



December 18th, 2025

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

Chairman Duncan:

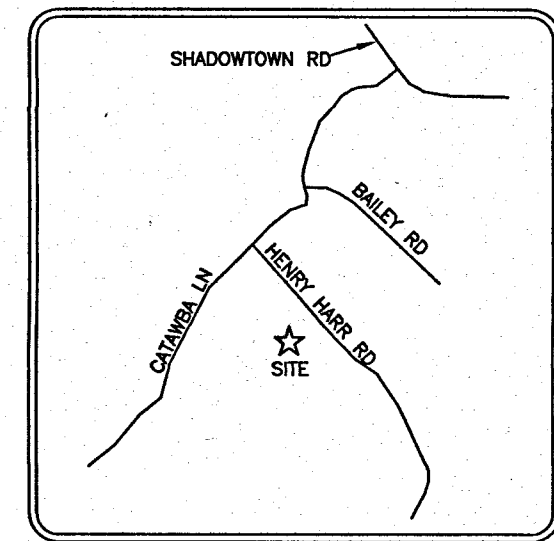
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed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

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

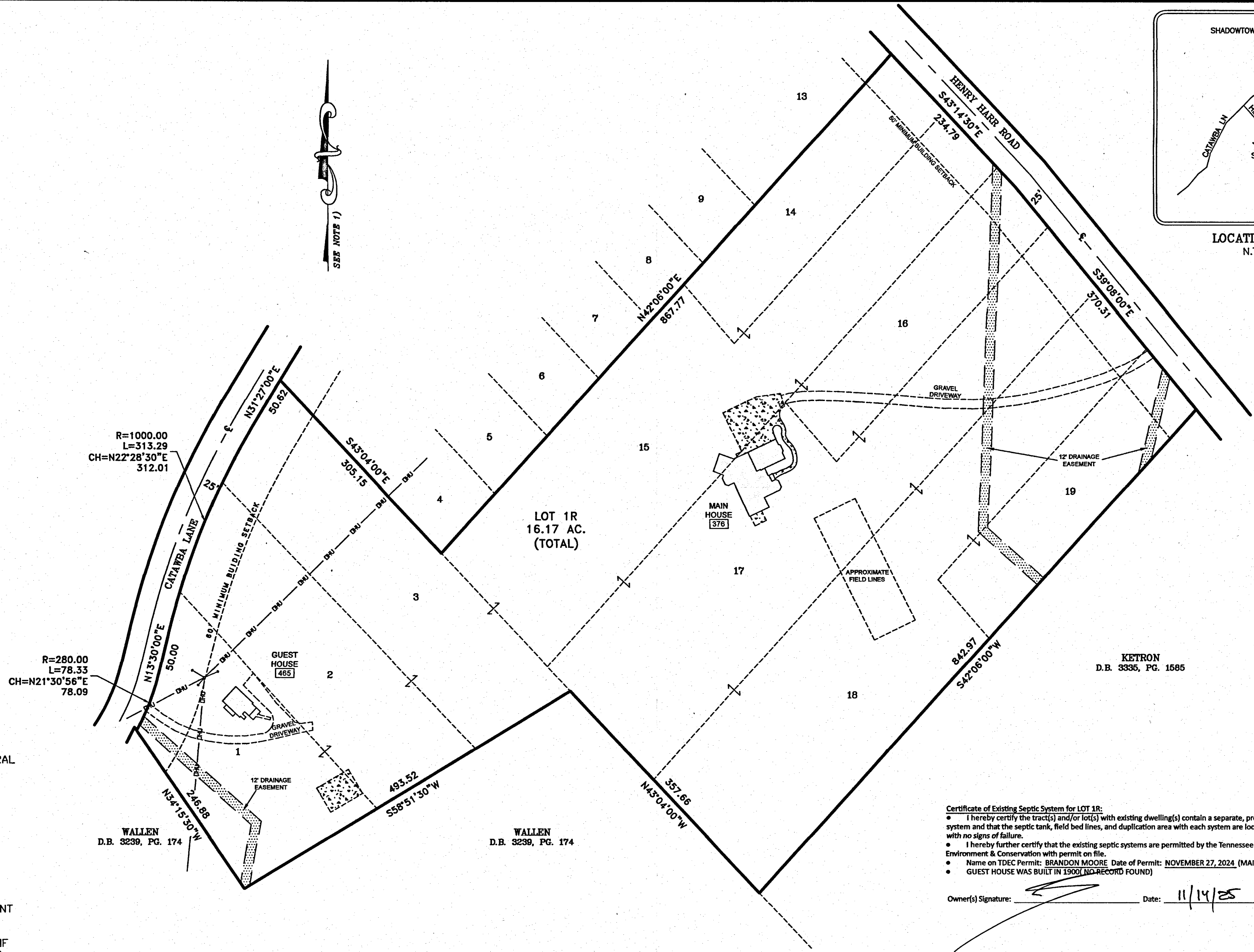
Sincerely,

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

LEGEND
P.V.M.T. PAVEMENT
C.O.N.C. CONC
D.B. DEED BOOK
P.B. PLAT BOOK
N.T.S. NOT TO SCALE
P.C. PAGE
A.C. ACRES
911 911 ADDRESS
W.M. WATER METER
R= RADIUS
L= LENGTH
CH= CHORD
APPR. APPROXIMATE
C CENTERLINE



LOCATION MAP
N.T.S.



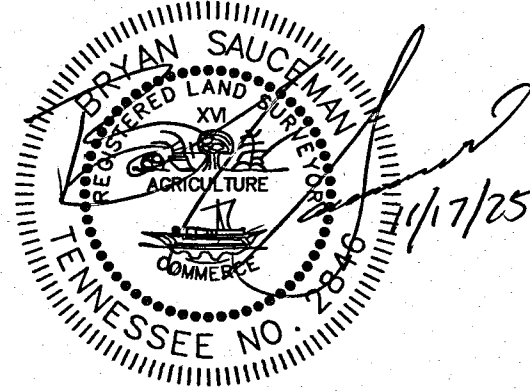
NOTES:

- 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.

DATE 11-17 20 25
Bryan Sauceman
REGISTERED SURVEYOR



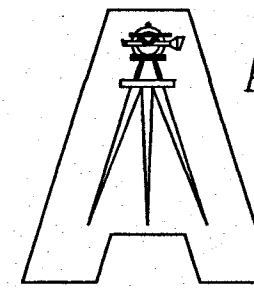
GUEST HOUSE AND MAIN HOUSE ARE BOTH SERVED BY A PRIVATE WELL.

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

Slide A-1855

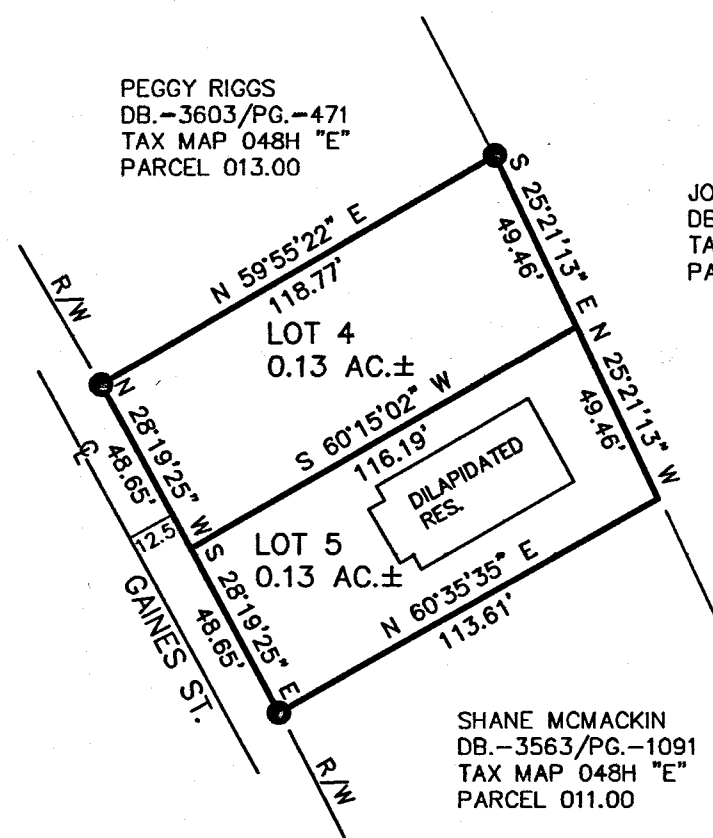
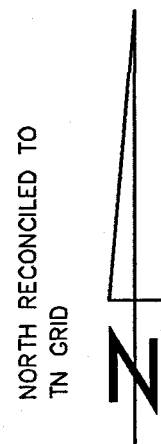
Sheena Tinsley, Register
Sullivan County
Rec #: 385534 Instrument #: 25021889
Rec'd: 15.00 Recorded: 11/19/2025 at 12:36 PM
State: 0.00 in Plat
Clerk: 0.00 P60
Other: 2.00 PGS 209-209
Total: 17.00



ALLEY & 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

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT		CERTIFICATION OF THE APPROVAL OF STREETS		CERTIFICATE OF OWNERSHIP AND DEDICATION		CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM		CERTIFICATE OF APPROVAL FOR RECORDING		OF THE NAT & JOSIE LIGHT ESTATE	
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.		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.		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.		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.		I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.		KINGSPORT REGIONAL PLANNING COMMISSION	
DATE <u>10/13</u> 20 <u>25</u> <u>Ronette Huiley</u> SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING		DATE <u>11-19</u> 20 <u>25</u> <u>Jan 5</u> SULL COMMISSIONER OF HIGHWAYS OR AUTHORIZED REPRESENTATIVE		OWNER _____ DATE <u>11/14/25</u>		DATE _____ 20 _____ KINGSPORT UTILITY DISTRICT		DATE <u>11/19</u> 20 <u>25</u> KINGSPORT REGIONAL PLANNING COMMISSION		TOTAL ACRES <u>16.17</u> TOTAL LOTS <u>1</u> ACRES NEW ROAD <u>0</u> MILES NEW ROAD <u>0</u> OWNER <u>MOORE</u> CIVIL DISTRICT <u>7TH</u> SURVEYOR <u>ALLEY & ASSOCIATES, INC.</u> CLOSURE ERROR <u>1:10,000</u> SCALE 1"=100'	



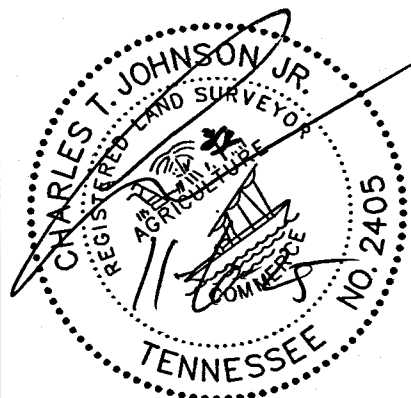
JOYCE SMITH
DB.-3305/PG.-1077
TAX MAP 048A "F"
PARCEL 010.10

SHANE MCMACKIN
DB.-3563/PG.-1091
TAX MAP 048H "E"
PARCEL 011.00

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.

BEFORE REPLAT

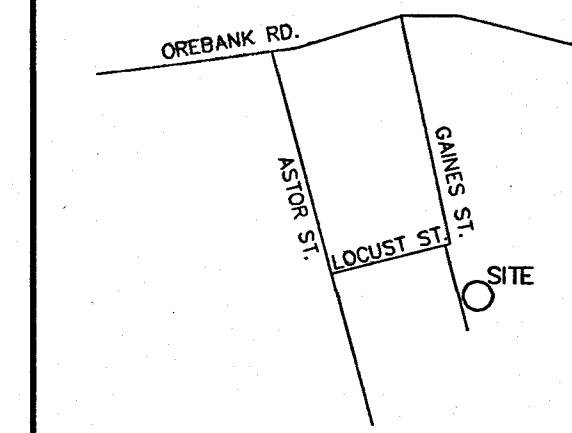
SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 25285
DATE: 10-25-2025



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



LOCATION MAP
NOT TO SCALE

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 RECIEVES WATER FROM _____ UTILITY DISTRICT.

Side A-1857

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

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: 11/10/25 <i>R. H. H. H.</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 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: 11-10-2025 <i>Charles T. Johnson Jr.</i>
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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: <i>Melinda Thacker</i> DATED: 11/10/25
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 TN REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
DATED: 11-6-25 <i>Charles T. Johnson Jr.</i>
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 KINGSPORT WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN.
DATED: 11/26/25 <i>Charles T. Johnson Jr.</i>
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.
SECRETARY: <i>Charles T. Johnson Jr.</i>
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION	
REPLAT LOTS 4 & 5 GARFIELD SWINEY SUB. PB.-2/PG.-64A	
TOTAL ACRES 0.26	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
COUNTY SULLIVAN	CIVIL DISTRICT
SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000	
SCALE 1" = 50' 50' 0' 50' 100'	

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 KINGSFORT 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) GEOID 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

LOCATION MAP
NOT TO SCALE

LEGEND

- FOUND (OLD) PROPERTY CORNER MONUMENT
- ⊗ UNMARKED POINT
- ⊙ WATER METER
- ⊙ SEWER MANHOLE
- ⊙ SEWER CLEAN-OUT
- ⊙ ELECTRIC PEDESTAL
- ⊙ FIBER OPTIC PEDESTAL
- ⊙ TELEPHONE PEDESTAL
- ③① LOT NUMBER FROM PLAT REFERENCE 52-179 WINDSOR FALLS AT COOKS CROSSING, PHASE 1
- x—x— FENCE LINE
- s—s— 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.

DATE 12/1 20 25

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
OR
KINGSFORT 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

20
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 20 25
DATE

Cashmere Campbell
CITY C.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 20 25
DATE

Chel E. Ant
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 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 CITY OF KINGSFORT PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

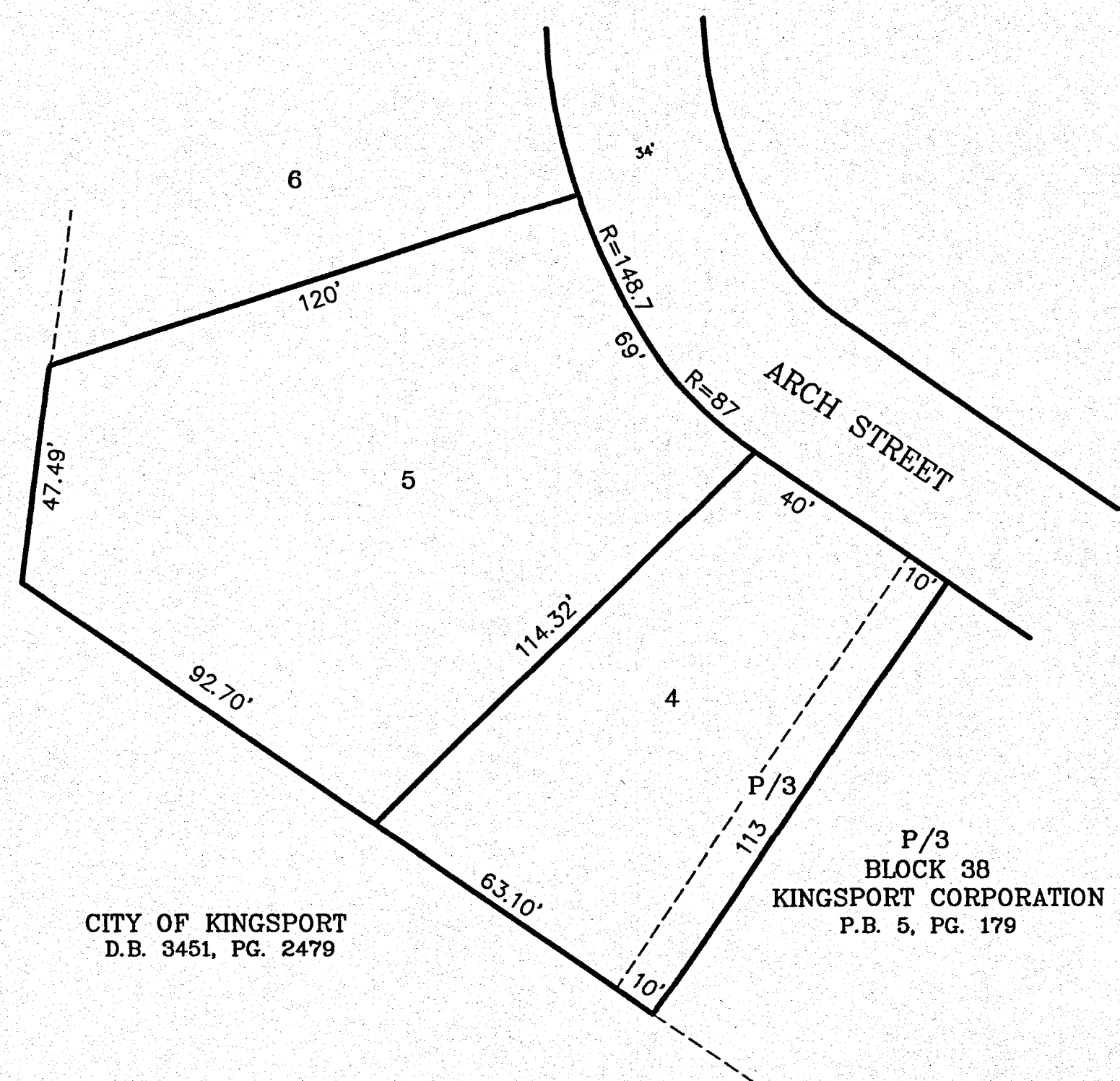
12/2 20 25
DATE

SECRETARY OF THE CITY OF KINGSFORT PLANNING COMMISSION

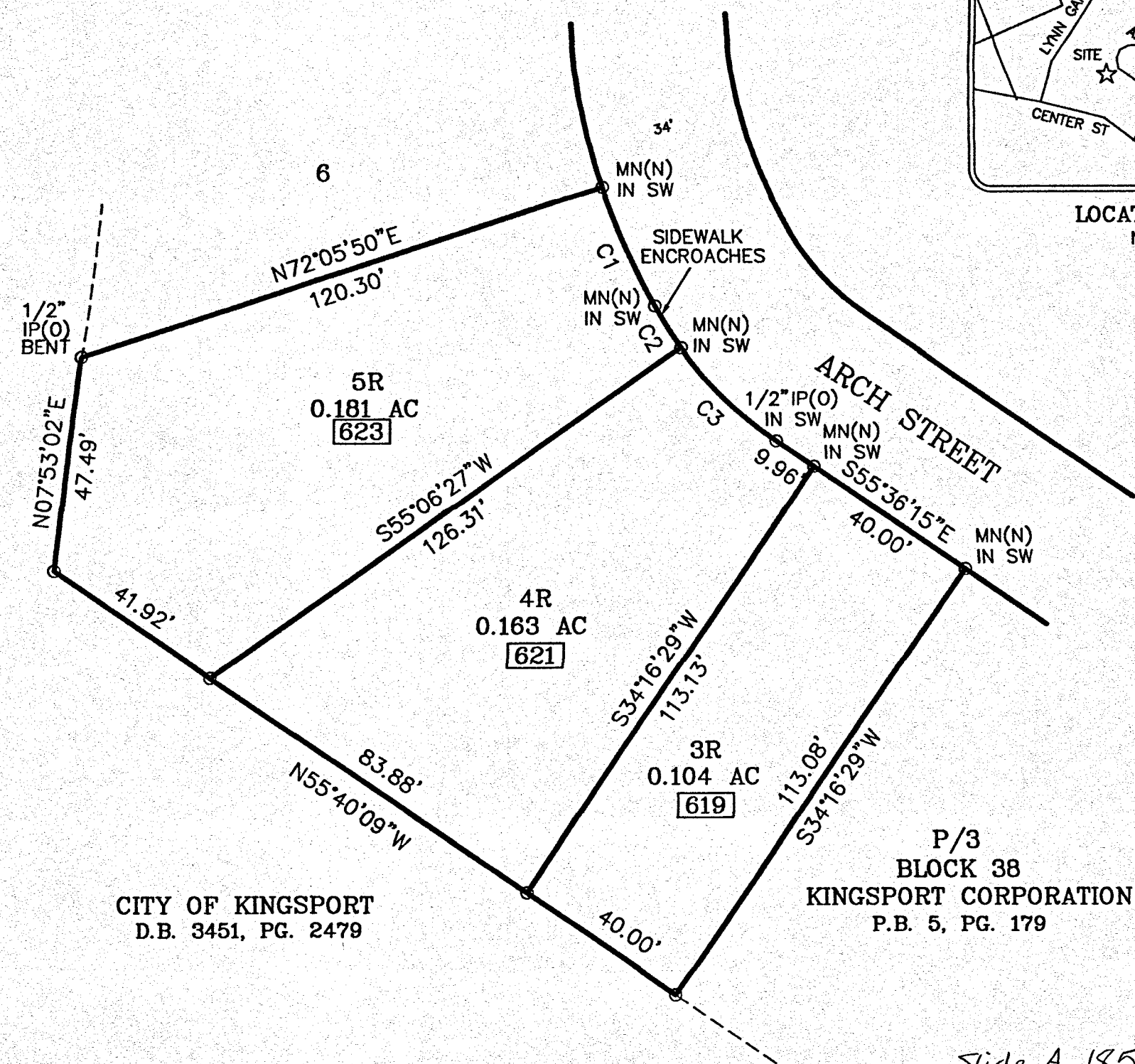
LOTS 30 AND 31, PHASE 1
WINDSOR FALLS AT COOKS
CROSSING, RECOMBINATION

KINGSFORT REGIONAL PLANNING COMMISSION

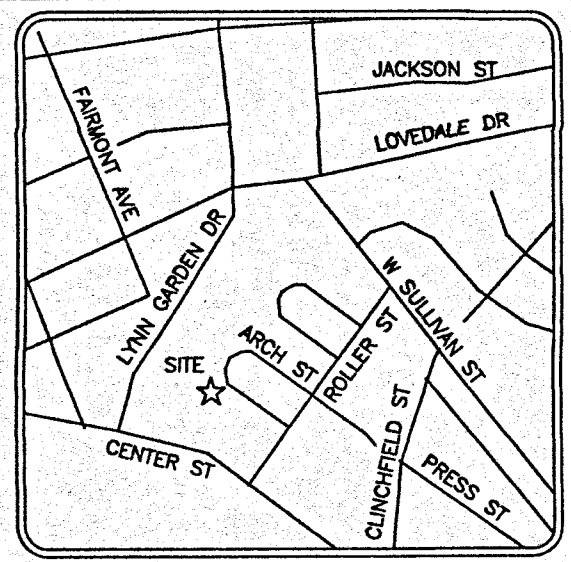
TOTAL ACRES 0.539 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNERS MICHAEL AND LAURIE HUBBARD CIVIL DISTRICT 7TH
SURVEYOR RYAN HORN CLOSURE ERROR 1:7,500
SCALE 1"=20'



BEFORE



AFTER



LOCATION MAP
N.T.S.

Slide A-1859

Sheena Tinsley, Register	Sullivan County
Rec #: 386350	Instrument #: 25022946
Rec'd: 15.00	Recorded
State: 0.00	12/8/2025 at 12:42 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 226-226

LEGEND

IP(O)	IRON PIPE, OLD
P.B.	PLAT BOOK
P.C.	PAGE
N.T.S.	NOT TO SCALE
AC.	ACRES
D.B.	DEED BOOK
SW	SIDEWALK
[723]	911 ADDRESS

NOTES:

- 1) NORTH BASED ON STATE PLANE COORDINATES TN4100. DATA WAS OBSERVED ON 10/3/2025. UTILIZING SPECTRA GEOSPATIAL SP100 RECEIVERS. GEOID18
- 2) PROPERTY IS ZONED R-4
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0040D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 25-13971
- 5) ACAD FILE 25-13971 PHILLIPS.DWG
- 6) FIELD INFORMATION ELECTRONICALLY COLLECTED
- 7) TAX MAP 046H "J", PARCELS 017.00 & 018.00
- 8) DEED REFERENCE: DEED BOOK 3660, PAGE 569, DEED BOOK 3660, PAGE 523.
- 9) PRIOR PLAT REFERENCE: PLAT BOOK 5, PAGE 179.
- 10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 13) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 14) 5/8" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

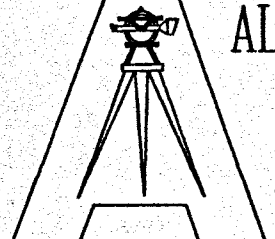
RESUBDIVISION OF
LOTS 4, 5 & PART OF 3, BLOCK 38

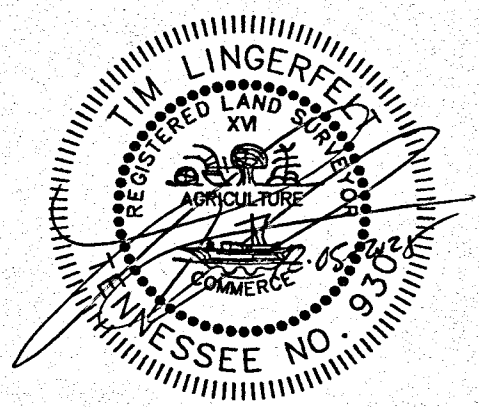
KINGSPORT CORPORATION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.448	TOTAL LOTS	3
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	2TNCANES GP	CIVIL DISTRICT	11TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000
SCALE	1"=30'		

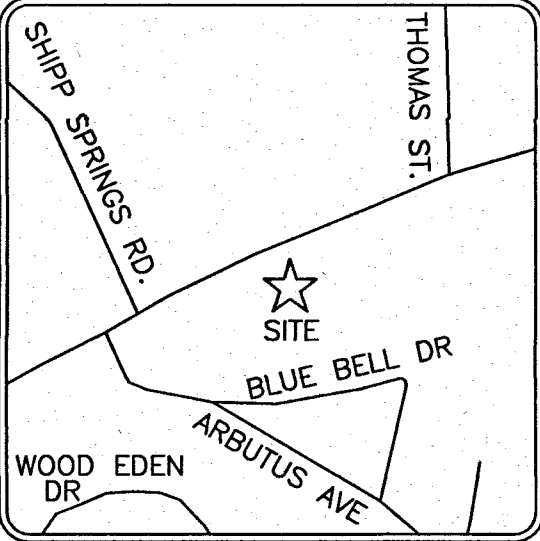
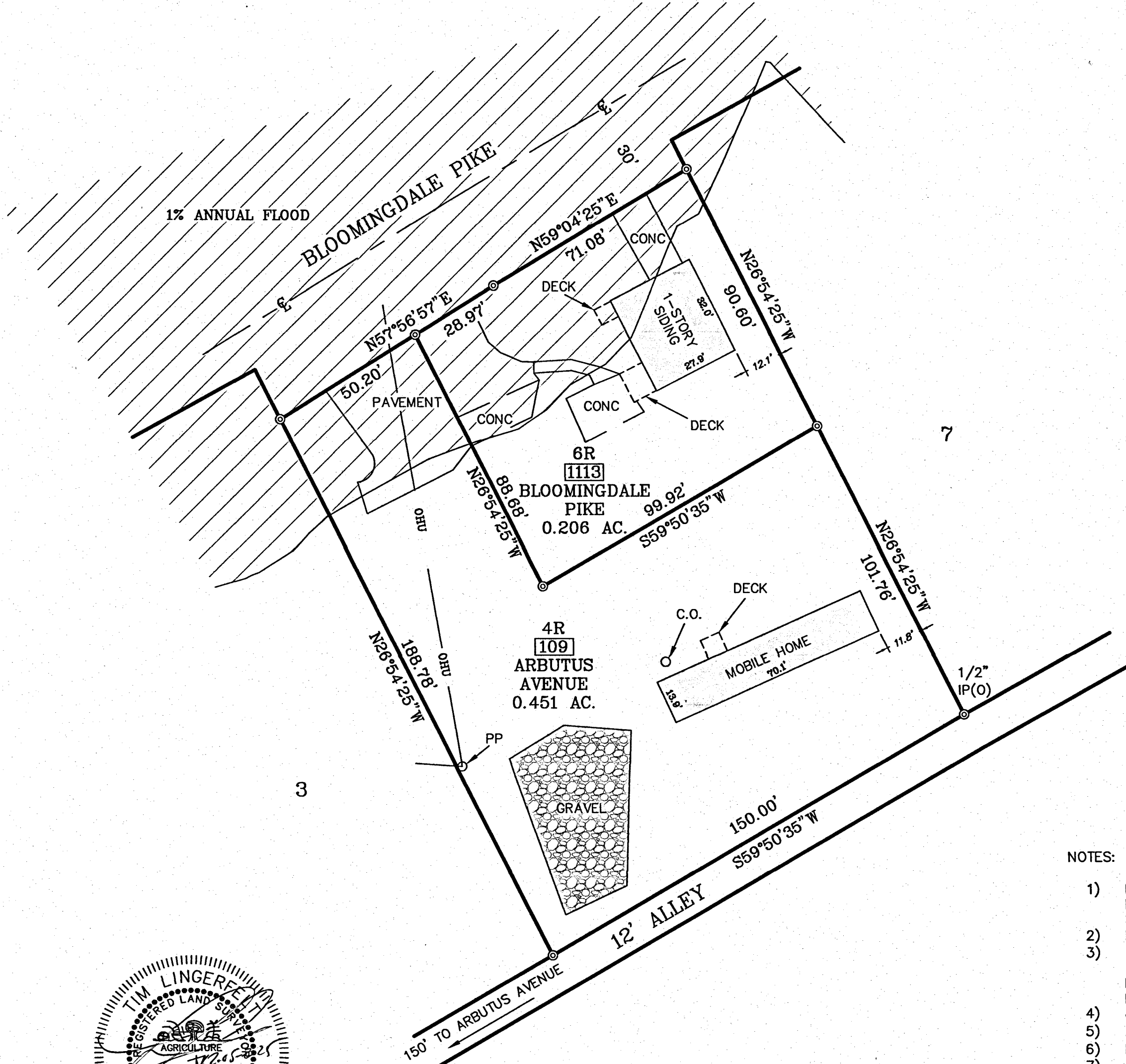
CURVE	RADIUS	LENGTH	CHORD
C1	148.70'	28.58'	S23°24'16"E 28.54'
C2	87.00'	10.95'	S32°37'22"E 10.94'
C3	87.00'	29.57'	S45°57'55"E 29.43'

 **ALLEY & ASSOCIATES, INC.**
• SURVEYORS •
422 E. MARKET STREET
KINGSPORT, 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 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. 12/5/25 DATE	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. 20 TRAFFIC ENGINEERING MANAGER	CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN. 12-05 2025 REGISTERED SURVEYOR
CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAN ARE APPROVED AS ASSIGNED. December 8 2025 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING	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 KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. 2 DEC 2025 KINGSPORT 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 RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED. 20 CITY ENGINEER

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. 2 DEC 2025 KINGSPORT AUTHORIZING AGENT	CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$5,000.00 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. 2025 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION
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LOCATION MAP
N.T.S.

LEGEND

- IP(0) IRON PIPE, OLD
- N.T.S. NOT TO SCALE
- CONC CONCRETE
- ℄ CENTERLINE
- OHU OVERHEAD UTILITY
- PP POWER POLE
- C.O. CLEAN OUT
- AC. ACRES
- 723 911 ADDRESS

NOTES:

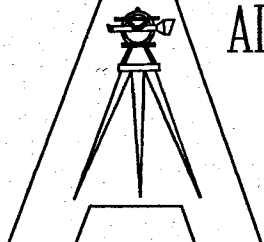
- 1) NORTH BASED ON STATE PLANE COORDINATES TN4100.GPS POSITIONAL DATA WAS OBSERVED ON 10/3/2025. UTILIZING SPECTRA GEOSPATIAL SP100 RECEIVERS. GEOID18
- 2) PROPERTY IS ZONED R-2; SETBACKS CONFORM TO CURRENT ZONING.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0035D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
- 4) JOB NO. 25-13985
- 5) ACAD FILE 25-13985 EVANRIDGE.DWG
- 6) FIELD INFORMATION ELECTRONICALLY COLLECTED
- 7) TAX MAP 0300 "B", PARCELS 007.00 & 008.00
- 8) DEED REFERENCE: DEED BOOK 3490, PAGE 928.
- 9) PRIOR PLAT REFERENCE: PLAT BOOK 1, PAGE 226.
- 10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 13) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 14) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 15) THERE IS A BLANKET PRIVATE SEWER LATERAL EASEMENT ACROSS LOT 6R FOR LOT 4R.

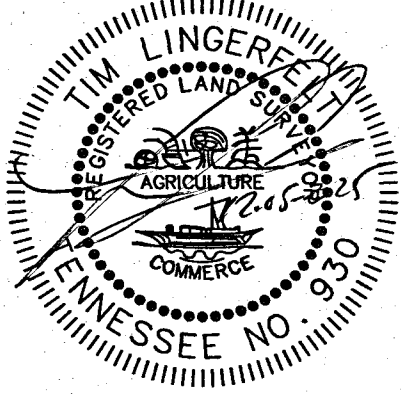
RESUBDIVISION OF
PARTS OF LOTS 4, 5 & 6 OF BLOCK 1

BLOOMINGDALE HEIGHTS

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.657	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	EVANRIDGE PROPERTIES LLC	CIVIL DISTRICT	11TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000
SCALE	1"=30'		

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



Slide A-1860

Sheena Tinsley, Register
Sullivan County
Rec #: 396433 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

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