



February 15th, 2024

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. Hood Road West
2. Brookside Drive
3. North Holston River Drive

Sincerely,

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

SEE NOTE 1)

LOT 1 CONTAINS A STRUCTURE UTILIZING AN EXISTING SEPTIC SYSTEM AND EVALUATION 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 THE EXISTING SEPTIC SYSTEM OR THE NEW SEPTIC SYSTEM OR A DUPLICATION AREA. ANY PURCHASER OF THE LOTS 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 SHALL BE SUBJECT TO THE AVAILABLE AREAS FOR UTILIZATION OF A SEPTIC SYSTEM.

I, CURRENT OWNER OF LOT 1, STATE TO THE BEST OF MY KNOWLEDGE, THE EXISTING SEPTIC SYSTEMS ARE FUNCTIONING PROPERLY.

1-9 DATE 20 24
 OWNER *Donna Renee Estep*
 PRINT NAME

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	212.10'	32.87'	32.84'	N88°03'52"E
C2	1439.04'	106.87'	106.85'	N81°29'53"E
C3	20.00'	32.17'	28.81'	S54°30'46"E
C4	363.11'	43.94'	43.91'	S11°53'38"E

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 ADOPT THIS PLAN OF SUBDIVISION OF THE PROPERTY AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

1-9 DATE 20 24
 OWNER *Donna Renee Estep*

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE RECORD SURVEY AND THAT THE KINGSPORT REGIONAL PLANNING COMMISSION HAS BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

1-9 DATE 20 24
 TENNESSEE REGISTERED LAND SURVEYOR

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.

1-9 DATE 20 24
 KINGSPORT AUTHORIZING AGENT

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

1-9 DATE 20 24
 KINGSPORT AUTHORIZING AGENT



ALLEY & ASSOCIATES, INC.
 SURVEYORS
 422 E. MARKET STREET
 KINGSPORT, TENNESSEE 37660
 TELEPHONE (423) 382-8806
 EMAIL: ling@alleysurveyors.com

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM
 LOT 1 HAS NOT BEEN EVALUATED PURSUANT TO THIS PLAT FOR SEWERAGE SYSTEMS. THE EXISTING SEWERAGE SYSTEMS FOR THESE LOTS OR THE EXISTING SYSTEM CONSTITUTE APPROVAL OF THESE LOTS OR THE EXISTING SYSTEM.

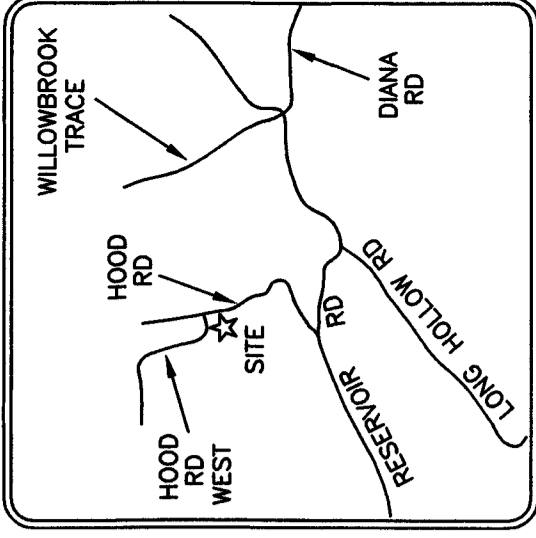
RECORD ON FILE AT TREC OFFICE
 FILE: _____ DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE PUBLIC RECORDS OF THE KINGSPORT REGIONAL PLANNING COMMISSION. THE AMOUNT OF THE SURVEY FEE HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION AND THE COMPLETION OF THE REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

1-9 DATE 20 24
 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

1-9 DATE 20 24
 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING



LOCATION MAP
 N.T.S.

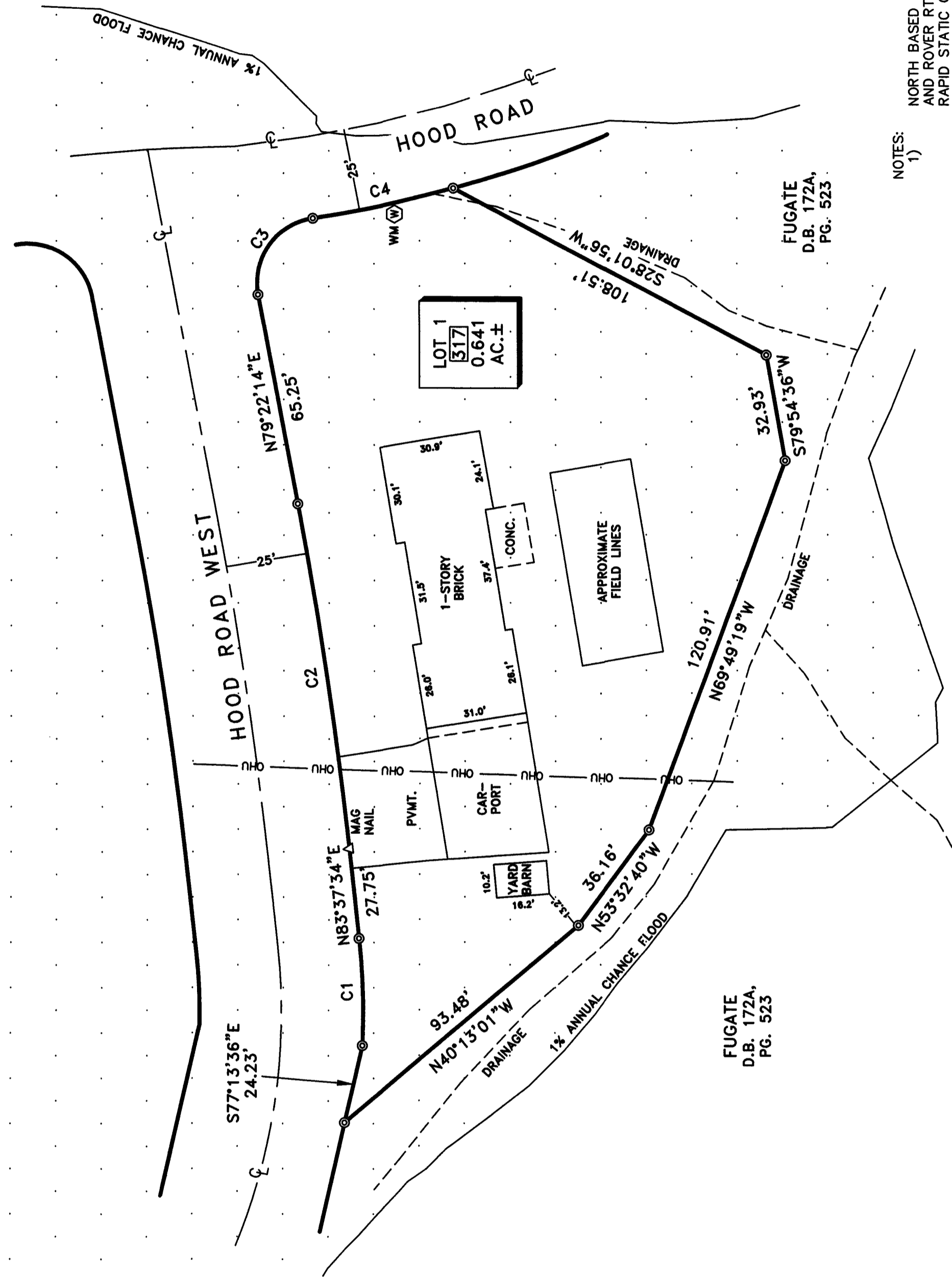
Slide A-1707
 01/10/2024 - 03:41:32 PM
 24000649

1 PGS:AL-PLAT BATCH: 344230
 PLAT BOOK: P69
 PAGE: 217-217

REG FEE	16.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE SULLIVAN COUNTY
 SHEENA R TINSLEY
 REGISTER OF DEEDS

LEGEND
 D.B. DEED BOOK
 P.C. PAGE
 P.V.M.T. PAVEMENT
 AC. ACRES
 CONC. CONCRETE
 N.T.S. NOT TO SCALE
 -OHU- OVERHEAD UTILITY
 WM WATER METER
 & CENTERLINE
 911 ADDRESS
 1/2" IRON ROD NEW
 WITH A&A CAP



NOTES:
 1) NORTH BASED ON TENNESSEE GRID NORTH (NAD83). ESTABLISHED BY BASE AND ROVER RTK-GPS MEASUREMENTS. BASE POSITION ESTABLISHED BY RAPID STATIC OCCUPATION AND PROCESSED BY OPUS USING GEIOD1B. PROPERTY IS ZONED R-1
 SETBACKS:
 FRONT 30'
 REAR 30'
 SIDE 12'

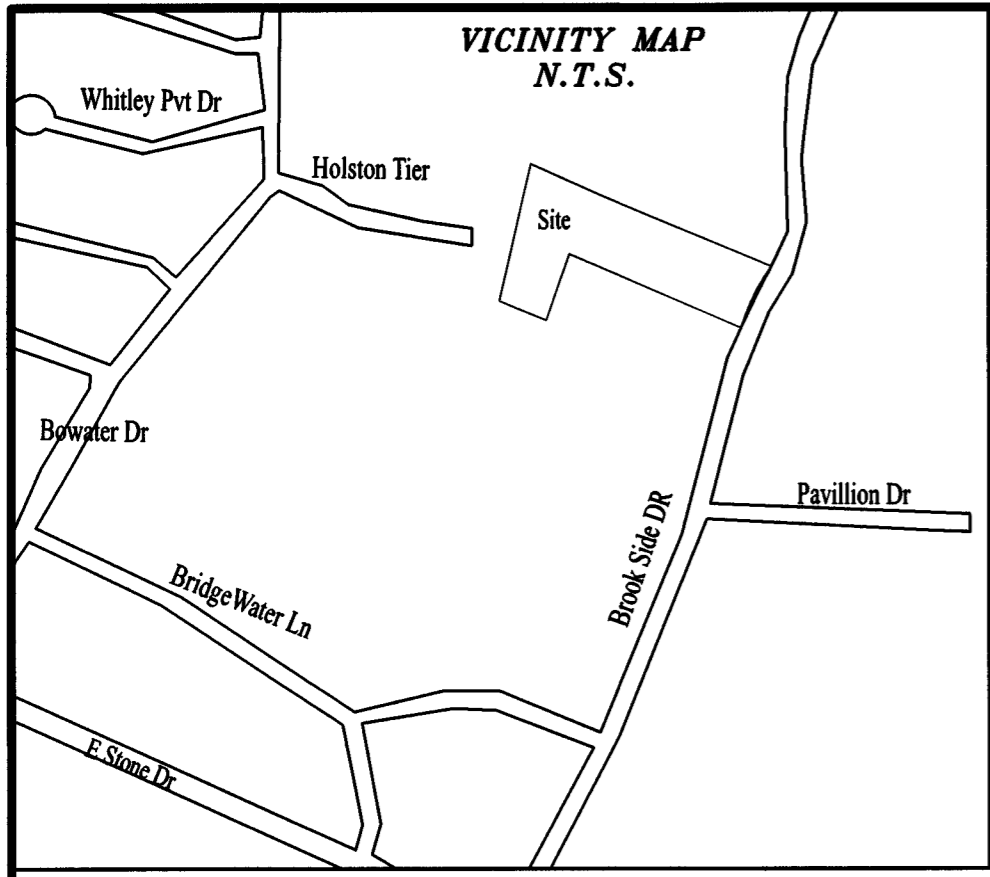
2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00400 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN. JOB NO. 23-13193 ESTEPP.DWG
 ACAD FILE 23-13193
 TAX MAP 075, PARCEL 044.01 & PART OF PARCEL 044.00.
 REFERENCE: D.B. 172A, PG. 523

3) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 THERE IS APPROXIMATELY 34± ACRES REMAINING IN PARCEL 044.00.

4) 5) 6) 7) 8) 9) 10) 11)

LOT 1, FUGATE PROPERTY SUBDIVISION
 KINGSPORT REGIONAL PLANNING COMMISSION

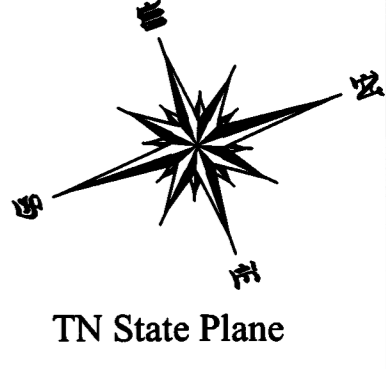
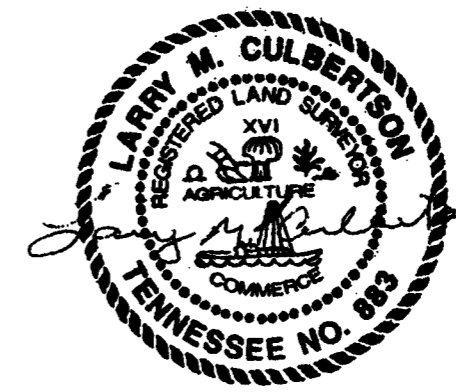
TOTAL ACRES	0.641	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	FUGATE		
SURVEYOR	ALLEY & ASSOCIATES, INC.		
CIVIL DISTRICT	13TH		
CLOSURE ERROR	1:10,000	SCALE	1" = 30'



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

Notes
 1. Deed Reference: DB 3550 - PG 2089 / DB 312 A - PG 570
 2. TAX MAP: 047H - A - 001.00 / 047 H - A - 001.25

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 #: 47163C0035D
 SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
 EFFECTIVE DATE: 09-29-2006



TN State Plane
 Slide A-1709
 02/02/2024 - 08:38:07 AM
 24001600
 1 PGS:AL-PLAT BATCH: 346066
 PLAT BOOK: P59
 PAGE: 227-227

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
 SHEENA R TINSLEY
 REGISTER OF DEEDS

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

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA OF A MINIMUM OF 7 1/2" WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORM WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORM WATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION

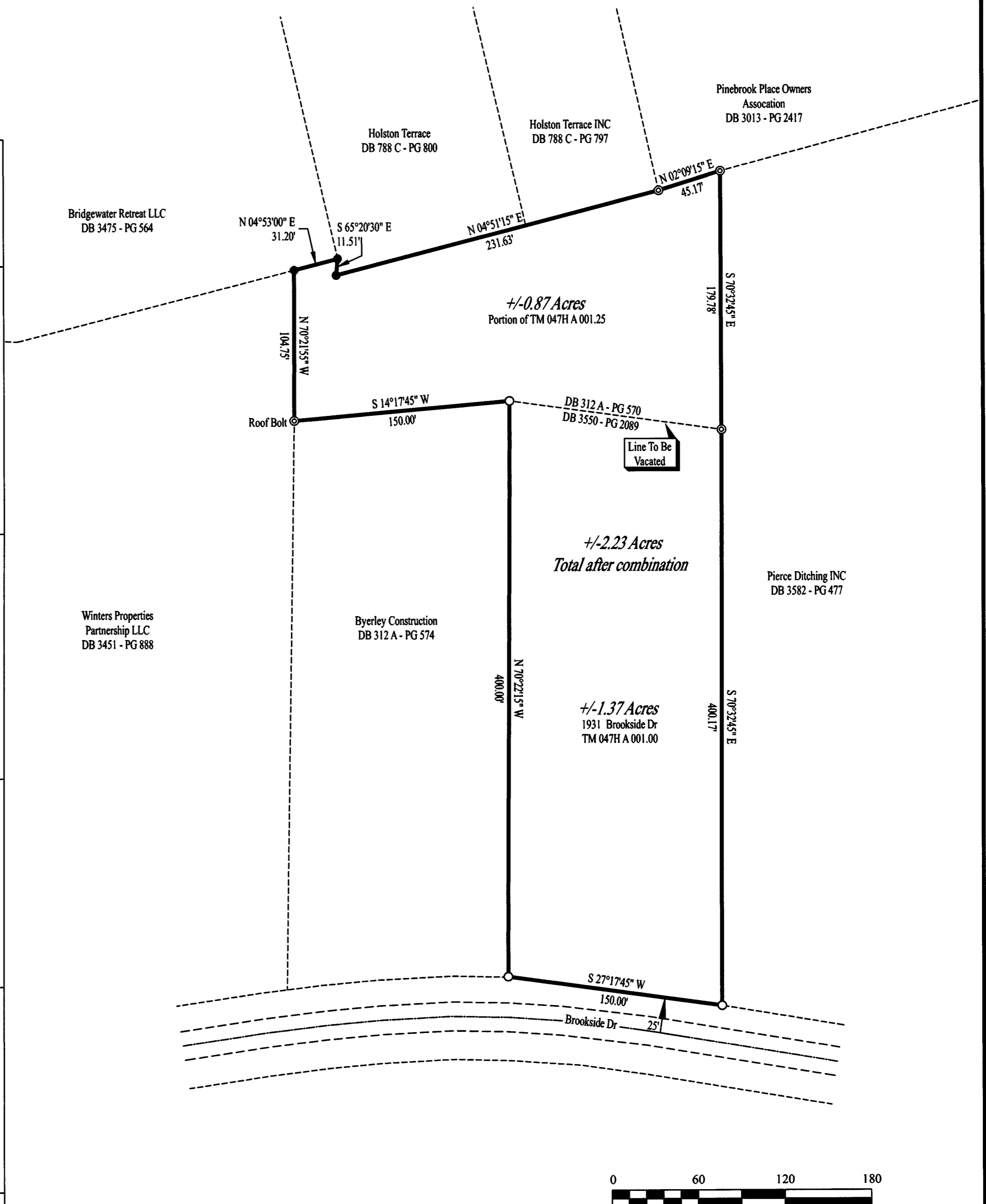
CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM
 I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.
 DATE 1/31 2024
 TENNESSEE DEPARTMENT OF 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.
 DATE 1/30/ 2024
 OWNER: *David Silberger, Carolyn Gillespie*
 OWNER: *Sunny Hills Development, Inc. by Joe J. P. ...*

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED, FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE Kingsport WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN.
 DATE 1/31 2024
 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 1/31 2024
 CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING CONFIRMATION BY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SULLIVAN COUNTY, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
 DATE _____ 20____
 CONFIRMED BY SULLIVAN COUNTY PLANNING DIRECTOR _____ DATE _____
 SECRETARY OF THE CITY OF KINGSPORT _____



CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SULLIVAN COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
 01-29 2024
 DATE
 SURVEYOR
 I HEREBY CERTIFY THAT THIS IS A CATEGORY _____ SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: _____
 SURVEYOR _____ TN. REG. NO _____
 DATE _____

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR:
 Kingsport Regional Planning Commission
 SUNNY HILLS DEVELOPMENT

Date 12-08-2023	File:sunny-hills2.DWG Drawn By: SWS	Scale: 1" = 60'
Eleventh (11th) Civil District		Sullivan County, Tn
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 8199

SUBDIVISION OF THE EVA CHAMBERS JOHNSON PROPERTY ESTATE, LOTS 1-3

CITY OF KINGSPORT REGIONAL PLANNING COMMISSION

12TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE

CLIENT: SUSAN MULLINS, EXECUTRIX OF THE EVA CHAMBERS JOHNSON ESTATE

SURVEY COMPLETED: 04-28-2022

CERTIFICATION 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 PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

[Signature]
 DATE: 1/29/24

OWNER(S) _____ DATE _____

CERTIFICATION OF ACCURACY

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

[Signature]
 JOSHUA K BECKETT, PLS TN RLS# 3227
 DATE: 1/29/24

CERTIFICATION OF THE APPROVAL OF STREETS

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

[Signature]
 CITY ENGINEER OR ROAD COMMISSIONER
 DATE: 1-30-24

CERTIFICATE OF APPROVAL OF SANITARY SEWER 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.

[Signature]
 TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION OR KINGSPORT AUTHORIZED AGENT
 DATE: 2/23/24

CERTIFICATION OF 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 ARE HEREBY APPROVED AS SHOWN.

[Signature]
 AUTHORIZING AGENT
 DATE: 2/29/24

APPROVAL FOR 911 ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE STREET NAME(S), AS NOTED ON THE FINAL PLAT IS(ARE) APPROVED AS ASSIGNED.

[Signature]
 SULLIVAN COUNTY 911 DIRECTOR
 DATE: 1/29/24

CERTIFICATE OF APPROVAL FOR RECORDING

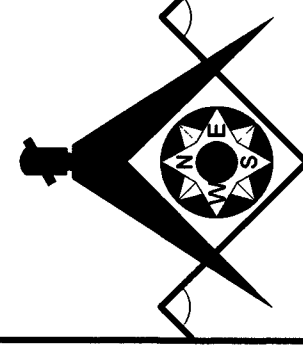
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.

[Signature]
 KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION
 DATE: 2/29/24

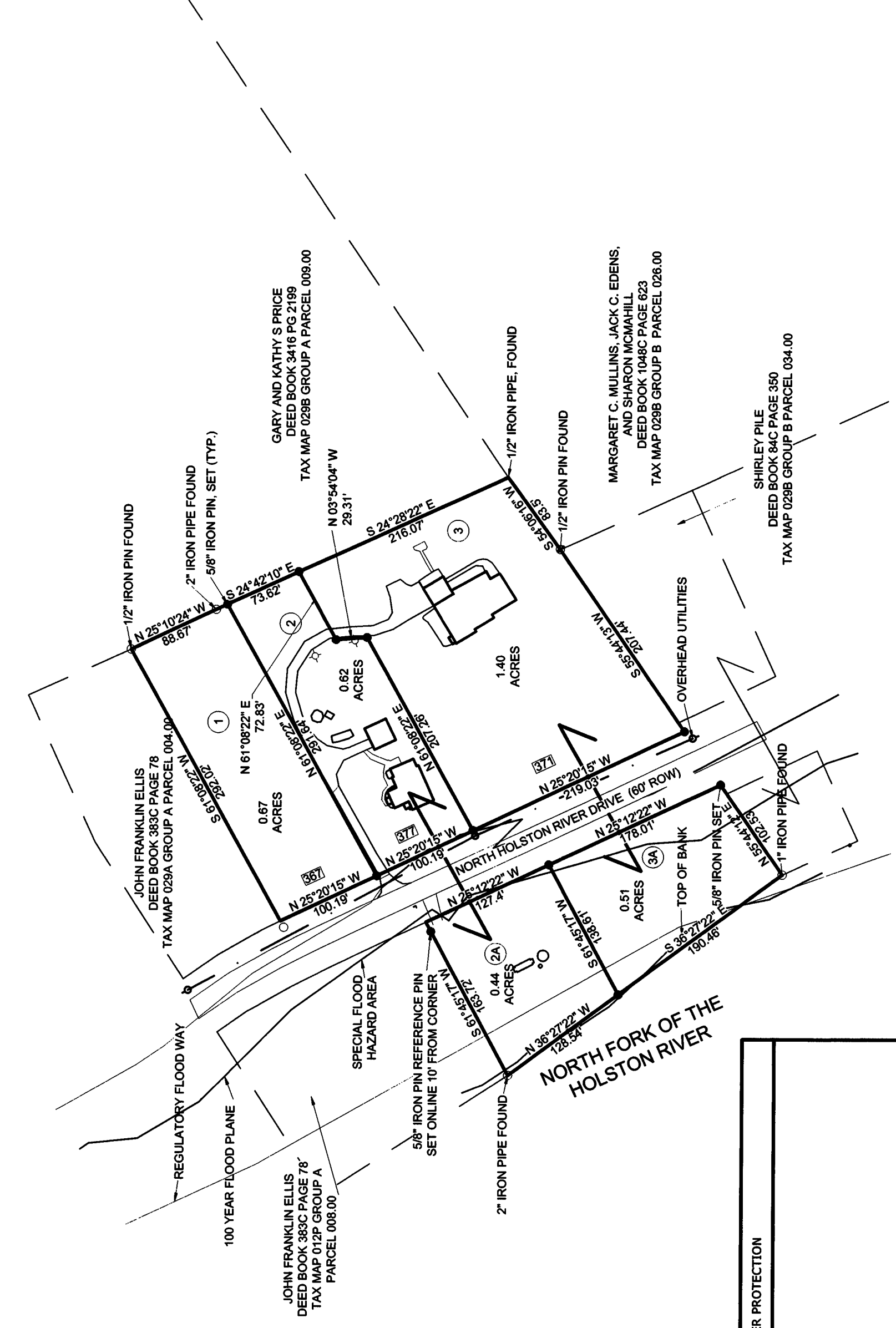
DASHED LINES SHOWN HEREON WERE CALCULATED USING PUBLIC RECORD AND EVIDENCE FOUND DURING THE CURRENT SURVEY, BUT WERE NOT FIELD SURVEYED. SAID LINES ARE SHOWN FOR REFERENCE ONLY AND DO NOT REPRESENT THE SURVEYOR'S OPINION AS TO THE LOCATION OF ANY BOUNDARY

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS AND/OR ENCUMBRANCES NOT KNOWN TO THE SURVEYOR NOT SHOWN HEREON.

THIS PROPERTY WAS DETERMINED TO BE IN FEMA FLOOD ZONE "X" BY MAP SCALING ONLY USING FEMA FIRM MAP 47163C0030D EFFECTIVE DATE 09/29/2006. NO TOPOGRAPHIC SURVEY WAS PERFORMED.



TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83)



DIVISION OF GROUNDWATER PROTECTION

LOTS 2A AND 3A ARE INTENDED TO BE CONVEYED WITH LOTS 2 AND 3, RESPECTIVELY, FOR THE PURPOSE OF RIVER ACCESS AND ARE NOT INTENDED TO BE DEVELOPED INTO RESIDENTIAL LOTS INDIVIDUALLY.

550' TO BRENTWOOD DRIVE

GNSS SURVEY STYLE: RTK

GNSS ROVER: CARLSON BRX7

RTK CORRECTIONS: ON-SITE BASE

GNSS BASE: CARLSON BRX7

DATUM: TENNESSEE SPC (NAD 83)

GEOID MODEL: 18

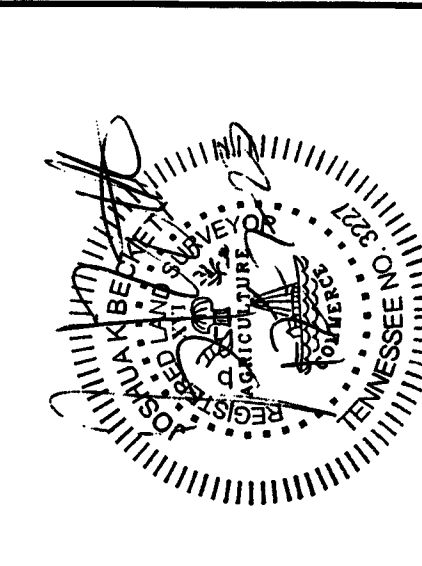
DATUM ADJUSTMENT FACTOR: N/A

OBSERVATION LENGTHS: SIDE SHOTS: 3 SECONDS

CONTROL POINTS: 3X 5 MINUTES, AVERAGED

I CERTIFY THIS SURVEY AS A CATEGORY IV SURVEY, BEING DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THE POSITIONAL ACCURACY OF THE GNSS VECTORS OBSERVED DOES NOT EXCEED 0.08'

VICINITY MAP



JOSHUA K BECKETT, PLS
 TN REGISTRATION # 3227
 758 WHISPERS RD
 GREENEVILLE, TN 37743
 (423) 278-6493
 jbeckett@beckettsurveys.com

SCALE: 1"=100'

TAX MAP 029B GROUP A PARCEL 001.00

ZONING CLASS: R-1

COPYRIGHT

REGISTER OF DEEDS
Side A-1710
 02/08/2024 - 08:36:13 AM
 24001697
 1 PGS.-AL-PLAT BATCH: 346032
 PLAT BOOK: P59
 PAGE: 228-228

REC FEE	16.00
DP FEE	2.00
ARG FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
 SHEENA R TINSLEY
 REGISTER OF DEEDS

