



July 8, 2024

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

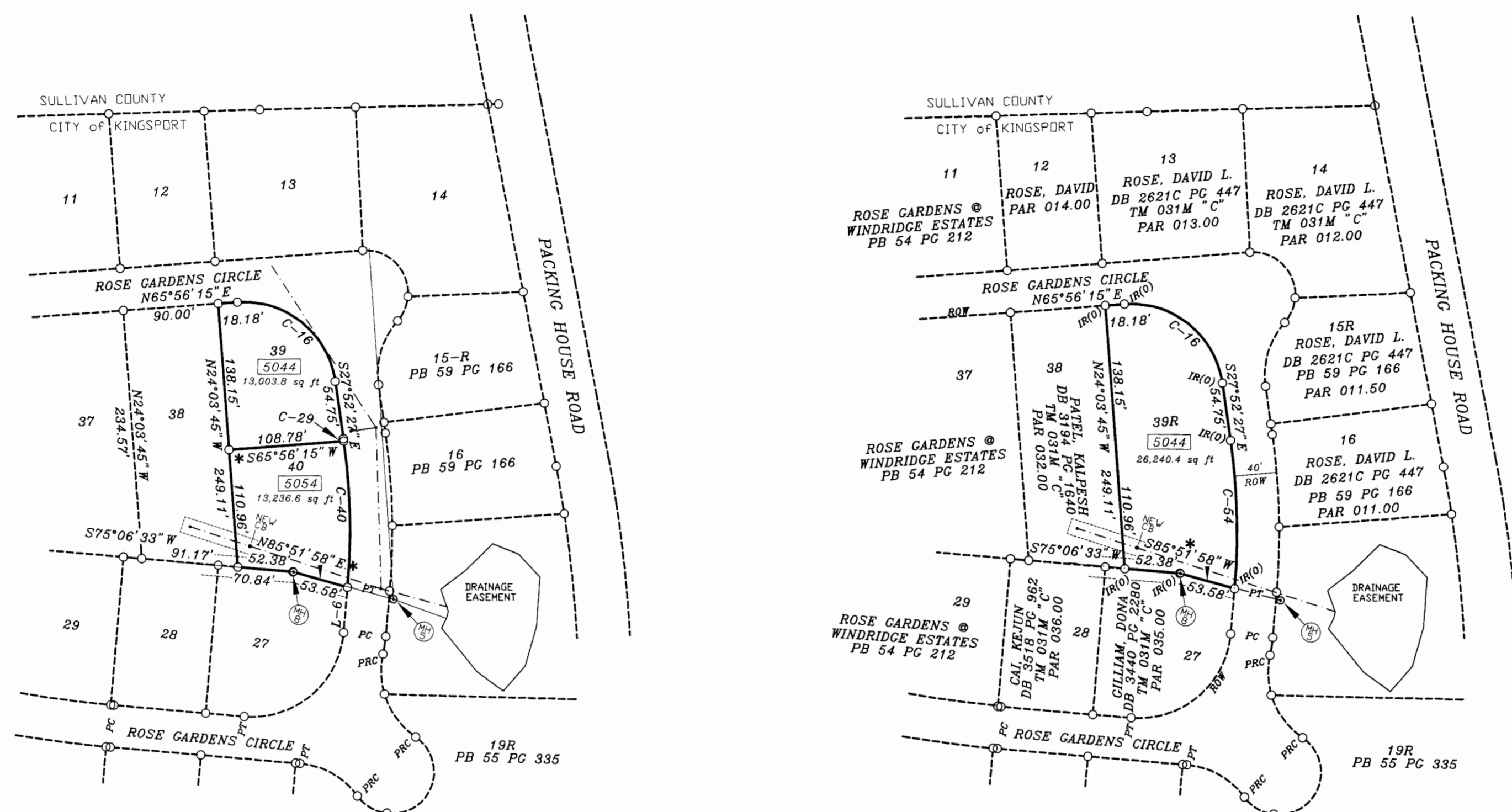
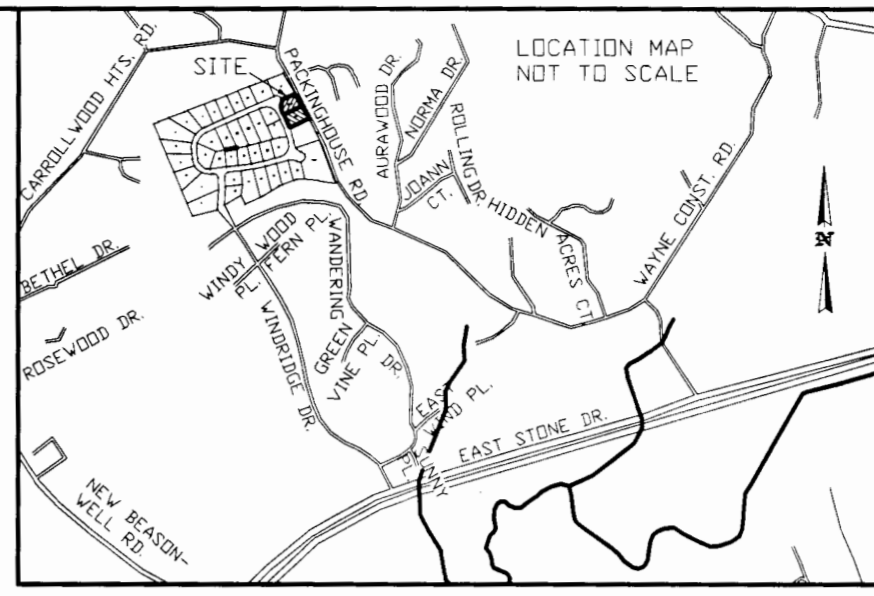
Chairman Duncan:

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. 5044 Rose Garden Circle
2. 475 & 477 Shadowtown Road
3. 101 Coventry Wynde
4. 1912 & 1916 Noble Street
5. 100 Netherland Lane
6. 2120 Enterprise Place
7. 330 Island Road

Sincerely,

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



Slide A-1740

06/11/2024 - 12:51:39 PM
24009602

1 PGS:AL-PLAT	BATCH: 356584
PLAT BOOK: P59	
PAGE: 351-351	
REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
REGISTERED PROFESSIONAL SURVEYOR

Curve No. 16 (C-16)
Delta - 86°11'18" RT
R = 87.00'
L = 130.87'
Ch = S70°58'06"E
118.88'

Curve No. 54 (C-54)
Delta - 12°59'00" RT
R = 619.25'
L = 140.32'
Ch = S21°22'57"E
140.02'

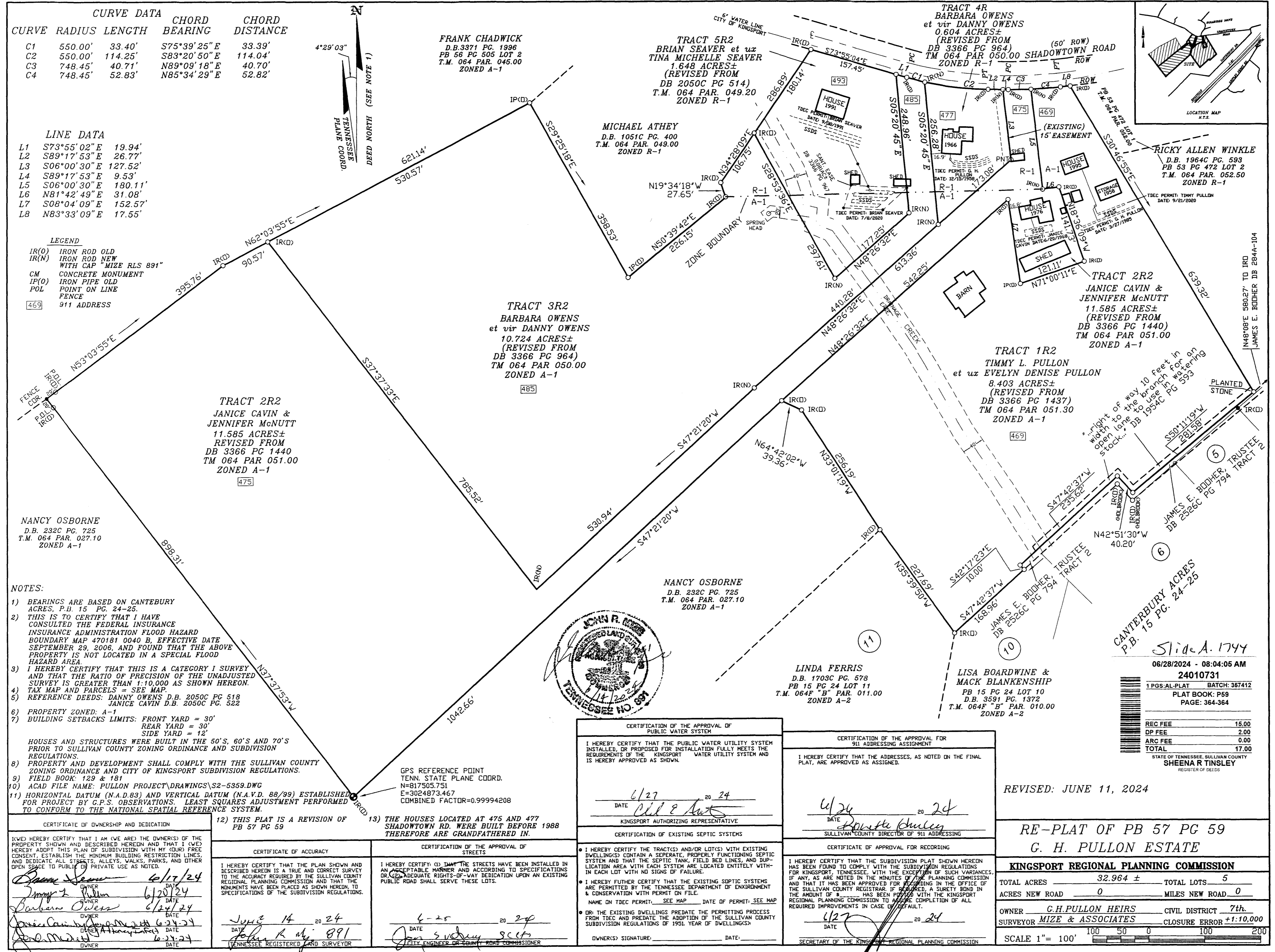
- NOTES:
- 1) BEARINGS ARE BASED ON THE KINGSPORT GEODETIC REFERENCE NETWORK MONUMENTS 023 AND 223.
 - 2) HORIZONTAL DATUM (N.A.D.83) AND VERTICAL DATUM (N.A.V.D. 88/99) ESTABLISHED FOR PROJECT BY G.P.S. OBSERVATIONS. LEAST SQUARES ADJUSTMENT PERFORMED TO CONFORM TO THE NATIONAL SPATIAL REFERENCE SYSTEM.
 - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 47163C0055D, EFFECTIVE DATE SEPTEMBER 29, 2006, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) REFERENCE DEED: DB 2621C Pg 447 PB 54 PG 212
 - 5) TAX MAP 031M "C" PARCEL 039.00
 - 6) PROPERTY ZONED: R-1B
 - 7) BUILDING SETBACKS LIMITS: FRONT YARD = 30'
REAR YARD = 30'
SIDE YARD = 8'
- ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
- 8) PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE CITY OF KINGSPORT ZONING ORDINANCE AND SUBDIVISION REGULATIONS.
 - 9) ALL ROW CORNERS AND CHANGES IN LINE BEARINGS ARE IRON ROD (NEW) UNLESS OTHERWISE NOTED. ALL IRON ROD (NEW) ARE #6 REBAR, 18" LONG WITH A YELLOW PLASTIC I.D. CAP STATING "TENNESSEE RLS 891".
 - 10) * DENOTES THAT THE BEARING IS NOT RADIAL TO THE CURVE.
 - 11) THERE SHALL BE A 15' FRONT AND 7.5' SIDE AND REAR EASEMENT FOR UTILITIES AND DRAINAGE.
 - 12) 911 ADDRESSES : [5044] ROSE GARDENS CIRCLE
 - 13) FIELD BOOK: 158
 - 14) ACAD FILE NAME: 07-6053\Drawings\F507-6053-13.dwg FILE # 24-6814
 - 15) OWNER/DEVELOPER: DAVID L. ROSE
ROSE CONSTRUCTION COMPANY
1038 SOUTH WILCOX DRIVE
SUITE 100
KINGSPORT, TN 37660
Phone: (423) 245-2264
 - 16) DATE: MAY 24, 2024

- LEGEND
- IR(O) EXISTING 5/8" IRON ROD WITH SURVEYORS CAP "RLS 891"
 - IR(N) NEW 5/8" IRON ROD WITH SURVEYORS CAP "RLS 891"
 - * LINE NOT RADIAL
 - WATER LINE
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - CB ■ CATCH BASIN
 - MH ○ MAN HOLE



MIZE & ASSOCIATES SURVEYORS
P.O. Box 465
Blountville, Tennessee 37617
423-384-4562

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>DATE: 6/11/24 OWNER: David L. Rose</p>		<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN.</p> <p>DATE: 6/11/24 SURVEYOR: Mize & Associates</p>		<p>CERTIFICATE OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT STREETS, HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE CITY SPECIFICATIONS OR; (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.</p> <p>DATE: 6/11/24 CITY ENGINEER OR COUNTY ROAD COMMISSIONER: [Signature]</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>DATE: 6/11/24 CITY GIS DIVISION OF SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE: [Signature]</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 REGISTERAR. 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.</p> <p>DATE: 6/11/24 SECRETARY: KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION: [Signature]</p>			
<p>CERTIFICATION OF THE 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 _____ WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 6/11/24 AUTHORIZING REPRESENTATIVE: [Signature]</p>						<p>CERTIFICATION 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>DATE: 6/11/24 OR: [Signature] KINGSPORT AUTHORIZING AGENT</p>					
<p>RE-PLAT LOT 39R ROSE GARDEN @ WINDRIDGE ESTATES</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES: 0.602 ACRES± TOTAL LOTS: 1</p> <p>ACRES NEW ROAD: 0 MILES NEW ROAD: 0</p> <p>OWNER: DAVID L. ROSE CIVIL DISTRICT: 10th</p> <p>SURVEYOR: MIZE & ASSOCIATES CLOSURE ERROR: 1:10,000</p> <p>SCALE 1" = 100'</p>											



CURVE DATA

CURVE	RADIUS	LENGTH	BEARING	CHORD DISTANCE
C1	550.00'	33.40'	S75°39'25"E	33.39'
C2	550.00'	114.25'	S83°20'50"E	114.04'
C3	748.45'	40.71'	N89°09'18"E	40.70'
C4	748.45'	52.83'	N85°34'29"E	52.82'

LINE DATA

LINE	BEARING	DISTANCE
L1	S73°55'02"E	19.94'
L2	S89°17'53"E	26.77'
L3	S06°00'30"E	127.52'
L4	S89°17'53"E	9.53'
L5	S06°00'30"E	180.11'
L6	N81°42'49"E	31.08'
L7	S08°04'09"E	152.57'
L8	N83°33'09"E	17.55'

LEGEND

- IR(O) IRON ROD OLD
- IR(N) IRON ROD NEW WITH CAP "MIZE RLS 891"
- CM CONCRETE MONUMENT
- IP(O) IRON PIPE OLD
- POL POINT ON LINE
- FENCE
- 469 911 ADDRESS

- NOTES:**
- BEARINGS ARE BASED ON CANTEBURY ACRES, P.B. 15 PG. 24-25.
 - THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 470181 0040 B, EFFECTIVE DATE SEPTEMBER 29, 2008, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.
 - TAX MAP AND PARCELS = SEE MAP.
 - REFERENCE DEEDS: DANNY OWENS D.B. 2050C PG 518 JANICE CAVIN D.B. 2050C PG 522
 - PROPERTY ZONED: A-1
 - BUILDING SETBACKS LIMITS: FRONT YARD = 30' REAR YARD = 30' SIDE YARD = 12'
 - HOUSES AND STRUCTURES WERE BUILT IN THE 50'S, 60'S AND 70'S PRIOR TO SULLIVAN COUNTY ZONING ORDINANCE AND SUBDIVISION REGULATIONS.
 - PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE SULLIVAN COUNTY ZONING ORDINANCE AND CITY OF KINGSFORT SUBDIVISION REGULATIONS.
 - FIELD BOOK: 129 & 181
 - ACAD FILE NAME: PULLON PROJECT DRAWINGS\S2-5359.DWG
 - HORIZONTAL DATUM (N.A.D. 83) AND VERTICAL DATUM (N.A.V.D. 88/89) ESTABLISHED FOR PROJECT BY G.P.S. OBSERVATIONS. LEAST SQUARES ADJUSTMENT PERFORMED TO CONFORM TO THE NATIONAL SPATIAL REFERENCE SYSTEM.
 - THIS PLAT IS A REVISION OF PB 57 PG 59
 - THE HOUSES LOCATED AT 475 AND 477 SHADOWTOWN RD. WERE BUILT BEFORE 1988 THEREFORE ARE GRANDFATHERED IN.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Janice Cavin DATE: 6/17/24
Jennifer McNutt DATE: 6/20/24
Barbara Owens DATE: 6/24/24
Janice Cavin & Jennifer McNutt DATE: 6/24/24
John R. Mize DATE: 6/24/24

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, TO SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

John R. Mize DATE: 6/24/24
 TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

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

John R. Mize DATE: 6-25 20 24
 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 KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE: 6/27 20 24
John R. Mize
 KINGSFORT AUTHORIZING REPRESENTATIVE

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

DATE: 6/24 20 24
John R. Mize
 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING



CERTIFICATION OF EXISTING SEPTIC SYSTEMS

I HEREBY CERTIFY THAT 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 DUMP-LICATION 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 FILE WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

OR: THE EXISTING DWELLINGS PREDATE THE PERMITTING PROCESS FROM TDEC AND PREDATE THE ADOPTION OF THE SULLIVAN COUNTY SUBDIVISION REGULATIONS OF 1991 YEAR OF DWELLINGS.

DATE: 6-25 20 24
John R. Mize
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ 2,000 HAS BEEN PROVIDED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 6/27 20 24
John R. Mize
 SECRETARY OF THE KINGSFORT REGIONAL PLANNING COMMISSION

REVISED: JUNE 11, 2024

RE-PLAT OF PB 57 PG 59
 G. H. PULLON ESTATE

KINGSFORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 32.964 ± TOTAL LOTS 5
 ACRES NEW ROAD 0 MILES NEW ROAD 0

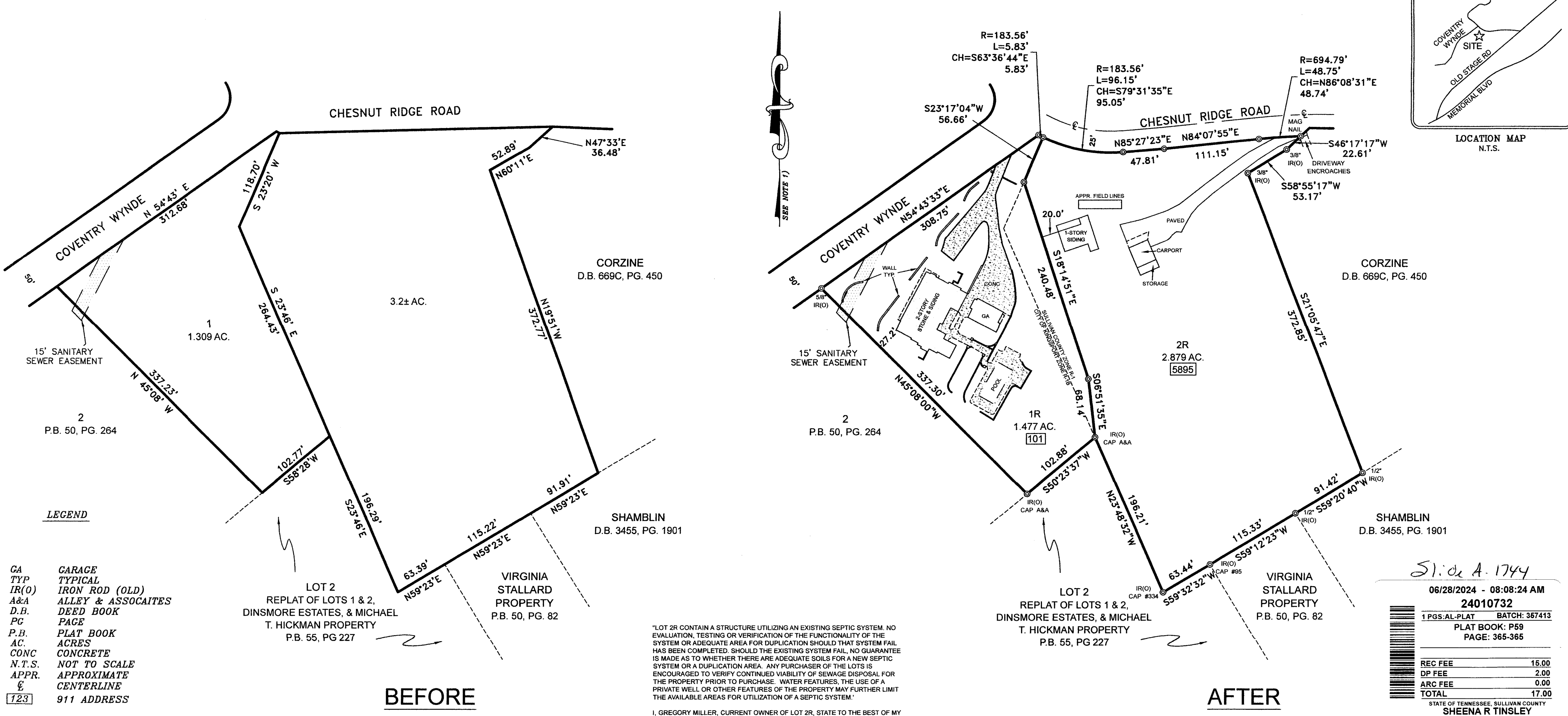
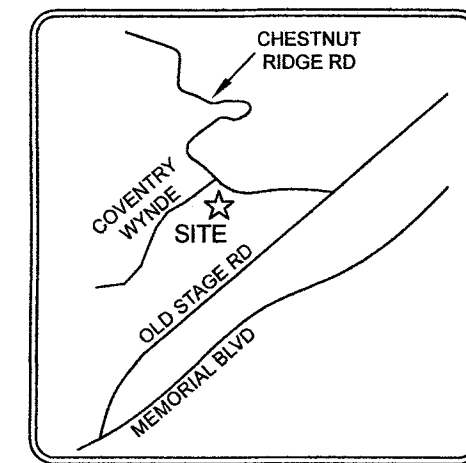
OWNER G.H. PULLON HEIRS CIVIL DISTRICT 7th
 SURVEYOR MIZE & ASSOCIATES CLOSURE ERROR ±1:10,000

SCALE 1" = 100'

Slide A. 1744
 06/28/2024 - 08:04:05 AM
 24010731
 1 PGS-AL-PLAT BATCH: 367412
 PLAT BOOK: P59
 PAGE: 364-364

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



LEGEND

GA GARAGE
TYP TYPICAL
IR(O) IRON ROD (OLD)
A&A ALLEY & ASSOCAITES
D.B. DEED BOOK
PG PAGE
P.B. PLAT BOOK
AC. ACRES
CONC CONCRETE
N.T.S. NOT TO SCALE
APPR. APPROXIMATE
⊕ CENTERLINE
123 911 ADDRESS

LOT 2
REPLAT OF LOTS 1 & 2,
DINSMORE ESTATES, & MICHAEL
T. HICKMAN PROPERTY
P.B. 55, PG 227

LOT 2
REPLAT OF LOTS 1 & 2,
DINSMORE ESTATES, & MICHAEL
T. HICKMAN PROPERTY
P.B. 55, PG 227

"LOT 2R CONTAIN A STRUCTURE UTILIZING AN EXISTING SEPTIC SYSTEM. NO 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 THERE ARE ADEQUATE SOILS FOR A 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 MAY FURTHER LIMIT THE AVAILABLE AREAS FOR UTILIZATION OF A SEPTIC SYSTEM."

I, GREGORY MILLER, CURRENT OWNER OF LOT 2R, STATE TO THE BEST OF MY KNOWLEDGE, THE EXISTING SEPTIC SYSTEMS ARE FUNCTIONING PROPERLY."

NOTES:
1) 7.5' UTILITY AND DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINES; 15' ALONG FRONT OF ALL LOTS

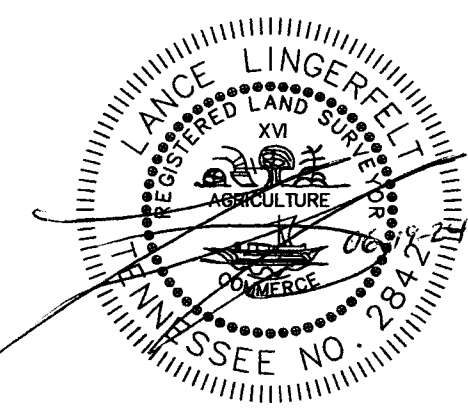
NOTES:
1) NORTH BASED ON REFERENCED PLAT.
2) PROPERTY IS ZONED R-1B (CITY OF KINGSPORT)
PROPERTY IS ZONES R-1 (SULLIVAN COUNTY)
3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
JOB NO. 24-13339
4) ACAD FILE 24-13339 MILLER.DWG
5) TAX MAP 047, PARCEL 039.00 & PARCEL 044.00
6) REFERENCES: P.B. 52, PG. 45 & D.B. 3499, PG. 2019.
7) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
8) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
9) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
10) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS AND BREAKS UNLESS OTHERWISE NOTES.

06/28/2024 - 08:08:24 AM
24010732
1 PGS:AL-PLAT BATCH: 387413
PLAT BOOK: P59
PAGE: 365-365

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

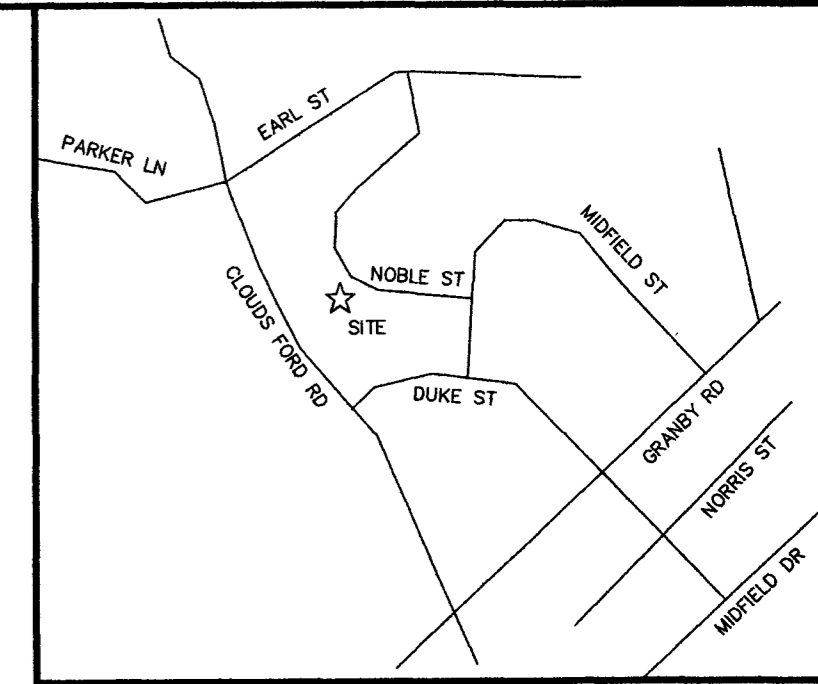
DATE
OWNER
PRINT NAME



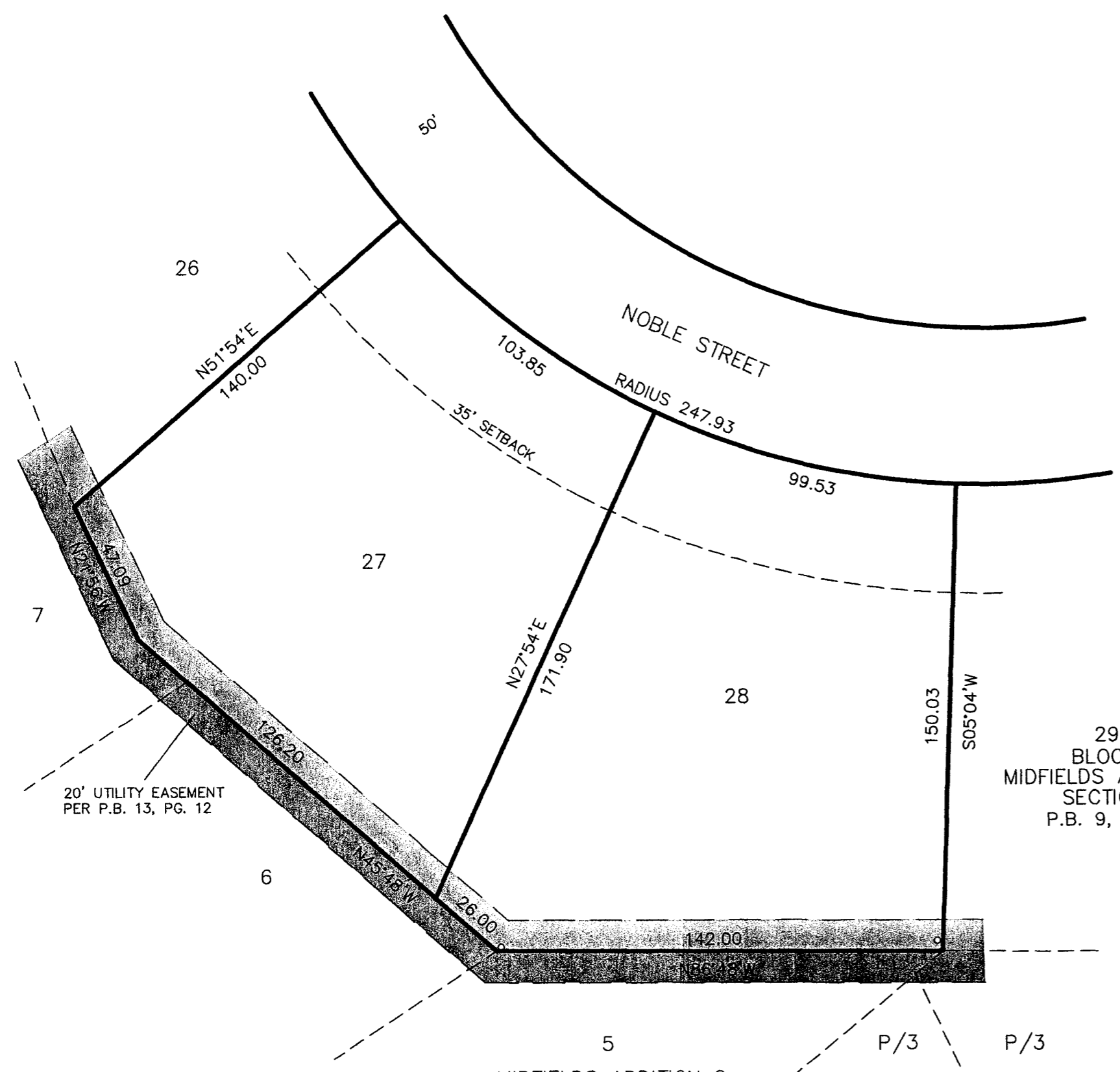
ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 382-8896
EMAIL: llingerfelt@alleyassociates.com

"CITY OF KINGSPORT SEWER IS ONLY AVAILABLE TO LOT 1R"

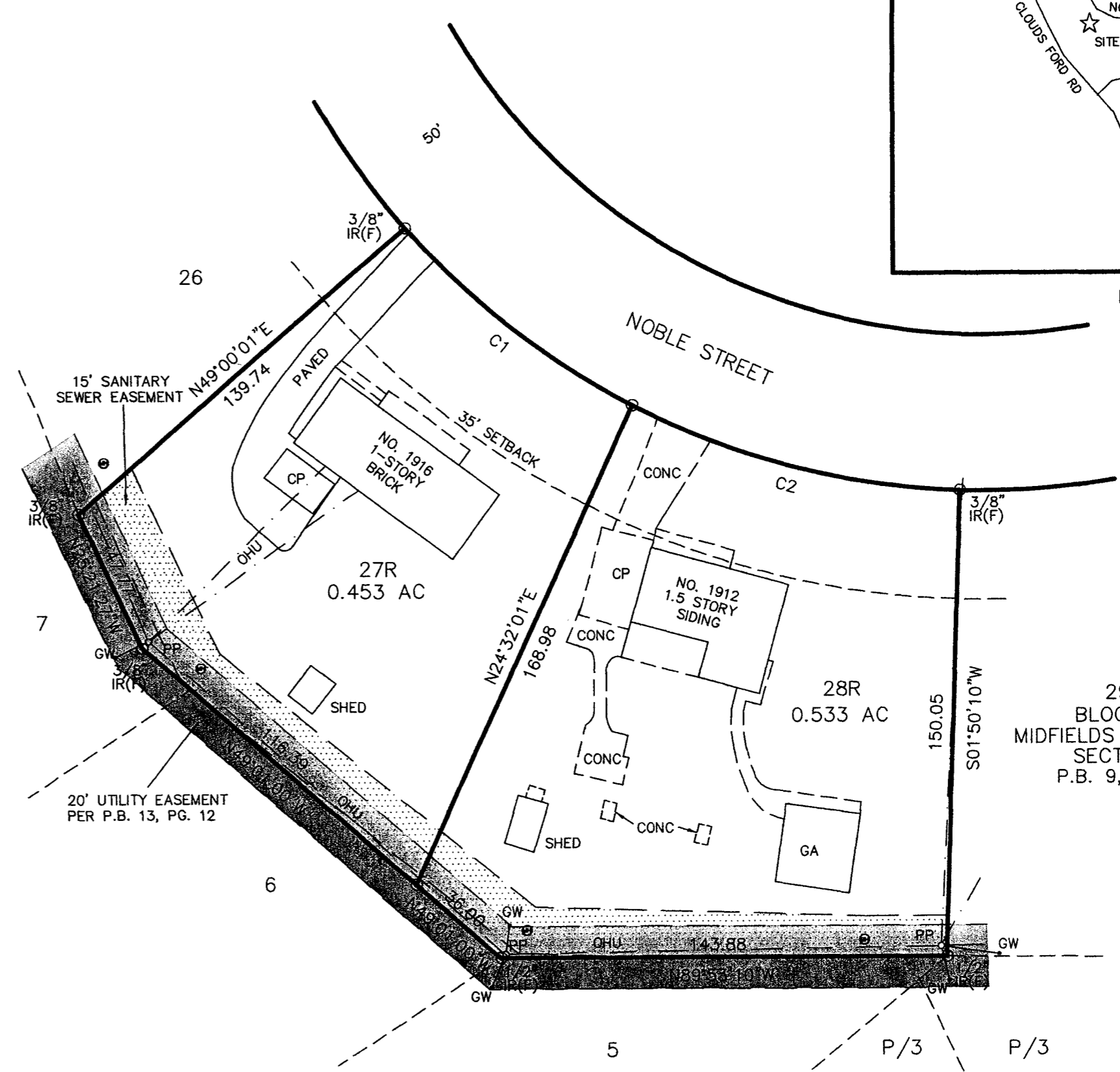
<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>DATE: 6-24-24 OWNER: Gregory Miller</p>		<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p>DATE: 6-24-24 TENNESSEE REGISTERED LAND SURVEYOR: Lance Lingerfelt</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: 6-24-24 CITY ENGINEER: Gregory Miller</p>		<p>CERTIFICATION 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>DATE: 6-24-24 KINGSPORT AUTHORIZING AGENT: Gregory Miller</p>		<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 6-27-24 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: Gregory Miller</p>		<p>RESUBDIVISION OF LOT 1, COVENTRY & THE MILLER PROPERTY</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 4.357 TOTAL LOTS 2 ACRES NEW ROAD 0 MILES NEW ROAD 0</p> <p>OWNER MILLER CIVIL DISTRICT 10TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000</p> <p>SCALE 1" = 80' 80 40 0 80 160</p>	
--	--	--	--	---	--	--	--	--	--	---	--



LOCATION MAP NOT TO SCALE



BEFORE



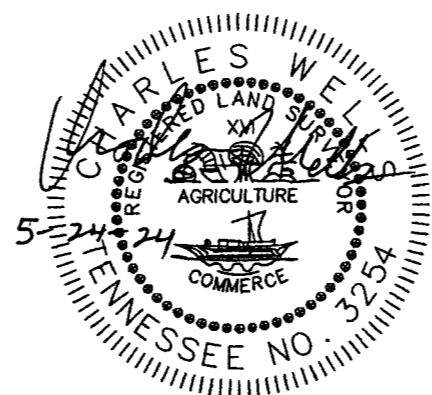
AFTER

LEGEND

- IR(F) IRON ROD (FOUND)
- P.B. PLAT BOOK
- PG. PAGE
- AC ACRES
- CONC CONCRETE
- PP POWER POLE
- NO NUMBER
- OHU OVERHEAD UTILITY
- GW GUY WIRE
- CP CAR PORT
- GA GARAGE
- ⊙ SANITARY SEWER MANHOLE

- NOTES:
- 1) NORTH BASED ON PLAT BOOK 9, PAGE 20

- NOTES:
- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
 - 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0030D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 3) TAX MAP 29G, "C" PARCELS 14 & 15
 - 4) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
 - 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 6) DEED REFERENCE: D.B. 3248, PG. 166, D.B. 3515, PG. 95
 - 7) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - 8) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
 - 9) 5/8" IRON RODS WITH CAP #3254 ON ALL CORNERS UNLESS OTHERWISE NOTED.



Slide A-1744

06/28/2024 - 08:11:18 AM
24010737
 1 PGS:AL-PLAT BATCH: 367416
 PLAT BOOK: P59
 PAGE: 366-366

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

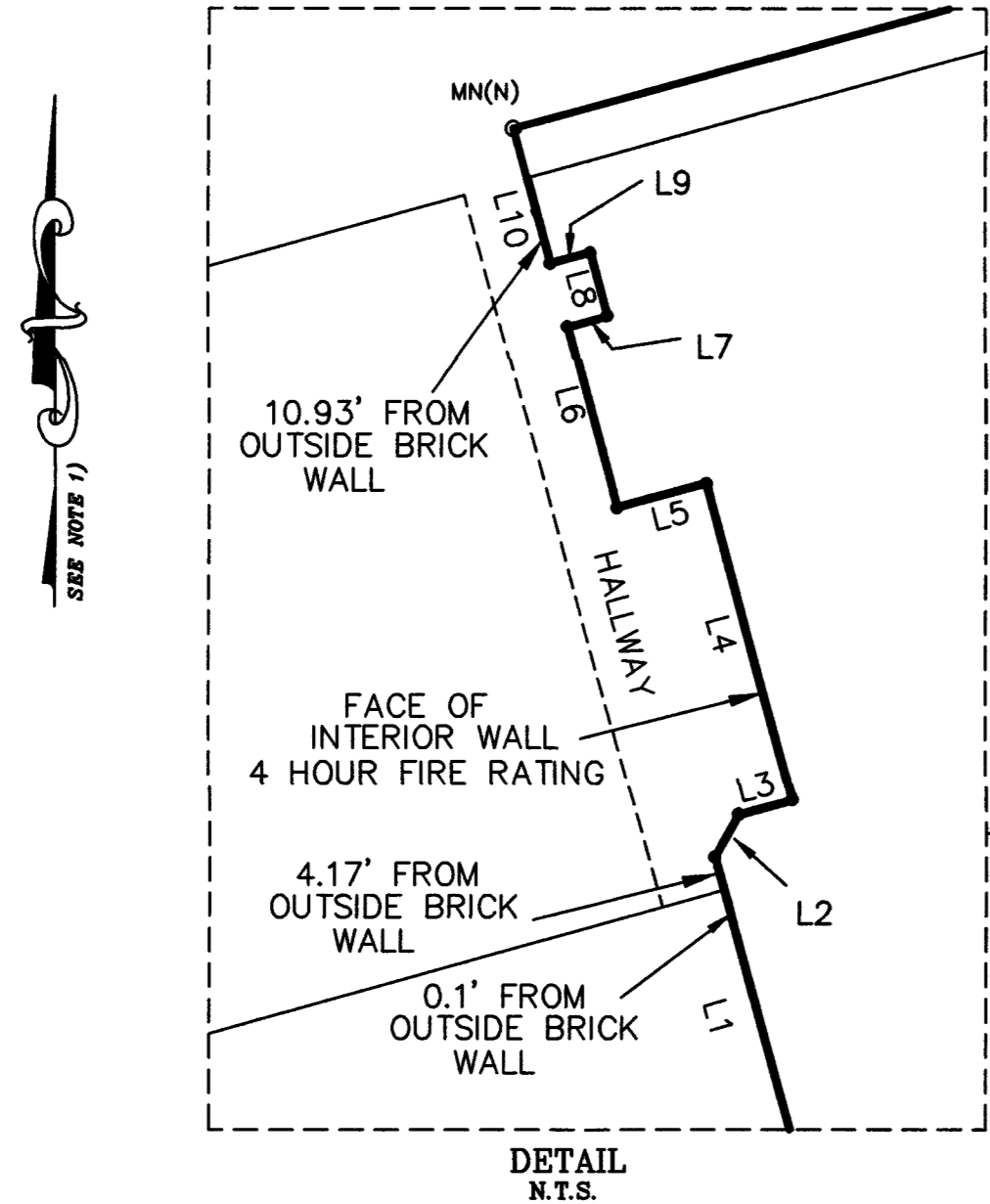
STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
 REGISTER OF DEEDS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	247.93	93.47	92.92	S51°48'33"E
C2	247.93	110.16	109.26	S75°20'21"E

RESUBDIVISION OF LOTS 27 & 28
 BLOCK D, MIDFIELDS ADDITION 2, SECTION 3
 KINGSFORT REGIONAL PLANNING COMMISSION
 TOTAL ACRES 0.986 TOTAL LOTS 2
 OWNER: KINDLE & WELLS DATE: MAY 24, 2024
 CIVIL DISTRICT: 12TH SCALE: 1 INCH = 40'

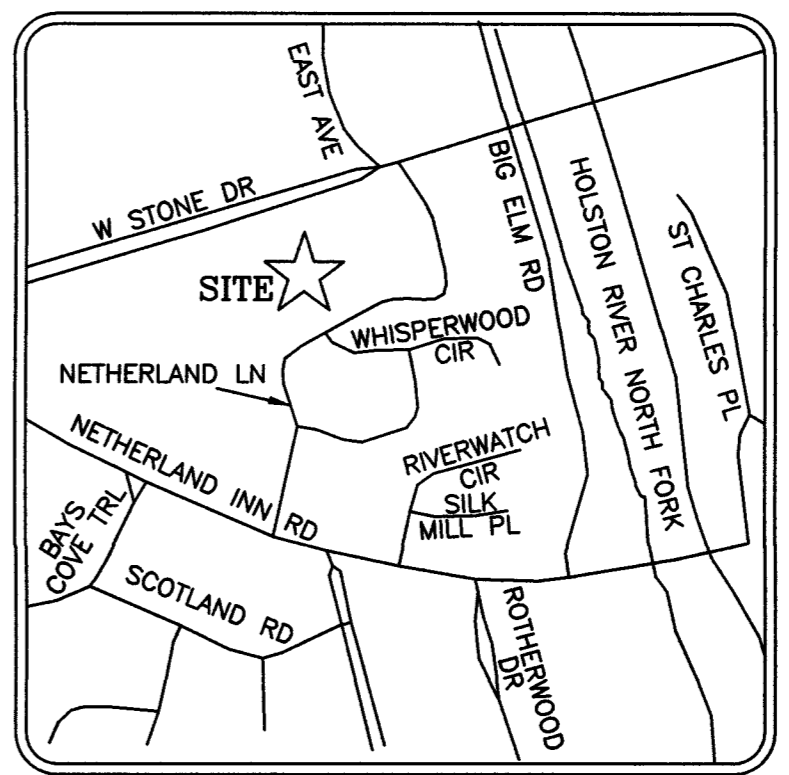
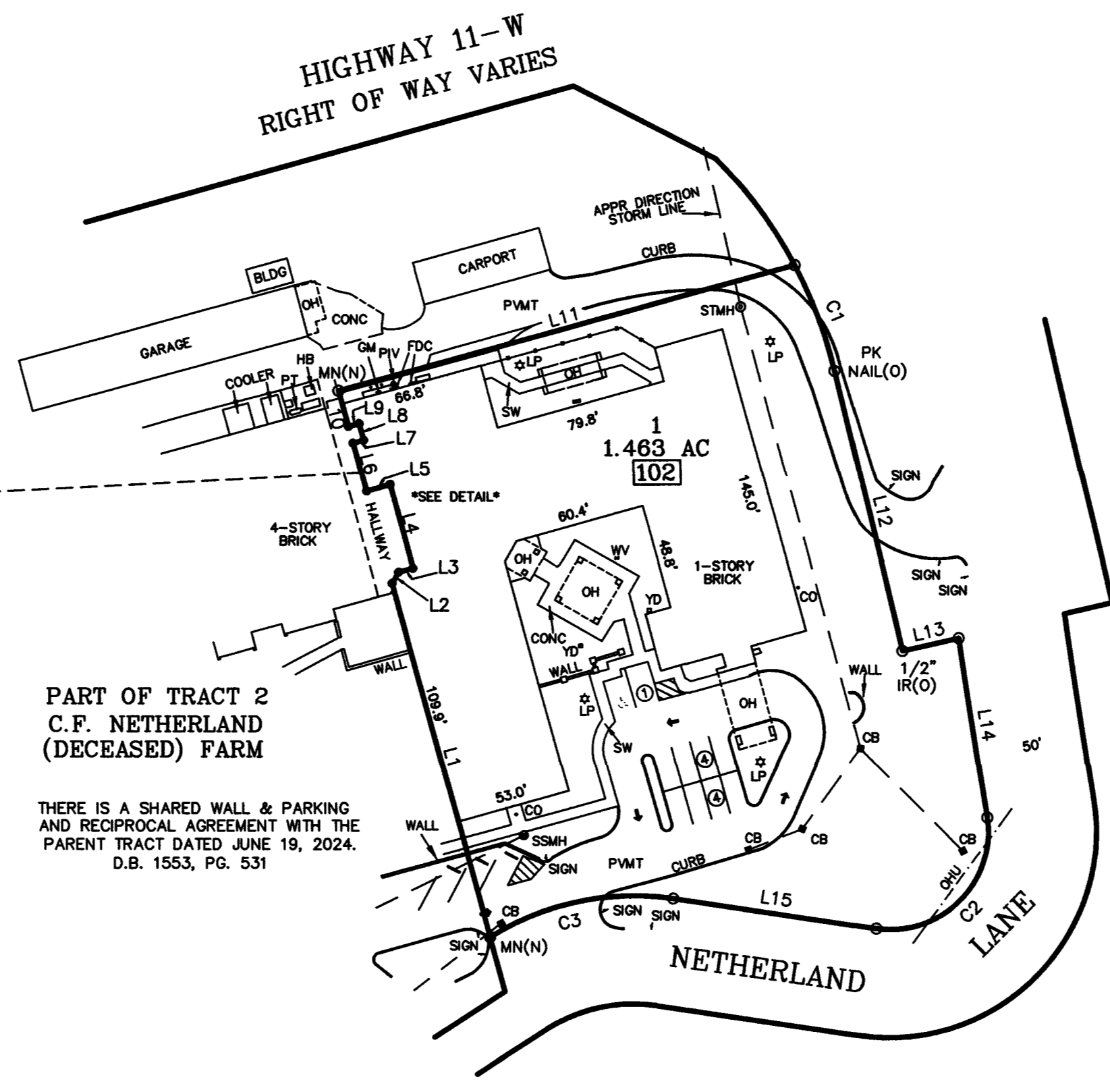
CHARLES J. WELLS
 TENNESSEE R.L.S. NO. 3254
 4847 HIGHWAY 126
 BLOUNTVILLE, TENNESSEE
 (423) 782-7196

<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 REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p><i>Charles Wells</i> 5-24-24 TENNESSEE REGISTERED LAND SURVEYOR DATE</p>	<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p><i>Juanita Wells</i> 6/27/24 OWNER 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>Christina Campbell</i> June 27, 2024 CITY GIS AUTHORIZED REPRESENTATIVE DATE</p>	<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC SEWERAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p><i>Chris Wells</i> 6/27/24 KINGSFORT AUTHORIZING AGENT DATE</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY:</p> <ol style="list-style-type: none"> 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 <p>_____ CITY ENGINEER DATE</p>	<p>CERTIFICATE OF THE APPROVAL OF 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 UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p><i>Chris Wells</i> 6/27/24 KINGSFORT AUTHORIZING AGENT DATE</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SULLIVAN COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCE IF ANY, AS SET FORTH IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRING SURVEY BEING IN THE AMOUNT OF \$_____ HAS BEEN FILED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p><i>Sheena R Tinsley</i> 6/27/24 SECRETARY KINGSFORT REGIONAL PLANNING COMMISSION DATE</p>
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LINE	BEARING	DISTANCE
L1	N15°31'20"W	169.74
L2	N29°45'36"E	6.04
L3	N74°45'36"E	6.82
L4	N15°14'24"W	40.28
L5	S74°45'36"W	11.30
L6	N15°14'24"W	22.94
L7	N74°45'36"E	5.10
L8	N15°14'24"W	8.00
L9	S74°45'36"W	5.10
L10	N15°32'34"W	17.20
L11	N74°38'51"E	219.05
L12	S13°33'32"E	133.59
L13	N77°05'56"E	26.69
L14	S08°48'55"E	84.06
L15	N81°30'21"W	95.14

CURVE	RADIUS	LENGTH	CHORD
C1	207.72'	52.47'	S207°48'48"E 52.33'
C2	45.00'	34.27'	S44°50'07"W 72.49'
C3	125.00'	88.40'	S78°15'19"W 86.57'



- LEGEND**
- IR(O) IRON ROD, OLD
 - YD YARD DRAIN
 - PK PARKER KALON
 - MN(N) MAG NAIL, NEW
 - PV POST INDICATOR VALVE
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - WV WATER VALVE
 - HB HOT BOX
 - CB CATCH BASIN
 - LP LIGHT POLE
 - GM GAS METER
 - PT PROPANE TANK
 - OHU OVERHEAD UTILITY
 - CO CLEAN OUT
 - FDC FIRE DEPARTMENT CONNECTION
 - CONC CONCRETE
 - PVMT PAVEMENT
 - BLDG BUILDING
 - AC ACRES
 - SW SIDEWALK
 - OH OVERHANG
 - NTS NOT TO SCALE
 - SSMH SANITARY SEWER MANHOLE
 - STMH STORM SEWER MANHOLE
 - [123] 911 ADDRESS
 - UNMARKED POINT



ALLEY & ASSOCIATES, INC.
 SURVEYORS
 422 E MARKET STREET, KINGSPORT, TENNESSEE 37660
 TELEPHONE (423) 382-8886
 E-MAIL: mstrickler@alleyassociates.com

Slide A-1745
 07/02/2024 - 10:35:59 AM
 24010981
 1 PGS:AL:PLAT BATCH:358769
 PLAT BOOK: P69
 PAGE: 371-371

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

- NOTES:**
- NORTH BASED ON N09°09'00"E PER PRIOR REFERENCED PLAT.
 - PROPERTY IS ZONED R-3
 - THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47073C0140D EFFECTIVE DATE JULY 03, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. JOB NO. 23-13048
 - ACAD FILE 23-13048 ASBURY CENTER.DWG
 - FIELD INFORMATION ELECTRONIC DATA COLLECTED
 - TAX MAP 022 PARCEL 077.00
 - DEED REFERENCE: D.B. 381, PAGE 567
 - PLAT REFERENCE: FORMERLY P.B. 03, PAGE 214, NOW CABINET 1, ENVELOPE 59A
 - I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS GREATER THAN 1:10,000.
 - THE REMAINING TRACT IS GREATER THAN 5 ACRES.
 - I HEREBY CERTIFY THAT THIS SURVEY COMPLIES WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 1/2" IRON ROD OLD WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.

<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 BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>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>DATE _____ 20____</p> <p>REGISTERED SURVEYOR _____</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>DATE _____ 20____</p> <p>CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING</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____</p> <p>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>DATE 7-1 20 24</p> <p>KINGSPORT AUTHORIZING AGENT _____</p>	<p>CERTIFICATION 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 KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE 7-1 20 24</p> <p>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 HAWKINS 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.</p> <p>DATE 7/2 20 24</p> <p>SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION _____</p>
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C.F. NETHERLAND (DECEASED) FARM

KINGSPORT REGIONAL PLANNING COMMISSION

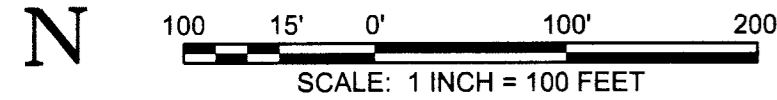
TOTAL ACRES 1.463 TOTAL LOTS 1
 ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER ASBURY CENTER CIVIL DISTRICT 7TH
 SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000

SCALE 1"=60'

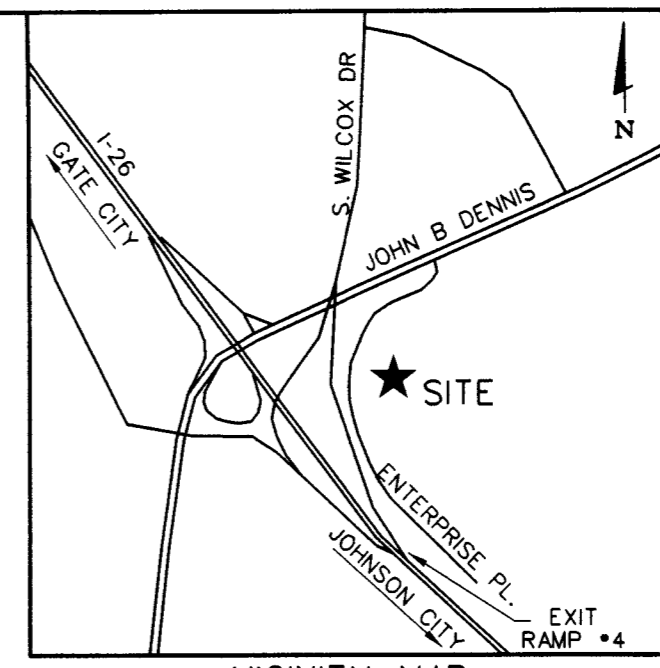
GNSS POSITIONING METADATA

Type of GPS field procedure: Network RTK
 Positional accuracy: Hz Prec. 0.05 Vt Prec. 0.07
 95% Confidence Level
 Date of survey: May 15, 2023
 Datum/Epoch: NAD 1983(2007) NAVD 1988 / 2010
 Published/Fixed-control-use: TDOT CORS
 Geoid model: Geoid09 (Ellip GRS80)
 Combined grid factor(s): No Scale Factor
 Units: US Survey FT (US Plane 1983 TN4100)



LEGEND

- IRN Iron Rod Set
- IRO Iron Rod Found
- △ CP Control Point
- ⊠ MON Monument
- POST Post
- ▽ WV Water Valve
- ⊞ CB Catch Basin
- ⊙ SAMH Sanitary ManHole
- ⊙ BH Bore Hole
- ⊙ SN Sign
- ⊙ LP Light Pole
- ⊙ TJB Telephone Junction Box
- Fence
- Stream Center Line
- SA Sanitary Sewer Line
- Property Line



VICINITY MAP
NOT TO SCALE

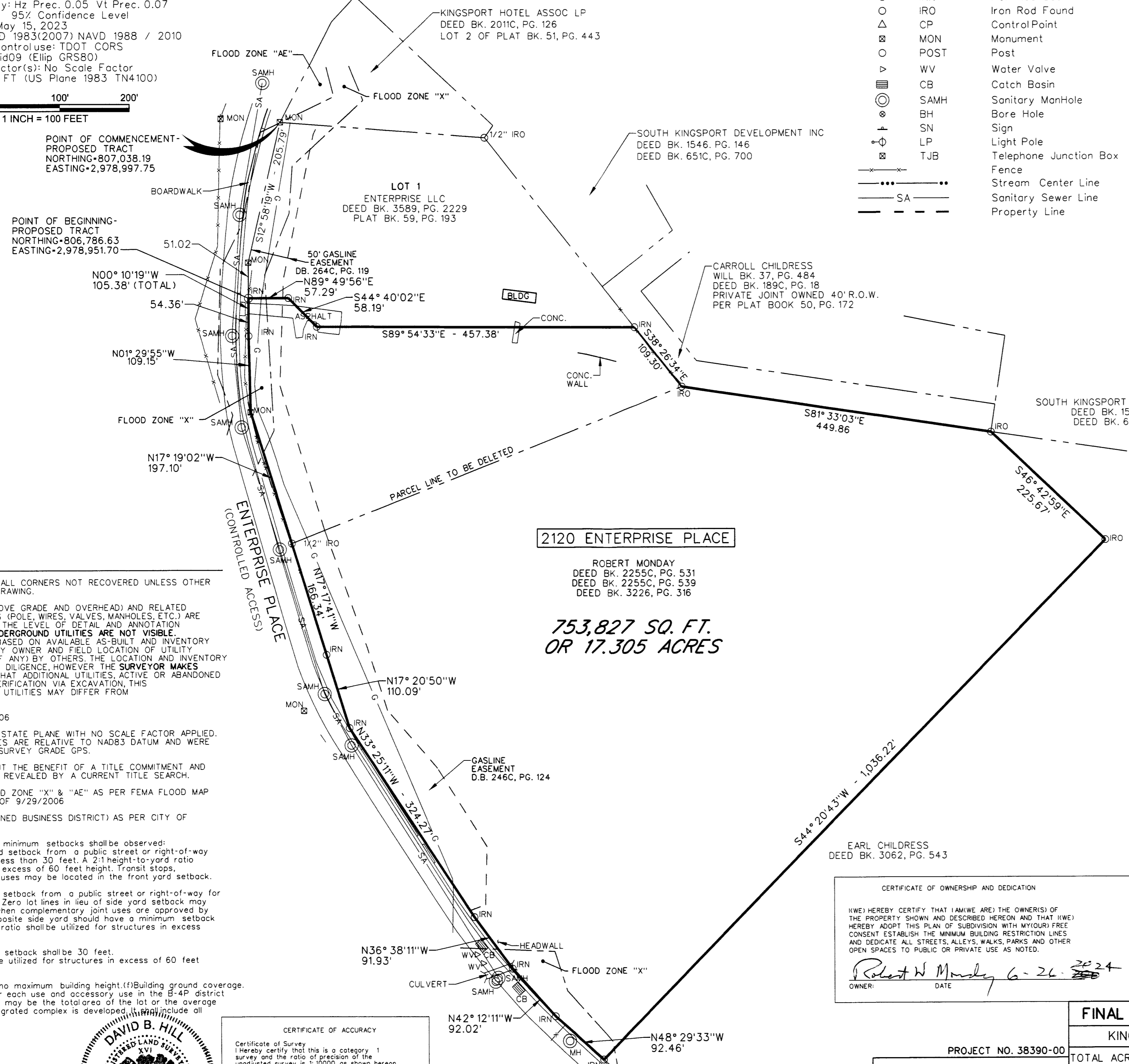
Slide A-1745

07/02/2024 - 10:35:50 AM
24010979

1 PGS:AL-PLAT BATCH: 358768
 PLAT BOOK: P59
 PAGE: 369-369

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



2120 ENTERPRISE PLACE

ROBERT MONDAY
 DEED BK. 2255C, PG. 531
 DEED BK. 2255C, PG. 539
 DEED BK. 3226, PG. 316

**753,827 SQ. FT.
 OR 17.305 ACRES**

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Robert W Monday 6-26-2024
 OWNER: DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

7/2 DATE 20 24

SECRETARY

KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

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 & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

1 Jul 2024 DATE

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
 OR *My*
 KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

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

1 Jul 2024 DATE

My
 AUTHORIZING AGENT

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

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

- NOTES:**
- IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
 - UTILITIES THAT ARE VISIBLE (ABOVE GRADE AND OVERHEAD) AND RELATED EQUIPMENT AND APPURTENANCES (POLE, WIRES, VALVES, MANHOLES, ETC.) ARE SHOWN BY FIELD LOCATION TO THE LEVEL OF DETAIL AND ANNOTATION REQUESTED BY THE CLIENT. UNDERGROUND UTILITIES ARE NOT VISIBLE. THEREFORE THEY ARE SHOWN BASED ON AVAILABLE AS-BUILT AND INVENTORY MAPS (IF ANY) FROM THE UTILITY OWNER AND FIELD LOCATION OF UTILITY TRACER MARKINGS AND PAINT (IF ANY) BY OTHERS. THE LOCATION AND INVENTORY IS THE RESULT OF NORMAL DUE DILIGENCE. HOWEVER, THE SURVEYOR MAKES NO WARRANTY OR GUARANTEE THAT ADDITIONAL UTILITIES, ACTIVE OR ABANDONED DO NOT EXIST AND WITHOUT VERIFICATION VIA EXCAVATION, THIS MAP'S REPRESENTATION OF THE UTILITIES MAY DIFFER FROM ACTUAL LOCATION.
 - TAX MAP 76 PARCEL 3.00 & 3.06
 - GRID COORDINATES SHOWN ARE STATE PLANE WITH NO SCALE FACTOR APPLIED. GEODETIC AND GRID COORDINATES ARE RELATIVE TO NAD83 DATUM AND WERE ESTABLISHED BY DIFFERENTIAL SURVEY GRADE GPS.
 - SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND ADDITIONAL EASEMENTS MAY BE REVEALED BY A CURRENT TITLE SEARCH.
 - PROPERTY IS LOCATED IN FLOOD ZONE "X" & "AE" AS PER FEMA FLOOD MAP 47163C0045D EFFECTIVE DATE OF 9/29/2006
 - PROPERTY IS ZONE B-4P (PLANNED BUSINESS DISTRICT) AS PER CITY OF KINGSPORT ZONING.
 - (d) Building setback. The following minimum setbacks shall be observed:
 - (1) Front yard. Minimum front yard setback from a public street or right-of-way for vehicular traffic shall be not less than 30 feet. A 2:1 height-to-yard ratio shall be utilized for structures in excess of 60 feet height. Transit stops, transit shelters and other public uses may be located in the front yard setback.
 - (2) Side yard. Minimum side yard setback from a public street or right-of-way for vehicular traffic shall be 15 feet. Zero lot lines in lieu of side yard setback may be permitted on one side only when complementary joint uses are approved by the planning commission. The opposite side yard should have a minimum setback of 30 feet. A 2:1 height-to-yard ratio shall be utilized for structures in excess of 60 feet height.
 - (3) Rear yard. Minimum rear yard setback shall be 30 feet. A 2:1 height to yard ratio shall be utilized for structures in excess of 60 feet height.
 - (e) Building height. There shall be no maximum building height. (f) Building ground coverage. The building ground coverage for each use and accessory use in the B-4P district shall not exceed 30 percent. This may be the total area of the lot or the average area of several lots when an integrated complex is developed. (g) All buildings and parking structures.



CERTIFICATE OF ACCURACY

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon. This survey has been prepared in accordance with The Standards of Practice for Land Surveys in the State of Tennessee.

David Brian Hill 2634
 Date: 6-17-24
 Tenn. Reg. No.

PREPARED FOR:
 ROBERT MONDAY
 902 KERMIT DRIVE
 KNOXVILLE, TENNESSEE 37912
 PHONE: (865) 387-3287



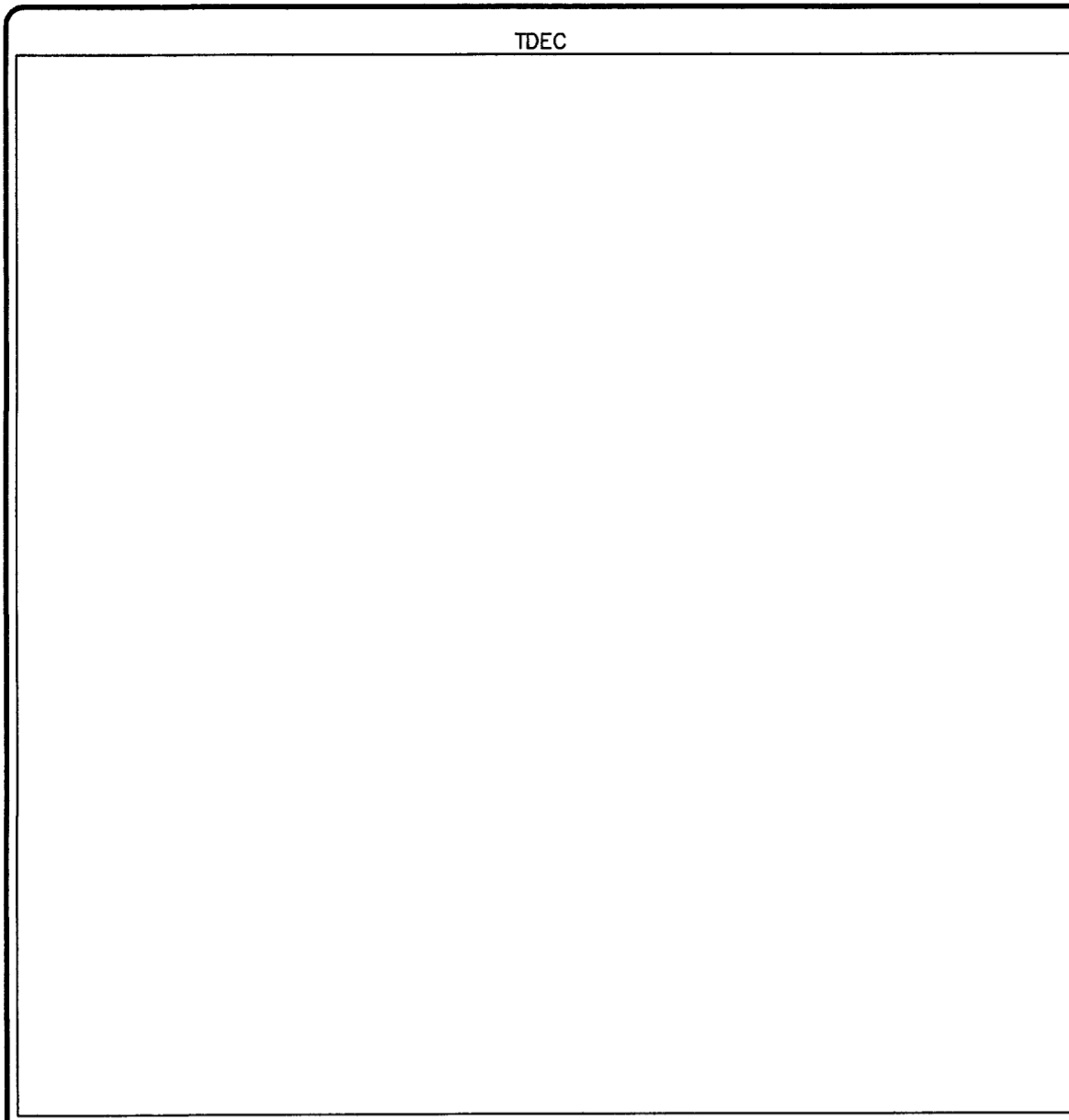
FINAL PLAT OF BOB MONDAY PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	17.305	TOTAL LOTS	1
ACRES NEW ROAD/ALLEYS	0	MILES NEW ROAD	0
OWNER	Bob Monday	CIVIL DISTRICT	13th
SURVEYOR	DAVID BRIAN HILL	CLOSURE ERROR	1:10,000

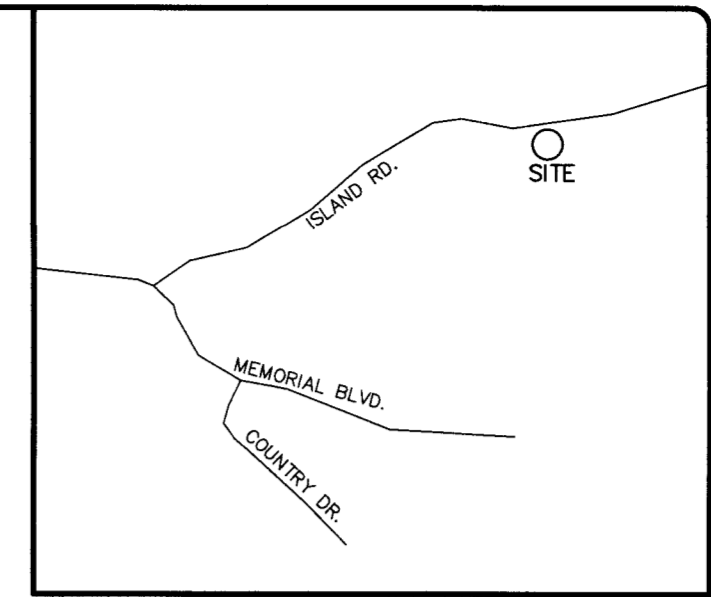
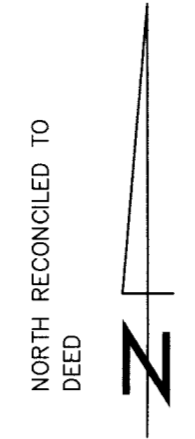
SCALE: 1" = 100'



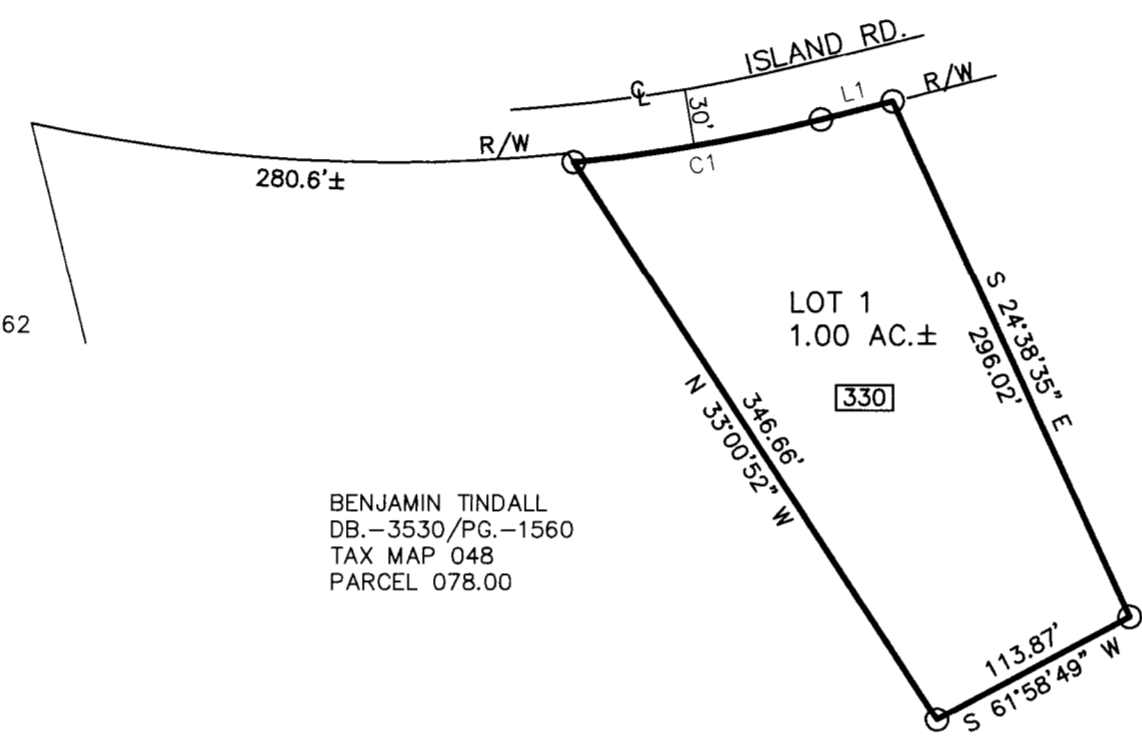


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	880.00	130.82'	130.70'	N 80°05'55" E	8°31'02"

LINE	BEARING	DISTANCE
L1	N 75°50'24" E	38.39'



LOCATION MAP
NOT TO SCALE



THOMAS BISHOP
DB.-3141/PG.-662
TAX MAP 048
PARCEL 077.30

BENJAMIN TINDALL
DB.-3530/PG.-1560
TAX MAP 048
PARCEL 078.00

BENJAMIN TINDALL
DB.-3530/PG.-1560
TAX MAP 048
PARCEL 078.00

REMAINDER IS GREATER THAN
5.00 AC.± AND MEETS MINIMUM
ROAD FRONTAGE.

LEGEND

- IRON PIN SET
- IRON PIN FOUND

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. 47163C0070D, which bears an effective date of 09-29-2006 and is not in a Special Flood Hazard Area.

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: 7/2/2024

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 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: 7-1-2024

CITY ENGINEER OR COUNTY ROAD COMMISSIONER



SURVEY BY: CHARLES T. JOHNSON JR.
NUMBER: 2405
PROJECT: 24160
DATE: 06-03-2024

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

Slide A-1745
07/02/2024 - 10:35:50 AM
24010980

1 PGS:AL-PLAT	BATCH: 358768
PLAT BOOK: P59	
PAGE: 370-370	
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

PROPERTY REFERENCE:
BENJAMIN TINDALL
DB.-3530/PG.-1560
TAX MAP 048
PARCEL 078.00

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: 15/4/24

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: 6-27-24

SURVEYOR

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) STORM WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET CITY OF 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: 2 JUL 2024

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: [Signature] 7/2/2024

KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

TINDALL 1.00 AC.± PROPERTY PARTITION

TOTAL ACRES	1.00	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
COUNTY	SULLIVAN	CIVIL DISTRICT	7th
SURVEYOR	CHARLES T. JOHNSON JR.	CLOSURE ERROR	1-10000

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