



November 20th, 2025

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

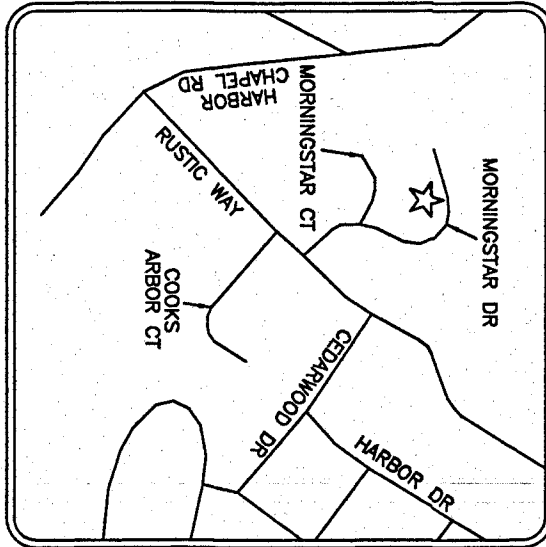
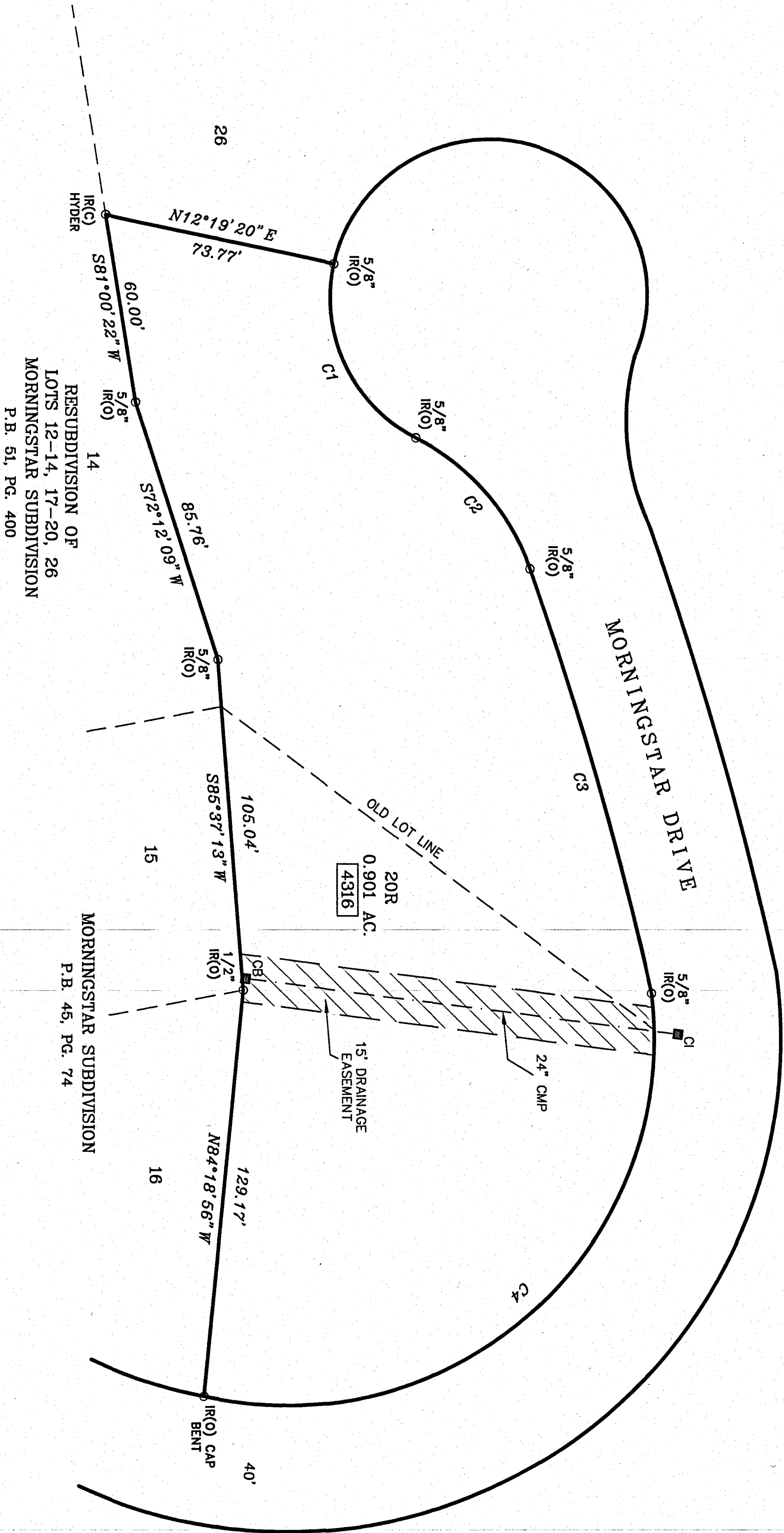
Chairman Duncan:

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. Morningstar Drive
2. 164 Brooklawn Drive
3. 346 Golf Ridge Road
4. St. Andrews Garth Re-plat
5. Caymus Court
6. 3220 & 3228 Kenridge Street
7. 148 Lone Oak Drive

Sincerely,

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

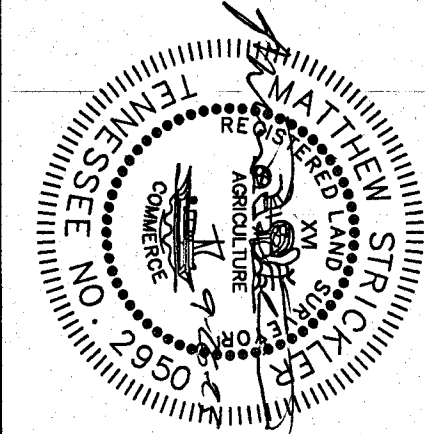


LEGEND

IR(O)	IRON ROD, OLD
IR(C)	IRON ROD, CAP
CMP	CORRUGATED METAL PIPE
CB	CATCH BASIN
CI	CURB INLET
P.B.	PLAT BOOK
PG.	PAGE
N.T.S.	NOT TO SCALE
AC.	ACRES
[723]	911 ADDRESS

CURVE	RADIUS	LENGTH	CHORD
C1	50.00'	65.56'	N64°52'29"E 60.96'
C2	75.00'	56.46'	N48°53'00"E 55.14'
C3	1124.24'	139.80'	N74°00'43"E 139.71'
C4	116.27'	223.58'	S41°55'41"E 190.69'

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



Slide A-1845
Shelma Vitale, Registrar
Kingsport, Tennessee
Recorded
10/11/2025 at 12:27 PM
in Plat
PGS 170-170

NOTES:

- 1) NORTH BASED ON N84°18'56" W PER REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-1B SETBACKS: FRONT 30', REAR 30', SIDE 8'
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C008D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 23-13954
- 5) ACAD FILE 23-13954 WALKUP.DWG
- 6) FIELD INFORMATION ELECTRONICALLY COLLECTED
- 7) TAX MAP 082-TE, PARCELS 008.54 & 008.56
- 8) DEED REFERENCE: DEED BOOK 3653, PAGE 1938.
- 9) PRIOR PLAT REFERENCE: PLAT BOOK 51, PAGE 400.
- 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, GPS POSITIONAL DATA OBSERVED ON 08/22/2023, UTILIZING SPECTRA GEOSPATIAL SP100 RECORDING EQUIPMENT.
- 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) 6' UTILITY AND DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINES; 12' ALONG FRONT OF ALL LOTS.

COMBINATION OF LOTS 18 & 20 OF THE
RESUBDIVISION OF LOTS 12-14, 17-20, 26

MORNINGSTAR SUBDIVISION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.901	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	WALKUP	CIVIL DISTRICT	11TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000
SCALE 1"=30'	30	15	0

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM	CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I AGREE HEREBY TO ADAPT THIS PLAN OF SUBDIVISION WITH MY OWN FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLETES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE KINGSPORT REGIONAL PLANNING COMMISSION'S POLICIES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND ACCURATE REPRESENTATION OF THE ACTUARY REQUIRED BY THE TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE REQUIREMENTS HAVE BEEN PLACED AS SHOWN HEREIN.
DWNER <i>Matthew Strickler</i> DATE 29 SEP 25	TRAFFIC ENGINEERING MANAGER _____ DATE 20	REGISTERED SURVEYOR <i>Matthew Strickler</i> DATE 25
CERTIFICATE 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 THIS SUBDIVISION FULLY MEET THE REQUIREMENTS OF THE KINGSPORT REGIONAL PLANNING COMMISSION'S POLICIES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.	I HEREBY CERTIFY, CO THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN AS PROPOSED.
CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING <i>Matthew Strickler</i> 20 25	KINGSPORT AUTHORIZING AGENT <i>Matthew Strickler</i> 20 25	CITY ENGINEER _____ 20

VICINITY MAP
N.T.S.

Bloomington

Brooklawn Dr

Brookside Dr

Philon Dr

Site

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT 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 CITY OF KINGSFORT PLANNING COMMISSION

DATE

9-30

20 25

Jan 1 2025
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS LOCATED IN ZONE A, A SPECIAL FLOOD HAZARD AREA.

FIRM MAP#: 47163C0035D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 9/29/2006

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

DATE

20 25

Carli P...
AUTHORIZING AGENT
AUTHORIZED REPRESENTATIVE

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 CITY OF KINGSFORT TN, AND IS HEREBY APPROVED AS SHOWN.

DATE

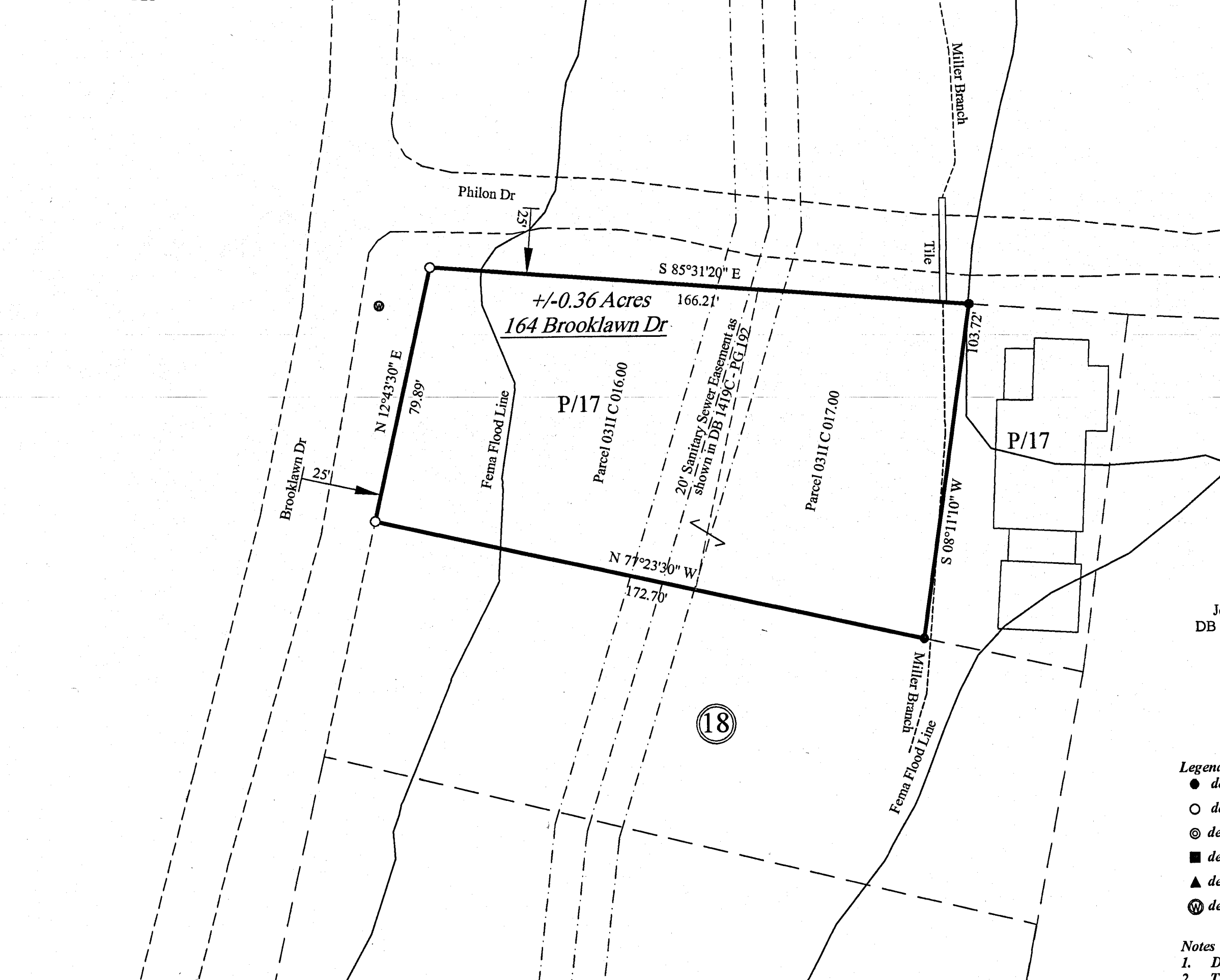
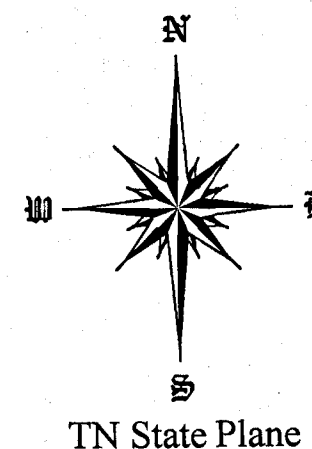
10-2

20 25

Sam Ch
AUTHORIZING AGENT
AUTHORIZED REPRESENTATIVE

Slide A-1845

Sheena Tinsley, Register
Sullivan County
Rec #: 383021 Instrument #: 25018615
Rec'd: 15.00 Recorded
State: 0.00 10/2/2025 at 12:55 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 171-171



Joseph Kilby
DB 391A - PG 254

- 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 000 - PG 000
 2. TAX MAP: 0311 C 016.00, 0311 C 017.00, 0311 C 017.10
 3. Zoned R-1
 4. GNSS NOTE:
 - a. GNSS Survey: RTK
 - b. GNSS Base/Rover: Carlson BRX7
 - c. RTK Correction Used: Carlson GNSS
 - d. Date of Survey: 07-28-25
 - e. Datum: NAD83(2011), Epoch 2010, NAVD 88
 - f. Geoid Model: Continental US NGS 2018
 - g. Fixed Control Stations: TN 11, TN 18, TN 1B
 - h. Combined Grid Factor: 1.000000 TN State Plane



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

CONFIRMED BY SECRETARY, CITY KINGFORT PLANNING DIRECTOR
DATE

SULLIVAN COUNTY PLANNING COMMISSION

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

9-30-25

20 25

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

CERTIFICATE OF ACCURACY

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

August 19th 20 25

Larry M. Culbertson
SURVEYOR

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000

August 19th 883
SURVEYOR TN. REG. NO
DATE

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

OWNER

Let H. Lead
DATE 9-30-2025

OWNER

DATE

OWNER

DATE

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

Combination Plat of Lots 16 and Part of 17
of Brooklawn Subdivision

Date	File:brummitt-b.DWG	Scale:
08-06-2025	Drawn By: SWS	1" = 30'

Eleventh (11th) Civil District Sullivan County, Tn

Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093	Drawing Number 8897
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PEAK GEOMATICS

LAND SURVEYORS

P.O. Box 891, Johnson City, TN 37605
423.202.7093
www.peakg.com
anthony@peakg.com

GPS NOTE

- * COORDINATE SYSTEM NAD 83(2011) GEOID 18
- * ALL COORDINATES ARE SPC (4100 TN) GRID COORDINATES
- * COMBINED SCALE FACTOR GROUND TO GRID: 0.99994845
- * CARLSON BRX7 GPS EQUIPMENT WAS USED IN THE ORIENTATION AND LOCATION OF THE SURVEY UTILIZING TDOF RTK NETWORK. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. LOCATIONS GENERATED USING RTK RIMS OF NO MORE THAN 0.04' HORIZONTAL.

SURVEYOR NOTES

- * THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- * THE PROPERTY MAY BE SUBJECT TO OTHER RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- * THE CERTIFICATION SHOWN HEREON IS NOT A CERTIFICATION OF TITLE. ZONING OR FREEDOM FROM ENCUMBRANCES.
- * UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THEREOF.
- * THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 47163C00060 EFFECTIVE DATE SEPTEMBER 29, 2006.
- * ADDITIONAL OWNERS AND DEED REFERENCES AS SHOWN ARE BASED ON COUNTY TAX RECORDS AND ARE SUBJECT TO THE ACCURACY THEREOF.
- * THE SUBJECT PROPERTY IS SUBJECT TO ZONING REGULATIONS, BUILDING SETBACKS, AND OTHER REGULATIONS AS SET FORTH BY LOCAL PLANNING AND OTHER AGENCIES. CONSULT WITH LOCAL AUTHORITIES PRIOR TO ANY CONSTRUCTION.
- * DEED LINES SHOWN ARE NOT SURVEYED UNLESS ANNOTATED.
- * DATA COLLECTED UTILIZING GPS AND TRADITIONAL SURVEY METHODS. ANY FLIGHT USED FOR INTERIOR PLANNIMETRICS.

CITY OF KINGSFORD NOTES:

- EASEMENT FOR STORMWATER DRAINAGE NOTE:
THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL SURVEYOR EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE KINGSFORD REGIONAL PLANNING COMMISSION.

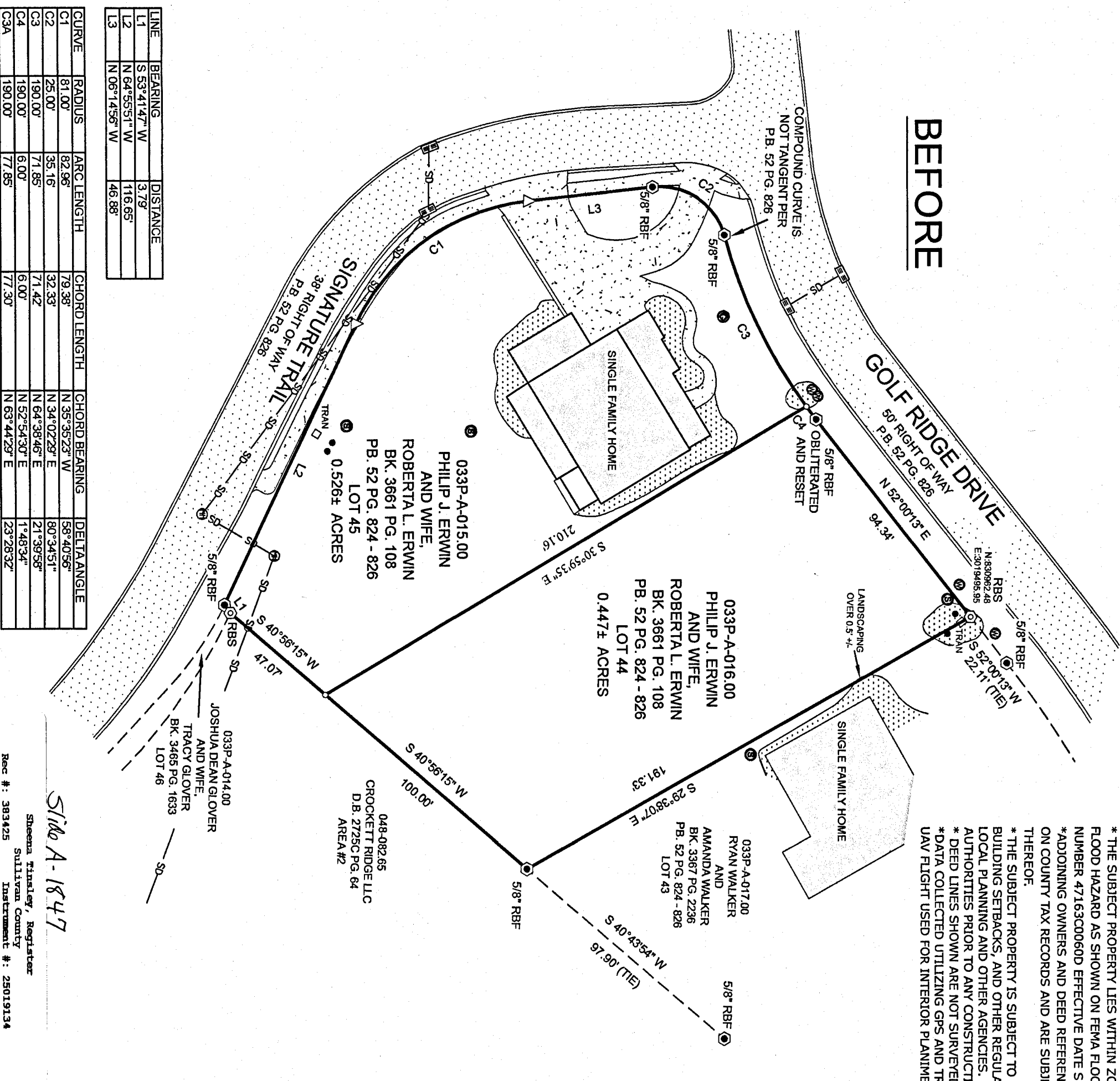
- PER P.B. 52 PG. 824
PROPERTY IS ZONED R1-B RESIDENTIAL
SETBACKS:
FRONT 30'
REAR 8'
SIDE 8'
(NOT GRAPHICALLY DEPICTED HEREON)

- UTILITY PROVIDES
WATER: CITY OF KINGSFORD
SEWER: CITY OF KINGSFORD

- UTILITY EASEMENT
IS UTILITY EASEMENT ALONG FRONT LOT LINES
(NOT GRAPHICALLY DEPICTED HEREON)



BEFORE



LINE	BEARING	DISTANCE
L1	S 53°41'47\"	3.79
L2	N 64°55'51\"	116.65
L3	N 06°14'56\"	46.88

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	81.00	82.98	79.38	N 35°36'23\"	58°40'56\"
C2	25.00	35.16	32.33	N 34°02'29\"	80°34'51\"
C3	190.00	71.85	71.42	N 64°38'46\"	21°39'59\"
C4	190.00	6.00	6.00	N 52°54'30\"	1°45'34\"
C5A	190.00	77.85	77.30	N 63°44'29\"	23°28'32\"

LOT 45A: 346 GOLF RIDGE DR, KINGSFORD, TN

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 WITH MY (OUR) FREE AND VOLUNTARY CONSENT AND WITHOUT COERCION, UNLAWFUL INFLUENCE, OR UNLAWFUL INDUCEMENT. I (WE) HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS NOT A PART OF ANY OTHER SUBDIVISION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE 10/05/25

OWNER PHILIP J. ERWIN

CERTIFICATE OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

DATE 10-7-25

SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING

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 TENSSESEE SURVEYING ACT AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE 8-26-25

OWNER PHILIP J. ERWIN

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

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

DATE 7 OCT 2025

KINGSFORD AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSFORD'S POLICES ON CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE 20

TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE KINGSFORD REGIONAL PLANNING COMMISSION. I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE KINGSFORD REGIONAL PLANNING COMMISSION.

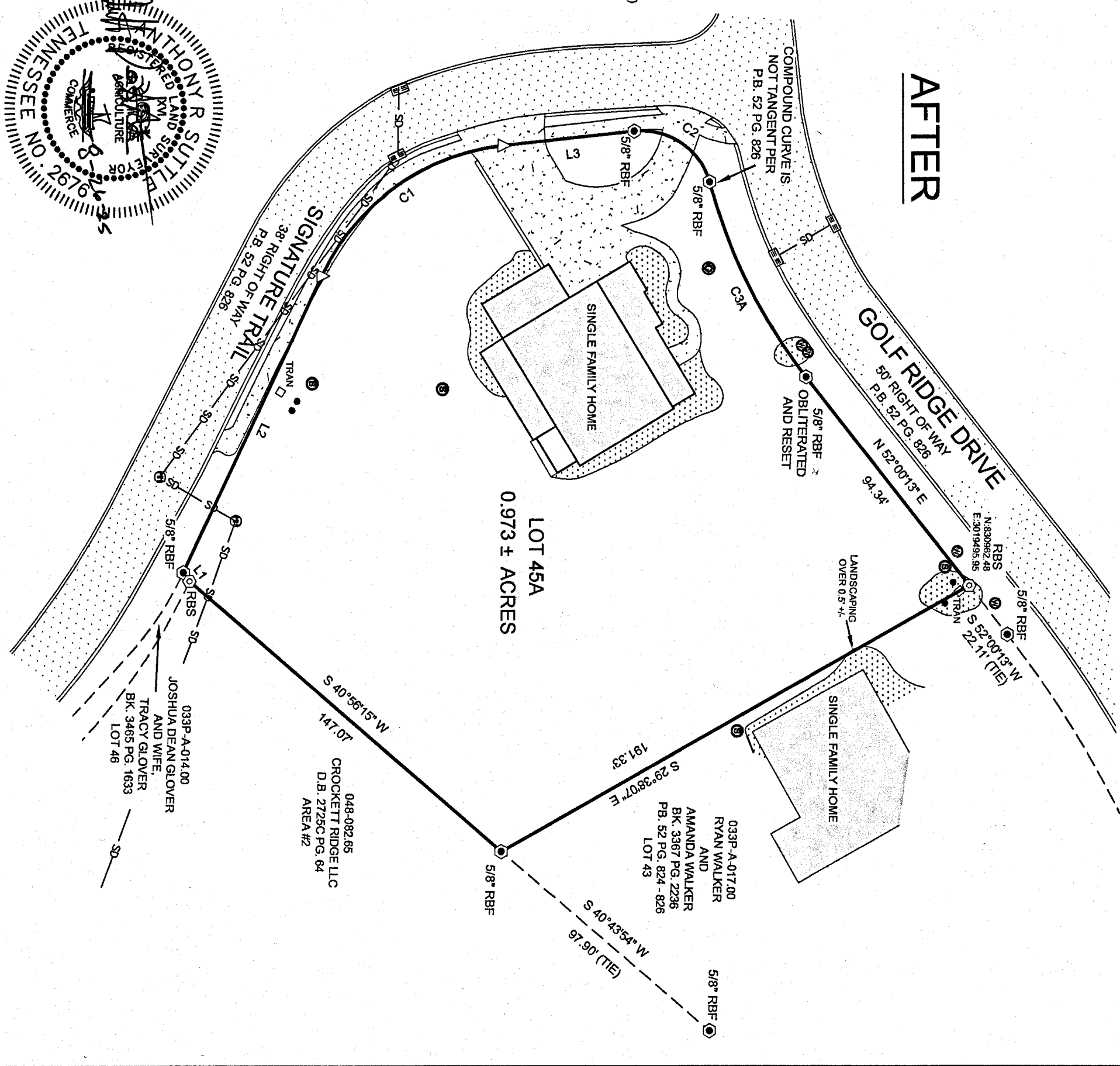
DATE 20

COMMISSIONER OF HIGHWAYS

Legend

- Unmarked Point
- Utility Pedestal
- Rebar Found (RBF)
- 5/8\"
- Storm Drain
- Storm Water Manhole
- Propane Tank
- Water Meter
- Manhole / Structure (IMACCESSIBLE)
- Drill Hole in Concrete
- Deed Line (not surveyed)
- Boundary Line
- P.B. Page Book
- PG. Page
- TRAN. Transformer
- Pavement
- Concrete

AFTER



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000 AND WAS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE

Anthony R. Suttle RLS No. 2676 8-26-2025

RECOMBINATION SURVEY FOR ERWIN

FIELDWORK DATE: 8/21/25 - 8/25/25 DRAWN BY: ARS
PROJECT # 25073 CHECKED BY: MDL

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORD, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES AS ARE NOTED IN THE MINUTES OF THE RECORDING COMMISSION. I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE TENSSESEE SURVEYING ACT AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE 08 OCT 2025

SECRETARY KINGSFORD MUNICIPAL REGIONAL PLANNING COMMISSION

RECOMBINATION OF THE ISLANDS AT OLD ISLAND

LOT 45 AND LOT 44

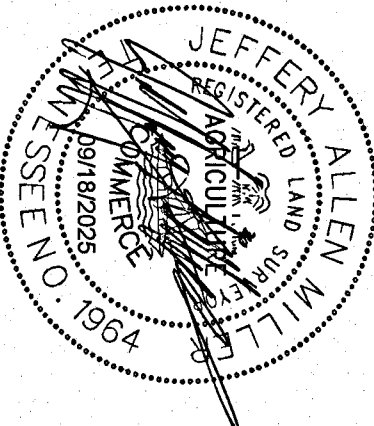
KINGSFORD REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.973	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	PHILIP J. ERWIN	CIVIL DISTRICT	7th
SURVEYOR	ANTHONY R. SUTTLE	CLOSURE ERROR	1:10,000

SCALE 1"=40'

SHEET 1 OF 1

FINAL PLAT
TAX MAP 119H, GROUP J,
PARCEL 7 & 8
DEED BOOK 3651, PAGE 2243
DATE: SEPTEMBER 18, 2025



CERTIFICATION OF THE APPROVAL
FOR 911-STREET ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES AS SHOWN
ON THIS PLAT HAVE BEEN APPROVED AS ASSIGNED.
DATE: October 14, 2025
BY: Jeffery A. Miller
REGISTERED LAND SURVEYOR
AUTHORIZED REPRESENTATIVE
GOVERNMENT AND UTILITY ACCESS

CERTIFICATE OF OWNERSHIP AND DEDICATION
DATE: 09/18/2025
BY: Elizabeth Dine
AUTHORIZED REPRESENTATIVE
I (WE) HEREBY CERTIFY THAT I (AM, WE ARE) THE OWNER(S)
OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND
THAT (WE) HEREBY OFFER TO DEDICATE TO THE PUBLIC
THE COMMON OPEN SPACE SHOWN ON THIS PLAT FOR
WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR
PRIVATE USE AS NOTED.
09/18/2025
DATE: 09/18/2025
BY: Elizabeth Dine
OWNER - SIGNATURE

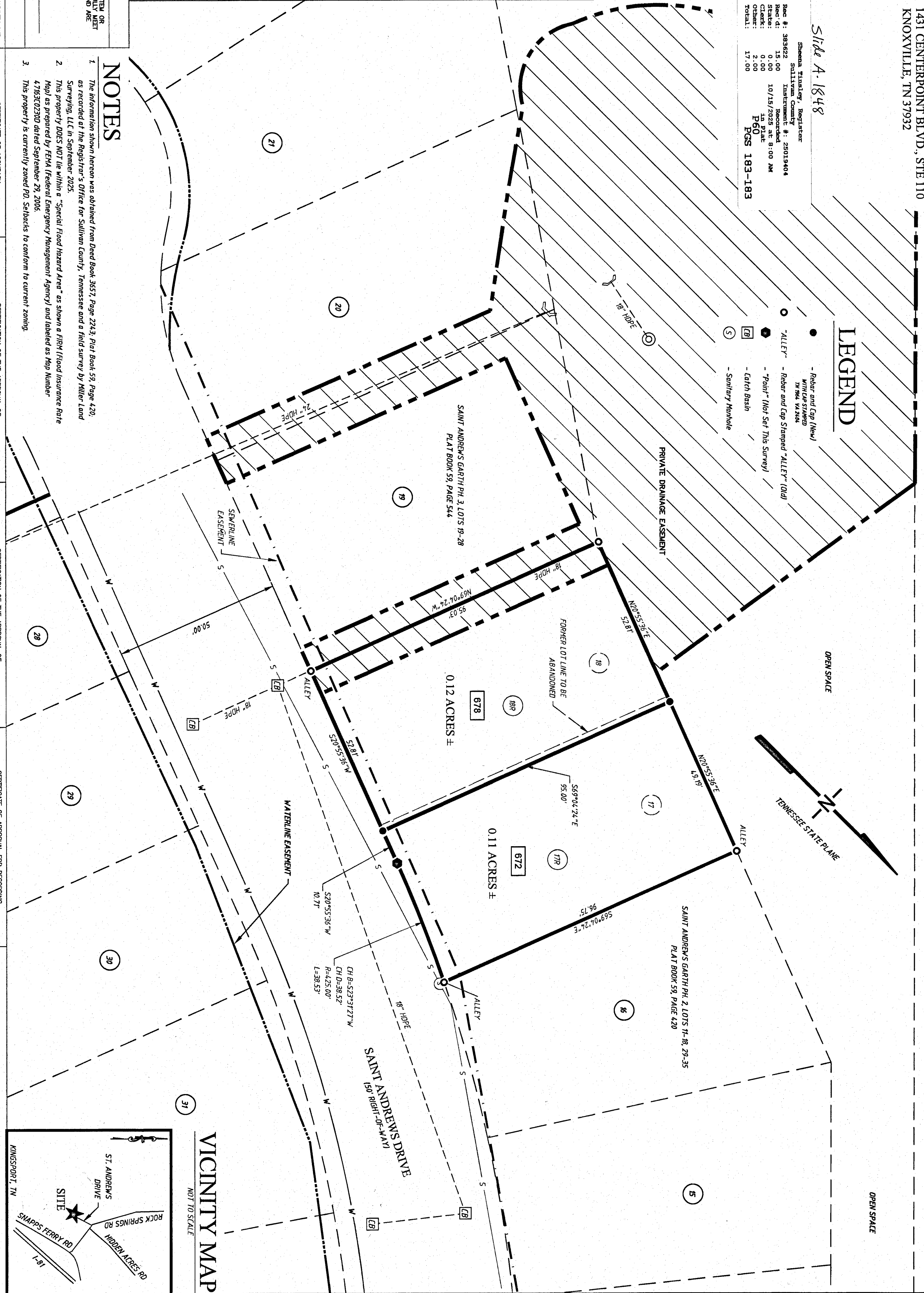
CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM
I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED
FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF
KINGSPORT'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY
OF KINGSPORT AND ANY REQUIRED CHANGES FOR THE
FURNISHING AND INSTALLATION HAVE BEEN MET.
DATE: _____
BY: _____
AUTHORIZED REPRESENTATIVE
DATE: _____
BY: _____
AUTHORIZED REPRESENTATIVE
MAINTENANCE OF COMMON OPEN
DATE: _____
BY: _____
AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF
PUBLIC WATER SYSTEMS
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR
SYSTEMS SHOWN ON THIS PLAT HAVE BEEN APPROVED AS
THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE
HEREBY APPROVED AS SHOWN.
DATE: 14 October 2025
BY: _____
AUTHORIZED REPRESENTATIVE
MAINTENANCE OF COMMON OPEN
DATE: 9/18/25
BY: Elizabeth Dine
AUTHORIZED REPRESENTATIVE

Side A-1848
Shelby Planning, Registrar
Sullivan County
Rec #: 383622
Rec d: 15.00
Status: 0.00
Check: 0.00
Other: 2.00
TOTAL: 17.00
In Plat
P60
EGS 183-183

LEGEND

- Rehab and Cap (New)
WITH CAP STAMPED
IN P60, VA 246
- "Alley" - Rehab and Cap Stamped "Alley" (Old)
- "Point" (Not Set This Survey)
- Catch Basin
- Sanitary Manhole



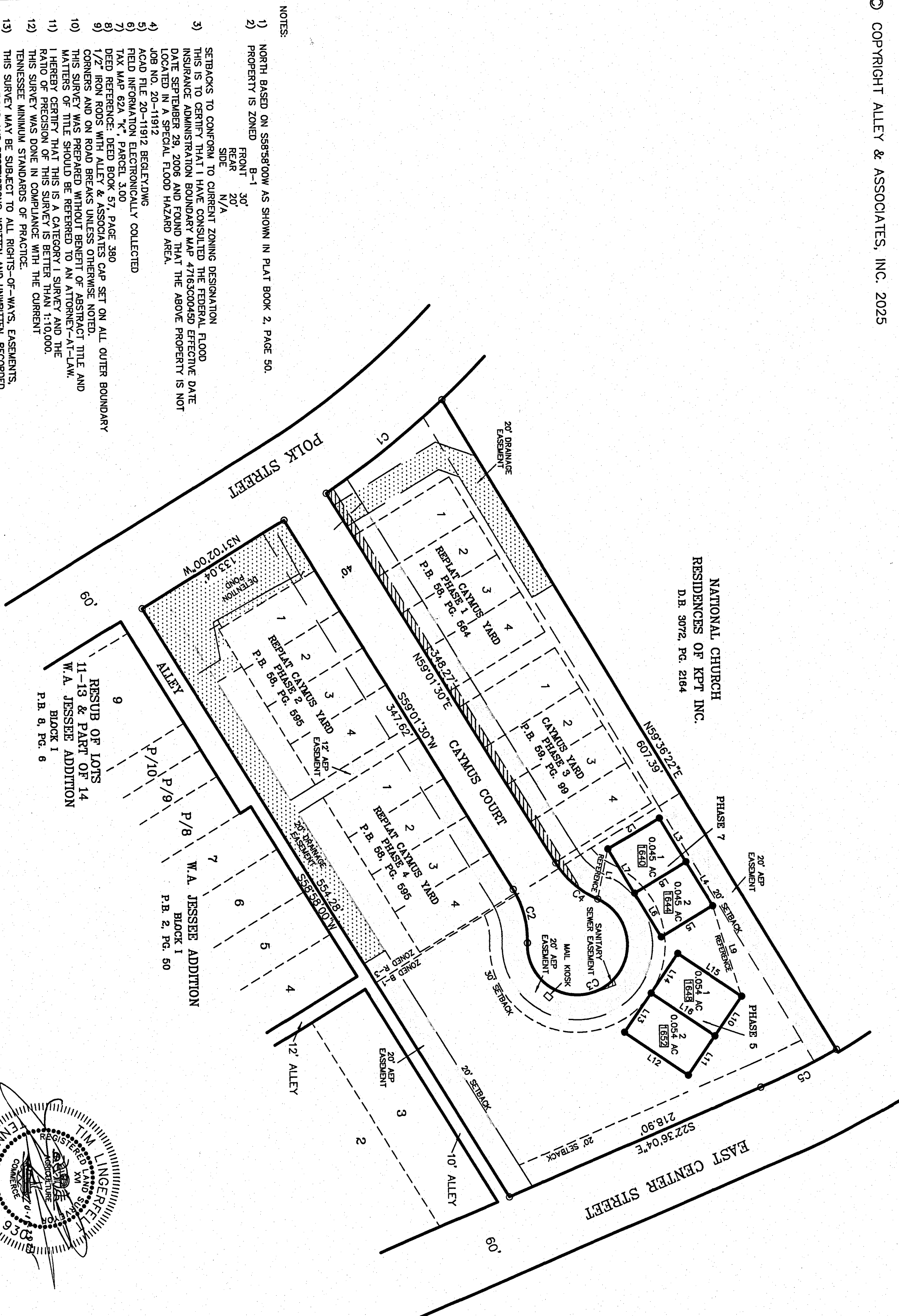
NOTES

- The information shown hereon was obtained from Deed Book 3651, Page 2243, Plat Book 59, Page 420, as recorded at the Registrar's Office for Sullivan County, Tennessee and a field survey by Miller Land Surveying, LLC in September 2025.
- This property DOES NOT lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47163C0300 dated September 29, 2006.
- This property is currently zoned P2. Setbacks to conform to current zoning.

CERTIFICATE OF THE APPROVAL OF STREETS		CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM		CERTIFICATE OF APPROVAL FOR RECORDING	
I HEREBY CERTIFY: (1) THAT PUBLIC STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD, AND (3) THAT THESE RIGHTS-OF-WAY PROPOSED, (3) PLAT HAS BEEN APPROVED BY THE LOCAL GOVERNMENT SET BY PLANNING COMMISSION.		I HEREBY CERTIFY: (1) THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTERAR, 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 REGISTERAR, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.		I HEREBY CERTIFY: (1) THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTERAR, 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 REGISTERAR, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.	
DATE: _____ BY: _____ AUTHORIZED REPRESENTATIVE	DATE: _____ BY: _____ AUTHORIZED REPRESENTATIVE	DATE: _____ BY: _____ AUTHORIZED REPRESENTATIVE	DATE: _____ BY: _____ AUTHORIZED REPRESENTATIVE	DATE: _____ BY: _____ AUTHORIZED REPRESENTATIVE	DATE: _____ BY: _____ AUTHORIZED REPRESENTATIVE

REPLAT - SAINT ANDREWS GARTH PH 2 - LOTS 17+18			
KINGSPORT REGIONAL PLANNING COMMISSION			
TOTAL ACRES	0.23±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	DR. HORTON INC.	CIVIL DISTRICT	15
SURVEYOR	JEFFERY A. MILLER	CLOSURE ERROR	1:10,000
SCALE 1" = 20'	0	20'	40'

LOCATION MAH
N.T.S.



Slide A-1849

	Shoema Tinsley, Registrar	Sullivan County	Rec #:
Rec #:	389736	Institution	# 25019543
State:	15.00	Recorded	
Clerk:	0.00	10/6/2025 at 8:00 AM	
Other:	2.00	In Plat	
Total:	17.00	P60	

PGS 184-184A

LINE	BEARING	DISTANCE
L1	N77.38.44"W	40.86'
L2	N50.23.38"W	48.00'
L3	N59.36.22"E	41.00'
L4	N59.36.22"E	41.00'
L5	S30.23.38"E	48.00'
L6	S59.36.22"W	41.00'
L7	S59.36.22"W	41.00'
L8	N30.23.38"W	48.00'
L9	N73.17.12"E	76.09'
L10	S55.07.05"E	38.00'
L11	S55.07.05"E	38.00'
L12	S34.52.55"W	61.33'
L13	N55.07.19"W	38.00'
L14	N55.07.19"W	38.00'
L15	N34.52.55"E	61.33'
L16	S34.52.55"W	61.33'

A

ALLEY & ASSOCIATES, INC.
◦ SURVEYORS ◦

422 E. MARKET STREET
KINGSFORD, TENNESSEE 37660
TELEPHONE (423) 382-6896
E-MAIL: tingerfel@aol.com

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	716.20	118.35	118.41	N43.08.07 W
C2	75.00	44.90	44.23	S46.10.32 W
C3	40.00	173.56	66.09	S10.58.30 E
C4	75.00	44.90	44.23	N41.52.28 E
C5	543.00	67.62	67.48	S26.09.49 E

CAYMUS YARD, PHASE 5 & 7

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.198	TOTAL UNITS	4
ACRES NEW ROAD	0	MILES NEW ROAD	0

SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
SCALE 1"=60'

DATE	10-15-25
DWNER	11
CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	
I HEREBY CERTIFY THAT THE ADDRESS, AS NOTED ON THE FINAL PLAN HAS APPROVED AS ASSIGNED.	
DATE	October 15, 2025
CITY GIS DIVISION DIRECTOR OR 911 ADDRESSING	Christina Gordon

ENGINEERING MANAGER

CERTIFICATE OF THE APPROVAL OF
PUBLIC WATER SYSTEMS

NOTES: 1. THE COUNTY THAT THE PUBLIC WATER U
R SYSTEMS INSTALLED OR PROPOSED
ATION, SHALL MEET THE REQUIREMENT
SUPPORT PATIENT DENTAL SYSTEM AND
APPROVED AS SHOWN

10-14 2025

Boyle

KANSASPORT AUTHORIZING AGENCY

10-15 20
REGISTERED SURVEYOR
CITY ENGINEER
20

**CERTIFICATION OF THE APPROVAL OF
SEWAGE SYSTEM**

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM
APPROVED FOR INSTALLATION FULLY MEETS THE
REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT
& CONSERVATION AND IS HEREBY APPROVED AS SHOWN

10-14
[Signature] 25

KANSAS CITY BUILDING AGENT

E-MAIL: info@tntvalley.com

SECRETARY, KANSAS FEDERAL PLANNING COMMISSION

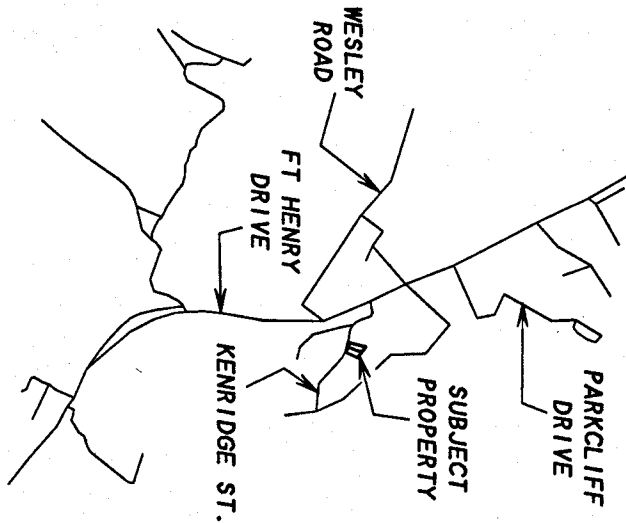
CAYMUS YARD, PHASE 5 & 7	
KINGSFORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	0.198
AGRES NEW ROAD	0
OWNER	AMP, LLC.
SUPERVISOR	ALLEY & ASSOCIATES, INC.
CIVIL DISTRICT	11TH
CLOSURE ERROR	1:10,000
SCALE	1"=60'
60	30
0	60
120	

BUILDING SETBACK : ZONE : R-1B

FRONT - 30'
REAR - 30'
SIDE - 8'

HEIGHT - 2 STORIES

MAXIMUM LOT COVERAGE - 30 PERCENT, INCLUDING ACCESSORY BUILDINGS



LOCATION MAP - NTS

"I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1" - 17,200' AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE."

RICK A. DAVIES - SURVEYOR
TENN. REG. NO. 1573



DAVIES LAND SURVEYING
P.O. BOX 152
BLUFF CITY, TN 37618
423-538-8855

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, MARKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED.
OWNER: [Signature]
DATE: 10/23/2025

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYED LAND AND THAT THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
OWNER: [Signature]
DATE: 10/23/2025

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

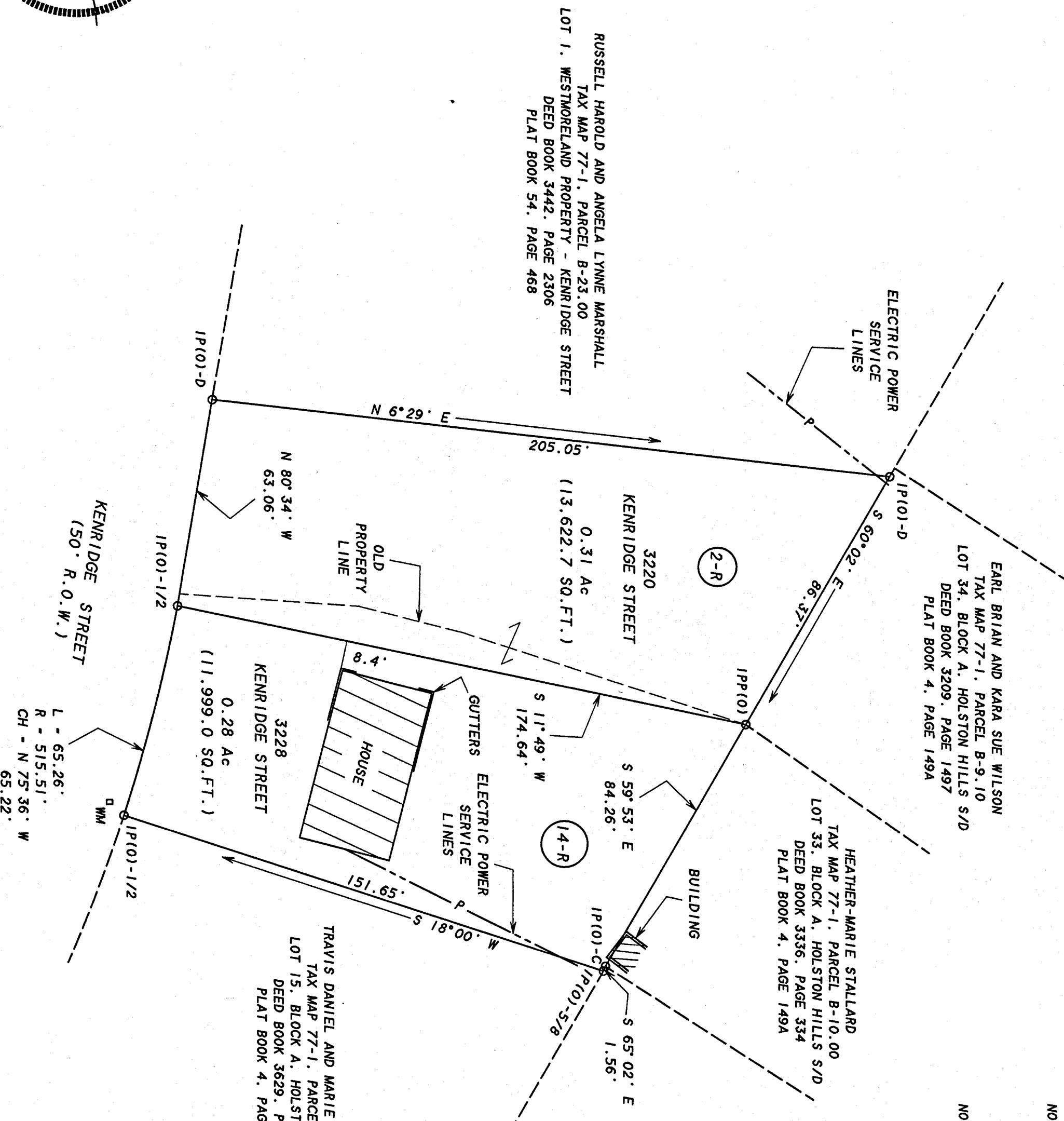
CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

CERTIFICATE OF APPROVAL OF STREETS

CERTIFICATE OF APPROVAL FOR RECORDING

CERTIFICATE OF APPROVAL FOR RECORDING

CERTIFICATE OF APPROVAL FOR RECORDING



LEGEND

- IP(0)-D - 1/2 INCH REBAR (OLD) - CAP - "DAVIES SURVEYING"
- IP(0) - 1/2 OR 5/8 INCH REBAR (OLD)
- IP(0) - 1 INCH IRON PIPE (OLD)
- IP(0)-C - 1/2 INCH REBAR (OLD) - CAP - "1599"
- WM - WATER METER

Sheena Tinsley, Registrar
Sullivan County
Rec #: 384324
Inst. #: 25020361
Sec. #: 15.00
Date: 10/29/2025 at 8:00 AM
Clock: 0.00
Other: 2.00
Total: 17.00
PGS 192-192

State A-1851

OWNERS : NORMAN M. WILLIAMS AND CHARLOTTE WILLIAMS AND CHRISTOPHER WILLIAMS

2-R - TAX MAP 77-1, PARCEL B-22.50 AND PART OF PARCEL B-22.00 LOT 2 AND PART OF LOT 14
RE-PLAT OF LOT 2, WESTMORELAND PROPERTY - KENRIDGE STREET AND LOT 14, BLOCK A, HOLSTON HILLS SUBDIVISION
PLAT BOOK 54, PAGE 519
DEED BOOK 3671, PAGE 2167 - PARCEL 2
ZONE : R-1B

WORKNAME : TM120PAR3.70 C-2422 / 125648

RE-PLAT OF LOT 2, WESTMORELAND PROPERTY - KENRIDGE STREET AND LOT 14, BLOCK A, HOLSTON HILLS SUBDIVISION - RECOMBINATION

KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	0.59
TOTAL LOTS	2
ACRES NEW ROAD	0
MILES NEW ROAD	0
OWNER	SEE ABOVE
CIVIL DISTRICT	11
SURVEYOR	RICK A. DAVIES
CLOSURE ERROR	1/17,200"
SCALE	1" = 30' 30' 0' 30' 60'

NOTE #1 : THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT INCLUDE ALL EASEMENTS, SERVITUDES AND COVENANTS THAT SUCH A REPORT MIGHT REVEAL.

NOTE #2 : THE LOTS AS SHOWN ARE NOT SUBJECT TO A SPECIAL FLOOD HAZARD ZONE. REFERENCE ZONE "X" ON FLOOD INSURANCE RATE MAP 47163C0045D - EFFECTIVE DATE SEPTEMBER 29, 2006.

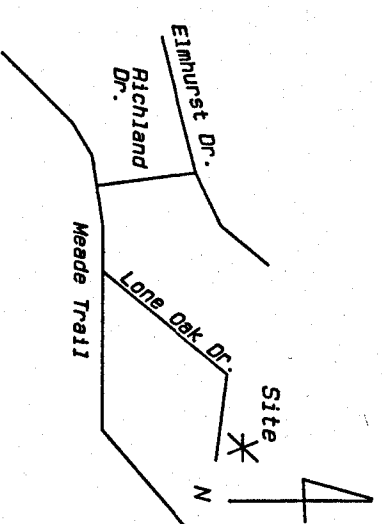
NOTE #3 : ALL FUTURE CONSTRUCTION MUST CONFORM TO THE STANDARDS OF THE APPROPRIATE ZONING ORDINANCE IN EFFECT AT THE TIME OF SAID CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, TYPES OF DEVELOPMENT AND BUILDING SETBACKS.

NOTE #4 : THE HOUSE ON LOT 14-R AS SHOWN HEREON IS ALREADY SERVICED BY PUBLIC UTILITIES INCLUDING ELECTRIC, WATER AND SEWER.

PLAT BOOK 54, PAGE 519



(N. T. S)
LOCATION MAP



I hereby certify that lot (s) 17R contains a separate properly functioning septic system and that the septic tank, field lines and duplication area with each system are located entirely within each lot.

OWNER John Doe
PRINT NAME Kevin Barber

I AM HERBY GRITTY, THAT I AM ONE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, DRIVERS AND OTHER OPEN SPACE TO THE PUBLIC USE OF THE CITY OF LOS ANGELES IN PERMANENT EASEMENT FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL RAMPS, INLET AND OUTLET DITCHES ON SLOPES, AND FILL RAMP. THE RIGHT-OF-WAY LIMITS OF THE STREET CHANGES BEYOND THE

OWNER	<i>Ken Lane</i>	2025
OWNER		2025
OWNER		2025
OWNER		2025
OWNER		2025
CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING		
OWNER		2025

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

10-28-25

DATE

[Signature]

CITY 6, I.S. DIVISION OF SULLIVAN COUNTY
DEPARTMENT OF 911 ADDRESSING
ON HIS OR HER(S) AUTHORIZED REPRESENTATIVE(S)

CERTIFICATE OF APPROVAL FOR RECORDING

IT HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON
HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION
REGULATIONS, FOR KINGSFORD CITY, TENNESSEE, EXCEPT
FOR VARIANCES, IF ANY, AND NOTED IN THE MINUTES OF THE
PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR
RECORDING IN THE OFFICE OF COUNTY REGISTRAR. IF REQUIRED
A SURETY BOND IN THE AMOUNT OF \$_____ HAS BEEN
POSTED WITH THE KINGSFORD CITY REGIONAL PLANNING
COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED
IMPROVEMENTS IN CASE OF DEFAULT. IN WITNESS
WHEREOF, I, _____, Mayor of Kingsford City, Tennessee,
have hereunto set my hand and the seal of said City, this
_____ day of _____, 20____.

~~SECRETARY, PLANNING COMMISSION~~

CERTIFICATE OF ACCURACY

CERTIFY THAT THE PLAN SHOWN AND HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE ACCURACY REQUIRED BY THE TENNESSEE REGIONAL COMMISSION AND THAT THE MONUMENTS SHOWN HEREON ARE PLACED AS SHOWN HEREON TO THE VIOLATION OF THE SUBDIVISIONS REGULATIONS

9-28

2025

REGISTERED SURVEYOR

THE UNIVERSITY OF CHICAGO

CERTIFICATION OF APPROVAL OF THE WATER SYSTEMS

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

1-1-12

DATE _____ AUTHORIZED SIGNATURE TITLE _____

SYSTEMS

LOT #17-R HAS NOT BEEN EVALUATED PURSUANT TO THIS
PLAT REVIEW FOR AN SSD SYSTEM AND PLAT APPROVAL
DOES NOT CONSTITUTE APPROVAL OF THIS TRACT OR THE
EXISTING SYSTEM

RECORD ON FILE AT TDEC OFFICE

FILE: Permit #139228 to Ronnie M111on

DATE: 8-8-1966

CERTIFICATE OF APPROVAL OF SHEETS

I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHT OF MAINTENANCE AND DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS.

TITLE

DATE 10-23-05 AUTHORIZED SIGNATURE MC

Consolidation of Lot 16A & 17, Block H, Lakecrest

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.331	TOTAL LOTS	-1-
-------------	-------	------------	-----

ACROSS NEW ROAD -0- AT LEE NEW ROAD -0-

BIRTHDAY 6 MONTHS
 14th

SECRET

SUBJECT: JONATHAN W. WELLS CLOSURE EVENT 1: 10

SCALE: 1" = 30' DRAWN BY J.W.

Sheena Tinsley, Register
Sullivan County
Rec #: 384459 Instrument #: 25020513
Rec'd: 15.00
State: 0.00 10/30/2025 at 8:00 AM Recorded
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00
PGS 194-194

Slide A-1851

LEGEND
IPQ - Iron Pin Old
IPN - Iron Pin New 1/2" Rebar #2385
PP - Power Pole
E - Overhead Utility
W.M. - Water Meter
PI. - Calculated Point

Plat P60 Page 194