



May 21st, 2026

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

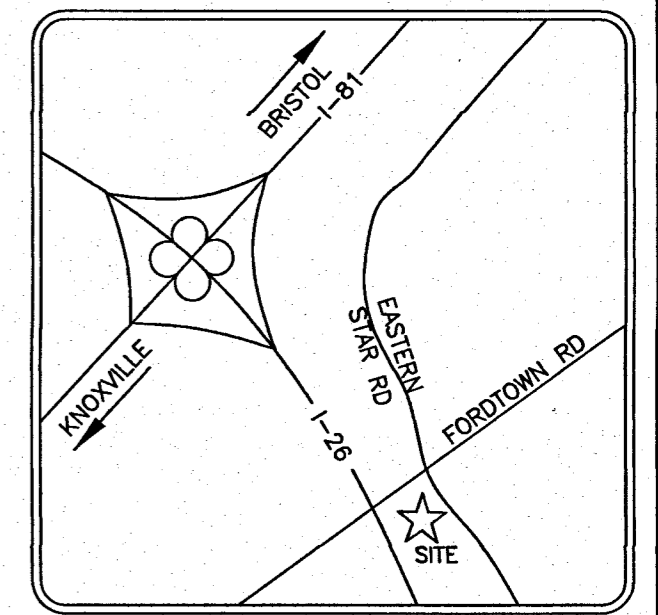
Chairman Duncan:

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.

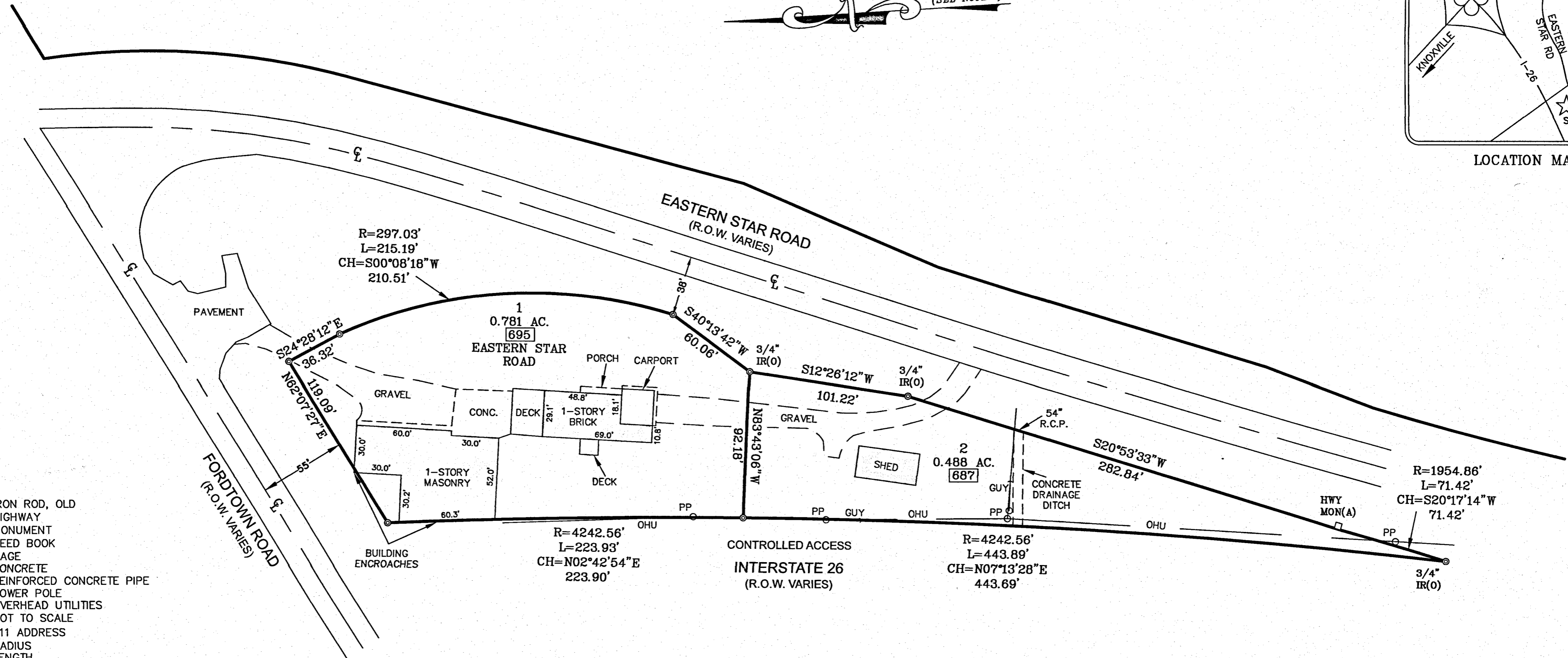
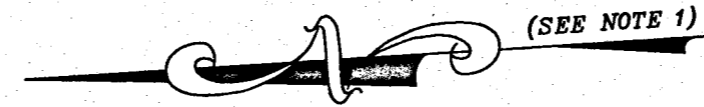
1. 695 Eastern Star Road
2. Fieldcrest Phase 2
3. 596 Packing House Road
4. 1127 Qualls Road
5. 1937 Brookside Drive
6. 4937 Eagle Pointe Drive
7. 4933 Eagle Pointe Drive
8. 4929 Eagle Pointe Drive

Sincerely,

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



LOCATION MAP



LEGEND

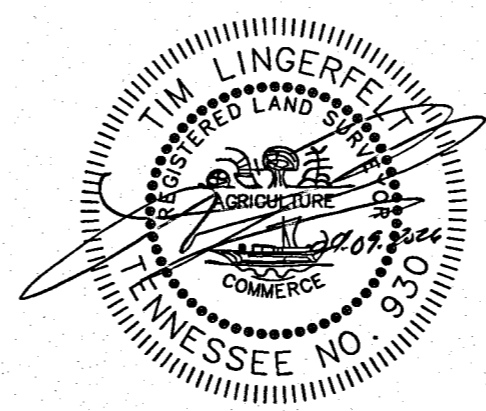
- IR(O) IRON ROD, OLD
- HWY HIGHWAY
- MON MONUMENT
- D.B. DEED BOOK
- PG. PAGE
- CONC. CONCRETE
- R.C.P. REINFORCED CONCRETE PIPE
- PP POWER POLE
- OHU OVERHEAD UTILITIES
- N.T.S. NOT TO SCALE
- [695] 911 ADDRESS
- R= RADIUS
- L= LENGTH
- CH= CHORD
- AC ACRES
- ⊕ CENTERLINE
- R.O.W. RIGHT OF WAY

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

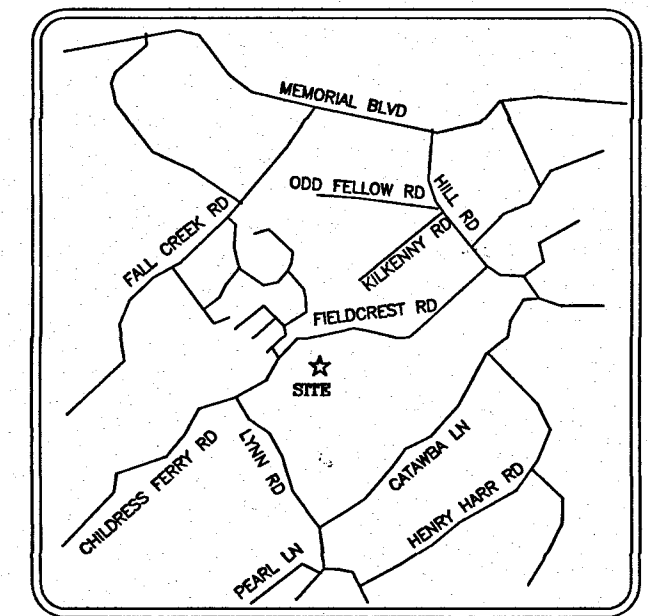
Slide A-1896
 Sheena Tinsley, Register
 Sullivan County
 Rec #: 393133 Instrument #: 26007201
 Rec'd: 15.00 Recorded
 State: 0.00 4/14/2026 at 8:00 AM
 Clerk: 0.00 in Plat
 Other: 2.00 P60
 Total: 17.00 PGS 374-374

NOTES:

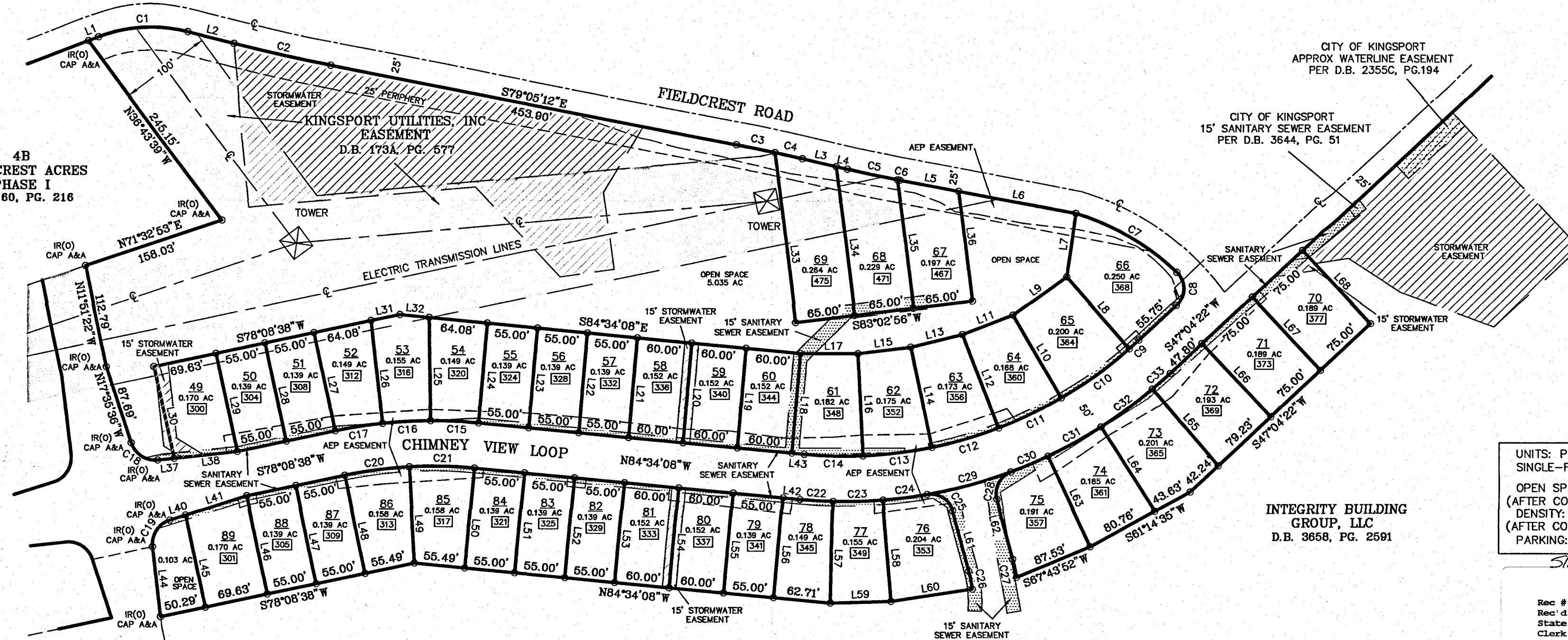
- 1) NORTH BASED ON TENNESSEE STATE PLANE.
- 2) PROPERTY IS ZONED R-3. SETBACKS TO CONFORM TO ZONING.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 25-14077
- 5) ACAD FILE 25-14077 SPEARS.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 120 PARCEL 002.20.
- 8) DEED REFERENCE: D.B. 153C, PG. 939
- 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.
- 13) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS AND BREAKS UNLESS OTHERWISE NOTED.



<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>4-9-2026 DATE Owner: <i>Albe Spears</i></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>DATE: _____ 20____ TRAFFIC ENGINEERING MANAGER</p>		<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>4/13 20 26 DATE Kingsport Authorizing Agent: <i>Chad S. Smith</i></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>April 16 20 26 DATE City GIS Division Director of 911 Addressing: <i>Cassie Condit</i></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 KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p>04/09 20 26 DATE Tennessee Registered Land Surveyor: <i>Tim Lingerfelt</i></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>4/13 20 26 DATE Kingsport Authorizing Agent: <i>Chad S. Smith</i></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 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 OF DEFAULT.</p> <p>4/13 20 26 DATE Secretary, Kingsport Regional Planning Commission: <i>[Signature]</i></p>		<p>SUBDIVISION OF THE SPEARS PROPERTY</p> <p>KINGSFORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 1.269 TOTAL LOTS 2 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER SPEARS CIVIL DISTRICT 14TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000 SCALE 1"=50'</p>	



LOCATION MAP
N.T.S.



4B
 FIELDCREST ACRES
 PHASE I
 P.B. 60, PG. 216

CITY OF KINGSPORT
 APPROX WATERLINE EASEMENT
 PER D.B. 2355C, PG.194

CITY OF KINGSPORT
 15' SANITARY SEWER EASEMENT
 PER D.B. 3644, PG. 51

INTEGRITY BUILDING
 GROUP, LLC
 D.B. 3658, PG. 2591

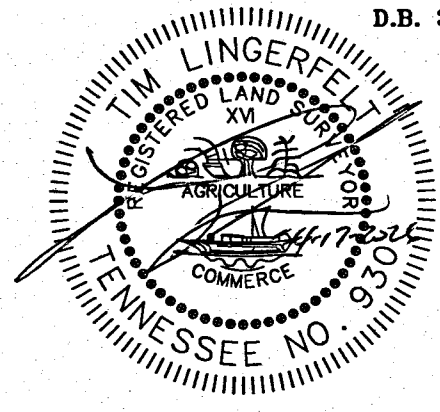
INTEGRITY BUILDING
 GROUP, LLC
 D.B. 3658, PG. 2591

INTEGRITY BUILDING
 GROUP, LLC
 D.B. 3624, PG. 1622

UNITS: PHASE 2
 SINGLE-FAMILY LOTS 41
 OPEN SPACE: 16.23 ACRES=38.5%
 (AFTER COMPLETION OF PHASE 1, 2 & 3)
 DENSITY: 3.44 UNITS PER ACRE
 (AFTER COMPLETION OF PHASE 1, 2 & 3)
 PARKING: REQUIRED 2.0 SPACES/UNIT=82 SPACES

Side A-1902

Sheena Tinsley, Register
 Sullivan County
 Rec #: 393876 Instrument #: 26008162
 Rec'd: 15.00 Recorded
 State: 0.00 4/24/2026 at 11:52 AM
 Clerk: 0.00 in Plat
 other: 2.00 P 60
 Total: 17.00 PGS 399-399



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LEGEND
 IR(O) IRON ROD, OLD
 A&A ALLEY & ASSOCIATES
 D.B. DEED BOOK
 P.B. PLAT BOOK
 PG. PAGE
 N.T.S. NOT TO SCALE
 APPROX APPROXIMATE
 AC ACRES
 CL CENTERLINE
 911 ADDRESS

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD
C1	163.53'	99.58'	N86°43'14"E 98.05'
C2	1917.06'	108.82'	S77°27'37"E 108.81'
C3	2049.67'	43.09'	S78°29'04"E 43.09'
C4	2049.67'	30.91'	S77°27'01"E 30.91'
C5	1594.32'	56.23'	S78°01'42"E 56.22'
C6	1594.32'	2.63'	S79°05'09"E 2.63'
C7	275.00'	129.32'	S59°40'25"E 128.14'
C8	25.00'	40.70'	S00°26'07"W 36.35'
C9	475.00'	14.28'	S47°56'03"W 14.28'
C10	475.00'	92.53'	S54°22'35"W 92.39'
C11	475.00'	76.49'	S64°34'14"W 76.41'
C12	475.00'	76.49'	S73°47'50"W 76.41'
C13	475.00'	76.49'	S83°01'27"W 76.41'
C14	475.00'	64.61'	N88°27'56"W 64.56'
C15	525.00'	52.60'	N87°27'00"W 52.78'
C16	525.00'	52.60'	S86°47'15"W 52.78'
C17	525.00'	52.60'	S81°01'31"W 52.78'
C18	27.50'	37.69'	N56°51'22"W 34.81'
C19	27.50'	37.69'	S33°08'38"W 34.81'
C20	475.00'	71.66'	N82°27'57"E 71.59'
C21	475.00'	71.66'	S88°53'26"E 71.59'
C22	525.00'	36.38'	S86°33'15"E 36.38'
C23	525.00'	55.03'	N88°27'28"E 55.00'
C24	525.00'	48.68'	N82°47'56"E 48.66'
C25	25.00'	36.99'	S57°27'56"E 33.71'
C26	125.00'	20.08'	S10°28'14"E 20.06'
C27	175.00'	20.25'	N11°45'33"W 20.24'
C28	25.00'	36.99'	N27°19'07"E 33.71'
C29	525.00'	95.59'	N74°55'35"E 95.45'
C30	525.00'	44.18'	N67°17'59"E 44.17'
C31	525.00'	66.82'	N61°14'35"E 66.77'
C32	525.00'	70.47'	N53°45'06"E 70.41'
C33	525.00'	25.97'	N48°29'23"E 25.98'

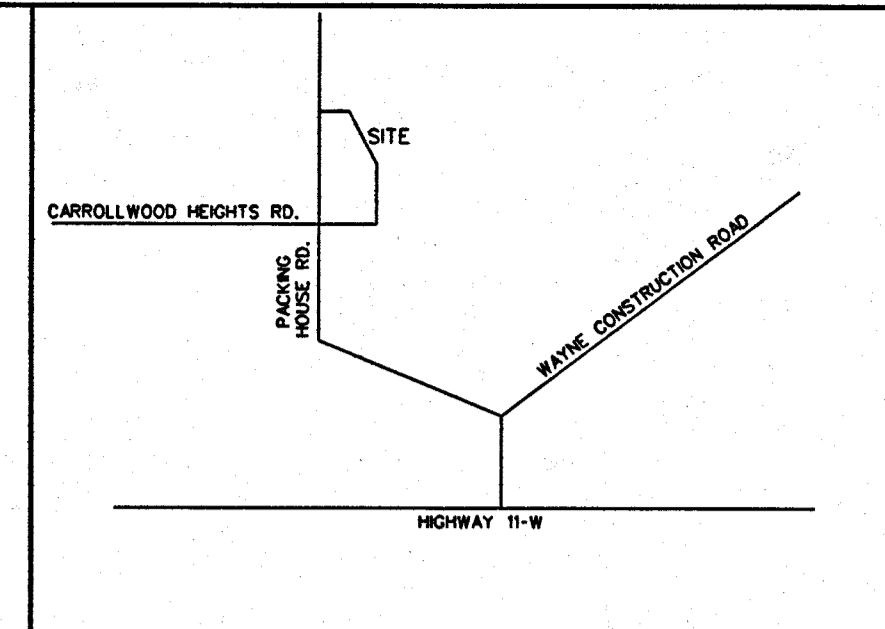
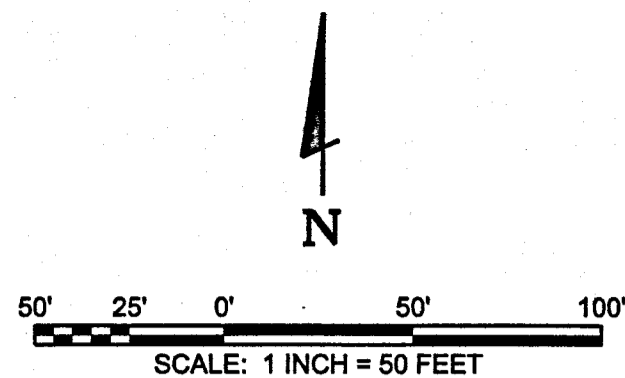
LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N69°16'32"E	11.90'	L36	S06°57'04"E	121.45'
L2	S75°50'03"E	52.40'	L37	S83°52'53"W	18.07'
L3	S77°01'05"E	38.15'	L38	S83°51'05"W	69.98'
L4	N77°01'05"W	12.57'	L40	N72°24'24"E	18.07'
L5	S79°08'00"E	65.65'	L41	N72°26'12"E	69.98'
L6	S78°08'00"E	131.01'	L42	S84°34'05"E	18.63'
L7	N08°23'24"E	70.34'	L43	N84°34'08"W	13.63'
L8	S41°12'16"E	105.00'	L44	S06°07'07"E	77.01'
L9	N54°22'35"E	71.96'	L45	S11°51'22"E	103.04'
L10	S30°02'35"E	105.00'	L46	S11°51'22"E	110.00'
L11	N69°11'02"E	59.33'	L47	S11°51'22"E	110.00'
L12	S20°48'58"E	109.79'	L48	S11°51'22"E	110.00'
L13	N76°21'58"E	58.60'	L49	S03°12'45"E	105.81'
L14	S11°35'21"E	112.42'	L50	S05°25'52"W	110.00'
L15	N83°01'27"E	58.33'	L51	S05°25'52"W	110.00'
L16	S02°21'45"E	112.42'	L52	S05°25'52"W	110.00'
L17	S89°49'11"E	63.06'	L53	S05°25'52"W	110.00'
L18	S05°25'52"W	110.00'	L54	S05°25'52"W	110.00'
L19	S05°25'52"W	110.00'	L55	S05°25'52"W	110.00'
L20	S05°25'52"W	110.00'	L56	S05°25'52"W	110.00'
L21	S05°25'52"W	110.00'	L57	S01°27'38"W	111.53'
L22	S05°25'52"W	110.00'	L58	S04°32'41"E	111.61'
L23	S05°25'52"W	110.00'	L59	S86°31'43"W	66.69'
L24	S05°25'52"W	110.00'	L60	S81°22'50"W	60.29'
L25	S00°19'52"E	113.23'	L61	S15°04'25"E	68.32'
L26	S06°05'37"E	113.23'	L62	S15°04'25"E	68.32'
L27	S11°51'22"E	110.00'	L63	S25°06'39"E	110.00'
L28	S11°51'22"E	110.00'	L64	S32°24'11"E	110.00'
L29	S11°51'22"E	110.00'	L65	S40°05'36"E	110.78'
L30	N11°51'22"W	103.04'	L66	S42°55'38"E	110.00'
L31	N78°08'38"E	32.45'	L67	S42°55'38"E	110.00'
L32	S84°34'08"E	32.45'	L68	S42°55'38"E	110.00'
L33	S06°57'04"E	164.87'			
L34	S06°57'04"E	164.87'			
L35	S06°57'04"E	142.35'			

NOTES:

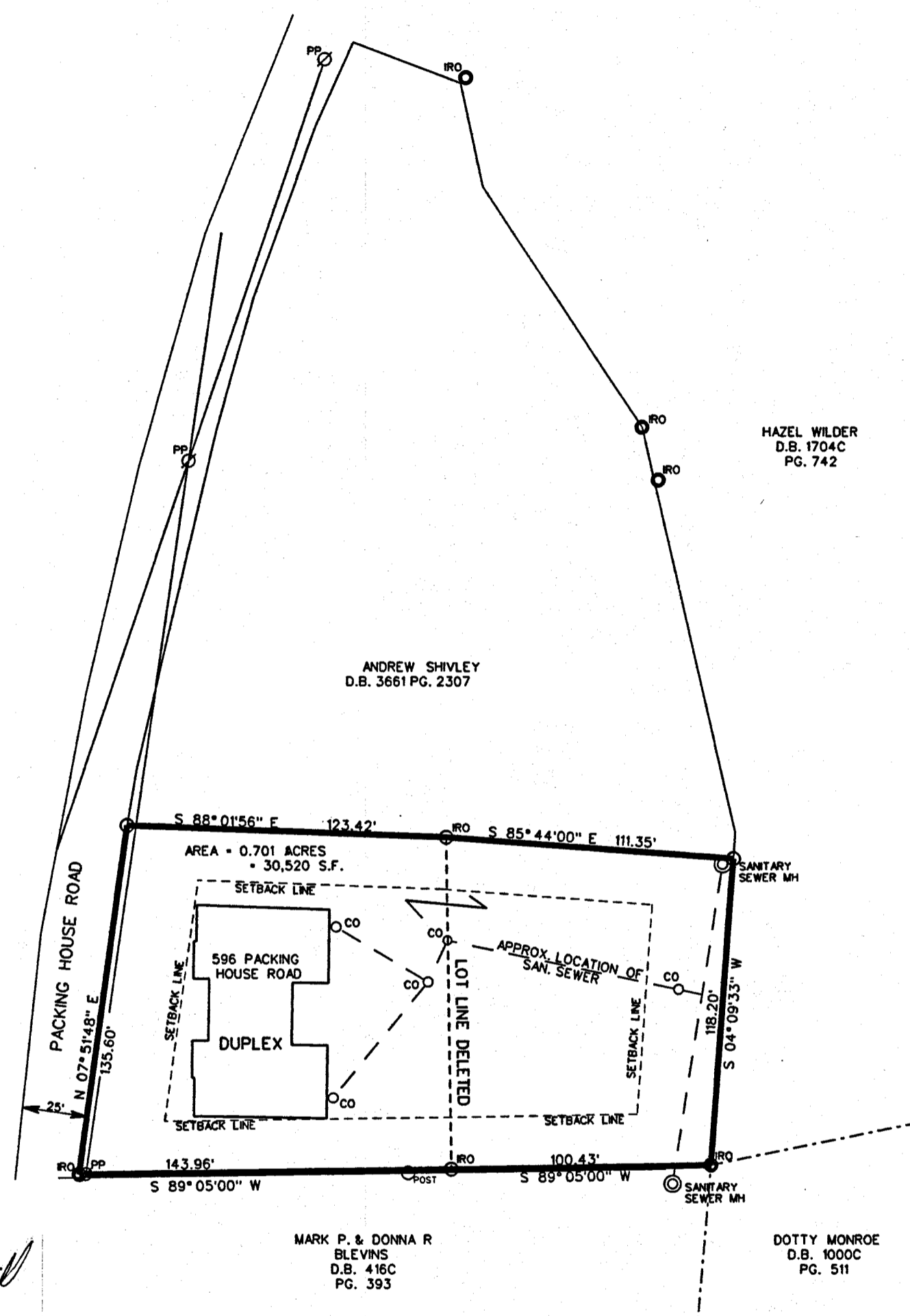
- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES. GPS DATA WAS OBTAINED ON JUNE 20, 2024. THE GPS DATA WAS DERIVED FROM VRS POSITIONING USING LOCAL CORS AND BASED ON NAD 83 (2011) DATUM.
- 2) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00700 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 24-13234
- 5) ACAD FILE 24-13234 KARST FIELDCREST PH 2 SUB.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 063, PART OF PARCEL 128.00
- 8) DEED REFERENCE: D.B. 3624, PAGE 1622.
- 9) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY.
- 10) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE 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> 4/17/26 OWNER DATE</p>		<p>GOVERNMENT AND UTILITY ACCESS</p> <p>THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHT OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.</p> <p><i>[Signature]</i> 4/17/26 OWNER DATE</p>		<p>MAINTENANCE OF COMMON OPEN SPACE</p> <p>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 TO 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 FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY'S. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.</p> <p><i>[Signature]</i> 4/17/26 OWNER DATE</p>		<p>MAINTENANCE OF STORMWATER DETENTION FACILITIES</p> <p>THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE STORMWATER DETENTION FACILITIES SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OF DRAINAGE FACILITIES TO FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY.</p> <p><i>[Signature]</i> 4/17/26 OWNER DATE</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.</p> <p><i>[Signature]</i> 4-17-26 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 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><i>[Signature]</i> 4-20-26 TRAFFIC ENGINEERING MANAGER DATE</p>	
<p>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.</p> <p><i>[Signature]</i> 4/17/26 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 KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p><i>[Signature]</i> 4/17/26 KINGSPORT 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><i>[Signature]</i> 4/20/26 CITY 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><i>[Signature]</i> 4/17/26 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 \$351,612.27, HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p><i>[Signature]</i> 4/20/26 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>		<p>FIELDCREST ACRES PHASE 2</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 13.648 TOTAL LOTS 41 ACRES NEW ROAD 1.611 MILES NEW ROAD 0.239</p> <p>OWNER INTEGRITY BUILDING GROUP, LLC CIVIL DISTRICT 7TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000</p> <p>SCALE 1"=100' 100 50 0 100 200</p>	



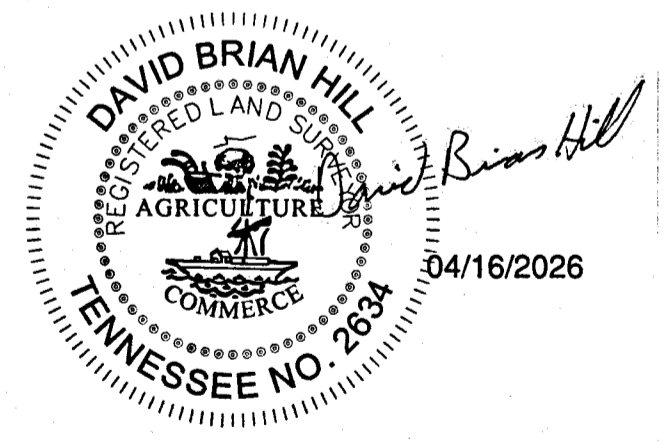
LOCATION MAP
N.T.S.

- LEGEND**
- RO - IRON ROD OLD
 - RO - IRON ROD NEW
 - CO - SEWER CLEANOUT
 - ⊙ - SANSEWER MANHOLE
 - PP - POWER POLE
 - — — — — OVERHEAD POWER
 - — — — — OVERHEAD TELEPHONE



- NOTES**
1. THE BEARINGS WERE BASED ON PREVIOUS RECORDED DEEDS.
 2. IRON RODS SHOWN WITH CAPS SET AT ALL CORNERS NOT RECOVERED.
 3. THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD "AREA A" ACCORDING TO FIRM FLOOD MAP COMMUNITY PANEL 47163C 0055D 9-29-06.
 4. UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATION AND SHOULD BE VERIFIED BEFORE EXCAVATION OR CONSTRUCTION.
 5. PROPERTY IS ZONED R-3A AND SETBACKS ARE 30' FRONT AND REAR 20' SIDE.
 7. TAX MAP MAP 031M, GRP A, PARCEL 8.20
 8. REF. DEED BOOK 2661 PAGE 2307 & DEED BOOK 3675 PAGE 2081 PLAT BOOK 53 PAGE 165

- UTILITIES**
- WATER - BLOOMINGDALE WATER DEPT. 423-288-6551
 - POWER - AMERICAN ELECTRIC POWER 800-967-4237
 - TEL. - CENTURY LINK-1-800-786-6272
 - SEWER - KINGSFORT WATER & SEWER DEPT. 423-229-9451



04/16/2026

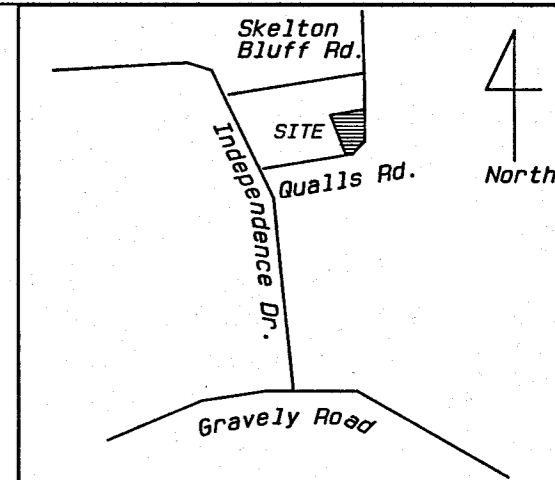
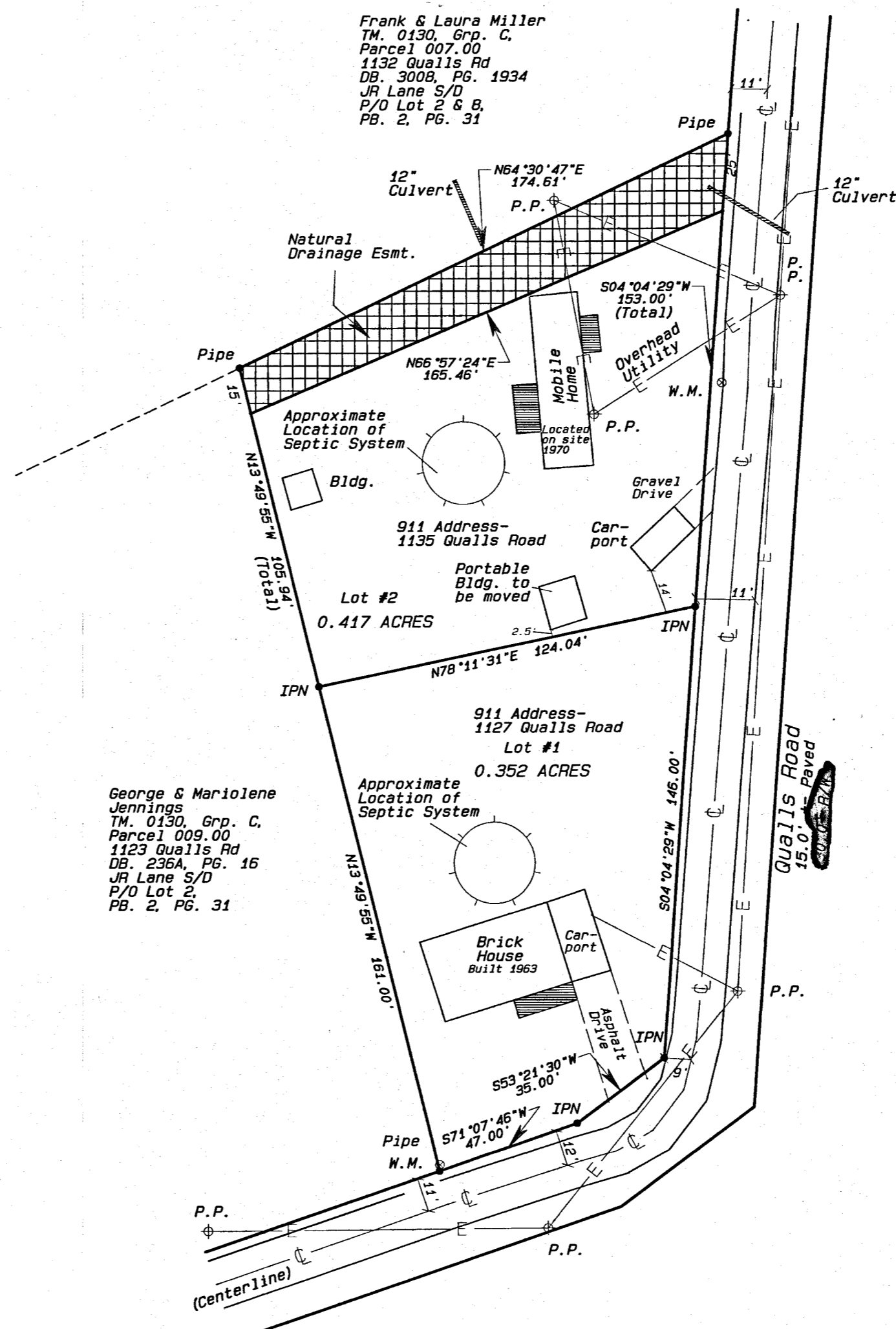
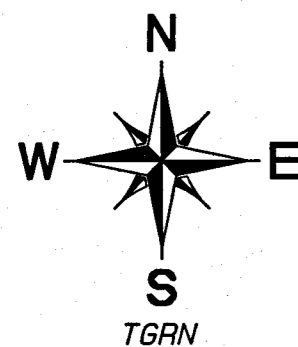
PREPARED BY
BARGE DESIGN SOLUTIONS, INC.
FOUR SHERIDAN SQUARE SUITE 100
KINGSFORT, TENNESSEE 37660

PREPARED FOR:
TOMMY L. & TINA MARIE ARNOLD
596 PACKING HOUSE RD.
KINGSFORT, TENNESSEE 37660

Slide A-1902

Sheena Tinsley, Register	
Sullivan County	
Rec #: 393868	Instrument #: 26008149
Rec'd: 15.00	Recorded
State: 0.00	4/24/2026 at 11:43 AM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 397-397

<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>4-24 DATE 2026</p> <p><i>[Signature]</i></p> <p>CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE</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 KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENT HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>DATE 20</p> <p>APRIL 16 DATE 2026</p> <p>DAVID BRIAN HILL SURVEYOR TN, REG. NO.</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>APRIL 23 DATE 2026</p> <p><i>[Signature]</i> AUTHORIZING AGENT</p>	<p>CERTIFICATE OF 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>4/22 DATE 2026</p> <p>TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR <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 REGISTER.</p> <p>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>4/22 DATE 2026</p> <p>SECRETARY: <i>[Signature]</i> KINGSFORT MUNICIPAL REGIONAL PLANNING COMMISSION</p>	<p>RE-PLAT OF TOMMY L. AND TINA MARIE ARNOLD PROPERTY</p> <p>KINGSFORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 0.701 TOTAL LOTS 1</p> <p>ACRES NEW ROAD/ALLEYS 0 MILES NEW ROAD 0</p> <p>OWNER TOMMY & TINA ARNOLD CIVIL DISTRICT 10th</p> <p>SURVEYOR BRIAN HILL CLOSURE ERROR 1:10,000</p> <p>SCALE: 1" = 50'</p>
---	---	---	--	---	---



Slide A-1902

Sheena Tinsley, Register
Sullivan County

Rec'd:	15.00	Instrument #:	26008153
State:	0.00	Recorded:	4/24/2026 at 11:48 AM
Clerk:	0.00	In Plat:	P60
Other:	2.00		
Total:	17.00		PGS 398-398

REGISTER OF DEEDS

Lot #1 contains a structure utilizing an existing septic system. No evaluations, testing or verification of the functionality of the system or adequate area for duplication should that system fail has been completed. Should the existing system fail, no guarantee is made as to whether there are adequate soils for a new septic system or a duplication area. Any purchaser of the lot is encouraged to verify continued viability of sewage disposal for the property prior to purchase. Water features, the use of a private well or other features of the property may further limit the available areas for utilization of a septic system.

I/We the current owner(s) of Lot #1 state that to the best of our knowledge, the existing septic system is functioning properly

Edna Whitehurst Sharon Reed

Lot #2 contains a structure utilizing an existing septic system. No evaluations, testing or verification of the functionality of the system or adequate area for duplication should that system fail has been completed. Should the existing system fail, no guarantee is made as to whether there are adequate soils for a new septic system or a duplication area. Any purchaser of the lot is encouraged to verify continued viability of sewage disposal for the property prior to purchase. Water features, the use of a private well or other features of the property may further limit the available areas for utilization of a septic system.

I/We the current owner(s) of Lot #2 state that to the best of our knowledge, the existing septic system is functioning properly

Edna Whitehurst Sharon Reed

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 RAMP, INLET AND OUTLET DITCHES OR CHANNELS CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

Edna Whitehurst 2026
OWNER

Sharon Reed 2026
OWNER

OWNER 2026

OWNER 2026

OWNER 2026

IPN- Iron Pin New 1/2" Rebar
RLS #2385
IPO- Iron Pin Old
P.P. - Power Pole
M.H. - Sewer Manhole
W.M. - Water Meter

NOTES

1. This survey is based upon existing monuments and evidence which were found in the field as of the above date.
2. No title information was furnished to this surveyor. This survey is subject to an actual title search.
3. This boundary survey is subject to all Rights-of-Way and easements whether of record or implied. No attempt was made to locate Rights-of-Way or easements.
4. All future construction will conform to the requirements of the Planning & Zoning Ordinance in effect at the time of construction.
5. There is a 15' utility Easement along front lot lines.
6. This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map 47163C0035D Effective Date Sept. 23, 2006
7. 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.
8. Iron pins found on all corners unless otherwise noted.
9. Current Owner- Edna Sue Qualls Whitehurst & Sharon Ruth Qualls Reed
10. Tax Map 0130, Grp. C, Parcel 008.00

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

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

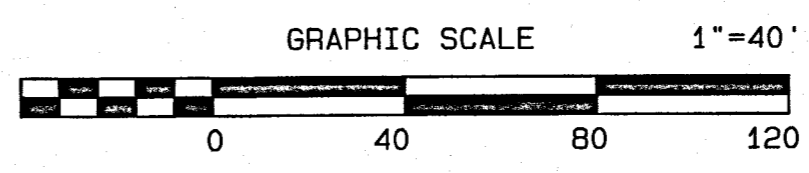
4-22-26

Jonathan Willis

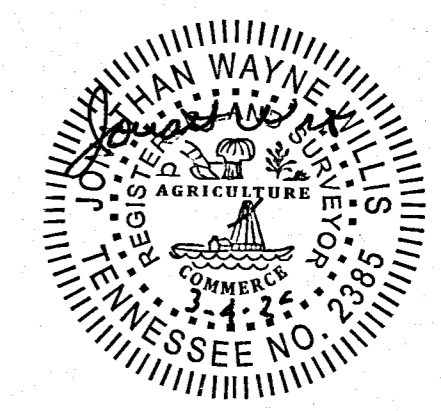
CITY CLERK, DIVISION OF SULLIVAN COUNTY DEPARTMENT OF PLANNING AND ZONING ON HIS OR HERS AUTHORIZED REPRESENTATIVE

VARIANCE FOR LOTS SIZES APPROVED BY THE SULLIVAN COUNTY BOARD OF ZONING & APPEALS, DATED ON 4-15-2026

Currently Zoned County R-1



Power provided by Appalachian Power
Water provided by Bloomingdale Utility



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

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPOUR 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 \$... BEING POSTED WITH THE KINGSPOUR CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. 4/22/2026

DATE 4/22/2026

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 KINGSPOUR, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE 3-4 2026

Jonathan Willis 2385
JONATHAN WILLIS R.L.S. LICENSE NUMBER

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 4-23 2026

Carlin Pinner
AUTHORIZED SIGNATURE TITLE

CERTIFICATE OF APPROVAL OF STREETS

LOT 1 & 2 HAVE NOT BEEN EVALUATED PURSUANT TO THIS PLAT REVIEW FOR AN SSD SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THESE LOTS OR THE EXISTING SYSTEM

RECORD ON FILE AT TDEC OFFICE

FILE: Lot #1- 10-1-1974 By A.E. Tolley,
Lot #2- 10-1-1970 By Gilliam?

DATE: 4-22-26

DATE: 4-22-26

Jonathan Willis
AUTHORIZED SIGNATURE

Division of the Qualls Estate

Replat of a Portion of Lot #3-A of the Joseph R. Lane Property

KINGSPOUR, TENNESSEE REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.7690 TOTAL LOTS -2-

ACRES NEW ROAD -0- MILES NEW ROAD -0-

OWNER Qualls CIVIL DISTRICT 11th

SURVEYOR JONATHAN W. WILLIS CLOSURE ERROR 1: 10,000'

SCALE: 1" = 40' DRAWN BY J.W.

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER 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.
 I HEREBY CERTIFY (1) THAT THE TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL LOTS LESS THAN (1) ACRE AS SHOWN; (2) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED

DATE: _____ 20__

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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

DATE: 5/6 2026

AUTHORIZING AGENT: _____
 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: 5/5 2026

CITY G.I.S. DIVISION OR 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.

DATE: 5/5/2026

OWNER: Sunny Hills Development Co. by _____ President

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: 5/7 2026

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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, 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 KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 5/7 2026

KINGSFORT MUNICIPAL 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 KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

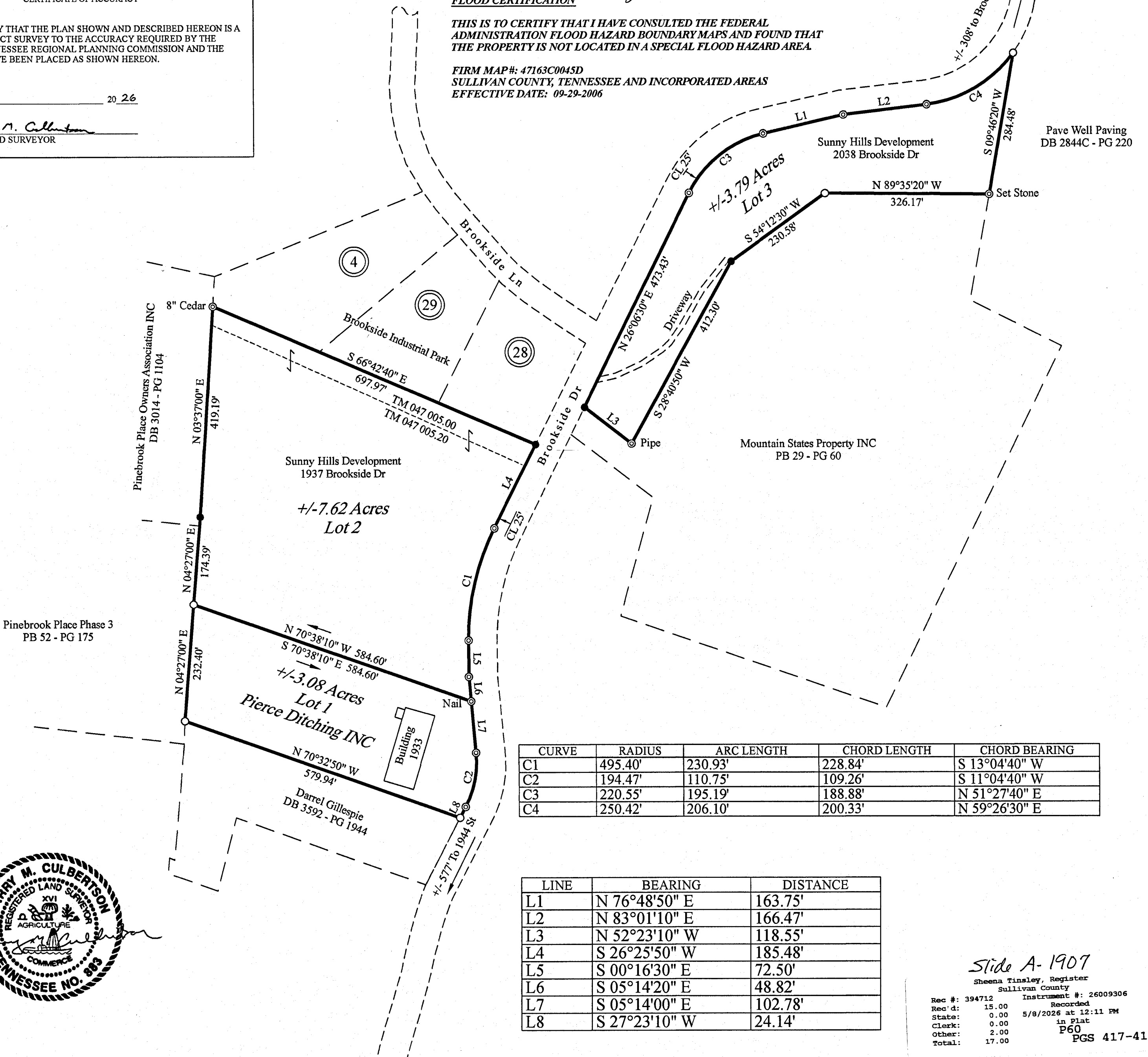
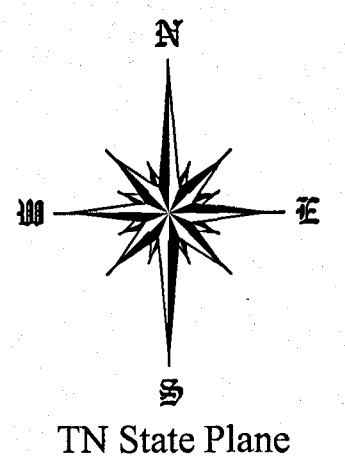
DATE: April 9th 2026

REGISTERED LAND SURVEYOR: Larry M. Culbertson

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.

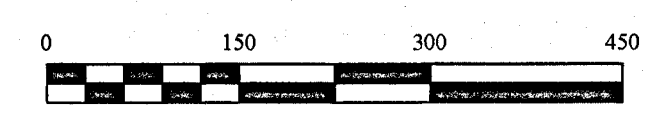
FIRM MAP #: 47163C0045D
 SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
 EFFECTIVE DATE: 09-29-2006



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	495.40'	230.93'	228.84'	S 13°04'40" W
C2	194.47'	110.75'	109.26'	S 11°04'40" W
C3	220.55'	195.19'	188.88'	N 51°27'40" E
C4	250.42'	206.10'	200.33'	N 59°26'30" E

LINE	BEARING	DISTANCE
L1	N 76°48'50" E	163.75'
L2	N 83°01'10" E	166.47'
L3	N 52°23'10" W	118.55'
L4	S 26°25'50" W	185.48'
L5	S 00°16'30" E	72.50'
L6	S 05°14'20" E	48.82'
L7	S 05°14'00" E	102.78'
L8	S 27°23'10" W	24.14'

Slide A-1907
 Sheena Tinsley, Register
 Sullivan County
 Instrument #: 26009306
 Rec'd: 15.00
 State: 0.00
 Clerk: 0.00
 other: 2.00
 Total: 17.00
 Recorded 5/8/2026 at 12:11 PM
 in Plat P60
 PGS 417-417



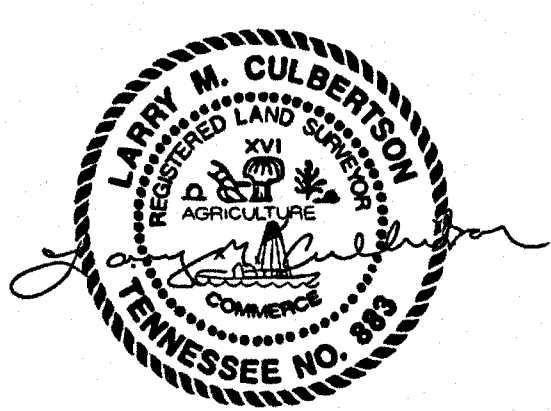
BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR: Sunny Hills Development

Date: 02-17-2026	File: sun-hills.DWG Drawn By: SWS	Scale: 1" = 150'
Eleventh (11th) Civil District		Sullivan County, Tn
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 9075

- Notes**
- Deed Reference: Portion of DB 1105C - PG 575, DB 3582 - PG 481, DB 312A - PG 570
 - TAX MAP: 047H A 001.10, 047 005.20, 047 005.00
 - GNSS NOTE:
 - GNSS Survey: RTK
 - GNSS Base/Rover: Carlson BRX7
 - RTK Correction Used: Carlson Skynet
 - Date of Survey: 12-09-2025
 - Datum: NAD83(2011), Epoch 2010, NAVD 88
 - Geoid Model: Continental US NGS 2018
 - Fixed Control Stations: Carlson Skynet Base 1938
 - Combined Grid Factor: 1.000000 TN State Plane

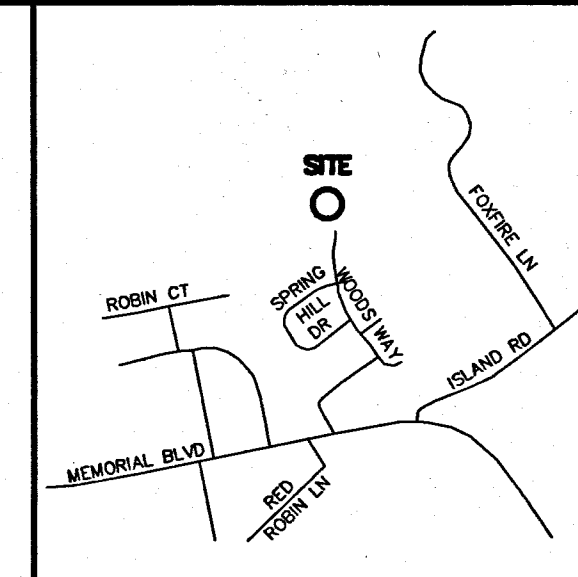
- Legend**
- denotes Rebar Found
 - denotes Rebar Set
 - ⊙ denotes Calculated Point Unless otherwise Noted
 - denotes Highway Marker
 - △ denotes Railroad Spike
 - ⊕ denotes Water Meter



NORTH RECONCILED TO GRID NORTH



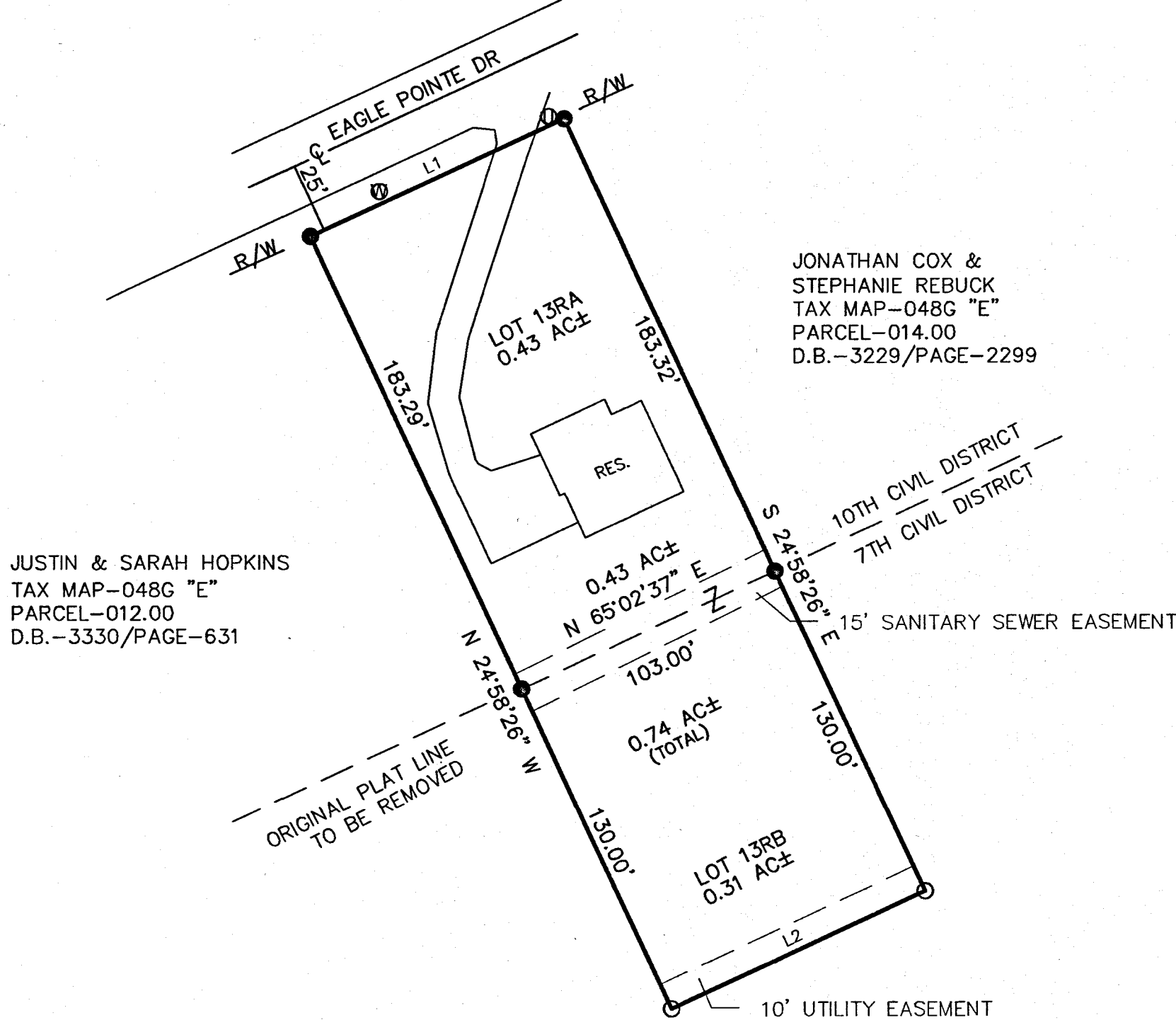
LINE	BEARING	DISTANCE
L1	N 65°01'34" E	103.00'
L2	S 65°02'37" W	103.00'



LOCATION MAP
NOT TO SCALE

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- Z INDICATES MUTUAL OWNERSHIP
- ⊕ WATER METER
- ⊕ UTILITY BOX AREA
- ⊙ SANITARY SEWER



JUSTIN & SARAH HOPKINS
TAX MAP-048G "E"
PARCEL-012.00
D.B.-3330/PAGE-631

JONATHAN COX &
STEPHANIE REBUCK
TAX MAP-048G "E"
PARCEL-014.00
D.B.-3229/PAGE-2299

JENNIFER DARNELL
TAX MAP-048
PARCEL-095.00
D.B.-3509/PAGE-652

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 47163C0065D, which bears an effective date of 09/29/2006, and is not in a Special Flood Hazard Area.

REMAINDER GREATER THAN 5.00 AC± AND MEETS THE MINIMUM ROAD FRONTAGE PER ZONING.

MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

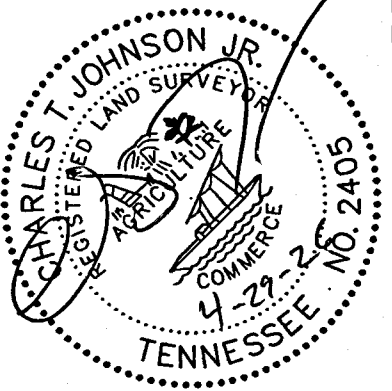
THIS SITE RECIEVES WATER FROM _____ UTILITY DISTRICT.

Slide A-1907

Sheena Tinsley, Register	
Sullivan County	
Rec #: 394711	Instrument #: 26009305
Rec'd: 15.00	Recorded
State: 0.00	5/8/2026 at 12:06 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 416-416

JENNIFER DARNELL
4937 EAGLE POINTE DRIVE
KINGSPORT, TN 37664
TAX MAP-048G "E"
PARCEL-013.00
D.B.-3268/PAGE-1174
EAGLE POINT SUB PH II
PLAT BOOK 51 PAGE 755
LOT 13

SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 23134
DATE: 07/17/2024



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".

TPSI TN. PROFESSIONAL SURVEYING INC.

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

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: 5-8-26

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

CERTIFICATE OF APPROVAL OF STREETS

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

DATED: 5-7-2024

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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: 8 May 2026

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
KINGSPORT AUTHORIZING AGENT

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: Jennifer Darnell DATED: 5-2-2026

OWNER: [Signature] DATED: 5-4-26

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

DATED: 4-29-26

SURVEYOR

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

I HEREBY CERTIFY: (1) THAT CONSTRUCTIONS PLANS HAVE BEEN APPROVED; (2) STORM WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET CITY OF 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.

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 WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN

DATED: 5/6/2026

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 KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SURTY 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.

5/7/2026

SECRETARY

KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

REPLAT OF EAGLE POINT SUB PHASE II LOT 13

TOTAL ACRES 0.74 TOTAL LOTS 1

ACRES NEW ROAD 0 MILES NEW ROAD 0

COUNTY SULLIVAN CIVIL DISTRICT 7TH & 10TH

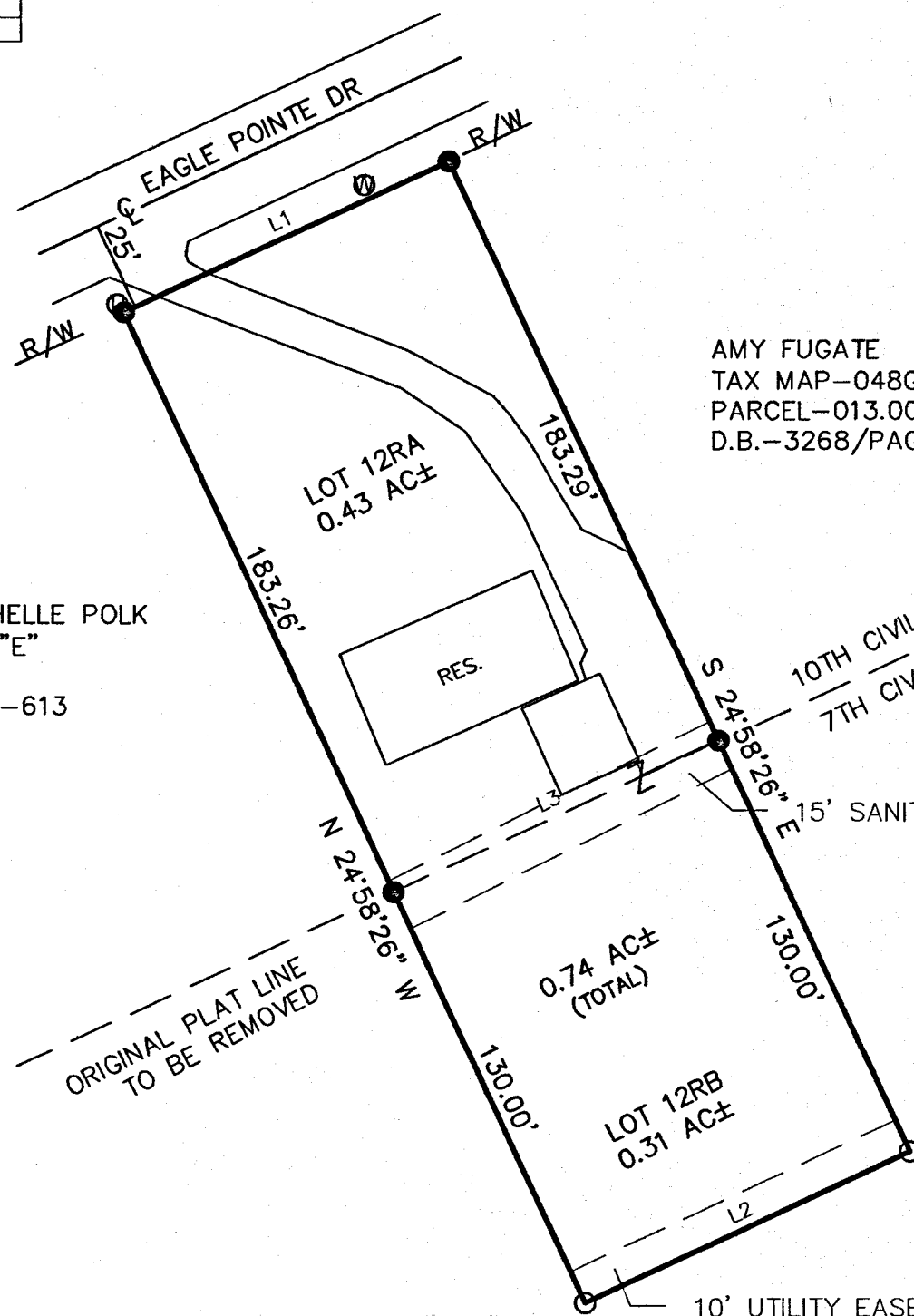
SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000

SCALE 1" = 50' 50' 0' 50' 100'

NORTH RECONCILED TO GRID NORTH



LINE	BEARING	DISTANCE
L1	N 65°01'34" E	103.00'
L2	S 65°02'37" W	103.00'
L3	N 65°02'37" E	103.00'

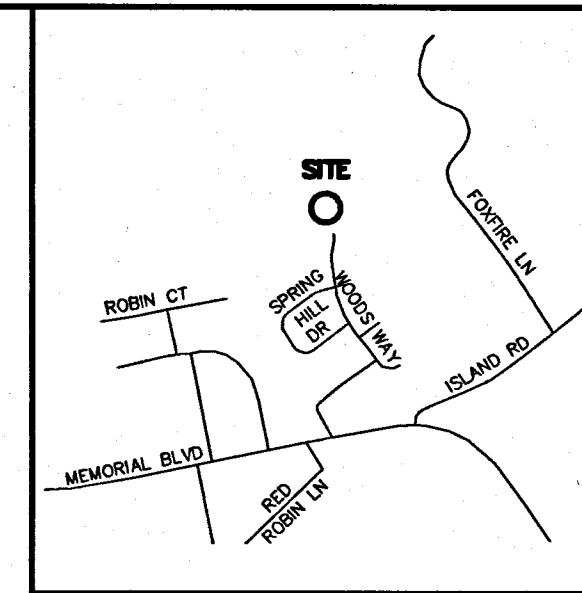


MICHAEL & NEHELLE POLK
TAX MAP-048G "E"
PARCEL-011.00
D.B.-3553/PAGE-613

AMY FUGATE
TAX MAP-048G "E"
PARCEL-013.00
D.B.-3268/PAGE-1174

JENNIFER DARNELL
TAX MAP-048
PARCEL-095.00
D.B.-3509/PAGE-652

REMAINDER GREATER THAN
5.00 AC± AND MEETS THE
MINIMUM ROAD FRONTAGE
PER ZONING.



LOCATION MAP
NOT TO SCALE

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- Z INDICATES MUTUAL OWNERSHIP
- ⊕ WATER METER
- ⊕ UTILITY BOX AREA
- ⊕ SANITARY SEWER

MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

THIS SITE RECIEVES WATER FROM _____ UTILITY DISTRICT.

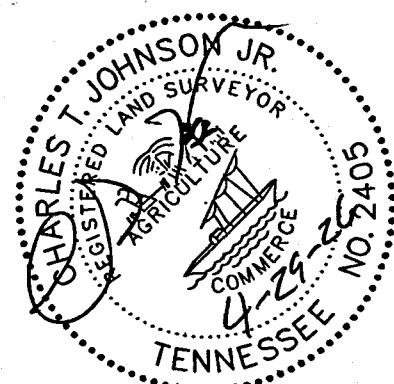
FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 47163C0065D, which bears an effective date of 09/29/2006 and is not in a Special Flood Hazard Area.

Slide A-1907

Sheena Tinsley, Register	
Sullivan County	
Rec #: 394714	Instrument #: 26009308
Rec'd: 15.00	Recorded
State: 0.00	5/8/2026 at 12:16 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 419-419

JUSTIN & SARAH HOPKINS
4933 EAGLE POINTE DRIVE
KINGSPORT, TN 37664
TAX MAP-048G "E"
KINGSPORT, TN 37664
TAX MAP 048
PARCEL 095.00
DEED BOOK 3509
PAGE 652

SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 23134
DATE: 07/17/2024



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".

TPSI TN. PROFESSIONAL SURVEYING INC.

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

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: 5-8-2026

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: 8 MAY 2026

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: 5-7-2026

CERTIFICATE OF OWNERSHIP AND DEDICATION

(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THE (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: Jennifer Darnell DATED: 5-2-2026
OWNER: Sarah Hopkins DATED: 5-4-2026
OWNER: Sarah Hopkins DATED: 5/4/26

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 TN REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
DATED: 4-29-26

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.
DATED: _____

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 WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN.
DATED: 5/9/2026

CERTIFICATE OF APPROVAL FOR RECORDING

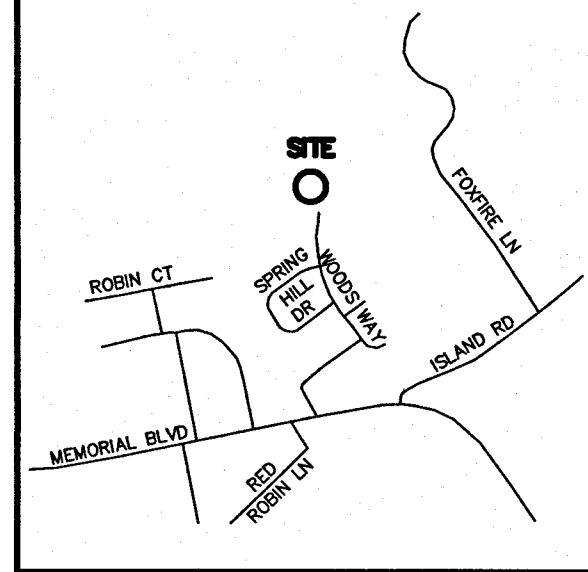
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DATED: 5-7-2026

KINGSPORT REGIONAL PLANNING COMMISSION

REPLAT OF EAGLE POINTE SUB PHASE II LOT 12
TOTAL ACRES 0.74 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
COUNTY SULLIVAN CIVIL DISTRICT 7TH & 10TH
SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000
SCALE 1" = 50' 50' 0' 50' 100'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	4.21'	4.21'	S 66°15'01" W	2°24'47"

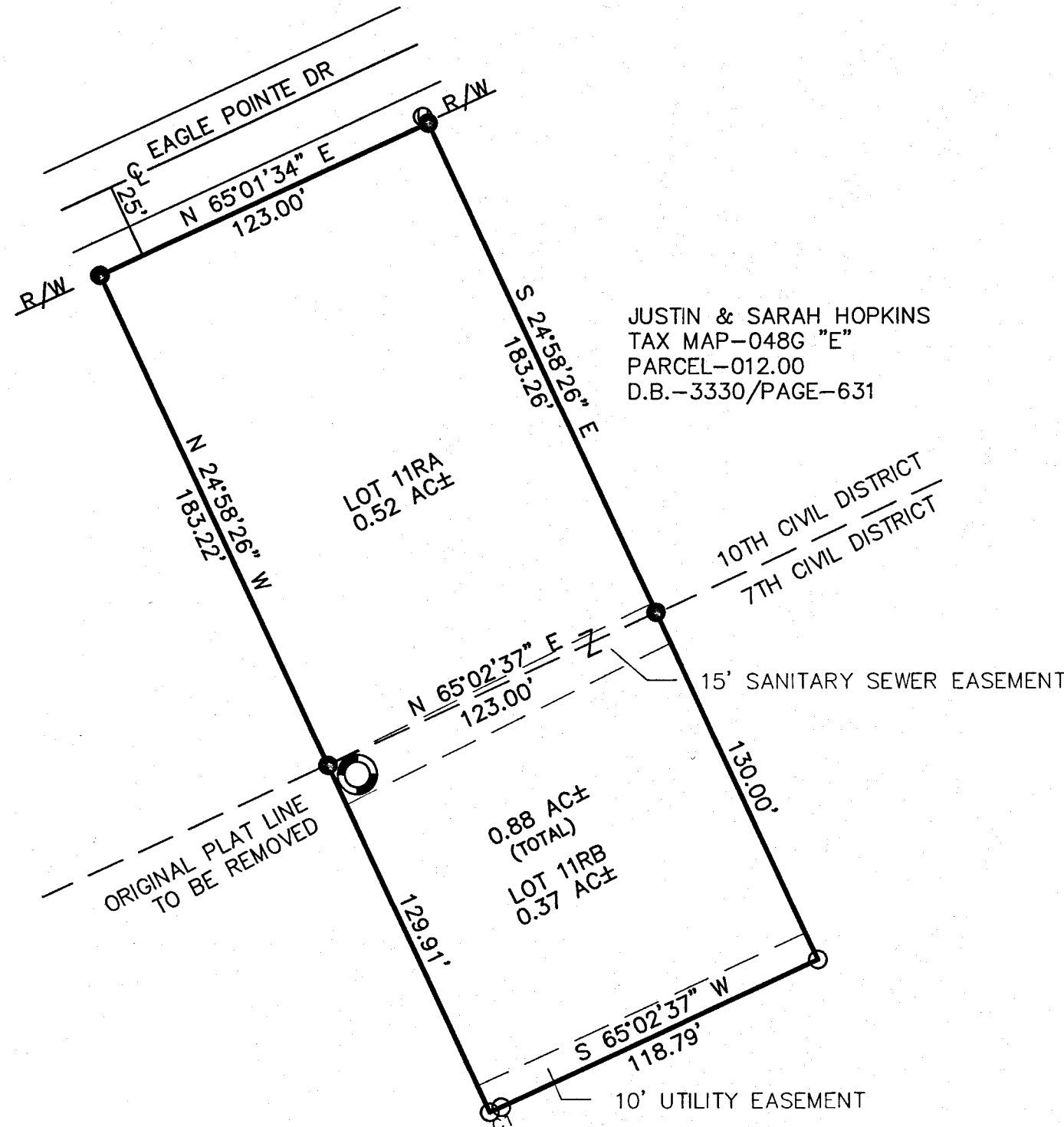
NORTH RECONCILED TO
GRID NORTH



LOCATION MAP
NOT TO SCALE

JACOB MITCHELL
TAX MAP-048G "E"
PARCEL-010.00
D.B.-3369/PAGE-442

JUSTIN & SARAH HOPKINS
TAX MAP-048G "E"
PARCEL-012.00
D.B.-3330/PAGE-631



JENNIFER DARNELL
TAX MAP-048
PARCEL-095.00
D.B.-3509/PAGE-652

REMAINDER GREATER THAN
5.00 AC± AND MEETS THE
MINIMUM ROAD FRONTAGE
PER ZONING.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s)
X of the Flood Insurance Rate Map, Community Panel No.
47163C0065D, which bears an effective date of
09/29/2006 and is not in a Special Flood Hazard Area.

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- Z INDICATES MUTUAL OWNERSHIP
- ⊕ WATER METER
- ⊕ UTILITY BOX AREA
- ⊙ SANITARY SEWER

MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

THIS SITE RECIEVES WATER FROM _____ UTILITY DISTRICT.

Slide A-1907

Sheena Tinsley, Register Sullivan County	
Rec #: 394713	Instrument #: 26009307
Rec'd: 15.00	Recorded
State: 0.00	5/8/2026 at 12:14 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 418-418

JENNIFER DARNELL
4929 EAGLE POINT DRIVE
KINGSPORT, TN 37664
TAX MAP-048G "E"
PARCEL-011.00
D.B.-3670/PAGE-1790
EAGLE POINT SUB PH II
PLAT BOOK 57 PAGE 42
LOT 11R

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: 5-8-26

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 MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.

DATED: 5/9/2026

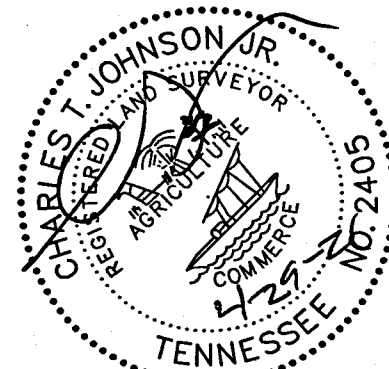
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

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

DATED: 5-7-2026

CITY ENGINEER OR COUNTY ROAD COMMISSIONER



SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 23134
DATE: 07/17/2024

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".

TPSI TN. PROFESSIONAL
SURVEYING INC.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THE (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: [Signature] DATED: 2 May 26
OWNER: [Signature] DATED: 2 May 24
OWNER: [Signature] DATED: 5-2-2026

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

DATED: 4-29-26

SURVEYOR

CERTIFICATION OF THE APPROVAL OF
STORMWATER SYSTEMS

I HEREBY CERTIFY: (1) THAT CONSTRUCTIONS PLANS HAVE BEEN APPROVED; (2) STORM WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN.

DATED: 5/6/2026
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 WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN.

DATED: 5/6/2026
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 KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT 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 KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATED: 5/7/2026
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

REPLAT OF EAGLE POINTE SUB PHASE II LOT 11R

TOTAL ACRES <u>0.88</u>	TOTAL LOTS <u>1</u>
ACRES NEW ROAD <u>0</u>	MILES NEW ROAD <u>0</u>
COUNTY <u>SULLIVAN</u>	CIVIL DISTRICT <u>7TH & 10TH</u>
SURVEYOR <u>CHARLES T. JOHNSON JR.</u> CLOSURE ERROR <u>1-10000</u>	
SCALE 1" = <u>50'</u> <u>50'</u> <u>0'</u> <u>50'</u> <u>100'</u>	