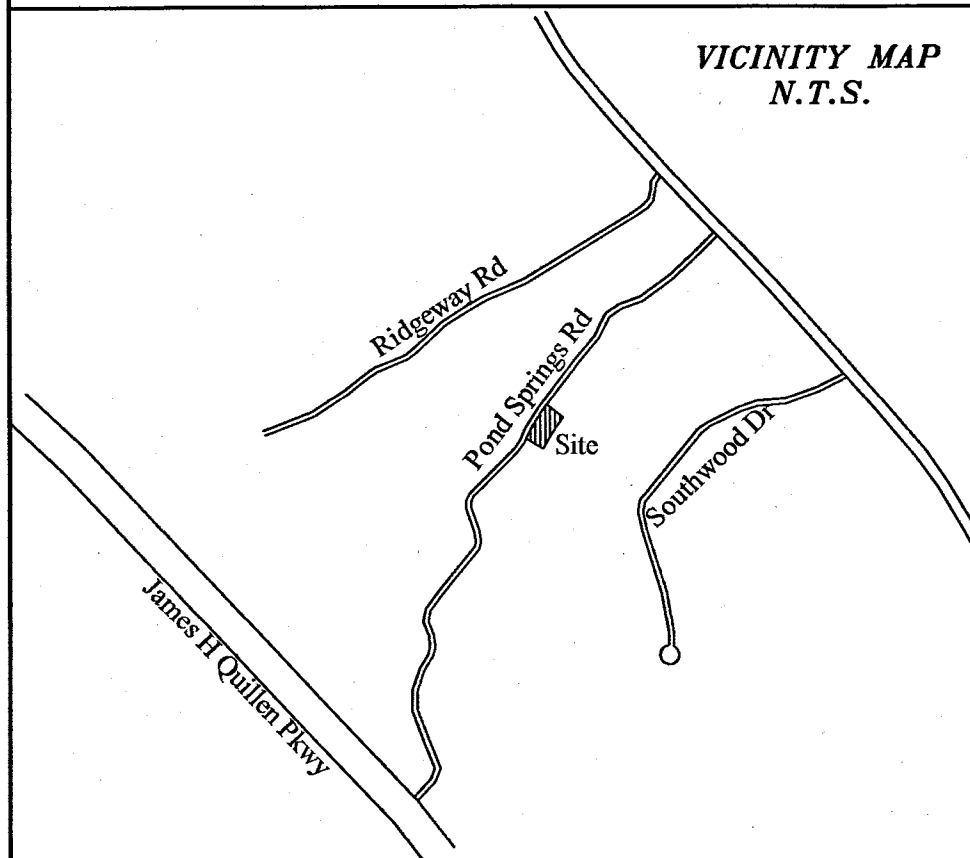


CERTIFICATION OF THE APPROVAL OF SEPTIC SYSTEM



Slide A-1836  
 Sheena Tinsley, Register  
 Sullivan County  
 Rec #: 381036 Instrument #: 25016033  
 Rec'd: 15.00 Recorded  
 State: 0.00 8/27/2025 at 8:00 AM  
 Clerk: 0.00 In Plat  
 Other: 2.00 P60  
 Total: 17.00 PGS 134-134

VICINITY MAP  
 N.T.S.



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 Kingsport WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN.

DATE 8/27 20 25

AUTHORIZING AGENT  
 AUTHORIZED REPRESENTATIVE

Fred Childress ET UX  
 DB 3130 - PG 2314

I hereby certify that this is a category 1 survey and the ratio of precision of the un-adjusted survey is 1-10,000+ as shown hereon.

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 #: 47163C0235D  
 SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS  
 EFFECTIVE DATE: 09-29-2006

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 3130 - PG 2314 / PB 8 - PG 15
2. TAX MAP: 091CA 006.00

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR:		
City of Kingsport Planning Region Combination of Lots 6, 7, 8 of Carso Fields Subdivision		
Date 08-19-2025	File:wyrick-z.dwg Drawn By: NLC	Scale: 1" = 30'
13th (Thirteenth) Civil District Sullivan County, TN		
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 8135

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

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 8-27 20 25

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

CERTIFICATION OF THE 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 PLANNING COMMISSION

DATE 8-27 20 25

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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 Zella Mae Wyrick DATE 8/19/25

OWNER \_\_\_\_\_ 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 SULLIVAN COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE August 19th 20 25

SURVEYOR

(OR)

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

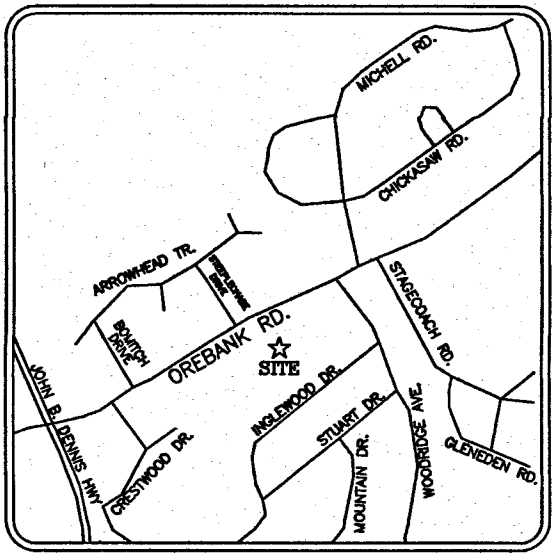
Larry M. Culbertson 883  
 SURVEYOR TN. REG. NO  
 DATE

CERTIFICATE OF APPROVAL FOR RECORDING  
 CONFIRMATION BY PLANNING DIRECTOR

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 \_\_\_\_\_ 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.

CONFIRMED BY CITY OF KINGSFORT PLANNING DIRECTOR 8/27 20 25 DATE

SECRETARY OF THE CITY OF KINGSFORT PLANNING COMMISSION



LOCATION MAP  
N.T.S.

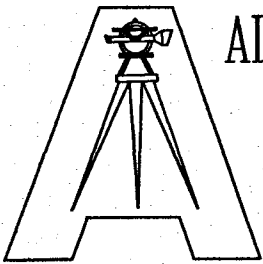
MOUNTAIN VIEW UNITED  
METHODIST CHURCH  
D.B. 2C, PG. 501

LEGEND

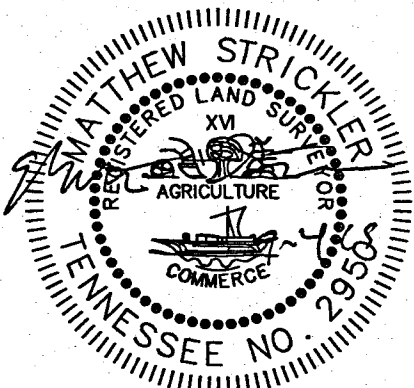
IR(0) IRON ROD, OLD  
P.B. PLAT BOOK  
D.B. DEED BOOK  
PG. PAGE  
AC. ACRES  
N.T.S. NOT TO SCALE  
E CENTERLINE  
MH MANHOLE

LINE	BEARING	DISTANCE
L1	S19°19'10"E	71.52'
L2	S70°40'50"W	48.00'
L3	N19°19'10"W	102.00'
L4	N70°40'50"E	38.18'

CURVE	RADIUS	LENGTH	CHORD
C1	1967.60'	189.41'	N63°50'51"E 189.34'



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



INGRESS & EGRESS  
EASEMENT  
D.B. 3653, PG. 2341

9R  
1.670 AC.  
5121

THE LEDGES  
PHASE NO. 1  
P.B. 18, PG 2

THE LEDGES  
PHASE NO. 1  
P.B. 18, PG 2

NOTES:

- 1) NORTH BASED ON PER REFERENCED 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) JOB NO. 25-13881
- 4) ACAD FILE 25-13881 TATRO.DWG
- 5) FIELD INFORMATION ELECTRONICALLY COLLECTED
- 6) TAX MAP 061B "B", PARCELS 027.00
- 7) DEED REFERENCES: D.B. 3653, PG. 2341
- 8) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 9) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 10) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 11) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

Slide A-1838  
Sheena Tinsley, Register  
Sullivan County  
Rec #: 381707 Instrument #: 25016928  
Rec'd: 15.00  
State: 0.00 9/9/2025 at 1:49 PM  
Clerk: 0.00 in Plat  
Other: 2.00 P60  
Total: 17.00 PGS 141-141

<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>Sheena Tinsley</i> 9/4/2025 OWNER DATE		<b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b> I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES 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		<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. 9-4 2025 _____ REGISTERED SURVEYOR	
<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. September 9 2025 _____ 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. 9-5 2025 _____ 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	
<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 9-5 2025 _____ 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 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. 9/4 2025 _____ SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION		<b>SUBDIVISION OF</b> <b>UNIT 9, THE LEDGES, PHASE 1 &amp; 1.558 ACRES</b> <b>KINGSPORT REGIONAL PLANNING COMMISSION</b> TOTAL ACRES 1.670 TOTAL LOTS 1 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER TATRO CIVIL DISTRICT 11TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000 SCALE 1"=40' 40 20 0 40 60	