



March 19th 2026

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

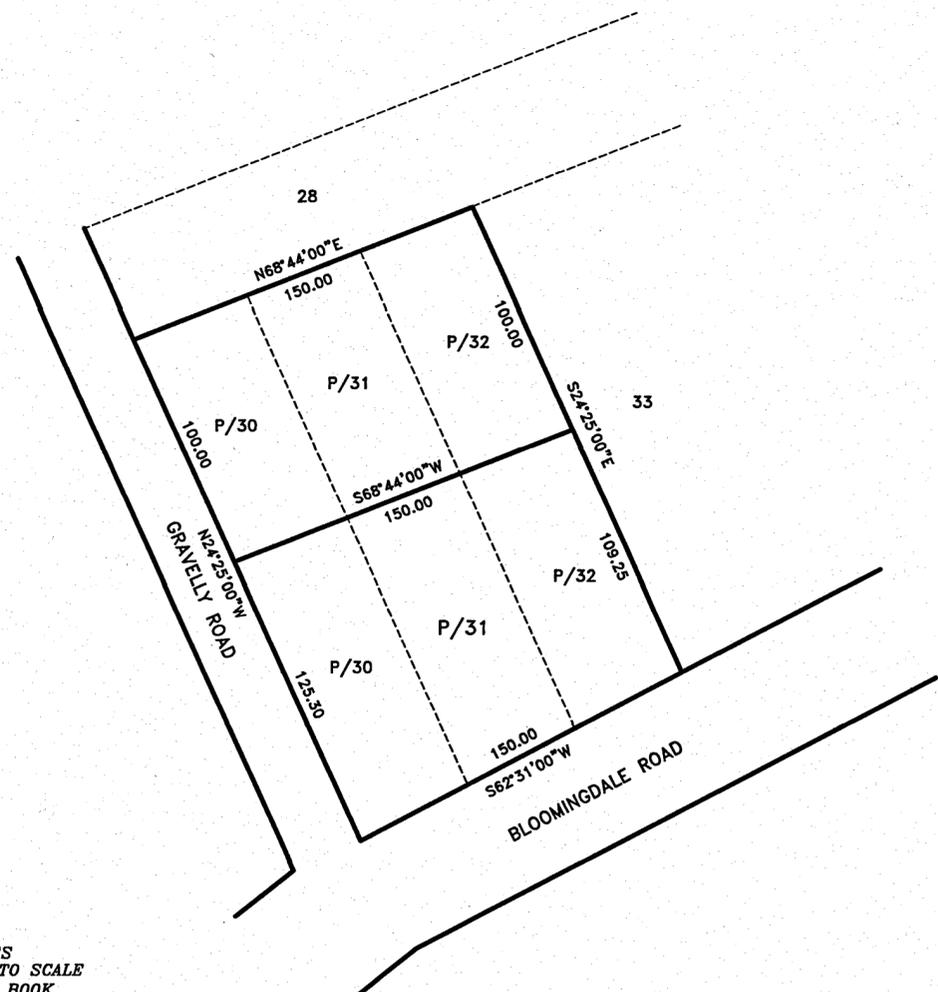
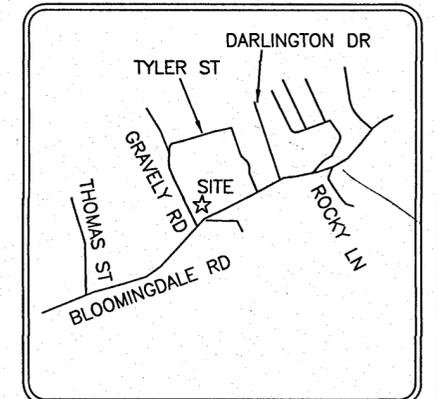
Chairman Duncan:

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

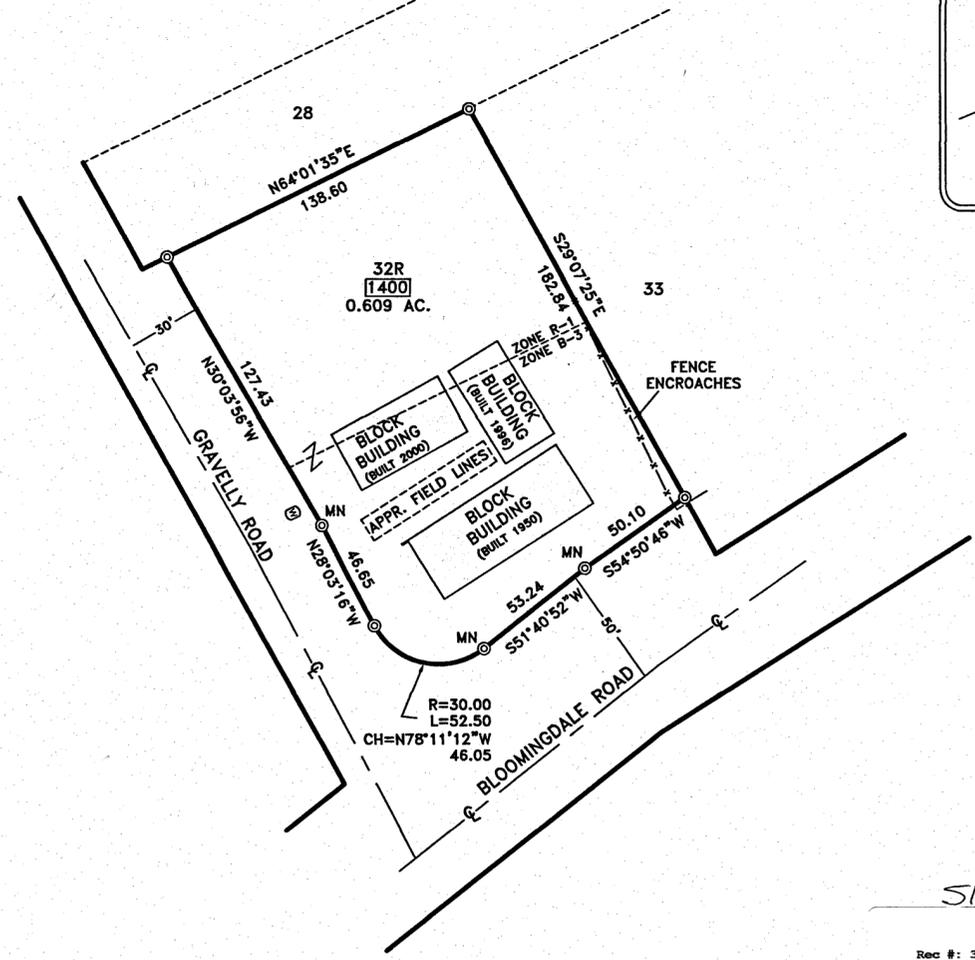
1. 1400 Bloomingdale Road
2. 1024 Fiddlers Way
3. 1031 Starling Drive
4. 1014 Stagshaw Lane
5. 952 Mitchell Road
6. 534 Armstrong Drive
7. 3379 E. Stone Drive
8. 2721 N. John B. Dennis Hwy
9. 1400 S. John B. Dennis Hwy
10. 3805 Woodleaf Lane
11. 5005 Emerald Drive

Sincerely,

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



BEFORE



AFTER

LEGEND

- AC ACRES
- N.T.S. NOT TO SCALE
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PC PACE
- CL CENTERLINE
- P/ PART OF
- R= RADIUS
- L= LENGTH
- CH= CHORD
- APPR APPROXIMATE
- MN MAC NAIL
- ⊗ WATER METER
- 123 911 ADDRESS

Slide A-1875

Sheema Tinsley, Registrar Sullivan County	
Rec #: 389639	Instrument #: 26002750
Rec'd: 15.00	Recorded
State: 0.00	2/10/2026 at 12:32 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 288-288

NOTES:

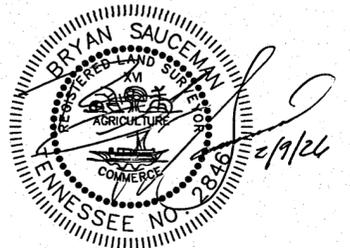
- 1) NORTH BASED ON TENNESSEE STATE PLANE (NAD83).
- 2) PROPERTY IS ZONED R-1/B-3
- 3) SETBACKS TO CONFORM WITH CURRENT ZONING DESIGNATION.
- 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0035D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 5) JOB NO. 25-13974
- 6) ACAD FILE 25-13974 PATEL.DWG
- 7) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 8) TAX MAP 030K, "D" PARCEL 019.00 & 020.00
- 9) DEED REFERENCE: D.B. 3656, PG. 2408
- 10) PLAT REFERENCES: P.B. 1, PG. 103
- 11) 1/2" IRON RODS WITH CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 12) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 13) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 14) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 15) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 16) TDEC SEPTIC PERMIT ON FILE UNDER KINGSPORT OIL COMPANY DATED DECEMBER 4, 1959.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Manoj Patel 02/06/26 20
OWNER DATE

ALLEY & ASSOCIATES, INC.
 ○ SURVEYORS ○
 243 E MARKET STREET
 KINGSPORT, TENNESSEE 37660
 TELEPHONE (423) 392-8896
 FAX: (423) 392-8898
 E-MAIL: bsauceman@alleyassociates.com



CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

25 26
DATE DATE
SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF ACCURACY

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

2/9 20 26
DATE DATE
TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY:

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

2-5 20 26
DATE DATE
COMMISSIONER OF HIGHWAYS

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

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

FEB 5 20 26
DATE DATE
BLOOMINGDALE UTILITY DISTRICT

CERTIFICATE OF APPROVAL FOR RECORDING

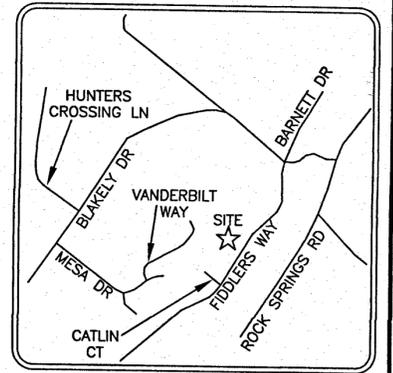
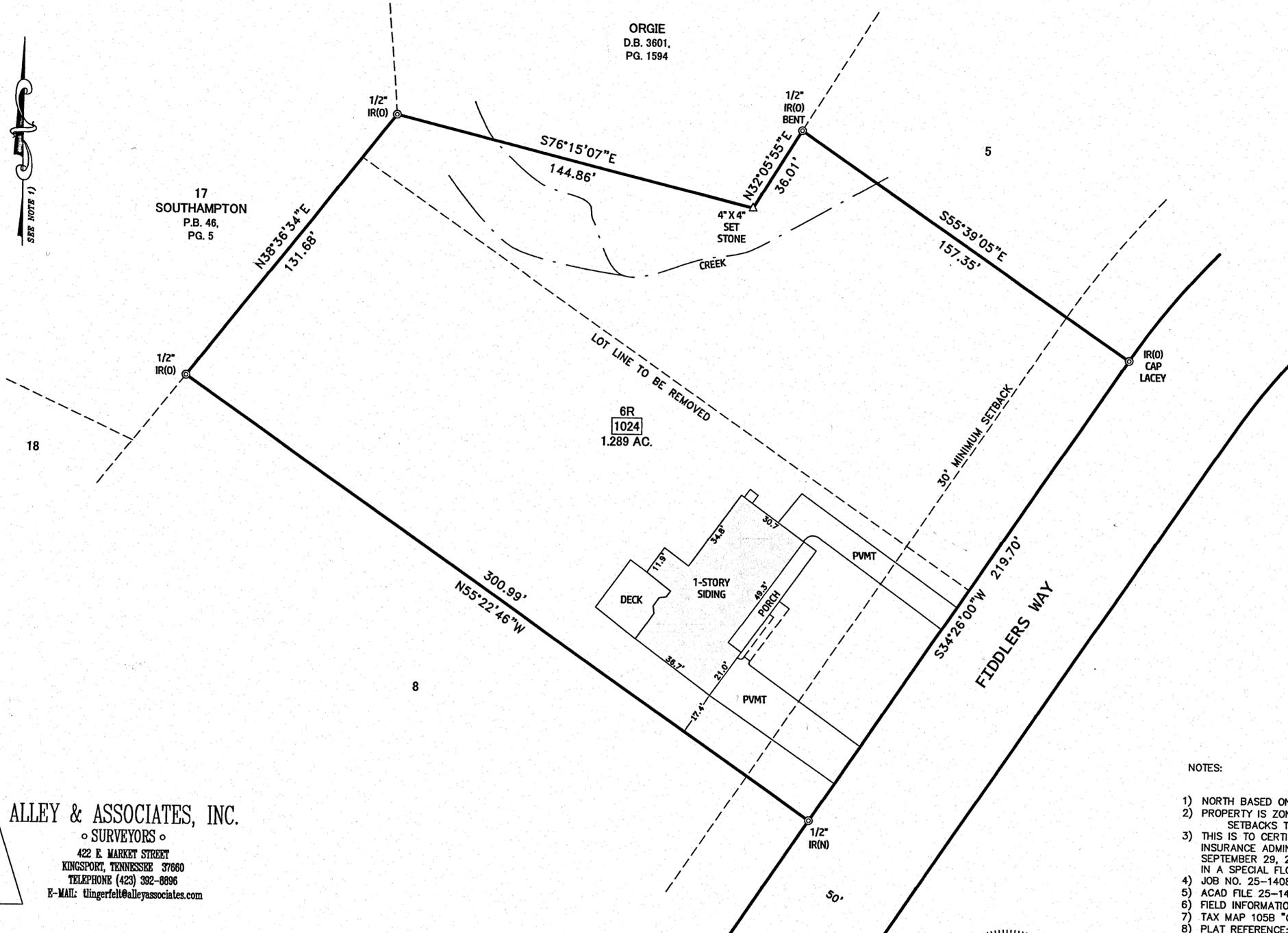
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF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

2/10 20 26
DATE DATE
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

RESUBDIVISION OF LOTS 30-32

THE OLIVER FARM

KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES 0.609	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER REYAN SHAKSHE, LLC; KALPESH PATEL CIVIL DISTRICT 11TH	
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000	
SCALE 1"=50'	



LOCATION MAP

Slide 1878

Sheena Tinsley, Register Sullivan County	
Rec #: 390002	Instrument #: 26003204
Rec'd: 15.00	Recorded
State: 0.00	2/17/2026 at 1:30 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 303-303

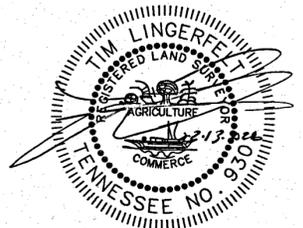
LEGEND

IR(O)	IRON ROD, OLD
IR(N)	IRON ROD, NEW
N.T.S.	NOT TO SCALE
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
911	911 ADDRESS
PVMT	PAVEMENT

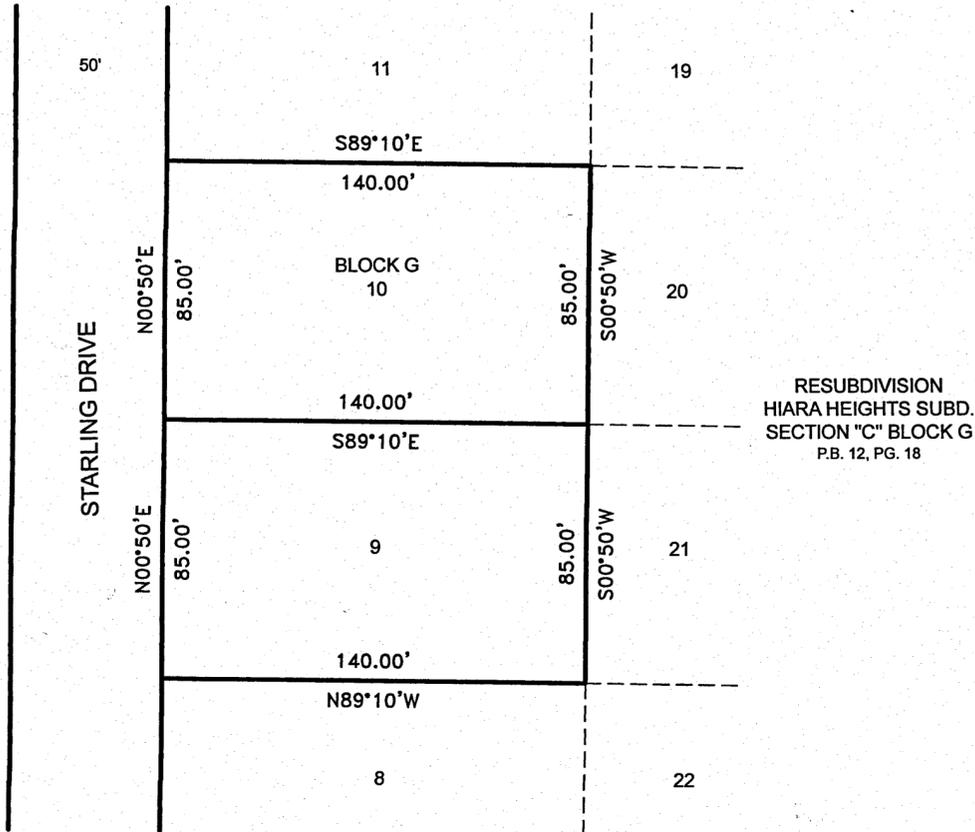
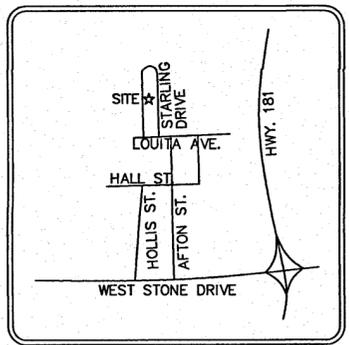
NOTES:

- 1) NORTH BASED ON REFERENCED PLAT
- 2) PROPERTY IS ZONED R1-B.
SETBACKS TO CONFORM TO CURRENT ZONING
- 3) 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.
- 4) JOB NO. 25-14080
- 5) ACAD FILE 25-14080 HOUSTON.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 105B "C" PARCELS 006.00 & 007.00.
- 8) PLAT REFERENCE: P.B. 31, PG. 29.
- 9) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

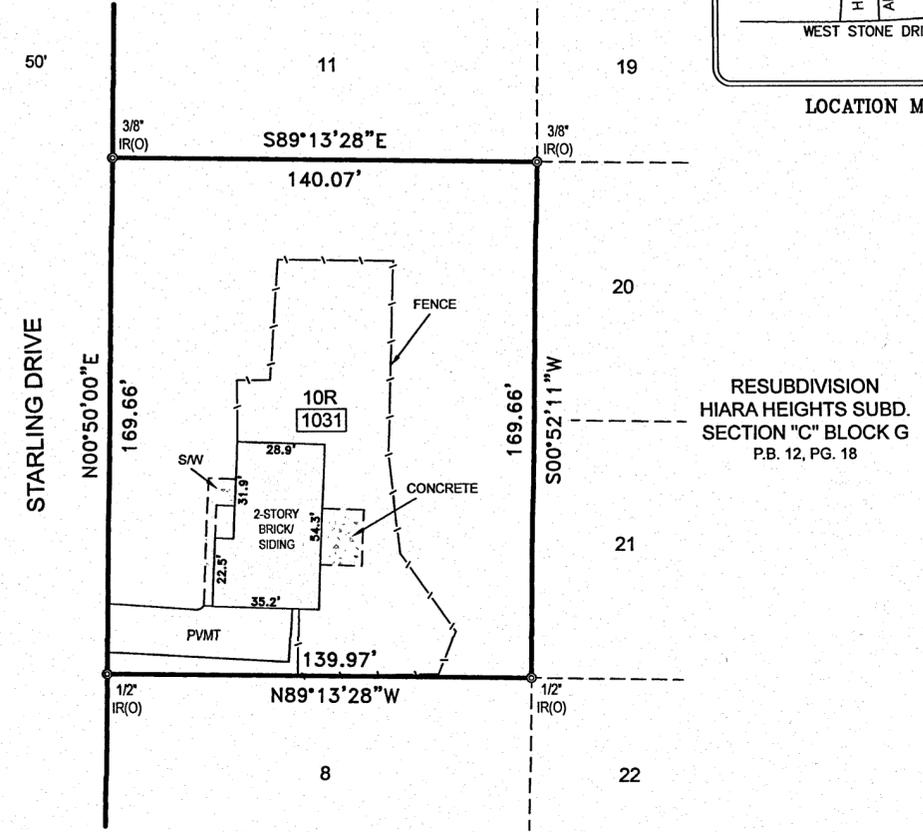
ALLEY & ASSOCIATES, INC.
 o SURVEYORS o
 422 E. MARKET STREET
 KINGSPORT, TENNESSEE 37680
 TELEPHONE (423) 392-8896
 E-MAIL: ltingerfel@alleyassociates.com



<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p><i>[Signature]</i> DATE 2/17/26 OWNER</p>		<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p>02-13 20 26 DATE TENNESSEE REGISTERED LAND SURVEYOR <i>[Signature]</i></p>		<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>2/17 20 26 DATE <i>[Signature]</i> KINGSPORT AUTHORIZING AGENT</p>	
<p>CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.</p> <p>February 17 20 26 DATE <i>[Signature]</i> CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING</p>		<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>DATE 20 TRAFFIC ENGINEERING MANAGER</p>		<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.</p> <p>DATE 20 CITY ENGINEER</p>	
<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>2/17 20 26 DATE <i>[Signature]</i> KINGSPORT AUTHORIZING AGENT</p>		<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR THE 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 DEFAULT.</p> <p>2/17 20 26 DATE <i>[Signature]</i> SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>		<p>DESUBDIVISION OF LOTS 6 & 7, WINDRUSH</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 1.289 TOTAL LOTS 1 ACRES NEW ROAD 0 MILES NEW ROAD 0</p> <p>OWNER HOUSTON CIVIL DISTRICT 13TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000</p> <p>SCALE 1"=30'</p>	



SEE NOTE 1



BEFORE

NOTES:

- 1) 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL LOTS.
- 2) ALL LOTS WITHIN CORPORATE LIMITS.

AFTER

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT
- 2) PROPERTY IS ZONED R1-B.
SETBACKS TO CONFORM TO CURRENT ZONING
- 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. 26-14100
- 5) ACAD FILE 26-14100 BUCKLES.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 0290 "C" PARCELS 027.00 & 028.00.
- 8) PLAT REFERENCE: P.B. 8, PG. 45.
- 9) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 12) 7.5' DRAINAGE AND UTILITY EASEMENT ALONG BOTH SIDES OF ALL SIDE LOTS AND A 15' EASEMENT ALONG ALL FRONT AND REAR LOT LINES.

LEGEND

- IR(O) IRON ROD, OLD
- N.T.S. NOT TO SCALE
- P.B. PLAT BOOK
- PG. PAGE
- 911 911 ADDRESS
- PVMT PAVEMENT
- S/W SIDEWALK

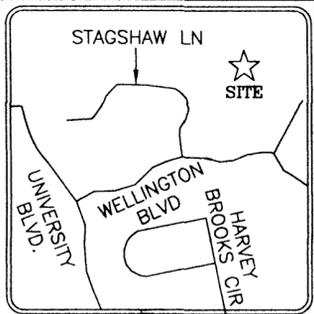
Slide A-1879

Sheena Tinsley, Register	
Sullivan County	
Rec #: 390127	Instrument #: 26003354
Rec'd: 15.00	Recorded
State: 0.00	2/18/2026 at 3:00 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 304-304

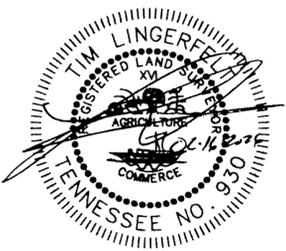
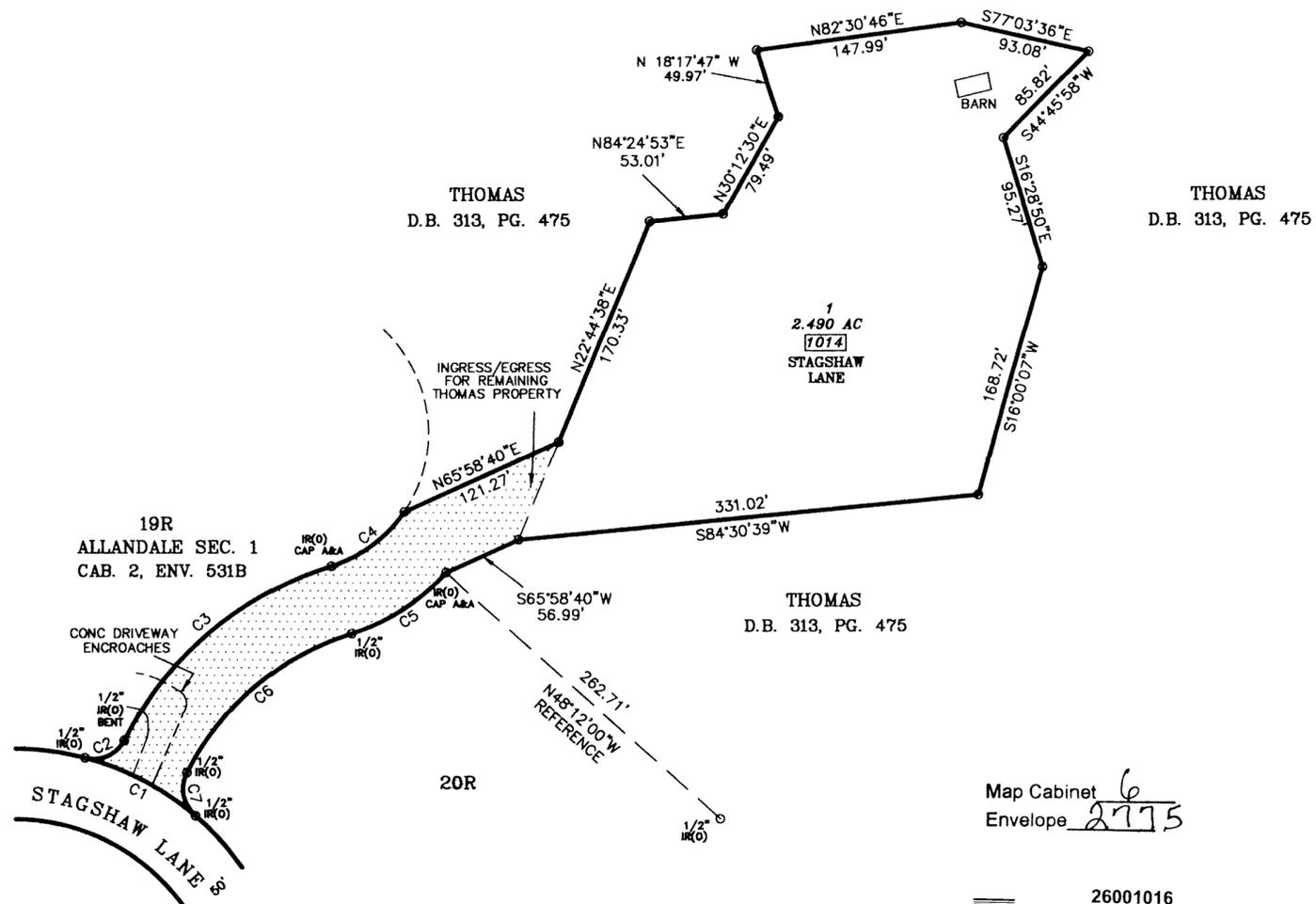
ALLEY & ASSOCIATES, INC.
 o SURVEYORS o
 422 E. MARKET STREET
 KINGSFORT, TENNESSEE 37660
 TELEPHONE (423) 392-8896
 E-MAIL: tlingerfelt@alleyassociates.com



CERTIFICATE OF OWNERSHIP AND DEDICATION I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. DATE: 2-17-2026 OWNER: [Signature]		CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. DATE: 2-17-2026 TENNESSEE REGISTERED LAND SURVEYOR: [Signature]		CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. DATE: 2/17-2026 KINGSFORT AUTHORIZING AGENT: [Signature]	
CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED. DATE: February 18, 2026 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING: [Signature]		CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSFORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSFORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET. DATE: _____ TRAFFIC ENGINEERING MANAGER: _____		CERTIFICATION OF THE APPROVAL OF STREETS I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED. DATE: _____ CITY ENGINEER: _____	
CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN. DATE: 2/17-2026 KINGSFORT AUTHORIZING AGENT: [Signature]		CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR 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 THE RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE DEFAULT. DATE: 2/18-2026 SECRETARY, KINGSFORT REGIONAL PLANNING COMMISSION: [Signature]		DESUBDIVISION OF LOTS 9 & 10, BLOCK G, HIARA HEIGHTS SECTION "C" & REVISION TO BLKS. A, C, G SECT "B" KINGSFORT REGIONAL PLANNING COMMISSION TOTAL ACRES: 0.545 TOTAL LOTS: 1 ACRES NEW ROAD: 0 MILES NEW ROAD: 0 OWNER: BUCKLES CIVIL DISTRICT: 12TH SURVEYOR: ALLEY & ASSOCIATES, INC. CLOSURE ERROR: 1:10,000 SCALE 1"=40'	



SEE NOTE 1



ALLEY & ASSOCIATES, INC.
 SURVEYORS
 422 E. MARKET STREET
 KINGSFORT, TENNESSEE 37660
 TELEPHONE (423) 382-8896
 E-MAIL: llingerfelt@alleyassociates.com

LEGEND

IR(O)	IRON ROD, OLD
A&A	ALLEY & ASSOCIATES
D.B.	DEED BOOK
PG	PAGE
CAB	MAP CABINET
ENV	ENVELOPE
AC	ACRES
N.T.S.	NOT TO SCALE
CONC	CONCRETE
1234	911 ADDRESS

Map Cabinet 6
 Envelope 2775

26001016

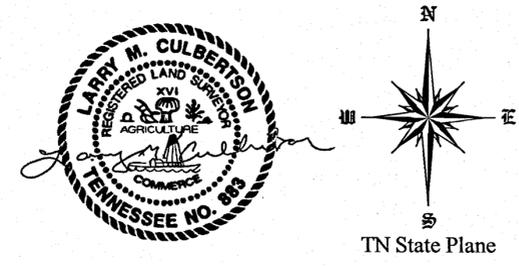
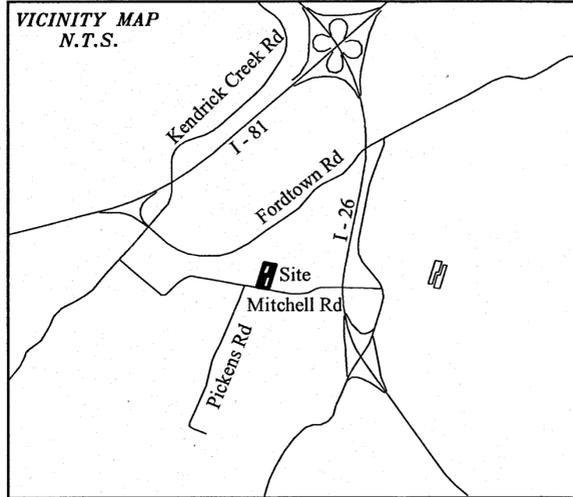
TPGSAI SUBPLAT	
JUDY BATCH 188331	
02/18/2026 - 01:45 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DPI.FE.	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, HAWKINS COUNTY
JUDY KIRKPATRICK
 REGISTERED SURVEYOR

- NOTES:**
- 1) NORTH BASED ON N48°12'00"W PER REFERENCED DEED
 - 2) PROPERTY IS ZONED R-1A
 - 3) SETBACKS TO CONFORM TO ZONING DESIGNATION
 - 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47073C0120D EFFECTIVE DATE JULY 3, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 5) JOB NO. 23-12964
 - 6) ACAD FILE 23-12964 THOMAS.DWG
 - 7) FIELD INFORMATION ELECTRONIC DATA COLLECTED
 - 8) TAX MAP 022, PART OF PARCEL 036.00
 - 9) PRIOR DEED REFERENCE: DEED BOOK 313, PAGE 475
 - 10) 1/2" IRON RODS WITH CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
 - 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 CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	200.00'	89.60'	N62°29'47"W	88.85'
C2	25.00'	33.15'	N66°06'15"E	30.77'
C3	250.00'	198.53'	N50°06'29"E	193.35'
C4	100.00'	66.32'	N53°40'02"E	65.11'
C5	150.00'	81.01'	S57°17'16"W	80.03'
C6	200.00'	158.68'	S50°06'03"W	154.55'
C7	25.00'	33.66'	S11°09'28"E	31.18'

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED 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.</p> <p><i>Randy Thomas</i> 2/16/26 OWNER DATE</p>		<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN 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 HEREIN.</p> <p>02/16 2026 DATE <i>[Signature]</i> REGISTERED SURVEYOR</p>		<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSFORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSFORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>TRAFFIC ENGINEERING MANAGER DATE 20__</p>		<p>CERTIFICATION OF THE APPROVAL OF 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>2/17 2026 DATE <i>[Signature]</i> CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING</p>		<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>2/17 2026 DATE <i>[Signature]</i> KINGSFORT AUTHORIZING AGENT</p>		<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.</p> <p>DATE 2/17 2026 <i>[Signature]</i> QTY ENGINEER</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 & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE 2/17 2026 <i>[Signature]</i> KINGSFORT AUTHORIZING AGENT</p>		<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR 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 HAWKINS COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>2/18 2026 DATE <i>[Signature]</i> SECRETARY, KINGSFORT REGIONAL PLANNING COMMISSION</p>		<p>DIVISION OF THE THOMAS PROPERTY</p> <p>KINGSFORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 2.490 TOTAL LOTS 1 ACRES NEW ROAD 0 MILES NEW ROAD 0</p> <p>OWNER THOMAS CIVIL DISTRICT 7TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000</p> <p>SCALE: 1"=80'</p>	
---	--	---	--	--	--	---	--	--	--	---	--	--	--	--	--	---	--



Taylor Properties #1 LP
TM 119 056.10
DB 2361C - PG 260

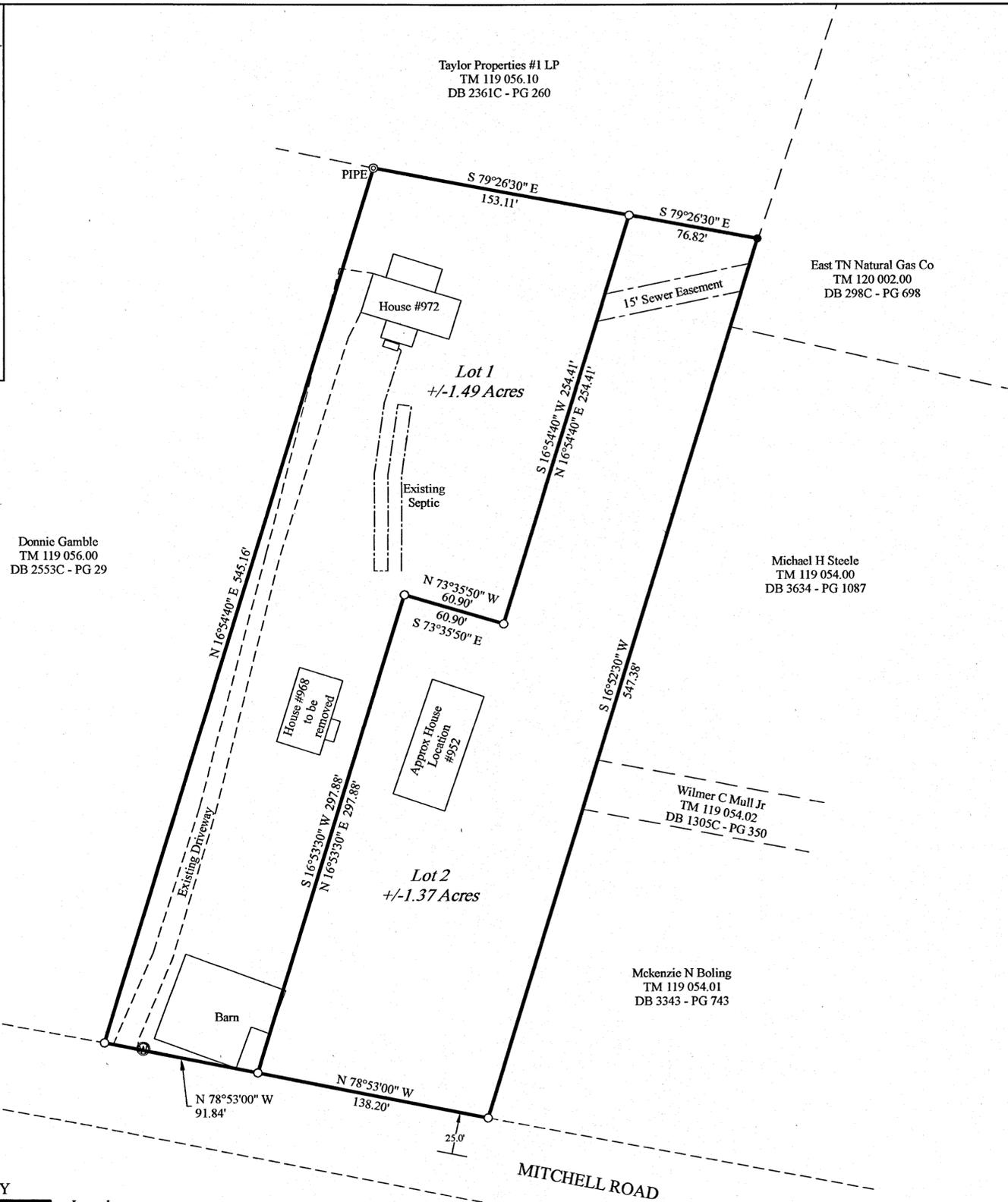
East TN Natural Gas Co
TM 120 002.00
DB 298C - PG 698

Donnie Gamble
TM 119 056.00
DB 2553C - PG 29

Michael H Steele
TM 119 054.00
DB 3634 - PG 1087

Wilmer C Mull Jr
TM 119 054.02
DB 1305C - PG 350

Mckenzie N Boling
TM 119 054.01
DB 3343 - PG 743



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#: 47163C0040D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 09-29-2006

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA OF 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 NONSTRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE KINGSPORT CITY REGIONAL PLANNING COMMISSION

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 2/19 2026

AUTHORIZING AGENT Cherry
AUTHORIZED REPRESENTATIVE

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 February 19 2026

Carmie Campbell
CITY CLERK DIVISION OR KINGSPORT CITY 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.

DATE 2/19/26 2026

Jeremy Copas
OWNER

Slide A-1879

Sheena Tinsley, Register	
Sullivan County	
Rec #: 390286	Instrument #: 26003545
Rec'd: 15.00	Recorded
State: 0.00	2/20/2026 at 12:42 PM
Clark: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 307-307

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 CITY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE February 18th 2026

Larry M. Culbertson
SURVEYOR

(OR)
I HEREBY CERTIFY THAT THIS IS A CATEGORY SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: _____

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

DATE 2/19 2026

[Signature]
SECRETARY OF THE KINGSPORT CITY PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

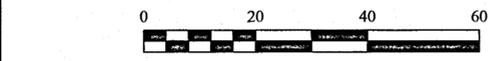
I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.

DATE 2/19 2026

Cherry
Kingsport Sewer

- 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 3605 - PG 1009
 2. TAX MAP 119 055.00
 3. Zoned A-1 Set Backs to Conform To Zoning Designation



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

Division for Jeremy Lee Copas

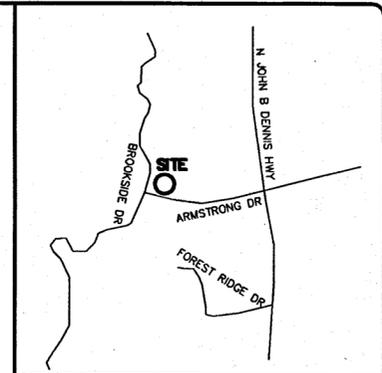
Date 01-16-2026	File: copas-j.dwg Drawn By: NLC	Scale: 1" = 50'
Eleventh (14th) Civil District		Sullivan County, TN
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 9043

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	422.00'	419.12'	402.10'	N 81°28'09" W	56°54'16"

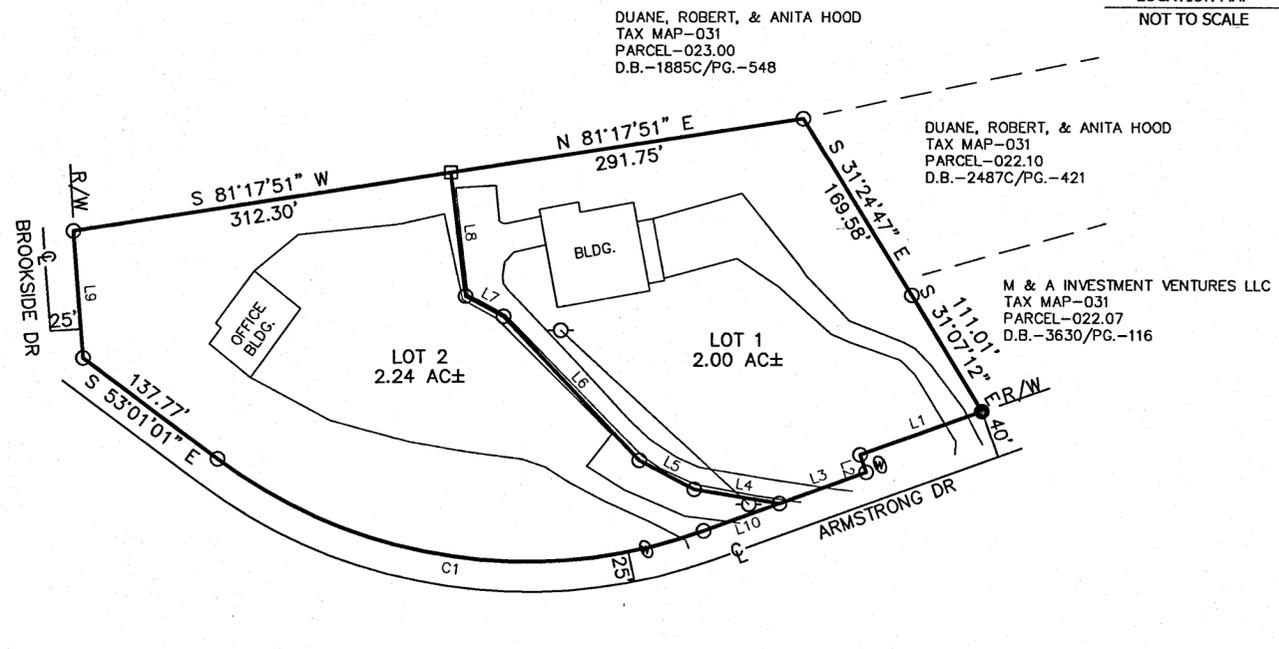
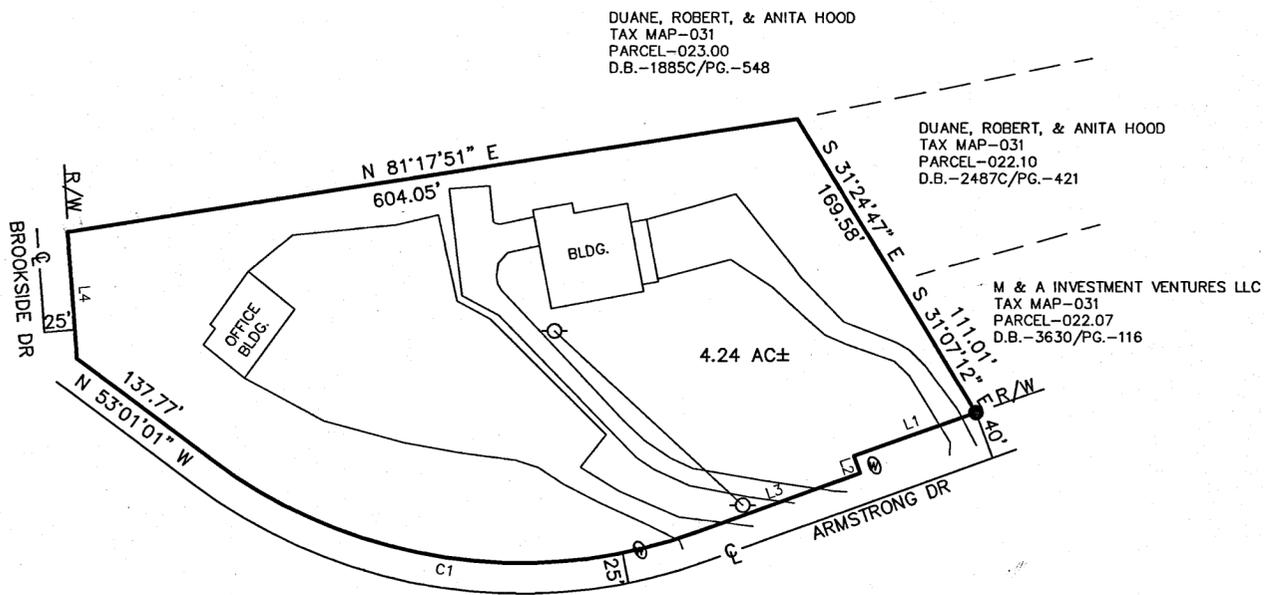
LINE	BEARING	DISTANCE
L1	S 70°14'26" W	105.86'
L2	S 19°12'31" E	15.00'
L3	S 70°04'44" W	141.46'
L4	N 04°06'22" W	104.25'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	422.00'	419.12'	402.10'	S 81°28'09" E	56°54'16"

LINE	BEARING	DISTANCE
L1	S 70°14'26" W	105.86'
L2	S 19°12'31" E	15.00'
L3	S 70°04'44" W	75.55'
L4	N 80°26'58" W	70.64'
L5	N 62°03'28" W	50.72'
L6	N 43°18'03" W	161.79'
L7	N 61°28'06" W	35.36'
L8	N 06°43'41" W	101.89'
L9	S 04°06'22" E	104.25'
L10	N 70°04'44" E	65.91'



NORTH RECONCILED TO TN GRID



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 47163C0035D, which bears an effective date of 09/29/2006 and is not in a Special Flood Hazard Area.

BEFORE AFTER

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

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

DATED: 2-23-26
 CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

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

DATED: _____
 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
 KINGSFORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

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

DATED: 2-20-2026
 ENGINEER OR COUNTY ROAD COMMISSIONER

SURVEY BY: CHARLES T. JOHNSON JR
 NUMBER: 2405
 PROJECT: 25344
 DATE: 01/21/2026



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

Slide A-1880

Sheena Tinsley, Register
 Sullivan County
 Rec #: 390338 Instrument #: 26003605
 Rec'd: 15.00 Recorded
 State: 0.00 2/23/2026 at 8:00 AM
 Clerk: 0.00 in Plat
 Other: 2.00 P60
 Total: 17.00 PGS 310-310

TPSI TN. PROFESSIONAL SURVEYING INC.

405 N BOONE STREET
 JOHNSON CITY TN, 37604 423-915-1136

MICHAEL CLARK
 544 ARMSTRONG DRIVE
 KINGSFORT, TN 37660
 T.M. 031
 PARCEL 022.02
 D.B. 3670
 PAGE 1889

LEGEND

- 1/2" IRON PIN SET (TPSI CAP)
- 1/2" IRON PIN FOUND
- POST
- UTILITY POLE
- ⊗ WATER METER

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 THE 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: And Clark DATED: 2-28-26
 OWNER: _____ DATED: _____
 OWNER: _____ DATED: _____

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 TN REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATED: 2-28-26
 SURVEYOR

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 KINGSFORT 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.

DATED: _____
 CITY STORMWATER MANAGER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

DATED: 2-23-26
 AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE 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 KINGSFORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SECRETARY: _____
 KINGSFORT MUNICIPAL REGIONAL PLANNING COMMISSION

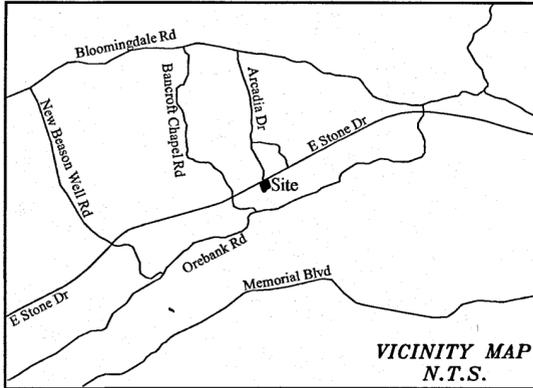
KINGSFORT REGIONAL PLANNING COMMISSION

CLARK 4.24 AC± PROPERTY PARTITION

TOTAL ACRES 4.24 TOTAL LOTS 2
 ACRES NEW ROAD 0 MILES NEW ROAD 0

COUNTY SULLIVAN CIVIL DISTRICT 11TH
 SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000

SCALE 1" = 100' 100' 0' 100' 200'



Register Of Deeds

Slide A-1881

Sheena Tinsley, Register	
Sullivan County	
Rec #: 390574	Instrument #: 26003914
Rec'd: 15.00	Recorded
State: 0.00	2/26/2026 at 2:01 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 314-314

This survey was done without the benefit of a Title Search.

This survey was done in compliance with the current Tennessee minimum standards of practice.

FLOOD HAZARD AREA NOTES
This property does lie in an area designated as special flood hazard area on the firm map 47163C0055D dated 9-29-2006.

BUILDING SETBACK NOTE
The building setbacks shall be as per the particular zoning ordinance in effect on subject property at the time of construction.

EASEMENT NOTE
This property is subject to all right of ways and easements, recorded and / or unrecorded.

UNDISCOVERED EXISTING UTILITIES LOCATED ON THE PROPERTY
This plat does not eliminate or change the dimensions or the location of existing easements that are associated with any undiscovered underground utility.

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

CONFIRMED BY SECRETARY CITY OF KINGSPORT PLANNING DIRECTOR
DATE: 2/26/2026

KINGSPORT REGIONAL PLANNING COMMISSION

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 CITY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: December 30th, 2025
SURVEYOR: Larry M. Culbertson

(OR)

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000

SURVEYOR: _____ TN. REG. NO. _____
DATE: _____

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: Owen Michael Shelton
DATE: 2-25-26

OWNER: _____ DATE: _____

OWNER: _____ DATE: _____

CERTIFICATE 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 Bloomingdale WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN.

DATE: Feb 26, 2026

AUTHORIZING AGENT: _____
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 CITY OF KINGSPORT PLANNING COMMISSION

DATE: February 26, 2026

CITY ENGINEER OR COUNTY ROAD COMMISSIONER: _____

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: February 26, 2026

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

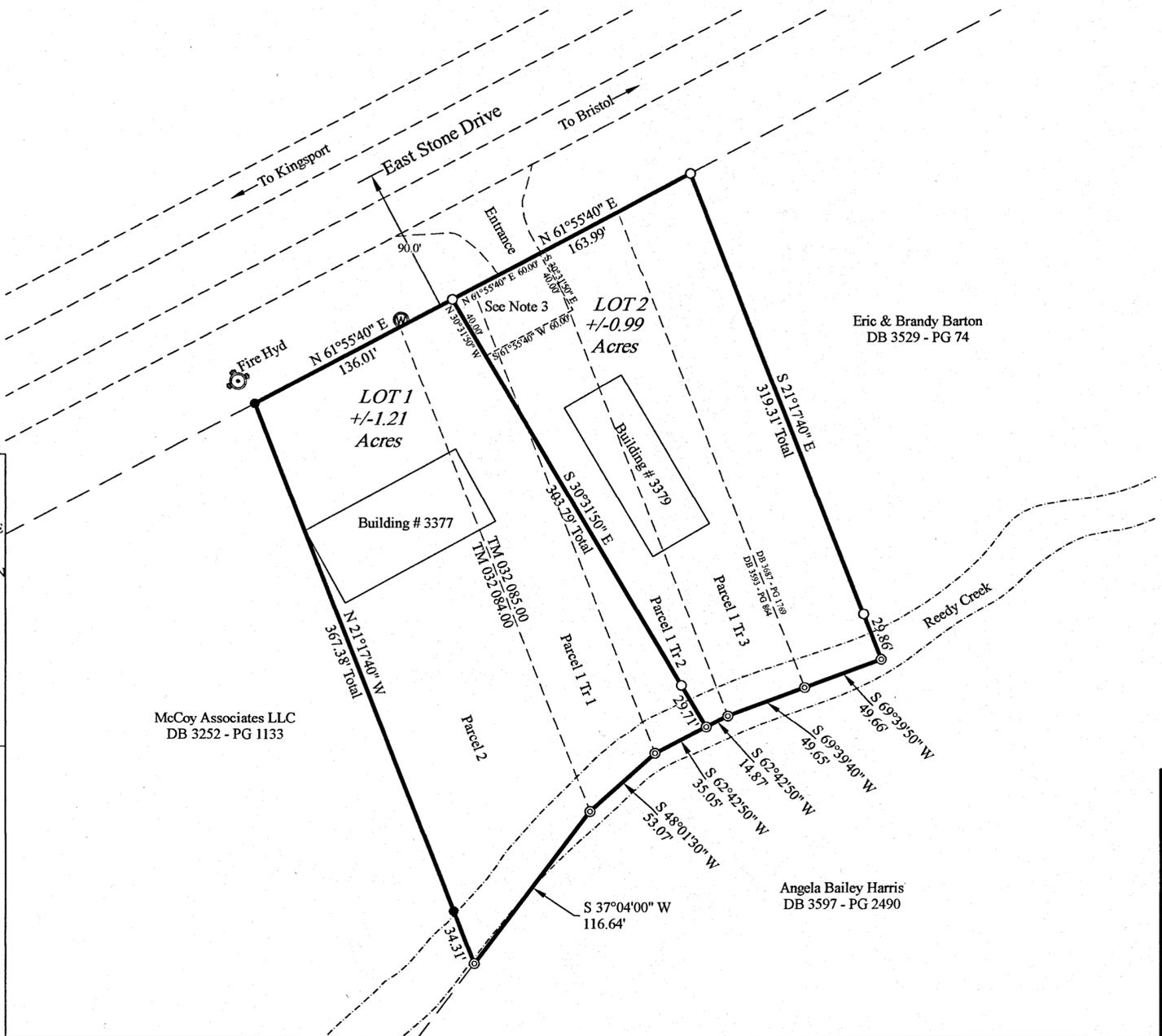
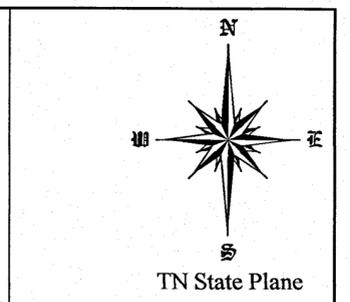
CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

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: 26 Feb, 2026

(OR)

KINGSPORT AUTHORIZING AGENT: _____



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

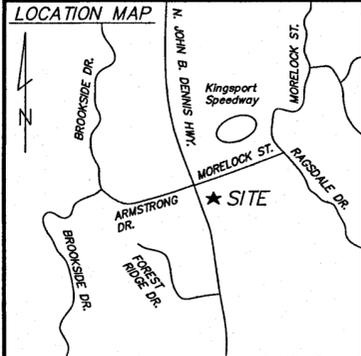
- Notes**
- Deed Reference: DB 3593 - PG 864, DB 3687 - PG 1769
 - TAX MAP: 032 084.00 & 085.00
 - Shared Entrance for Lot 1
 - GNSS NOTE:
 - GNSS Survey: RTK
 - GNSS Base/Rover: Carlson BRX7
 - RTK Correction Used: Carlson GNSS
 - Date of Survey: 10-2-25
 - Datum: NAD83(2011), Epoch 2010, NAVD 88
 - Geoid Model: Continental US NGS 2018
 - Fixed Control Stations: TN1B, TN11, TN18
 - Combined Grid Factor: 1.000000 TN State Plane

- PERMIT NOTES**
- Grading and Building permits are required from the City of Kingsport for each lot prior to starting construction on the lot.
 - A driveway entrance permit is required from TDOT prior to starting construction for any lot with driveway access onto a State Route.
 - Any new construction will require prior FEMA approval. Both lots are located within the regulated flood zone.



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

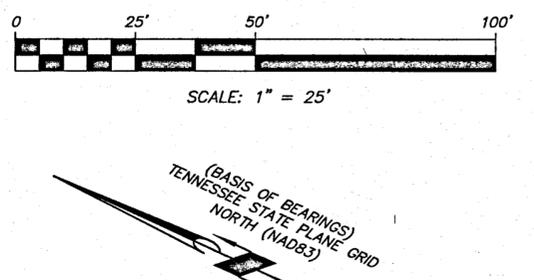
Division & Combination of: The Owen Michael Shelton Property		
Date: 11-11-2025	File: shelton-o.dwg Drawn By: NLC	Scale: 1" = 60'
Tenth (10th) Civil District		Sullivan County, TN
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 8994



IRON MOUNTAIN SURVEY CO. INC.
 744 ALLISON RD.
 PINEY FLATS, TN
 (423) 391-8200

7.5' EASEMENT NOTE:
 THESE PROPERTIES ARE SUBJECT TO A 7.5' WIDE EASEMENT AREA ALONG THE INTERIOR SIDES OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE AND THE CONVEYANCE OF STORMWATER RUNOFF FROM THE IMPROVEMENTS ON EACH LOT AS REFERENCED BY PLAT BOOK 57 PAGE 363.

**COMBINATION PLAT FOR THE
 ABCK RENTALS, LLC PROPERTY
 2715 & 2721 N. JOHN B. DENNIS HIGHWAY,
 KINGSFORT, TN 37664
 10TH & 11TH CIVIL DISTRICT
 SULLIVAN COUNTY, TENNESSEE
 FEBRUARY 19TH, 2026**

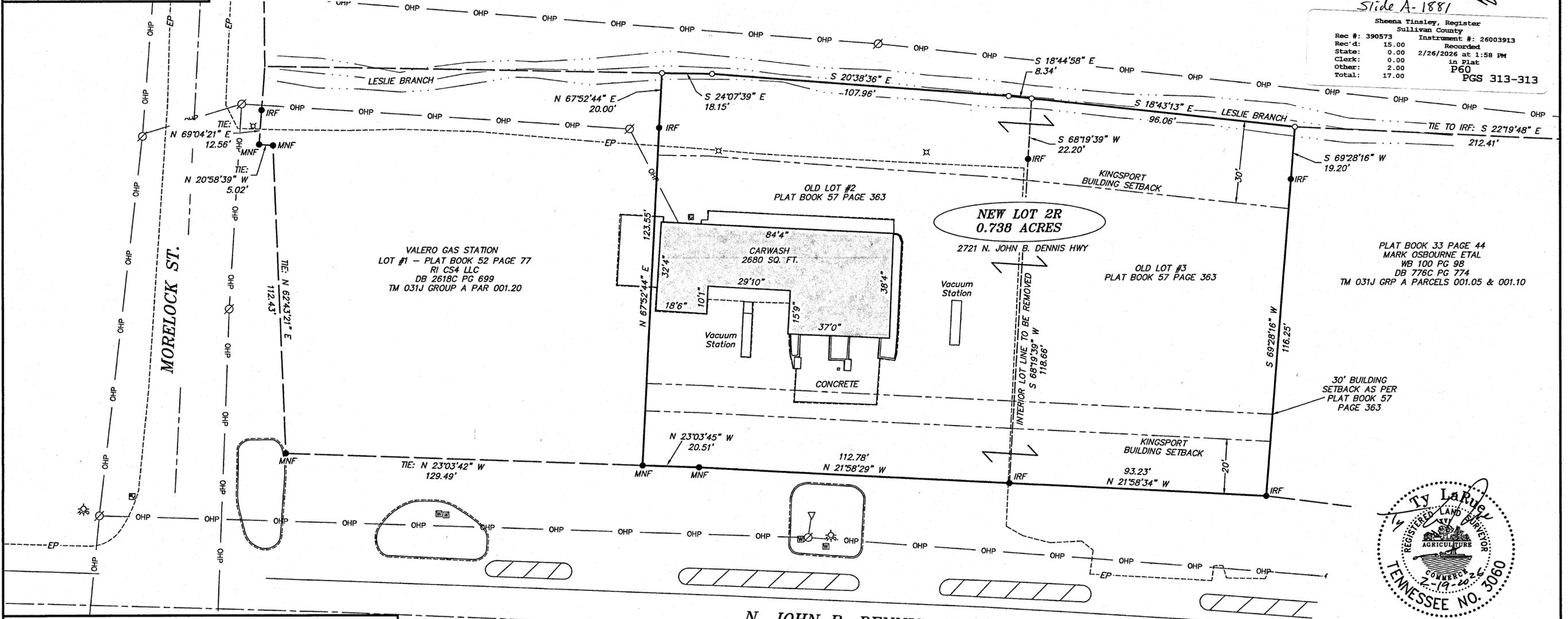


WANDA REINA CHRISTIAN
 DB 3295 PG 479
 TM 031J GRP A PAR 002.00

Side A-1881

Rec #:	390573	Instrument #:	26003913
State:	15.00	Recorded	
Clerk:	0.00	2/26/2026 at 1:58 PM	
Other:	2.00	in Flat	
Total:	17.00	P60	

PGS 313-313



PLAT BOOK 33 PAGE 44
 MARK OSBOURNE ETAL
 WB 100 PG 95
 DB 776C PG 774
 TM 031J GRP A PARCELS 001.05 & 001.10



- SURVEY NOTES:**
1. SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.
 2. DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE.
 3. PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE RIGHT-OF-WAY.
 4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 5. NO CERTIFICATION IS MADE AS TO THE EXISTENCE OR LOCATION OF ANY UTILITY STRUCTURES OR EASEMENTS OTHER THAN THOSE SHOWN HEREON.
 6. ALL DISTANCES AND BEARINGS SHOWN REFLECT THE MEASUREMENTS BETWEEN MONUMENTATION FOUND DURING THE COMPLETION OF THIS SURVEY.
 7. SETBACKS ARE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT ON SUBJECT PROPERTY.
 8. PROPERTY IS CURRENTLY ZONED: CITY OF KINGSFORT B-3
 9. BUILDING SETBACKS: FRONT: 20 FEET REAR: 30 FEET SIDES: NOT APPLICABLE
 10. ZONING DESIGNATION AND SETBACKS OBTAINED FROM KINGSFORT TN, GIS DATABASE AND MUNICODIC CODIFICATION (11-18-2025)
 11. THIS PROPERTY DOES LIE IN AN AREA DESIGNATE BY FEMA AS A SPECIAL FLOOD HAZARD AREA (ZONE A) AS SHOWN ON FIRM MAP NO.47163C0035D DATED SEPTEMBER 29TH, 2006.

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS

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

[Signature] 26 Feb 26
 KINGSFORT AUTHORIZING AGENT DATE

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS

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

[Signature] 26 Feb 26
 AUTHORIZING AGENT DATE

- LEGEND:**
- IRON ROD OLD (FOUND)
 - POINT
 - WATER METER
 - GAS METER
 - WATER VALVE
 - ☆ FIRE HYDRANT
 - ⊗ LIGHT POLE
 - ⊗ UTILITY POLE
 - ▽ GUY LINE
 - CENTERLINE (C/L)
 - BUILDING SETBACK
 - CREEK
 - BOUNDARY LINE (SURVEYED)
 - ADJOINER LINE/ R/W MARGIN (NOT SURVEYED UNLESS NOTED)
 - OHP--- O/H UTILITY LINE
 - PAR PARCEL
 - CMP CORRUGATED METAL PIPE
 - IRF IRON ROD FOUND
 - MNF MAGNETIC NAIL FOUND
 - EP EDGE OF PAVEMENT
 - R/W RIGHT OF WAY
 - DB DEED BOOK
 - WB WILL BOOK
 - PG PAGE
 - TM TAX MAP
 - GRP GROUP

TITLE REFERENCES:

0.438 Acres (19092 Sq. Ft.)
 LOT 2 - PLAT BOOK 57 PAGE 363
 ABCK RENTALS, LLC
 DB 3656 PG 393
 TM 031J GRP A PAR 001.00 & 001.06

0.300 Acres (13069 Sq. Ft.)
 LOT 3 - PLAT BOOK 57 PAGE 363
 ABCK RENTALS, LLC
 DB 3656 PG 400
 TM 031J GRP A PAR 001.15 & 001.16

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

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.

[Signature] 2-26-26
 ABCK RENTALS LLC DATE

CERTIFICATION OF THE APPROVAL FOR 911 STREET ASSIGNMENT

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

February 23, 2026
[Signature]
 CITY CLERK
 CITY CLERK'S DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS

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

[Signature]
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

[Signature] 2-19-2026
 KINGSFORT MUNICIPAL / REGIONAL PLANNING COMMISSION DATE

CERTIFICATE OF ACCURACY

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

[Signature] 2-19-2026
 TENNESSEE REGISTERED LAND SURVEYOR DATE

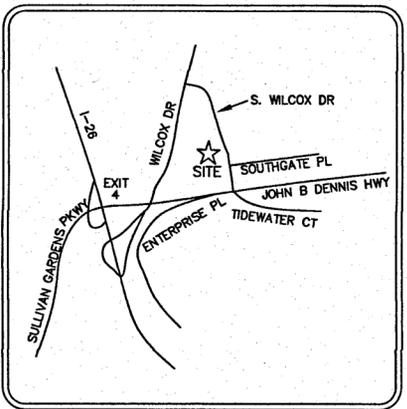
COMBINATION PLAT FOR THE ABCK RENTALS, LLC PROPERTY

CITY OF KINGSFORT REGIONAL PLANNING COMMISSION

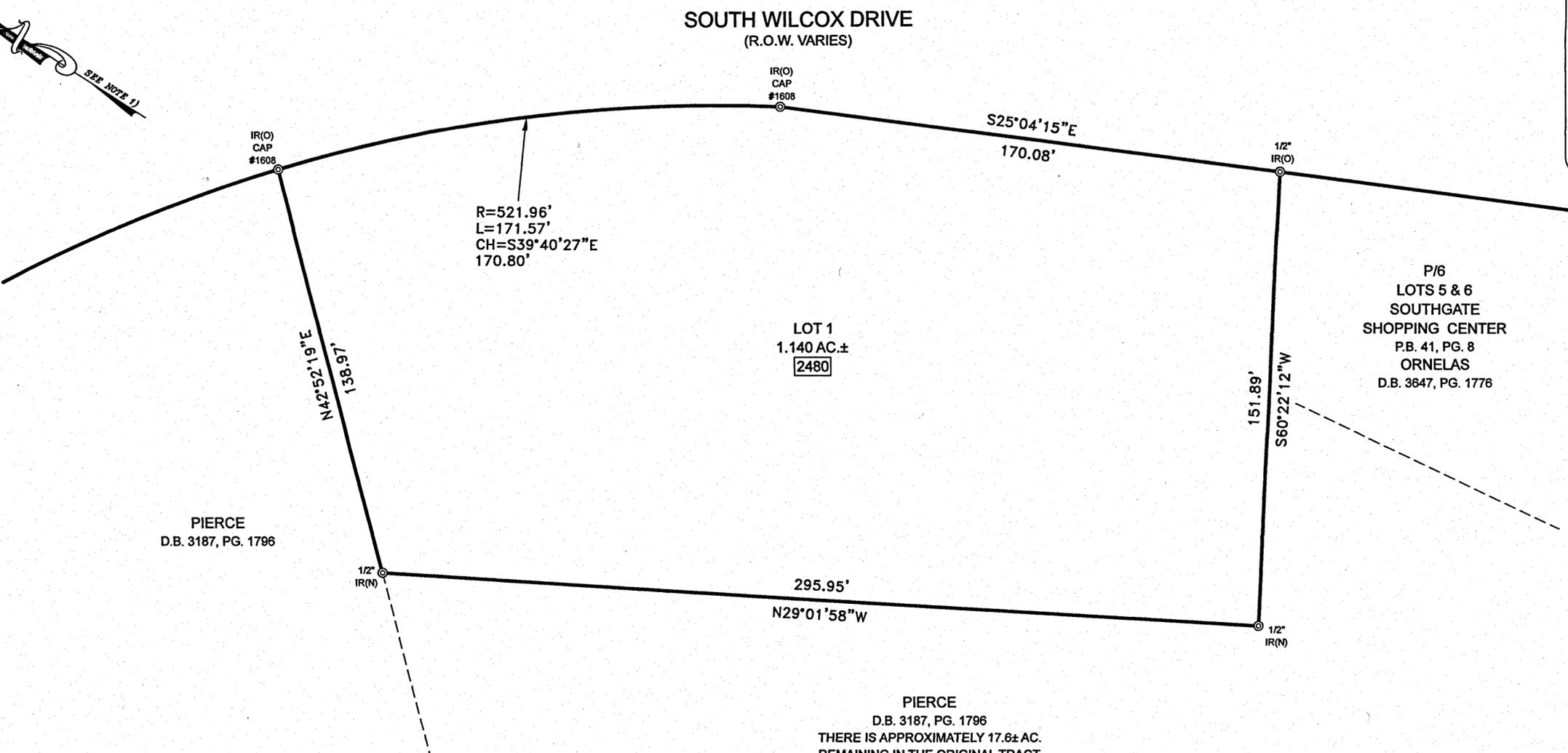
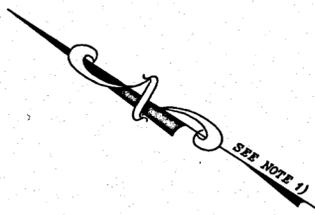
TOTAL ACRES 0.738 ACRES TOTAL LOTS 1
 ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER ABCK RENTALS LLC CIVIL DISTRICT 10TH & 11TH
 SURVEYOR Ty LaRue CLOSURE ERROR 1: 10,000

SCALE: 1" = 25'



LOCATION MAP
N.T.S.



LOT 1
1.140 AC.±
[2480]

P/6
LOTS 5 & 6
SOUTHGATE
SHOPPING CENTER
P.B. 41, PG. 8
ORNELAS
D.B. 3647, PG. 1776

PIERCE
D.B. 3187, PG. 1796

PIERCE
D.B. 3187, PG. 1796
THERE IS APPROXIMATELY 17.6± AC.
REMAINING IN THE ORIGINAL TRACT

LEGEND

IR(O)	IRON ROD, OLD
IR(N)	IRON ROD, NEW
N.T.S.	NOT TO SCALE
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
[911]	911 ADDRESS
R=	RADIUS
L=	LENGTH
CH=	CHORD
AC	ACRES
R.O.W.	RIGHT OF WAY

NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE 4100. RTK GPS POSITIONAL DATA WAS OBSERVED 2/9/2026 UTILIZING TRIMBLE R780I RECEIVERS. GEOID 18
- 2) PROPERTY IS ZONED B-3.
SETBACKS:
FRONT 20'
REAR 30'
SIDE N/A
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 25-14074
- 5) ACAD FILE 25-14074 PIERCE.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 076 PART OF PARCEL 006.50.
- 8) DEED REFERENCE: D.B. 3187, PG. 1796
- 9) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 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) 7.5' DRAINAGE AND UTILITY EASEMENT ALONG BOTH SIDES OF ALL SIDE LOTS AND A 15' EASEMENT ALONG ALL FRONT AND REAR LOT LINES.

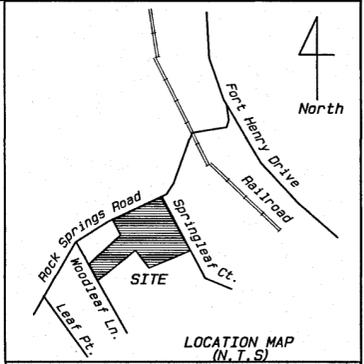
ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E. MARKET STREET
KINGSPORT, TENNESSEE 37680
TELEPHONE (423) 392-8896
E-MAIL: tingerfelt@alleyassociates.com

Slide A-1882

Sheena Tinsley, Register Sullivan County	
Rec #: 390897	Instrument #: 26004341
Rec'd: 15.00	Recorded
State: 0.00	3/3/2026 at 12:23 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 318-318



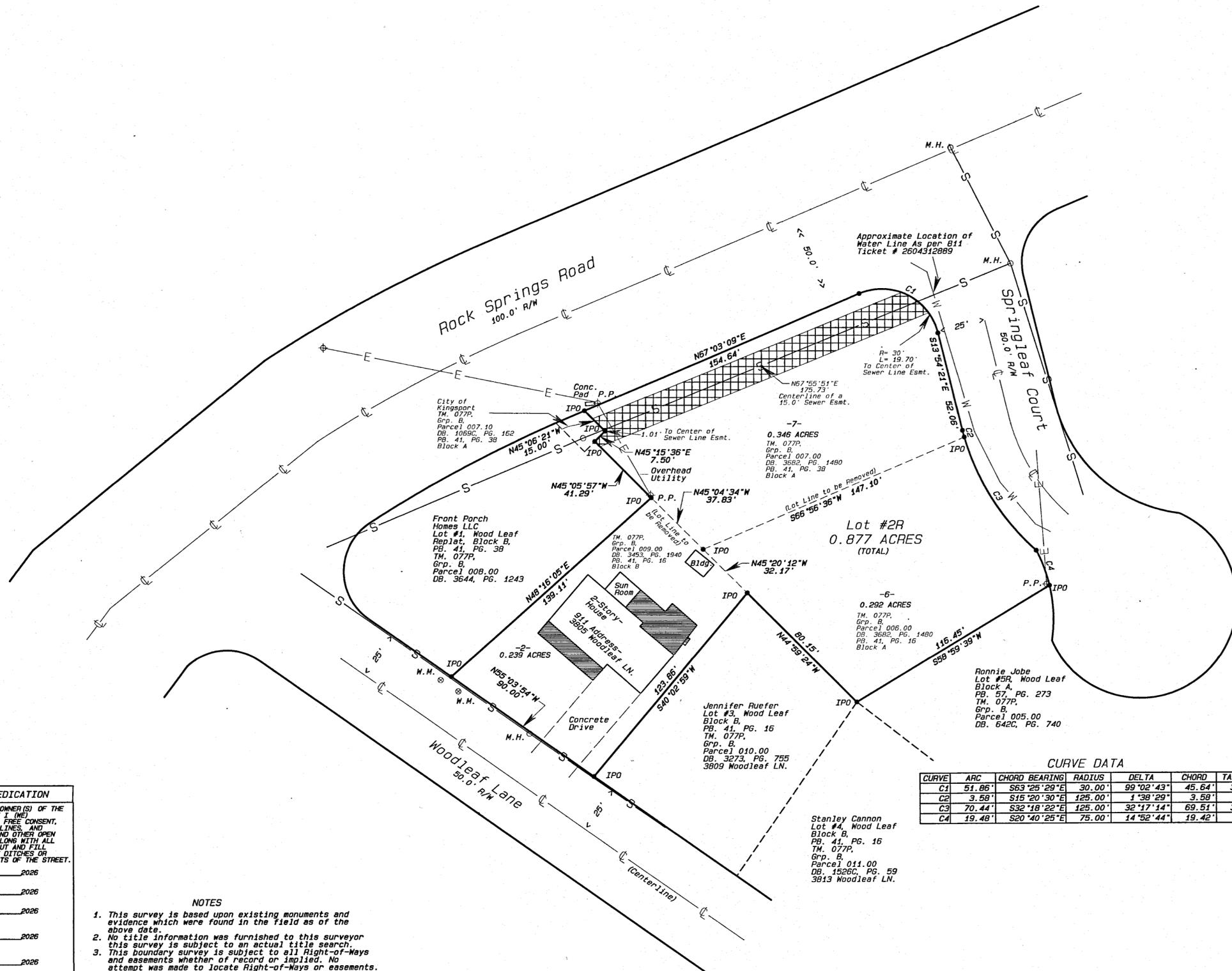
<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>February 25, 2026 OWNER</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p>03-02-26 TENNESSEE REGISTERED LAND SURVEYOR</p>	<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>3 MARCH 2026 KINGSPORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>3 MARCH 2026 KINGSPORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>3/3 2026 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>	<p>LOT 1 OF THE PIERCE PROPERTY</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 1.140 TOTAL LOTS 1 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER PIERCE CIVIL DISTRICT 13TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000 SCALE 1"=30'</p>
<p>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.</p> <p>March 3, 2026 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING</p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>DATE 20 TRAFFIC ENGINEERING MANAGER</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.</p> <p>DATE 20 CITY ENGINEER</p>			



Slide A-1882

Sheena Tinsley, Register
 Sullivan County Instrument #: 26004342
 Rec #: 390896
 Rec'd: 15.00 Recorded
 State: 0.00 3/3/2026 at 12:27 PM
 Clerk: 0.00 in Plat
 Other: 2.00 P60
 Total: 17.00 PGS 319-319

REGISTER OF DEEDS



CURVE DATA

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	51.86'	S63°25'29\"/>				

CERTIFICATE OF OWNERSHIP AND DEDICATION

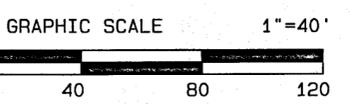
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL BANKS, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

OWNER: _____ 2026
 OWNER: _____ 2026
 OWNER: _____ 2026
 OWNER: _____ 2026

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.
 DATE: March 3, 2026
 CITY OF SULLIVAN COUNTY DEPARTMENT OF 911 ADDRESSING 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 above date.
 - No title information was furnished to this surveyor this survey is subject to an actual title search.
 - This boundary survey is subject to all Right-of-Ways and easements whether of record or implied. No attempt was made to locate Right-of-Ways or easements.
 - There is hereby established an easement area a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural stormwater easements as may be delineated by the licensed surveyor or civil engineer or that which may be required by the Kingsport Regional Planning Commission.
 - Current zoning - R-1
 All Bldg. Setbacks shall conform to the applicable zoning requirements in effect at such time of construction
 Deed Reference - As shown
 - I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1" in 10,000' as shown hereon.
 - Property does not lie in a flood zone as per Flood Insurance Rate Map 47163C0235D Effective Date Sept. 29, 2006
 - Property Owners are to contact the County Highway Dept. and/or State Highway Dept. before installing drains and driveways



Currently Zoned R-1

LEGEND
 IPO- Iron Pin Old
 IPN- Iron Pin New
 W.M. - Water Meter
 M.H. - Man hole
 P.P. - Power Pole
 E - Overhead Electric



Jonathan Wayne Willis
 (Land Surveyor #2385)
 170 Lakeview Lane,
 Gray, TN. 37615
 (423) 202-8667
 Owner's - Greg & Sue Strong

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 CITY, TENNESSEE, EXCEPT FOR VARIANCES, IF ANY, AND NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
 DATE: 3/3/2026
 SECRETARY PLANNING COMMISSION

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, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISIONS REGULATIONS.
 DATE: 2-5-2026
 JONATHAN WILLIS R.L.S. LICENSE NUMBER 2385

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS OR SYSTEMS INSTALLED SUBDIVISION OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.
 DATE: 3 MAR 26 2026
 AUTHORIZED SIGNATURE TITLE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

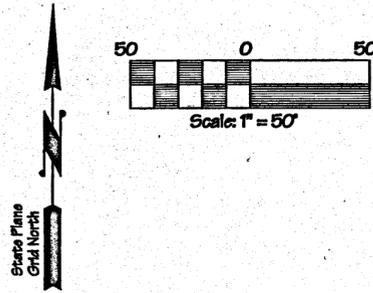
I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.
 DATE: 3 MAR 26 2026
 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHT OF WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS.
 TITLE
 DATE AUTHORIZED SIGNATURE

Consolidation of Lot 2, Block B & Lots 6 & 7, Block A Woodleaf S/D

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION
 TOTAL ACRES 0.877 TOTAL LOTS -1-
 ACRES NEW ROAD -0- MILES NEW ROAD -0-
 OWNER Strong CIVIL DISTRICT 13th
 SURVEYOR JONATHAN W. WILLIS CLOSURE ERROR 1: 10,000'
 SCALE: 1" = 40' DRAWN BY J.W.



LEGEND

- ⊕ GPS Base Point
- ⊗ Power Pole
- ⊗ Water Meter
- ⊗ Road
- ⊗ Water Valve
- ⊗ Rebar (found)
- ⊗ Tax Hook
- ⊗ Septic Tank
- W — Water Line
- SS — Sewer Line
- X — Fenceline
- OHP — Overhead Power
- ε — Centerline
- — — — — Setback Line
- ▨ Building

P.O.B. - Point of Beginning

- ▨ 12' Wide Drainage Easement (See Note A)
- ▨ Septic Area

GPS CERTIFICATION:

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

(a) Type of Survey: Real Time Kinematic
 (b) Positional Accuracy: 0.05 feet
 (c) Date of survey: 26 August 2025
 (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
 (e) Published/Fixed-control used: IDOT CORS Network
 (f) Geoid Model: Geoid18
 (g) Combined grid factor(s): 0.99989496

State Plane Coordinates		
GPS Base Point	Northing	Easting
	823298.94	3008932.51

Any new construction or additions to any current structures or any replacement of a depicted structure encroaching on setback requirements must abide by current setbacks.

Note: The point of beginning is a 3/8" rebar (found) being the northeastern corner of this described parcel located in the western right-of-way of Emerald Drive as well as being located N 74°40'26" W 6.52 feet from a water meter and furthermore being located N 29°15'16" E 36.52 feet from a GPS Base Point.

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; cemeteries, easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: KCS File: 25-393d1

ZONED R-1 (Sullivan County): Low Density, Single Family Residential

Setbacks: (Per Sullivan County unless otherwise noted)
 Front - 80' (Along Emerald Drive per Plat Book 16 Page 26)
 Front - 50'
 Rear - 50'
 Side - 12'
 Corner Side - 30'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	130.79'	30.96'	S 17°28'12" E	30.89'

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

I hereby certify that the addresses, as noted on the final plat, are approved as assigned.

Date: 3-4 2026

[Signature]
 City/ELS Division or Sullivan County Director of 911 Addressing or his/her authorized representative

CERTIFICATE 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.

Date: _____ 20____

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 water utility system and is hereby approved as shown.

Date: 3/9 2026

[Signature]
 Authorizing Agent

CERTIFICATION OF THE APPROVAL OF STREETS

I hereby certify: (1) that construction plans have been approved; (2) that streets have been installed in an acceptable manner and according to the specifications; (3) adequate rights-of-way dedication upon an existing public road shall serve these lots as proposed.

Date: 3-3 2026

[Signature]
 City Engineer or County Road Commissioner

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.

Date: _____ 20____

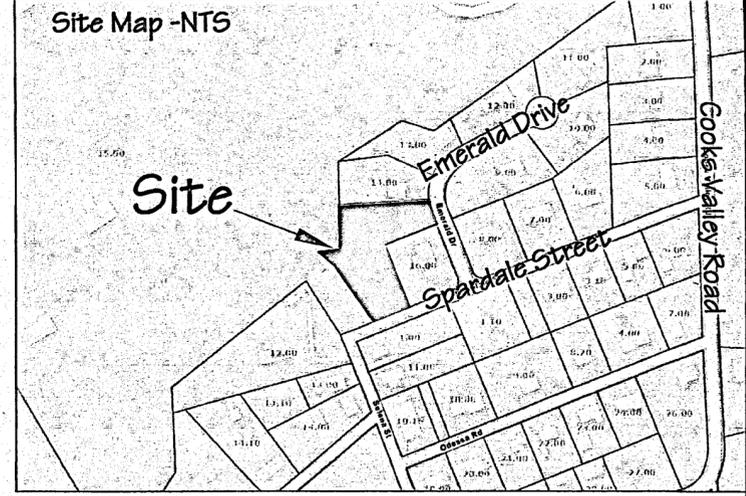
City Stormwater Manager

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.

Date: _____ 20____

Tennessee Department of Environment & Conservation
 Or Kingsport Authorizing Agent



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this Plan of Subdivision with my free consent, establish the building lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

Date: MARCH 2 2026

[Signature]
 Owner

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Kingsport, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Register. If required, a surety bond in the amount of \$ _____ has been posted with the Kingsport Regional Planning Commission to assure completion of all required improvements in case of default.

Date: 03-04-10 2026

Secretary: Kingsport Municipal Regional Planning Commission

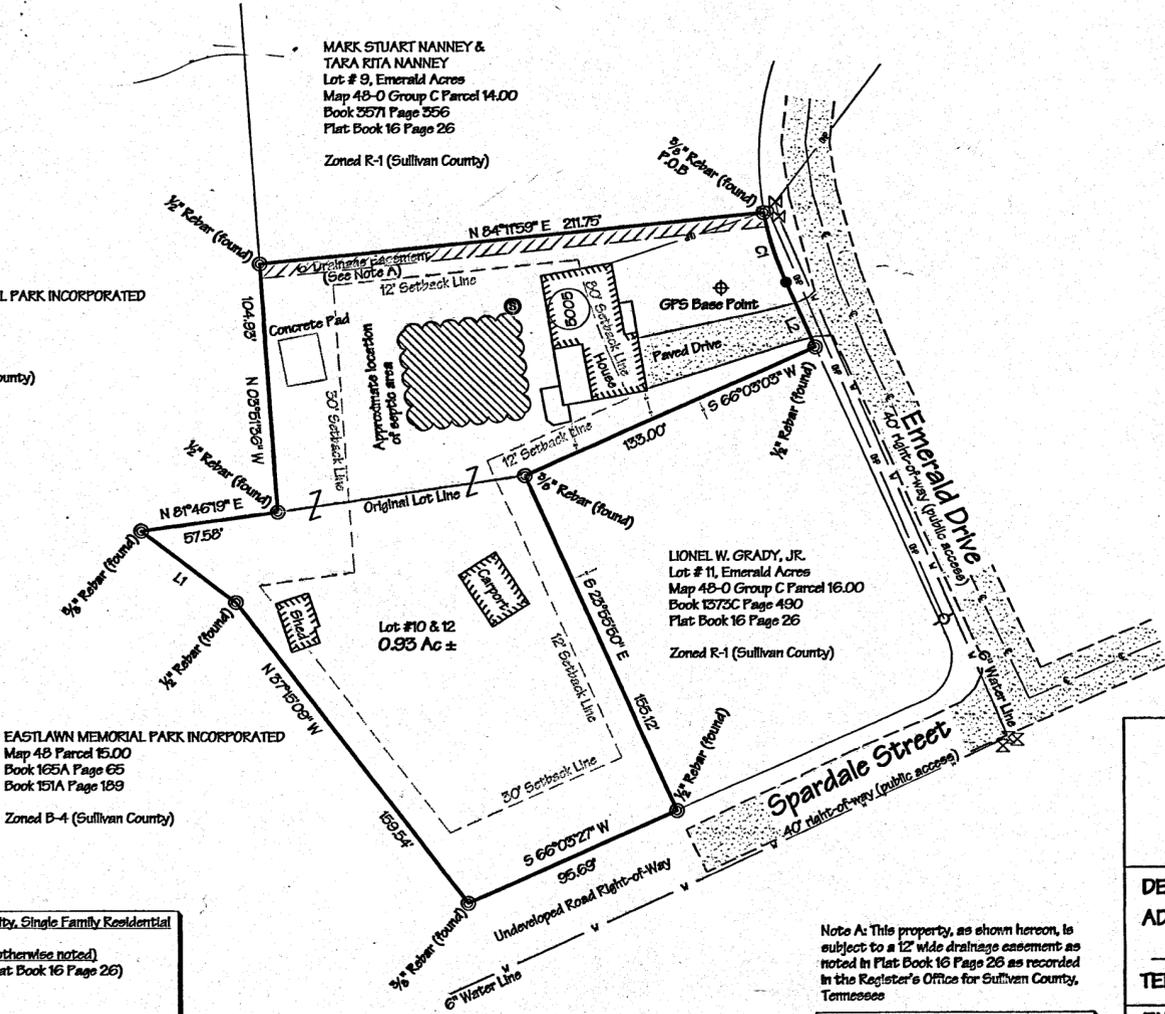
CERTIFICATE OF ACCURACY

I hereby certify that the Plat shown and described hereon is a true and correct survey to the accuracy required by the Tennessee Regional Planning Commission and that the monuments have been placed as shown hereon.

Date: 2025

[Signature]
 Sheena Tinsley, Register
 Sullivan County

Rec #: 391274 Instrument #: 26004826
 Rec'd: 15.00 Recorded
 State: 0.00 3/11/2026 at 8:00 AM
 Clerk: 0.00 in Plat
 Other: 2.00 P60
 Total: 17.00 PGS 322-322



Note A: This property, as shown hereon, is subject to a 12' wide drainage easement as noted in Plat Book 16 Page 26 as recorded in the Register's Office for Sullivan County, Tennessee

Lot #11 has not been evaluated pursuant to the plat review for an SSD system and plat approval does not constitute approval of the lot or the existing system. The system as shown here on was derived from information provided by others and has not been field verified by Vick Surveying, LLC.

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
 2772 Hidden Cove Road, Cookeville, TN 37312-1286

7th Civil District REF: Plat Book 16 P. 26	
Combination Plat For Lots #10 & 12 of Emerald Acres Presented to Kingsport Regional Planning Commission	
DEVELOPER: Darla J. Harlow	SURVEYOR: Christopher M. Vick
ADDRESS: 5005 Emerald Drive Kingsport, TN 37664	ADDRESS: 2772 Hidden Cove Road Cookeville, TN 38506
TELEPHONE: 423-863-4419	TELEPHONE: 931-372-1286
ENGINEER: _____	OWNER: Carvis L. and Darla J. Harlow
ADDRESS: _____	ADDRESS: 5005 Emerald Drive Kingsport, TN 37664
TELEPHONE: _____	TELEPHONE: 423-863-4419
ACREAGE SUBDIVIDED: 0.93 LOTS: 1	TAX MAP: 48-0 GRP C PARCEL NO: 15.00 & 17.00
DEED BOOK REFERENCE: Book 560C Pg. 66 & Book 910C Pg. 324	SCALE: 1"=50'-0" DATE: 26 August 2025