



August 5, 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. 1847 Topsail Court
2. 1949 Fort Robinson Drive
3. 888, 876, 864, 852 Bell Ridge Road
4. 214 Pactolus Road

Sincerely,

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

# REPLAT OF THE LANDINGS AT ANCHOR POINTE, LOTS 11 & 12

CITY OF KINGSPORT REGIONAL PLANNING COMMISSION

7TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE

CLIENT: AMERICAN DREAM BUILDING LLC

SURVEY COMPLETED: 06-07-2024

**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.

*Rebecca Adair* 7/1/24  
DATE  
*Emily K. Beckett* 7-1-24  
DATE  
OWNER(S)

**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.

*J. K. Beckett* 6-14-24  
DATE  
JOSHUA K BECKETT, PLS TN RLS# 3227

**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

CITY ENGINEER OR ROAD COMMISSIONER DATE

**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.

*M. J. Beckett* 9/30/24  
DATE  
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION OR KINGSPORT AUTHORIZED AGENT

**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.

*M. J. Beckett* 9/30/24  
DATE  
AUTHORIZING AGENT

**APPROVAL FOR 911 ADDRESSING ASSIGNMENT**

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

*Sheena R. Tinsley* 7/1/24  
DATE  
CITY OF KINGSPORT 911 DIRECTOR

**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.

*Sheena R. Tinsley* 7/1/24  
DATE  
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

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

**ADJOINER INFORMATION:**

LOT 41  
KEVIN AND PATRICIA WATKINS  
TAX MAP 077F GROUP A PARCEL 041.10  
DEED BOOK 3321 PAGE 1470

LOT 42  
VINCENT AND MARY SALYER  
TAX MAP 077F GROUP A PARCEL 42.00  
DEED BOOK 3587 PAGE 885

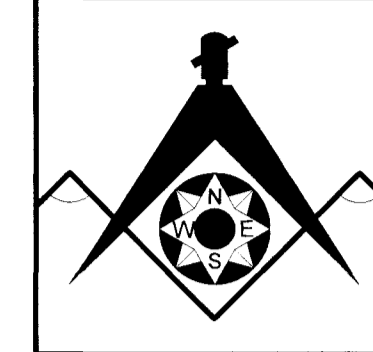
LOT 10  
SANDRA STANIFER  
TAX MAP 077F GROUP A PARCEL 032.54  
DEED BOOK 3567 PAGE 1527

LOT 13  
STEPHANIE AND SHAWN CARR  
TAX MAP 077F GROUP A PARCEL 032.48  
DEED BOOK 3281 PAGE 2063

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 47163C0065D EFFECTIVE DATE 09/29/2006. NO TOPOGRAPHIC SURVEY WAS PERFORMED.

DEED REFERENCE:  
DEED BOOK 3594 PAGE 1366  
PLAT BOOK 59 PAGE 179



TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83)

**VICINITY MAP**

SITE

GNSS SURVEY STYLE: RTK

GNSS ROVER: CARLSON BRx7

RTK CORRECTIONS: ON-SITE BASE

GNSS BASE: CARLSON BRx7

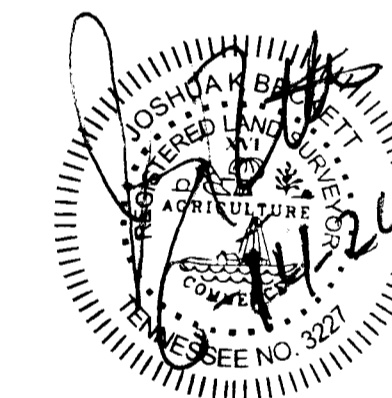
DATUM: TENNESSEE SPC (NAD 83)

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'**



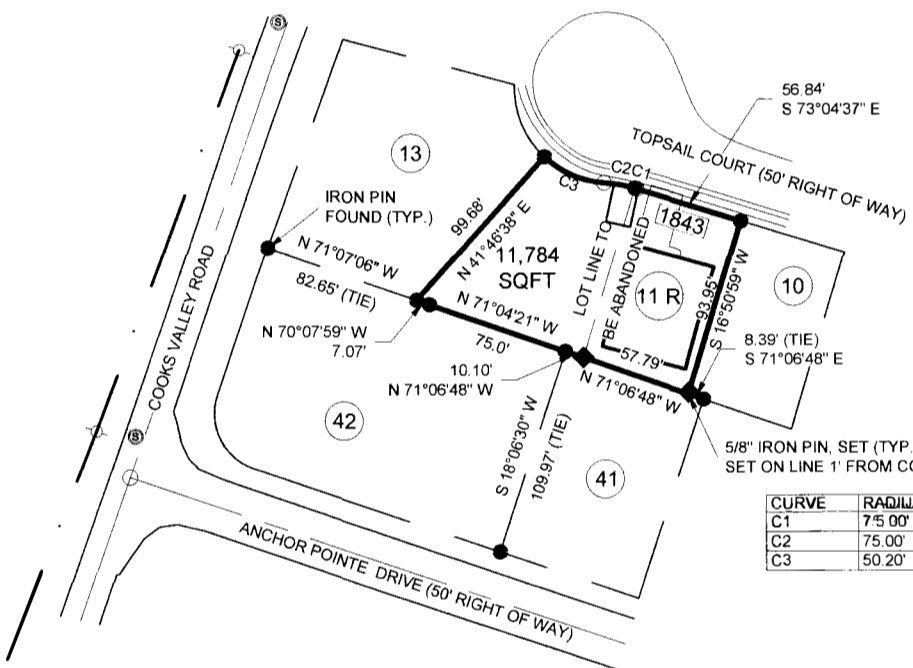
JOSHUA K BECKETT, PLS  
TN REGISTRATION # 3227  
758 WHISPERING RD  
GREENEVILLE, TN 37743  
(423) 278-6493  
jbeckett@beckettsurveys.com

SCALE: 1"=100'

TAX MAP 077F GROUP A  
PARCELS 032.50 & 032.52

ZONING CLASS: PD

COPYRIGHT



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00	0.99	0.99	S 23°29'00" E	0°42'10"
C2	75.00	16.47	16.44	S 80°07'50" E	12°35'04"
C3	50.20	34.67	33.99	S 66°35'17" E	39°34'22"

**REGISTER OF DEEDS**

Slide A-1747  
07/11/2024 - 08:12:12 AM

24011507

1 PGS:AL-PLAT BATCH: 369162

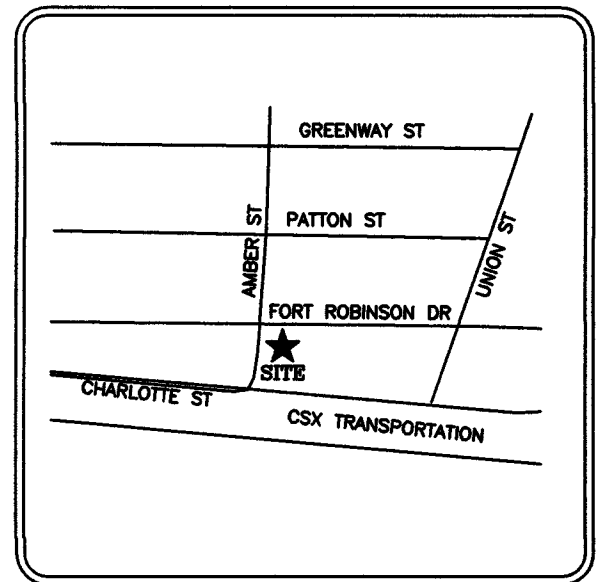
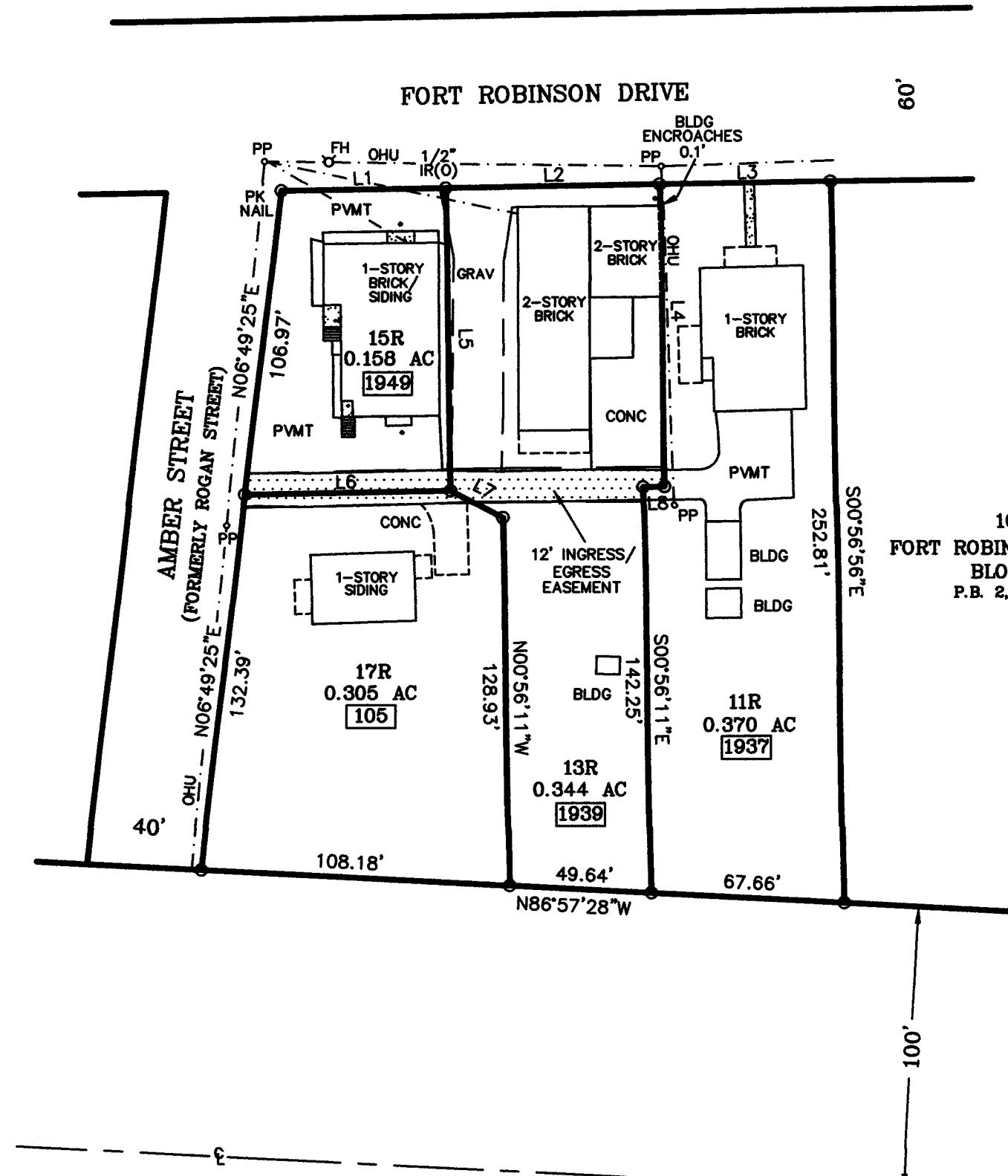
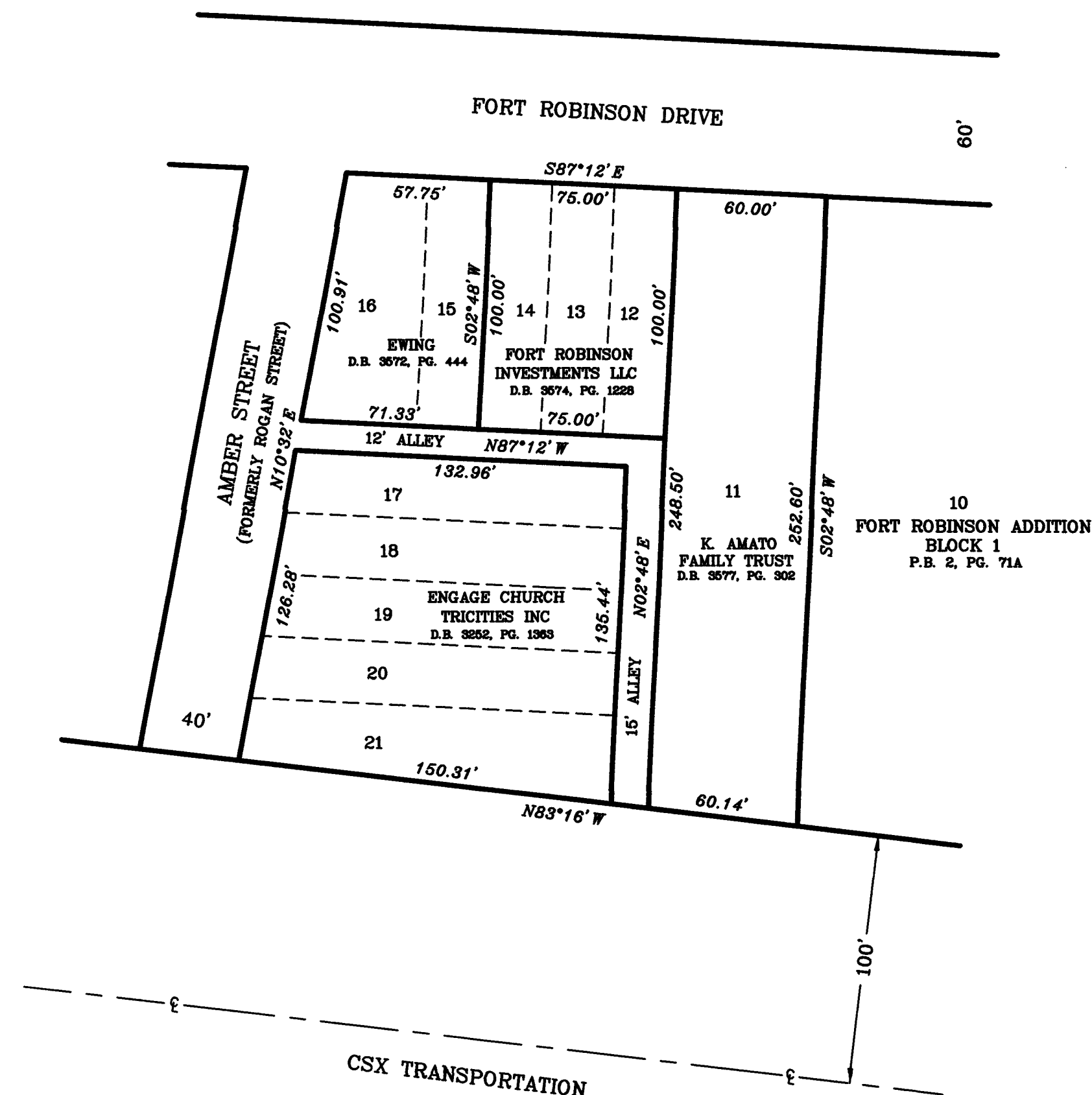
PLAT BOOK: P59

PAGE: 378-378

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





LOCATION MAP  
N.T.S.

- LEGEND**
- M(N) MAG NAIL, NEW
  - IR(O) IRON ROD, OLD
  - PK PARKER KRYLON
  - N.T.S. NOT TO SCALE
  - P.B. PLAT BOOK
  - D.B. DEED BOOK
  - PG. PAGE
  - BLDG BUILDING
  - PVMT PAVEMENT
  - CONC CONCRETE
  - PP POWER POLE
  - OHU OVERHEAD UTILITY
  - FH FIRE HYDRANT
  - AS ACCESS
  - [123] 911 ADDRESS

LINE	BEARING	DISTANCE
L1	N89°03'50" E	57.71
L2	N89°03'50" E	74.92
L3	N89°03'50" E	59.94
L4	S00°56'11" E	105.86
L5	S00°57'00" E	105.92
L6	N89°00'47" E	72.18
L7	S62°08'55" E	20.39
L8	N89°00'47" E	7.50

NOTES:  
1) NORTH BASED ON PRIOR REFERENCED PLAT BOOK 2, PAGE 71A

- NOTES:
- NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
  - SETBACKS TO CONFORM WITH CURRENT ZONING DESIGNATION.
  - 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.
  - JOB NO. 23-13163
  - ACAD FILE: 23-13163 FORT ROBINSON INVESTMENTS.DWG
  - FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
  - PRIOR PLAT REFERENCE: P.B. 2, PAGE 71A
  - THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
  - I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
  - 1/2" IRON RODS WITH ALLEY ASSOCIATES CAPS ON ALL CORNERS UNLESS OTHERWISE NOTED.
  - TAX MAP 045K "A" PARCELS 10.00, 11.00, 12.00, 13.00, 14.00
  - DEED REFERENCES: D.B. 3577, PAGE 302, D.B. 3252, PG. 1363, D.B. 3574, PG. 1228, D.B. 3572, PG. 444
  - THE 12' & 15' ALLEY WAS ABANDONED BY THE CITY OF KINGSPORT ON APRIL 27, 2024.

Slide A-1747  
07/11/2024 - 08:16:08 AM  
24011508  
1 PGS:AL-PLAT BATCH: 369163  
PLAT BOOK: P59  
PAGE: 379-379

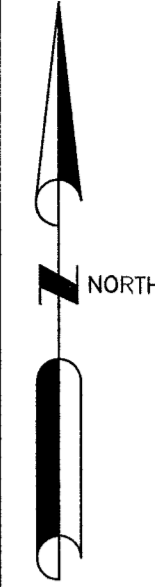
REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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



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

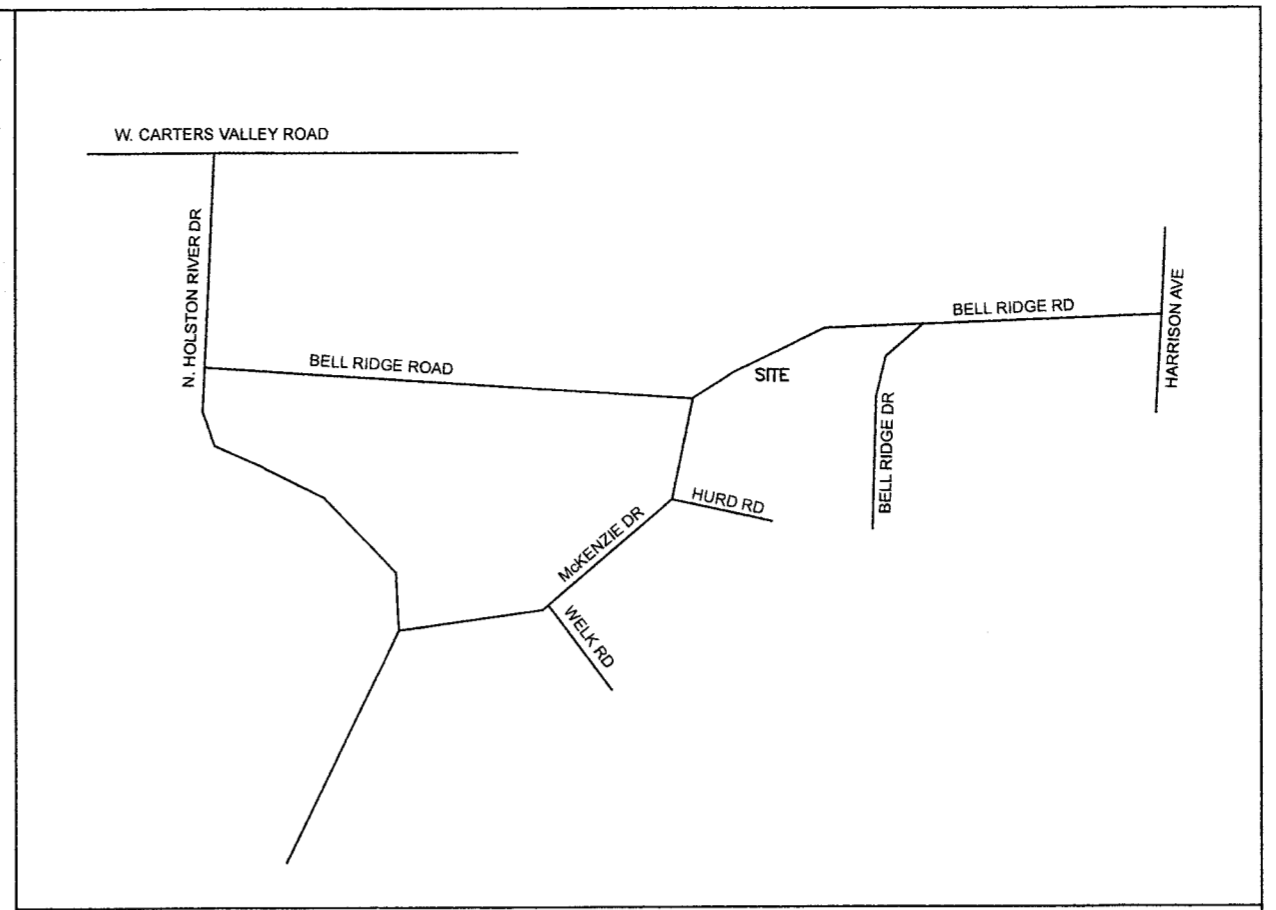
<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. OWNER: _____ DATE: _____ OWNER: _____ DATE: _____ OWNER: <i>Kathryn Amato</i> DATE: <i>7-8-2024</i> OWNER: _____ DATE: _____		<b>CERTIFICATE OF ACCURACY</b> 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. DATE: _____ 20____ REGISTERED SURVEYOR: _____		<b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b> 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. TRAFFIC ENGINEERING MANAGER: _____ DATE: _____ 20____	
<b>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</b> I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. DATE: _____ 20____ CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING: _____		<b>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</b> I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER SYSTEM AND IS HEREBY APPROVED AS SHOWN. DATE: <i>7/11</i> 20 <i>24</i> KINGSPORT AUTHORIZING AGENT: <i>Allye Dohin</i>		<b>CERTIFICATE OF APPROVAL OF STREETS</b> 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. DATE: _____ 20____ CITY ENGINEER: _____	
<b>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</b> 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. DATE: <i>7/11</i> 20 <i>24</i> KINGSPORT AUTHORIZING AGENT: <i>Allye Dohin</i>		<b>CERTIFICATE OF APPROVAL FOR RECORDING</b> I HEREBY CERTIFY THAT THE SUBDIVISION PLAN 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. DATE: <i>7/9</i> 20 <i>24</i> SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: _____		<b>LOTS 11-21, BLOCK 1, FORT ROBINSON ADDITION</b> <b>KINGSPORT REGIONAL PLANNING COMMISSION</b> TOTAL ACRES <u>1.177</u> TOTAL LOTS <u>4</u> ACRES NEW ROAD <u>0</u> MILES NEW ROAD <u>0</u> OWNER <u>EWING, K. AMATO FAMILY TRUST</u> OWNER <u>ENGAGE CHURCH &amp; FT ROBINSON INVEST.</u> CIVIL DISTRICT <u>11TH</u> SURVEYOR <u>ALLEY &amp; ASSOCIATES, INC.</u> CLOSURE ERROR <u>1:10,000</u> SCALE 1"=50'	



07/26/2024 - 01:13:53 PM  
 24012505  
 1 PGS:AL-PLAT BATCH: 359892  
 PLAT BOOK: P59  
 PAGE: 391-391

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  
 Side A-1750



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	170.62	58.29	36.20	N 89°11'41" E	123°57'18"
C2	135.79	98.88	85.71	N 82°41'27" E	41°24'09.37"

LINE	BEARING	DISTANCE
L1	N 77°25'25" E	54.70
L2	N 74°20'25" E	35.74
L3	N 77°55'18" E	37.72
L4	N 77°55'18" E	69.07
L5	N 78°25'55" E	34.08
L6	N 78°45'55" E	24.81
L7	N 79°14'41" E	74.57
L8	N 79°13'41" E	12.65
L9	N 80°07'51" E	70.50

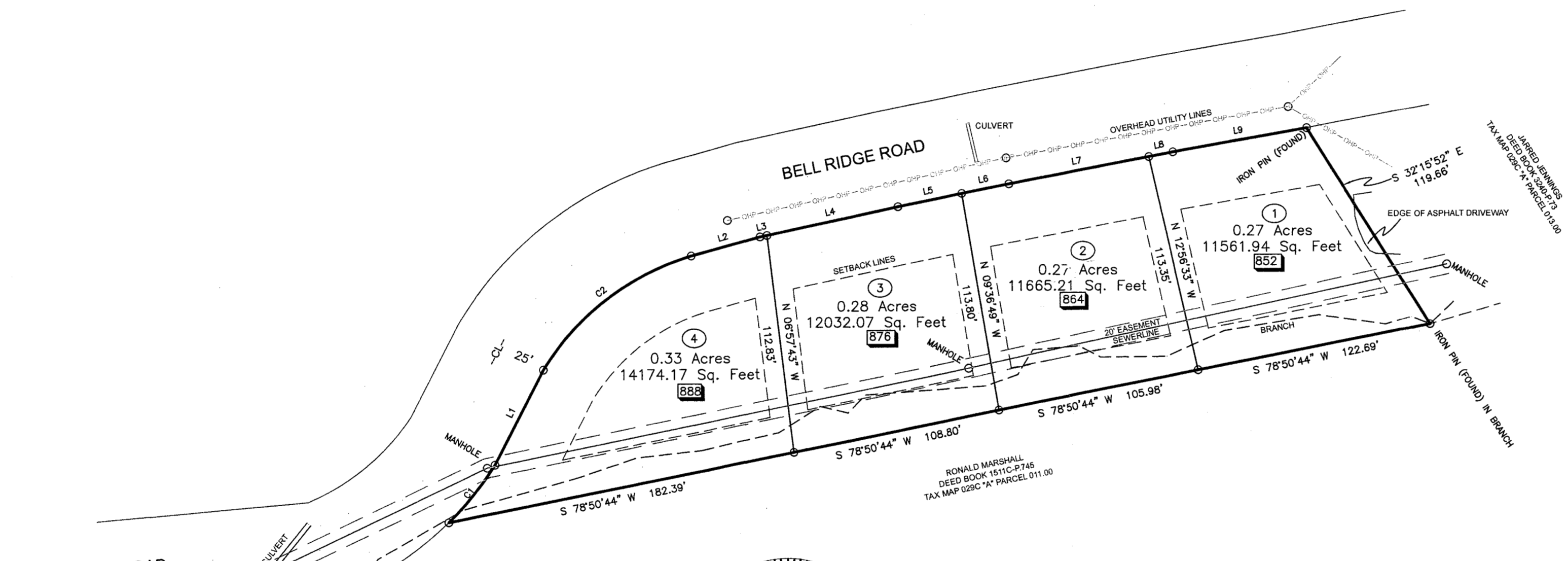
FLOOD INSURANCE NOTE:  
 By graphics plotting only,  
 this property is in  
 ZONE X of the Flood  
 Insurance Rate Map,  
 Community Panel Number  
 47183C 0930D effective  
 date of 9/28/2005. Exact  
 designations can only be  
 determined by an Elevation  
 Certificate. Based on the  
 above information, this  
 property IS NOT in a  
 Special Flood Hazard Area.

Legend  
 IR(O) - Iron Rod Oldfound  
 IP(SET) - 1/2" REBAR SET WITH WEEMS SURVEY CAP  
 -x-x-x-x- = fence  
 -cl- = centerline of road or highway  
 IP(O) = Iron Pipe Oldfound  
 TPOST = Metal Fence Post  
 -E-E-E-E- = overhead utility lines

This survey is subject to any and all restrictions,  
 covenants, right of ways, easements, easements either  
 recorded or unrecorded labeled on this survey  
 or not shown.

PROPERTY IS ZONED: R-2  
 SETBACKS:  
 FRONT - 30'  
 SIDE - 10'  
 REAR - 20'

THIS SURVEY WAS PREPARED WITHOUT BENEFIT  
 OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD  
 BE REFERRED TO AN ATTORNEY-AT-LAW.  
 IRON PINS ON ALL CORNERS UNLESS NOTED  
 852 Means address.



I certify that this is a Category 1 survey and the ratio of precision survey is 1:10,000 as shown hereon; that the survey was done in compliance with current Tennessee Minimum Standards of Practice for Land Surveyors as of the date of this Plat (or Map).

Gary Weems Land Surveyor  
 Tennessee Reg No. 1845  
 P.O. Box 274  
 Rogersville, Tn 37857  
 423-235-2221  
 EMAIL: garyweems@hotmail.com



CERTIFICATE OF OWNERSHIP AND DEDICATION  
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THE I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE FOR PUBLIC OR PRIVATE USE AS NOTED.  
 DATE: 7-24-24  
 SURVEYOR: Gary Weems  
 OWNER: Darrell Shoemaker, Christy Shoemaker

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, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.  
 DATE: 3-28-24  
 SURVEYOR: Gary Weems  
 TN REG NO: 1845

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.  
 DATE: 20-24  
 TRAFFIC ENGINEERING MANAGER: [Signature]

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: 7-24-24  
 CITY ENGINEER OR HIS/her AUTHORIZED REPRESENTATIVE: [Signature]

CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS  
 I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THAT STREETS AND STORM WATER SYSTEMS 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.  
 DATE: 7-24-24  
 CITY ENGINEER OR HIS/her AUTHORIZED REPRESENTATIVE: [Signature]

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.  
 DATE: 7-25-24  
 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR KINGSPORT AUTHORIZING AGENT: [Signature]

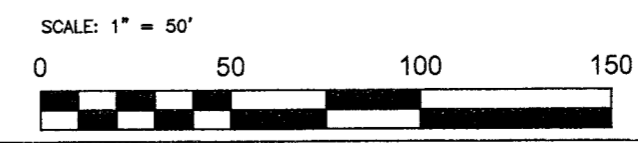
CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS  
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM, AND ARE HEREBY APPROVED AS SHOWN.  
 DATE: 7-25-24  
 KINGSPORT AUTHORIZING AGENT: [Signature]

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. REGISTER HAS REQUIRED A SURETY BOND IN THE AMOUNT OF \$ [Amount] HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
 DATE: 7-26-24  
 SECRETARY: [Signature]  
 KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

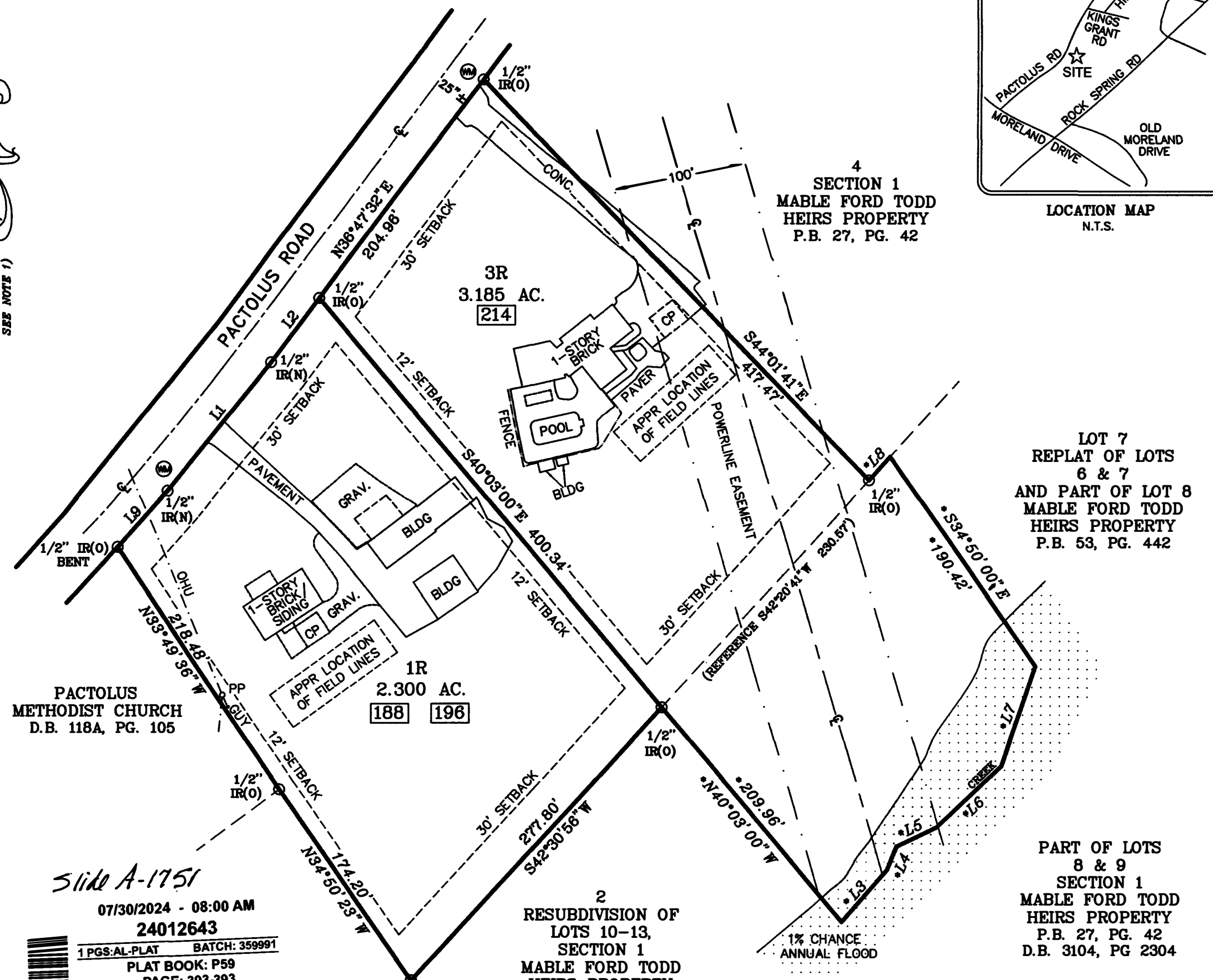
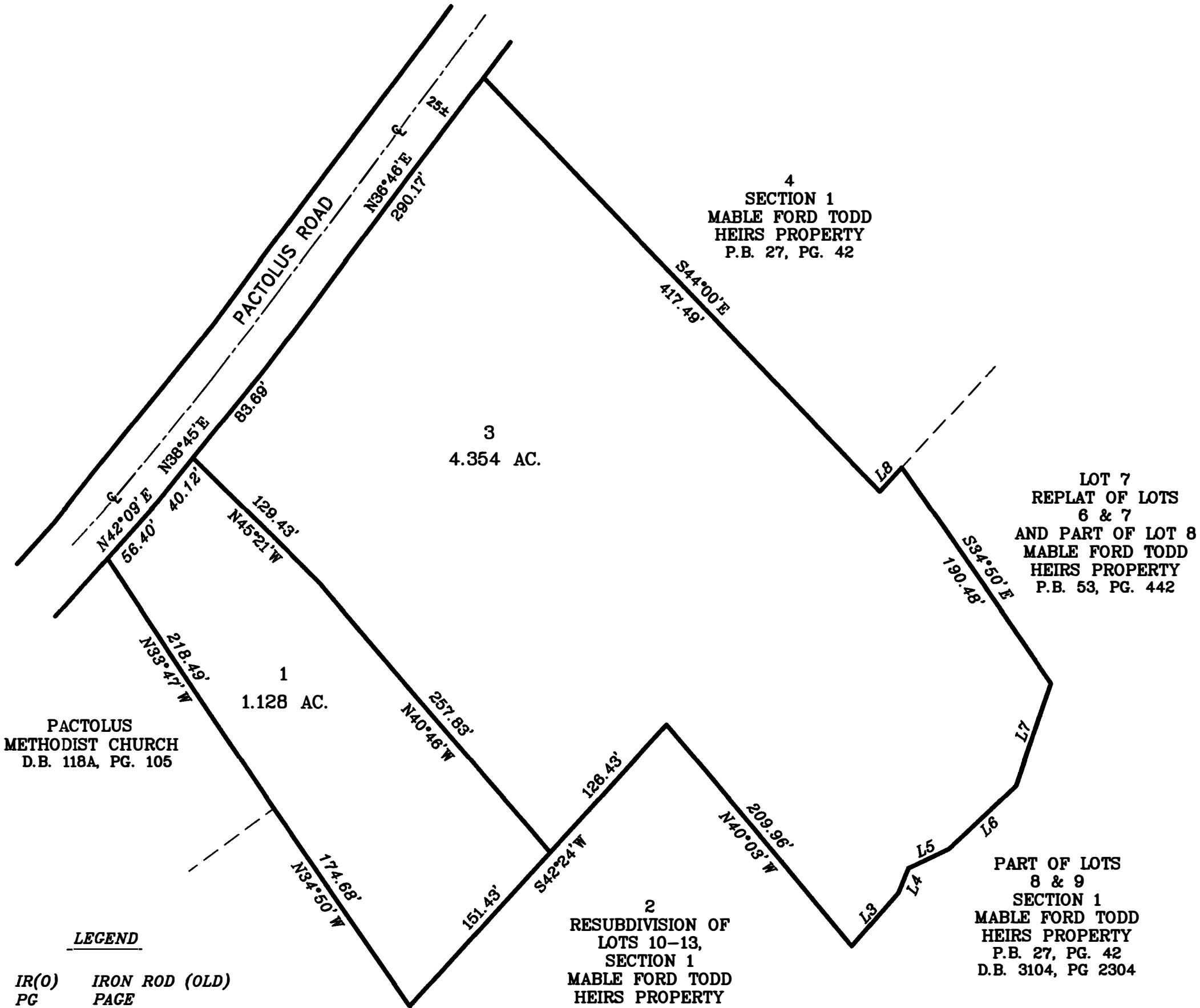
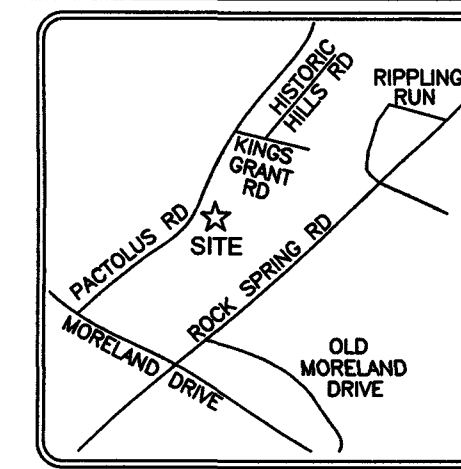
KINGSPORT REGIONAL PLANNING COMMISSION  
 DARRELL AND CHRISTY SHOEMAKER PROPERTY

12TH CIVIL DISTRICT OF SULLIVAN COUNTY, TN  
 DEED BOOK 3186 - PAGE 1378  
 TAX MAP 029C "A" PARCEL 012.00  
 TOTAL ACRES: 1.15  
 TOTAL LOTS: 4  
 DATE: 3/28/2024

OWNERS: DARRELL AND CHRISTY SHOEMAKER  
 SURVEYOR: GARY WEEMS RLS 1845







Slide A-1751

07/30/2024 - 08:00 AM  
 24012643  
 1 PGS:AL-PLAT BATCH: 359991  
 PLAT BOOK: P59  
 PAGE: 393-393

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

**Certificate of Existing Septic System:**

- 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: FRED BROOKS Date of Permit: 08-31-1989
- Name on TDEC Permit: KATHY BROOKS Date of Permit: 05-14-2018
- Or: the existing dwellings predate the permitting process from TDEC and predate the adoption of the Sullivan County Subdivision Regulations of 1951. Year of dwelling(s): 1989 & 2018

Owner(s) Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Owner(s) Signature: \_\_\_\_\_  
 Date: 7/23/24

- NOTES:
- NORTH BASED ON S40°03'00"E PER REFERENCED PLAT.
  - PROPERTY IS ZONED R-1 SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION. FRONT 30' REAR 30' SIDE 12'
  - THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN. JOB NO. 24-13387
  - ACAD FILE 24-13387 BROOKS.DWG
  - TAX MAP 091D "A", PARCELS 001.04 & 001.10
  - PRIOR PLAT REFERENCES: P.B. 53, PG. 399 & P.B. 54, PG. 133.
  - 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.
  - \* DENOTES BOUNDARY INFORMATION TAKEN FROM PRIOR REFERENCED PLAT

- LEGEND**
- IR(O) IRON ROD (OLD)
  - PG PAGE
  - D.B. DEED BOOK
  - P.B. PLAT BOOK
  - AC. ACRES
  - N.T.S. NOT TO SCALE
  - CONC CONCRETE
  - CP CARPORT
  - BLDG BUILDING
  - GRAV GRAVEL
  - PP POWER POLE
  - APPR APPROXIMATE
  - OHU OVERHEAD UTILITY
  - WM WATER METER
  - CL CENTERLINE

BEFORE

AFTER

**ALLEY & ASSOCIATES, INC.**  
 SURVEYORS  
 422 E MARKET STREET  
 KINGSPOINT, TENNESSEE 37660  
 TELEPHONE (423) 382-8866  
 EMAIL: mstrickler@alleyassociates.com

LINE	BEARING	DISTANCE
L1	N38°43'59"E	123.90'
L2	N36°47'32"E	60.00'
L3	S41°03'00"W	51.59'
L4	S21°47'00"W	19.24'
L5	S64°19'00"W	32.84'
L6	S46°32'00"W	67.14'
L7	S19°02'00"W	79.21'
L8	N42°24'00"E	23.90'
L9	N41°58'41"E	56.55'



<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 (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: <u>7/23</u> 20<u>24</u>                  OWNER: <u>Mable Ford Todd Heirs Property</u></p> <p>DATE: <u>7-23</u> 20<u>24</u>                  OWNER: <u>Mable Ford Todd Heirs Property</u></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 KINGSPOINT TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p>DATE: <u>7/23</u> 20<u>24</u>                  TENNESSEE REGISTERED LAND SURVEYOR: <u>Matthew Strickler</u></p>		<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>MABLE FORD TODD HEIRS PROPERTY                  KINGSPOINT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES <u>5.485</u> TOTAL LOTS <u>2</u>                  ACRES NEW ROAD <u>0</u> MILES NEW ROAD <u>0</u>                  OWNER <u>BROOKS</u> CIVIL DISTRICT <u>13TH</u>                  SURVEYOR <u>ALLEY &amp; ASSOCIATES, INC.</u> CLOSURE ERROR <u>1:10,000</u>                  SCALE 1" = 80'</p>	
<p>CERTIFICATE OF 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: <u>7-19</u> 20<u>24</u>                  SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING: <u>[Signature]</u></p>		<p>CERTIFICATE OF APPROVAL OF PUBLIC 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 KINGSPOINT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: <u>7/29</u> 20<u>24</u>                  KINGSPOINT AUTHORIZING AGENT: <u>[Signature]</u></p>		<p>CERTIFICATE OF 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 OR (3) PLAT HAS BEEN APPROVED WITH A CURE GUARANTEE SET BY THE KINGSPOINT PLANNING COMMISSION.</p> <p>DATE: <u>7-19</u> 20<u>24</u>                  COMMISSIONER OF HIGHWAYS AND/OR REPRESENTATIVE: <u>[Signature]</u></p>	
<p>CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM</p> <p>SEE ABOVE NOTE</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 KINGSPOINT, 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 <u>1,000.00</u> HAS BEEN POSTED WITH THE KINGSPOINT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: <u>7/29</u> 20<u>24</u>                  SECRETARY, KINGSPOINT REGIONAL PLANNING COMMISSION: <u>[Signature]</u></p>			