



December 18<sup>th</sup>, 2025

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

Chairman Duncan:

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

1. 465 Catawba Lane
2. 421 Gaines Street
3. 1112 Windsor Falls Private
4. 619, 621, 623 Arch Street
5. 1113 Bloomingdale Pike

Sincerely,

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

**LEGEND**

PVMT PAVEMENT  
CONC CONCRETE  
D.B. DEED BOOK  
P.B. PLAT BOOK  
N.T.S. NOT TO SCALE  
PG. PAGE  
AC. ACRES  
911 911 ADDRESS  
WM WATER METER  
R= RADIUS  
L= LENGTH  
CH= CHORD  
APPR. APPROXIMATE  
C CENTERLINE

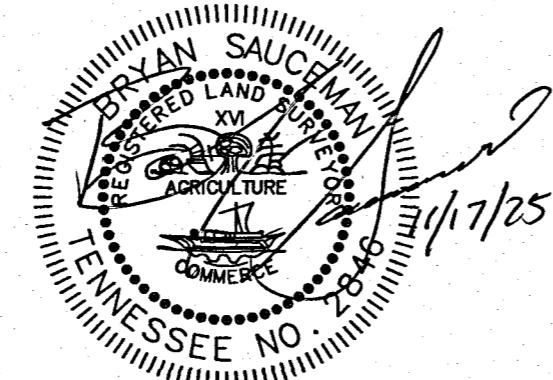
## NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-1  
SETBACKS:  
FRONT 30'  
REAR 30'  
SIDE 12'
- 3) SETBACKS TO CONFORM TO CURRENT ZONING REGULATIONS.  
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL  
FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP  
47163C0070D EFFECTIVE DATE SEPTEMBER 29, 2006 AND  
FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A  
SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 23-13102
- 5) ACAD FILE 23-13102 TODD STEVENS HENRY HARR.DWG
- 6) TAX MAP 064, PARCELS 018.00
- 7) REFERENCES: P.B. 16, PG 15
- 8) THE PURPOSE OF THIS PLAT IS TO ELIMINATE ALL  
INTERIOR LOT LINES. THIS SURVEY IS BASED ON PRIOR  
REFERENCED PLAT AND DOES NOT REPRESENT A CURRENT  
SURVEY.
- 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT  
TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 10) THIS PLAT DOES NOT ELIMINATE OR CHANGE THE  
DIMENSIONS OF EXISTING EASEMENTS OR THE LOCATION OF  
EXISTING THAT ARE ASSOCIATED WITH ANY UNDISCOVERED  
UNDERGROUND UTILITY.

## CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND  
DESCRIBED HEREON IS A TRUE AND CORRECT  
SURVEY TO THE ACCURACY REQUIRED BY THE  
SULLIVAN COUNTY PLANNING COMMISSION AND THAT  
THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN.

11/17 2025

B. Johnson  
REGISTERED SURVEYOR

\*\*\*GUEST HOUSE AND MAIN HOUSE ARE BOTH SERVED BY A PRIVATE WELL.\*\*\*

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.	
10/13 2025	11/19 2025
DATE Ronette Shirley	DATE S. C. L.
SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING COMMISSIONER OF HIGHWAYS OR AUTHORIZED REPRESENTATIVE	

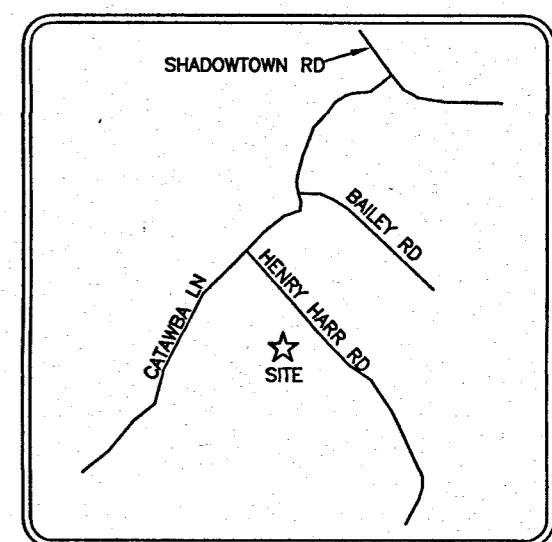
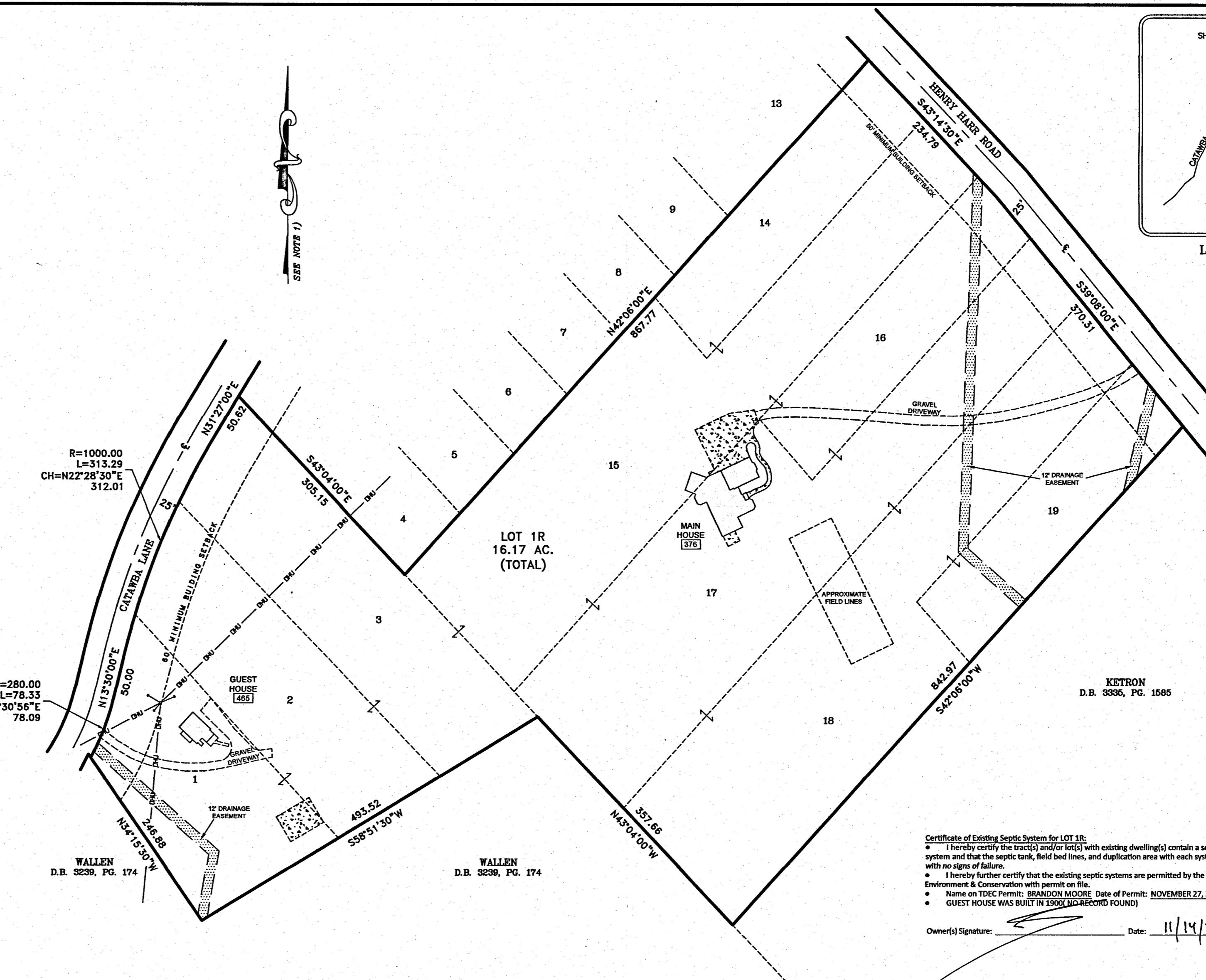
CERTIFICATION OF THE APPROVAL OF STREETS	
I HEREBY CERTIFY:	
1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, 2. INDEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR 3. PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.	
11/19 2025	11/14/25
OWNER DATE	

CERTIFICATE OF OWNERSHIP AND DEDICATION	
I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY APPROVE THIS PLAN. THIS SUBDIVISION WITH MY (OUR) FREE CONSENT, I STAN ISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	
20	DATE
KINGSPORT UTILITY DISTRICT	

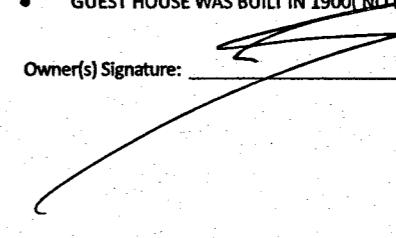
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM	
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE LOCAL UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.	
20	DATE
KINGSPORT REGIONAL PLANNING COMMISSION	

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 TENNESSEE LAND TITLE AND SURVEYOR REGISTRY. IT IS FURTHER CERTIFIED THAT A SURETY BOND IN THE AMOUNT OF \$1,000.00 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.	
11/19 2025	DATE
KINGSPORT REGIONAL PLANNING COMMISSION	

OF THE NAT & JOSIE LIGHT ESTATE	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES 16.17	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER MOORE	CIVIL DISTRICT 7TH
SURVEYOR ALLEY & ASSOCIATES, INC.	CLOSURE ERROR 1:10,000
SCALE 1"=100	100 50 0 100 200

LOCATION MAP  
N.T.S.KETRON  
D.B. 3335, PG. 1585

Certificate of Existing Septic System for LOT 1R:  
 • I hereby certify the tract(s) and/or lot(s) with existing dwelling(s) contain a separate, properly functioning septic system and that the septic tank, field bed lines, and duplication area with each system are located entirely within each lot with no signs of failure.  
 • I hereby further certify that the existing septic systems are permitted by the Tennessee Department of Environment & Conservation with permit on file.  
 • Name on TDEC Permit: BRANDON MOORE Date of Permit: NOVEMBER 27, 2024 (MAIN HOUSE)  
 • GUEST HOUSE WAS BUILT IN 1900 (NO RECORD FOUND)

Owner(s) Signature:  Date: 11/14/25

ALLEY &amp; ASSOCIATES, INC.

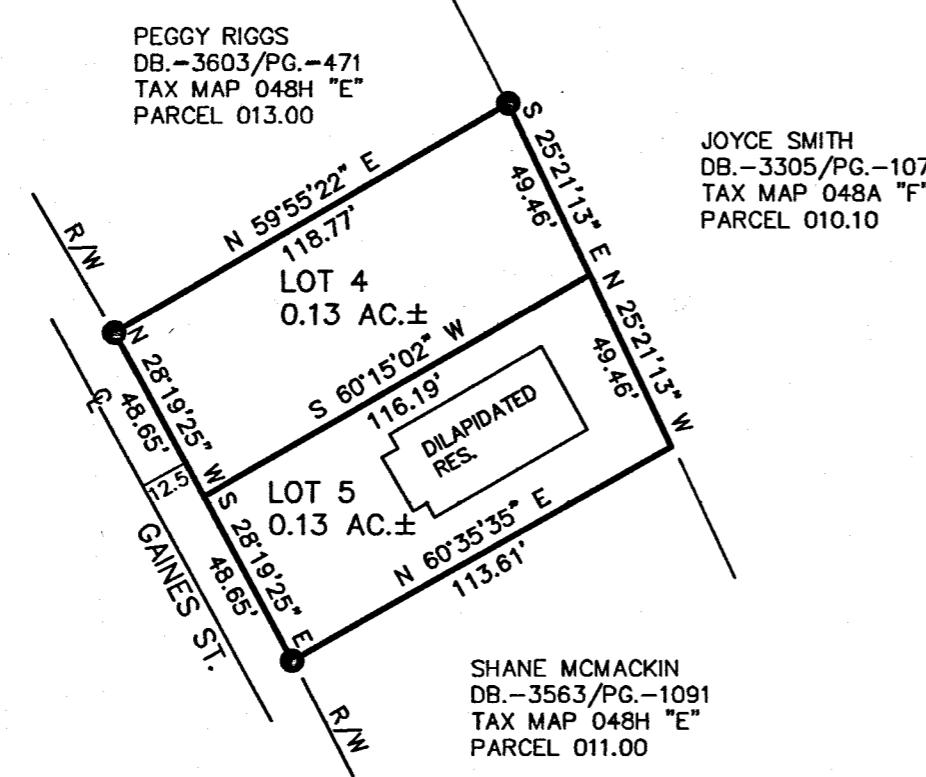
• SURVEYORS •

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

EMAIL: bsauceman@alleyassociates.com

COMBINATION PLAT OF LOTS 1-3, 14-19

NORTH RECONCILED TO  
TN GRID



### BEFORE REPLAT

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: <u>11/10/25</u> <i>R. Buley</i> 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 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: <u>Mitchell L. Ingb</u> DATED: <u>11/10/25</u> 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 KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. DATED: <u>11-6-25</u> SURVEYOR: <i>John G. Tinsley</i>	



#### CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

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".

#### CERTIFICATE OF APPROVAL OF WATER SYSTEMS

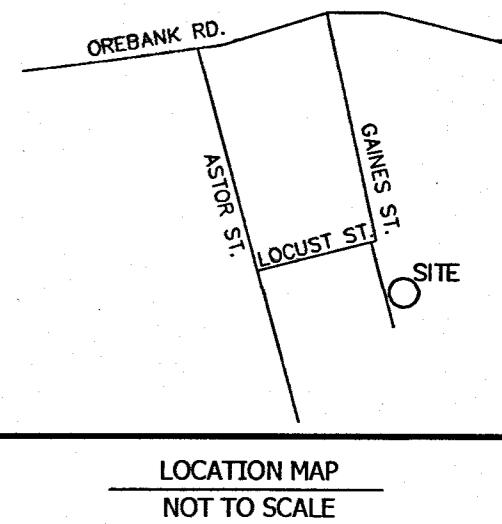
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN	
DATED: <u>11/26/25</u> CITY STORMWATER MANAGER: <i>John G. Tinsley</i> AUTHORIZING AGENT	

**TPSI** TN. PROFESSIONAL  
SURVEYING INC.

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

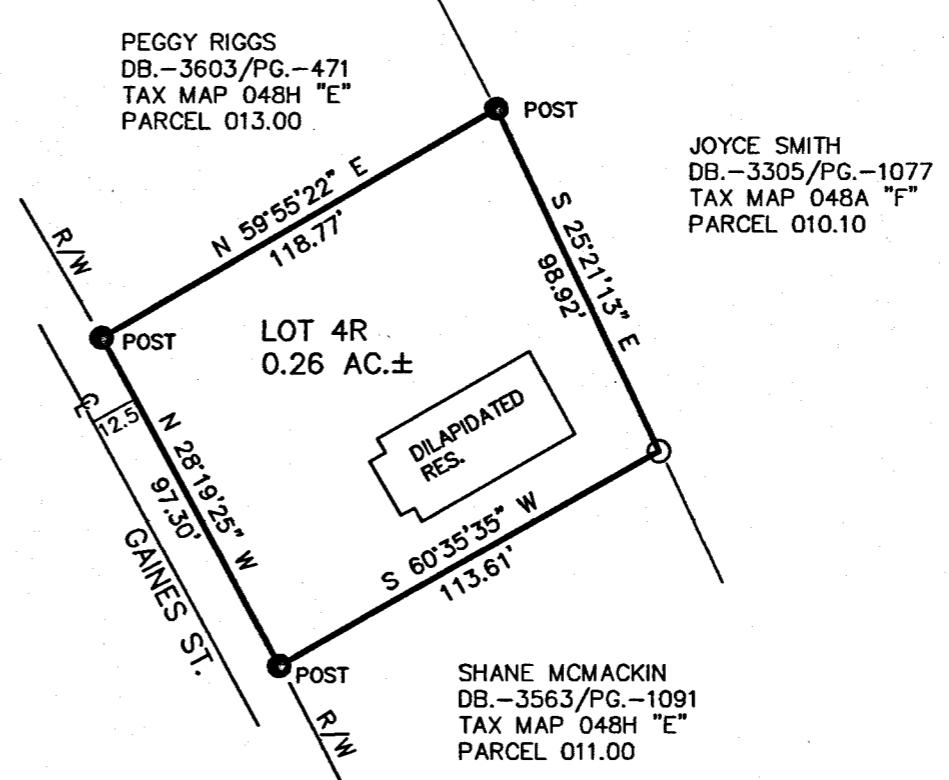
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF WHICH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING 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: <u>12/9/2025</u> SECRETARY: <i>John G. Tinsley</i> KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION	

KINGSPORT REGIONAL PLANNING COMMISSION	
REPLAT LOTS 4 & 5 GARFIELD SWINER SUB. PB.-2/PG.-64A	
TOTAL ACRES <u>0.26</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>1</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>	



#### LEGEND

- IRON PIN SET
- IRON PIN FOUND
- × POINT ON RIGHT-OF-WAY
- ◐ WATER METER
- UTILITY POLE



#### MISCELLANEOUS NOTES:

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

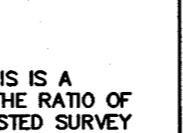
THIS SURVEY SUBJECT TO ANY AND  
ALL EASEMENTS, COVENANTS, OR  
RESTRICTIONS EITHER WRITTEN  
OR UNWRITTEN.

THIS SITE RECEIVES WATER FROM \_\_\_\_\_ UTILITY DISTRICT.

*Slide A-1857*

Sheena Tinsley, Register  
Sullivan County  
Rec #: 385989 Instrument #: 25022502  
Recorded: 15.00 12/1/2025 at 12:36 PM  
State: 0.00 in Plat  
Clerk: 0.00 in Plat  
Other: 2.00 P60  
Total: 17.00 PGS 218-218

PROPERTY REFERENCE:  
421 GAINES ST.  
MELINDA THACKER  
PB-2/PG-64A/LOT-4&5  
DB-1603C/PG-75  
TAX MAP 048H "E"  
PARCEL 012.00



TPSI

TN.

PROFESSIONAL

SURVEYING INC.

405 N BOONE STREET

JOHNSON CITY TN, 37604

423-915-1136

## NOTES:

1 THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY THAT MIGHT LEGALLY AFFECT THIS PROPERTY. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.)

2 OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

3 ADJOINING PROPERTIES' OWNER NAMES AND DEED REFERENCES AS SHOWN HEREON ARE SUBJECT TO THE ACCURACY OF COUNTY TAX RECORDS.

4 CITY OF KINGSPORT ZONING: R-1B (SINGLE FAMILY RESIDENTIAL) SETBACKS: FRONT YARD- 30' SIDE YARD- 8' REAR YARD- 30' 1.5 X SIDEYARD WIDTH FOR CORNER LOTS

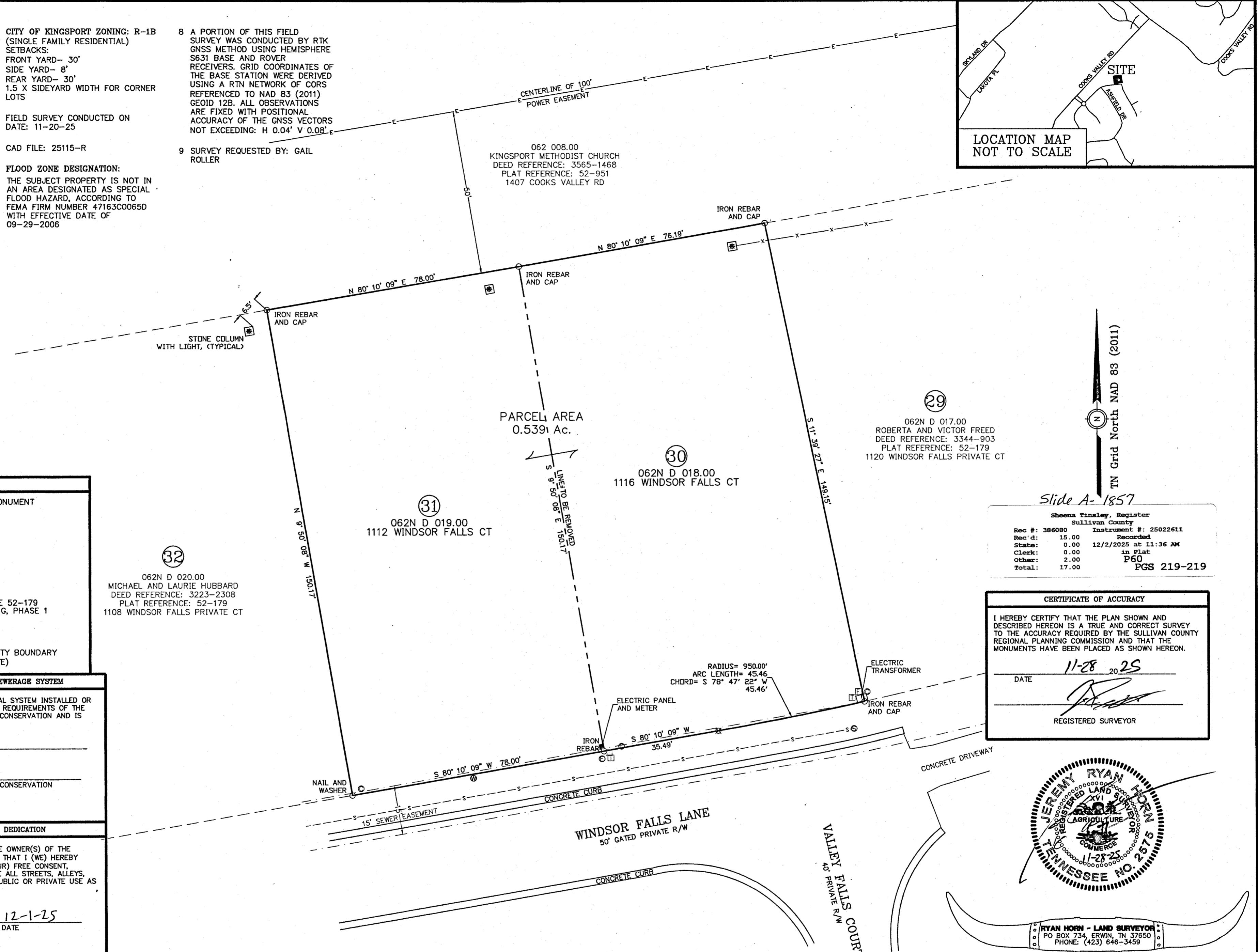
5 FIELD SURVEY CONDUCTED ON DATE: 11-20-25

6 CAD FILE: 25115-R

7 FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY IS NOT IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD, ACCORDING TO FEMA FIRM NUMBER 47163C0065D WITH EFFECTIVE DATE OF 09-29-2006

8 A PORTION OF THIS FIELD SURVEY WAS CONDUCTED BY RTK GNSS METHOD USING HEMISPHERE S631 BASE AND ROVER RECEIVERS. GRID COORDINATES OF THE BASE STATION WERE DERIVED USING A RTN NETWORK OF CORS REFERENCED TO NAD 83 (2011) GEOD 12B. ALL OBSERVATIONS ARE FIXED WITH POSITIONAL ACCURACY OF THE GNSS VECTORS NOT EXCEEDING: H 0.04' V 0.08'

9 SURVEY REQUESTED BY: GAIL ROLLER



Slide A- 1857

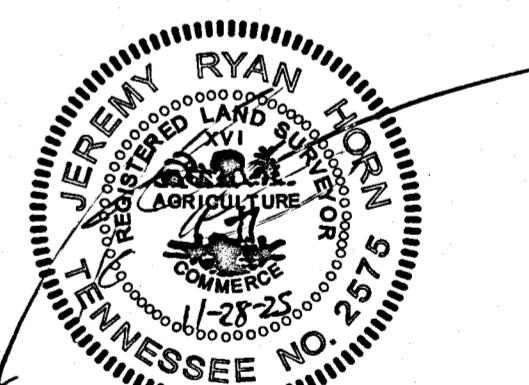
Sheena Tinsley, Register  
Sullivan County  
Rec #: 386080 Instrument #: 25022611  
Rec'd: 15.00 Recorded  
State: 0.00 12/2/2025 at 11:36 AM  
Clerk: 0.00 in plat  
Other: 2.00 P60  
Total: 17.00 PGS 219-219

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

11-28 2025

REGISTERED SURVEYOR



RYAN HORN - LAND SURVEYOR  
PO BOX 734, ERWIN, TN 37650  
PHONE: (423) 646-3439

**LEGEND**

- FOUND (OLD) PROPERTY CORNER MONUMENT
- UNMARKED POINT
- WATER METER
- SEWER MANHOLE
- SEWER CLEAN-OUT
- ELECTRIC PEDESTAL
- FIBER OPTIC PEDESTAL
- TELEPHONE PEDESTAL

(30) LOT NUMBER FROM PLAT REFERENCE 52-179  
WINDSOR FALLS AT COOKS CROSSING, PHASE 1

— FENCE LINE  
— SEWER LINE  
— ADJOINING PROPERTY BOUNDARY LINE, (APPROXIMATE)

**CERTIFICATE 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 AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

12/1 2025

*Chl E. Els*  
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
OR  
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 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.

Michael Hubbard 12-1-25  
OWNER DATE

OWNER DATE

**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 RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED. OR (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.

CITY ENGINEER OR  
COUNTY ROAD COMMISSIONER DATE

**CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT**

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

December 2 2025  
*Casmine Campbell*

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

**CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM**

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

12/1 2025  
*Chl E. Els*

LOCAL UTILITY DISTRICT PROVIDER OR  
HIS/HER AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF APPROVAL FOR RECORDING**

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

12/2 2025  
*Chl E. Els*

SECRETARY OF THE CITY OF KINGSPORT PLANNING COMMISSION

**LOTS 30 AND 31, PHASE 1  
WINDSOR FALLS AT COOKS  
CROSSING, RECOMBINATION**

**KINGSPORT REGIONAL PLANNING COMMISSION**

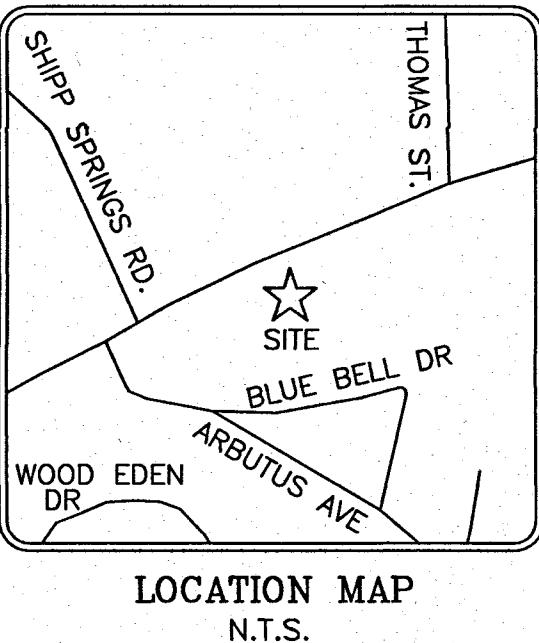
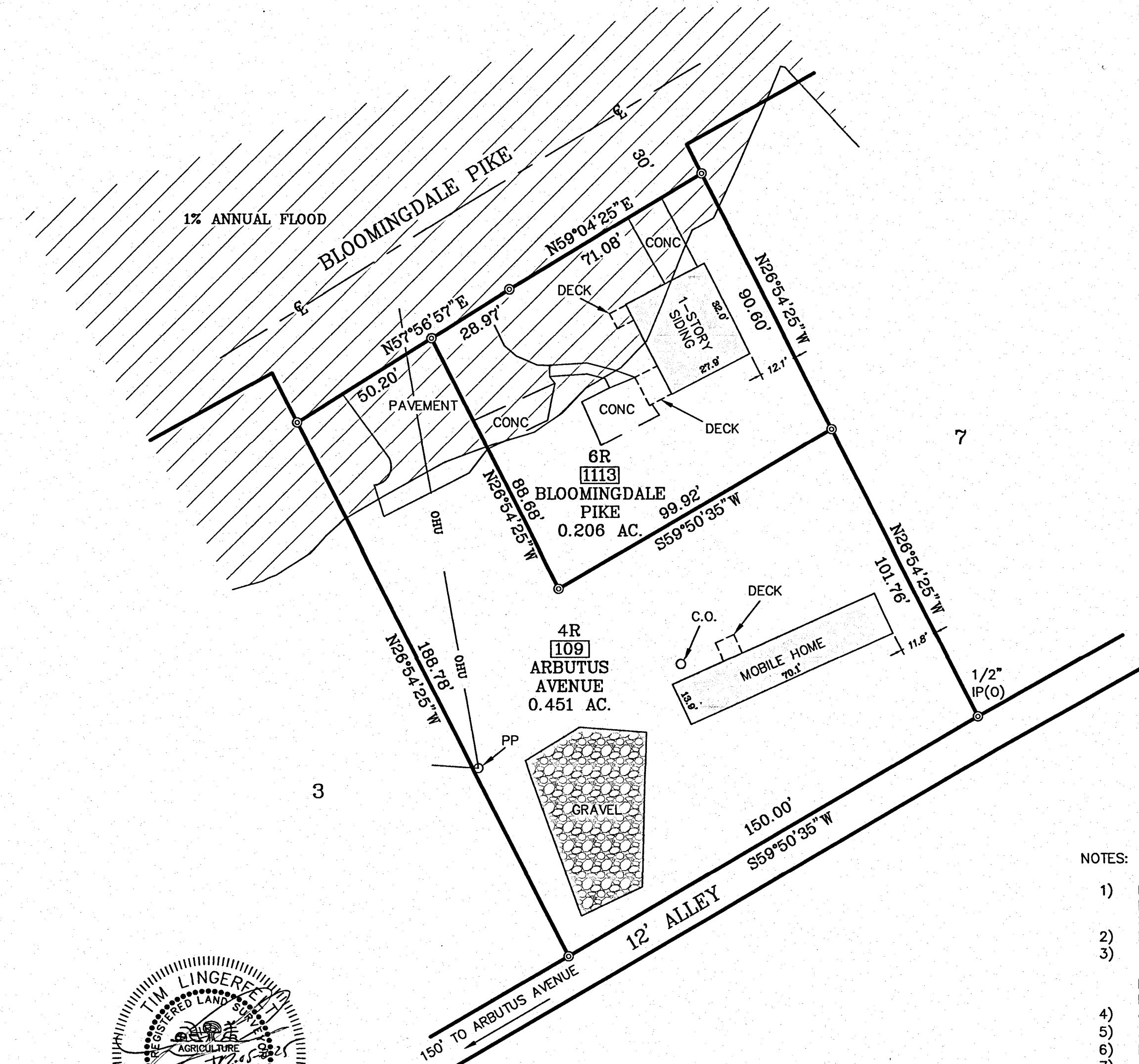
TOTAL ACRES 0.539 TOTAL LOTS 1  
ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNERS MICHAEL AND LAURIE HUBBARD CIVIL DISTRICT 7TH  
SURVEYOR RYAN HORN CLOSURE ERROR 1:7,500

SCALE 1"=20' 20 10 0 20 40



SITE NOTE 1)



## LEGEND

IP(O)	IRON PIPE, OLD
N.T.S.	NOT TO SCALE
CONC	CONCRETE
C	CENTERLINE
OHU	OVERHEAD UTILITY
PP	POWER POLE
C.O.	CLEAN OUT
AC.	ACRES
911 ADDRESS	723

## NOTES:

- 1) NORTH BASED ON STATE PLANE COORDINATES TN4100.GPS POSITIONAL DATA WAS OBSERVED ON 10/3/2025. UTILIZING SPECTRA GEOSPATIAL SP100 RECEIVERS. GEOID18
- 2) PROPERTY IS ZONED R-2; SETBACKS CONFORM TO CURRENT ZONING.
- 3) 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 LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN. JOB NO. 25-13985
- 4) ACAD FILE 25-13985 EVANRIDGE.DWG
- 5) FIELD INFORMATION ELECTRONICALLY COLLECTED
- 6) TAX MAP 0300 "B", PARCELS 007.00 & 008.00
- 7) DEED REFERENCE: DEED BOOK 3490, PAGE 928.
- 8) PRIOR PLAT REFERENCE: PLAT BOOK 1, PAGE 226.
- 9) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY.
- 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 12) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 13) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 14) THERE IS A BLANKET PRIVATE SEWER LATERAL EASEMENT ACROSS LOT 6R FOR LOT 4R.

## RESUBDIVISION OF PARTS OF LOTS 4, 5 &amp; 6 OF BLOCK 1

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM	CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	I HEREBY CERTIFY THAT THE 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.	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.
OWNER: <i>Donald D. Lay</i> 12-8-25	TRAFFIC ENGINEERING MANAGER: <i>Sheena Tinsley</i> 12-8-25	REGISTERED SURVEYOR: <i>Sheena Tinsley</i> 12-8-25
CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS	CERTIFICATE OF APPROVAL OF STREETS
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.	I 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
OWNER: <i>Donald D. Lay</i> 12-8-25	TRAFFIC ENGINEERING MANAGER: <i>Sheena Tinsley</i> 12-8-25	REGISTERED SURVEYOR: <i>Sheena Tinsley</i> 12-8-25
CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM	CERTIFICATE OF APPROVAL FOR RECORDING	BLOOMINGDALE HEIGHTS
I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FILED TO COMPLY WITH THE APPROPRIATE REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCUSE OF WHICH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICES OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, AS A SUBDIVISION. THE PLAT OF THIS SUBDIVISION HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.	KINGSPORT REGIONAL PLANNING COMMISSION
OWNER: <i>Donald D. Lay</i> 12-8-25	OWNER: <i>Evanridge Properties LLC</i> 12-8-25	TOTAL ACRES: 0.657
TRAFFIC ENGINEERING MANAGER: <i>Sheena Tinsley</i> 12-8-25	CIVIL DISTRICT: 11TH	TOTAL LOTS: 2
REGISTERED SURVEYOR: <i>Sheena Tinsley</i> 12-8-25	SURVEYOR: <i>Alley &amp; Associates, Inc.</i> 12-8-25	ACRES NEW ROAD: 0
	CLOSURE ERROR: 1:10,000	MILES NEW ROAD: 0
	SCALE 1"=30'	30 15 0 30 60

Slide A-1860

Sheena Tinsley, Register  
Sullivan County

Rec #: 386433 Instrument #: 25023051

Rec'd: 15.00 Recorded

State: 0.00 12/9/2025 at 8:00 AM

Clerk: 0.00 in Plat

Other: 2.00 P60

Total: 17.00 PGS 228-228