



March 16th, 2023

Sam Booher, Chairman
Kingsport Regional Planning Commission
415 Broad Street
Kingsport, TN 37660

Chairman Booher:

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. 1509 Watauga St.
2. Miller Parke sewer easement
3. Miller Parke Division
4. Lynn Garden Properties
5. Riverbend Drive
6. E. Main St.
7. 401 Poplar Grove Rd.
8. Carver Boundary survey

Sincerely,

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

[illegible]

LOCATION MAP-N.T.S.

THE SUBSTANTIVE ELEMENTS OF THE EVIDENCE

	82-197623 - CD 4A-20 PW	586A A-1629
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	CLASSICAL MUSIC	
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	MADE IN USA	
61C 29E	78.00	
B7 F8L	8.00	
B9C 78H	8.00	
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TOTAL OF ORDERED MERCHANDISE		

1) ADDRESS BASED ON TRANSFERRED STATE STREET
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ALLEY & ASSOCIATES, INC.
• SURVEYORS •

240 E. MAIN STREET
CHICAGO, ILLINOIS 60601
TELEPHONE (312) 381-6866
FAX: (312) 381-6900

© 1994, Surveyors International Inc.

SEND MAGNETIC CARD LOT 1 & 12

SENIOR EASEMENT FOR LOT 11 & 12

KINGSPORT REGIONAL PLANNING COMMISSION

Owner D.E. WORTH, JR. CRS. DISTRICT 14B
 Surveyor ALTA A. ABERNATHY, JR. Contract Price 3.0000
 Section 1 20'

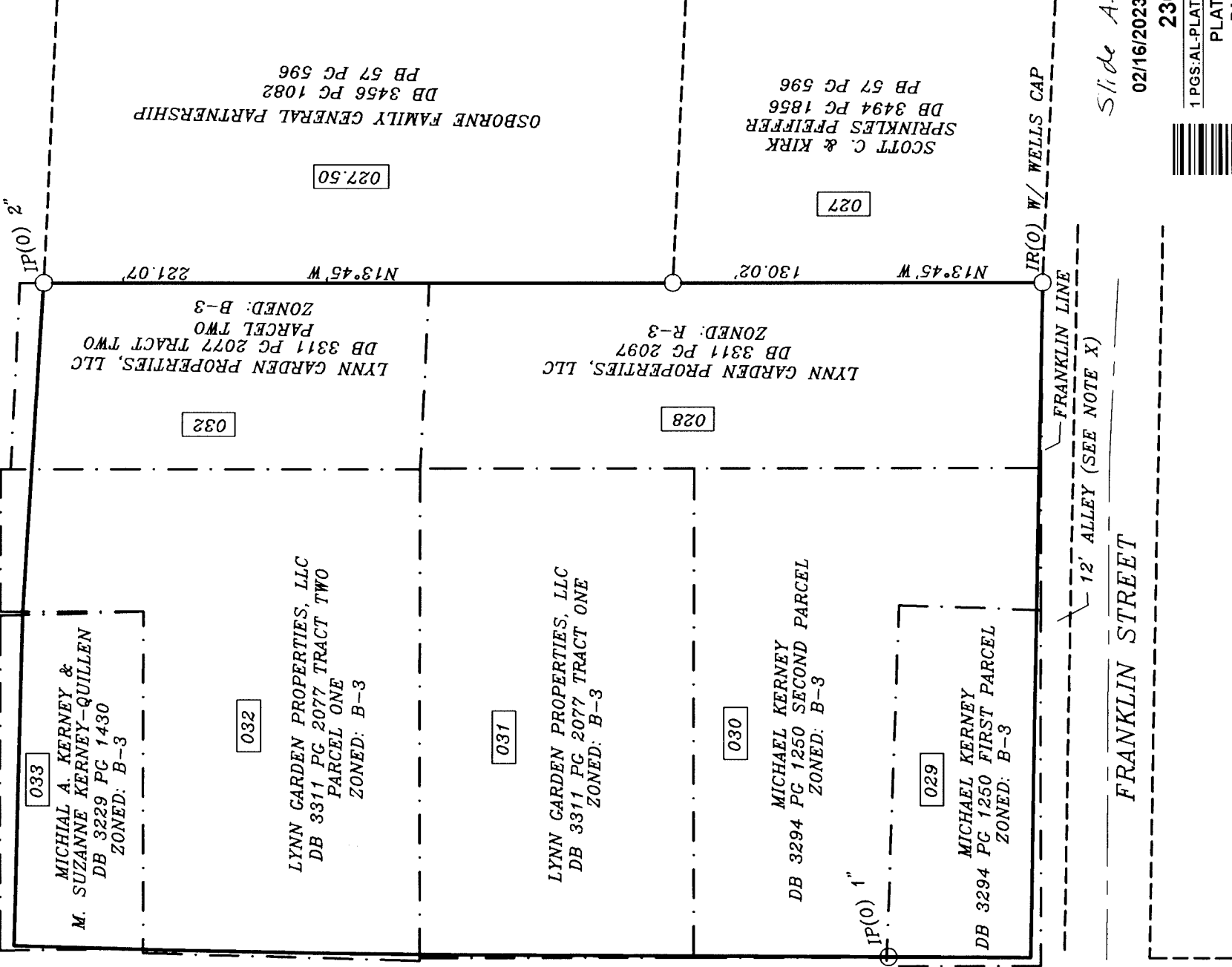
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LEGEND

IR(O) EXISTING 5/8" IRON ROD WITH WELLS CAP
IR(N) NEW 5/8" IRON ROD
MAC(N) WITH SURVEYORS CAP "RLS 891"
MAC(N) MAC NAIL CORNER (NEW)
IP(O) EXISTING IRON PIPE
[032] TAX PARCEL NUMBER
FORMER DEED LINE
EP EDGE OF PAVEMENT
℄ CENTER LINE OF PAVEMENT
(RIGHT OF WAY WIDTH VARIES)

WALKER STREET



FRANKLIN STREET

Slide A-163/

02/16/2023 - 08:36:03 AM

23002454

1 PGS AL PLAT BATCH: 317237
PLAT BOOK: P68
PAGE: 509-509

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE
SHEENAR TINSLEY
REGISTERED PROFESSIONAL SURVEYOR

BEFORE

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.

Surveyor
Tenn. Reg. No. 481

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

CERTIFICATE OF OWNERSHIP AND INDICATION

I, (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HAVE READ AND UNDERSTAND THE CONTENTS OF THIS SURVEY AND CONSENT TO THE ESTABLISHMENT OF THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 2-13-23

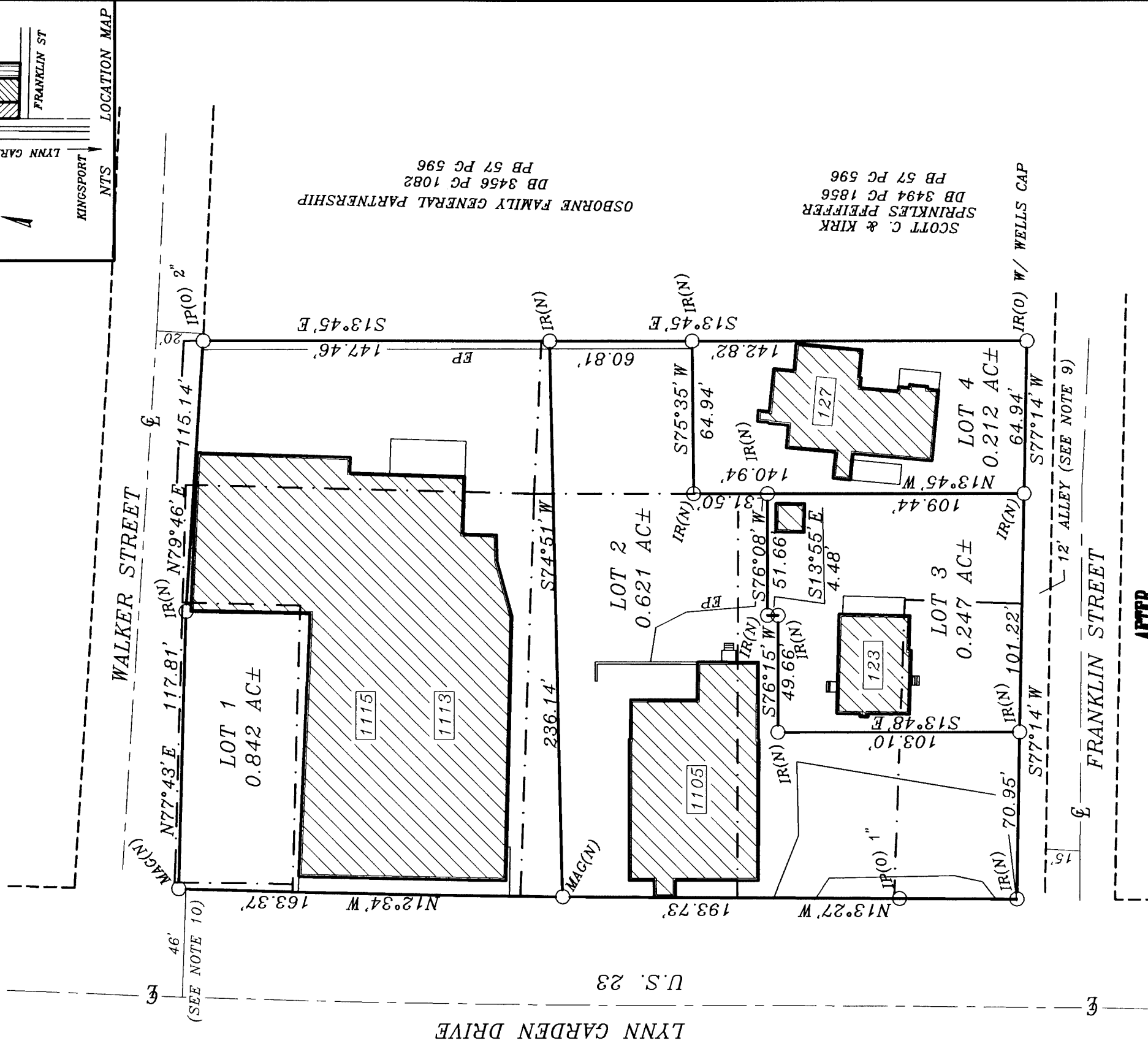
Michael A. Kerney
OWNER

1. I HEREBY CERTIFY THAT THE SUBDIVISION PLAT, SHOWN HEREON, HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE, AND THAT THE PLAT, AS SHOWN, COMES INTO BEING IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE.	1. I HEREBY CERTIFY THAT THE SUBDIVISION PLAT, SHOWN HEREON, HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE, AND THAT THE PLAT, AS SHOWN, COMES INTO BEING IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE.
DATE 2-15-2023	DATE 2-15-2023
KINGSFORD AUTHORIZING REPRESENTATIVE	KINGSFORD AUTHORIZING REPRESENTATIVE
CITY ENGINEER	CITY ENGINEER

NOTES:

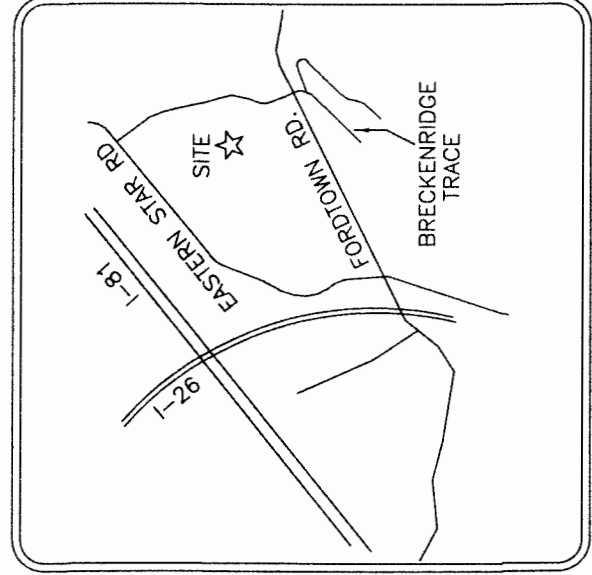
- 1) BEARINGS ARE BASED ON PB 57 PG 596 (S13°45'E)
- 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 47163C0030D, EFFECTIVE DATE SEPTEMBER 29, 2006, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, ZONE X
- 3) TAX MAP 030H, GROUP D, FOR ALL PARCELS, SEE PLAT FOR INDIVIDUAL PARCEL NUMBERS
- 4) DEED REFERENCES
- 5) PROPERTY PARCELS 029-033 ZONED: B-3 HIGHWAY ORIENTATED BUSINESS DISTRICT.
BUILDING SETBACK LIMITS FOR B-3: FRONT YARD = 20'
REAR YARD = 30'
SIDE YARD = 0'
SIDE YARD ADJOINING STREET = 20'
- 6) PROPERTY PARCEL 028 ZONED: R-3
BUILDING SETBACK LIMITS FOR R-3: NOT APPLICABLE
REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.

AFTER



- 8) PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE KINGSFORD ZONING ORDINANCE AND SUBDIVISION REGULATIONS.
- 9) "NORTHERLY SIDE OF 12-FOOT ALLEY, FRANKLIN LINE" AS STATED IN DB 3294 PG 1250, PARCEL ONE AND PARCEL TWO, OWNERSHIP OF THE ALLEY IS ASSUMED TO BE THE CITY OF KINGSFORD.
- 10) RIGHT OF WAY US 23 AND SR 36 TAKEN FROM TDDT PLANS SHEET 10 PROJECT NO. P-038-212)
- 11) A RECIPROCAL PARKING AGREEMENT AND INGRESS/EGRESS EASEMENT SHALL BE IN EFFECT FOR LOT 1 AND LOT 2.
- 12) [1115] LYNN GARDEN DRIVE = 911 ADDRESS.
- 13) FIELD BOOK: 186-8
- 14) ACAD FILE NAME: 23-6784 KERNEY S6764-KERNEY.dwg

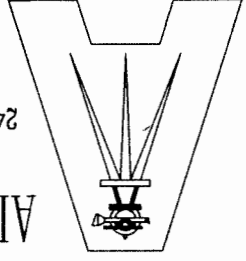
DATE: FEBRUARY 9, 2023 REVISED DATE: FEBRUARY 13, 2023	SUBDIVISION OF: LYNN GARDEN PROPERTIES LLC
KINGSFORD REGIONAL PLANNING COMMISSION	
TOTAL ACRES 1.922 ACRES±	TOTAL LOTS 4
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER MICHAEL ALBERT KERNEY et al CIVIL DISTRICT 12th	
SURVEYOR WIZE & ASSOCIATES CLOSURE ERROR 1:10,000	
SCALE 1" = 50'	50 25 0 50 100



REVISIONS:	DATE:	BY:

MILLER PARKE, LLC
KINGSPORT, TENNESSEE

ALLEY & ASSOCIATES, INC.
SURVEYORS
243 E. MARKET STREET KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8898
FAX : (423) 392-8898
E-MAIL: tingerfel@alleyassociates.com



ACAD FILE 20-11786 MILLER PARKE, LLC.DWG

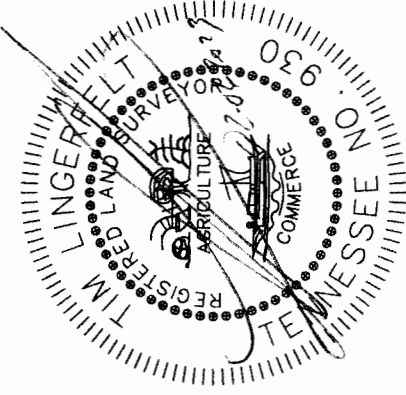
COMPLIES WITH T.A. 13-2-401, AND
HAS BEEN APPROVED FOR RECORDING
IN THE OFFICE OF SULLIVAN COUNTY
REGISTER

KEN WEEMS
KINGSPORT PLANNING DIRECTOR

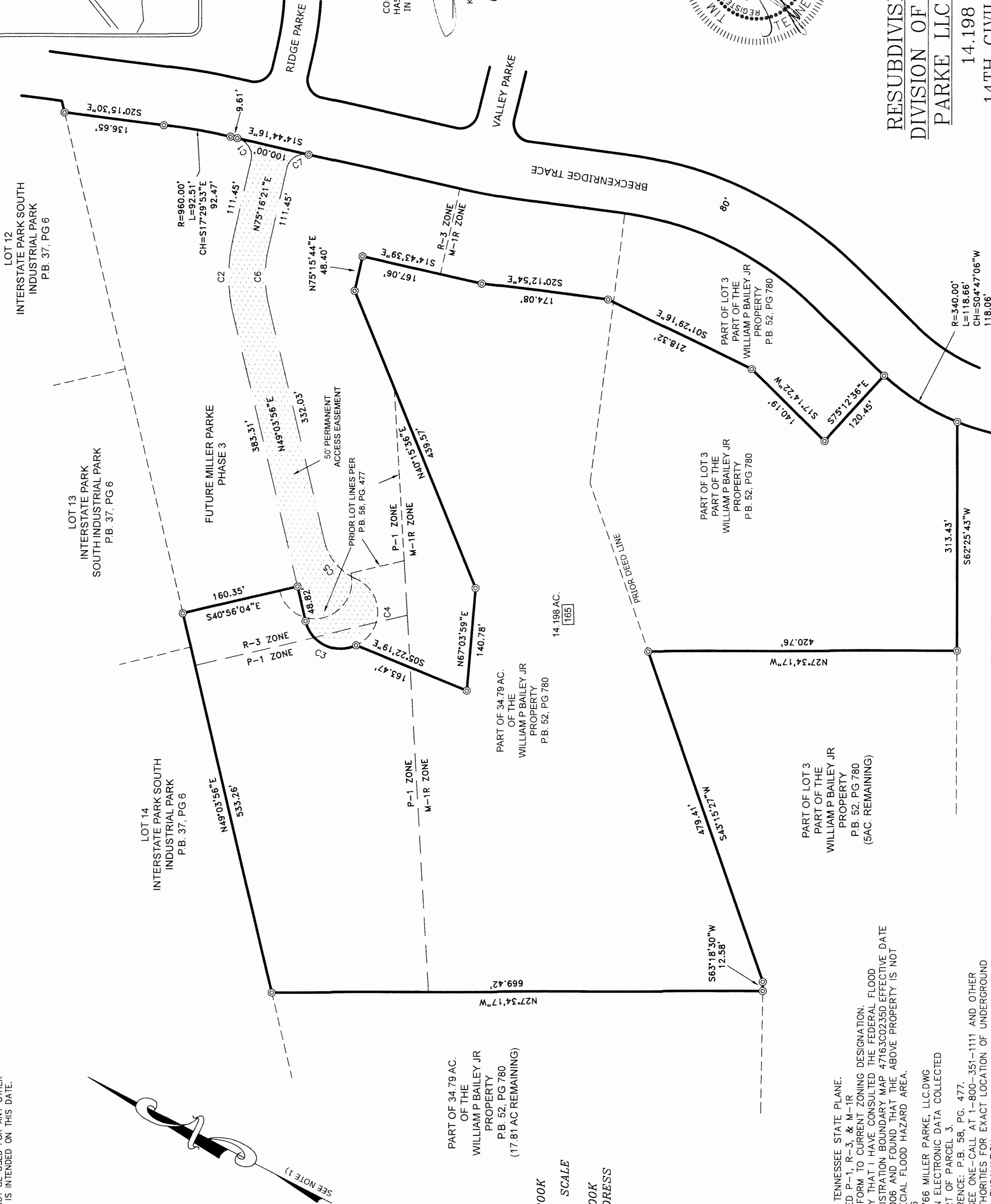
2/16/23
Side A-1630
02/10/2023 - 03:49:37 PM
23002174
TPOSSAL SURVEY BATCH: 317029
PLAT BOOK: P58
PAGE: 505-505

REC.FEE	15.00
DP.FEE	2.00
CP.FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE SULLIVAN COUNTY
SHEENA R TINSLEY
REGISTER OF DEEDS



RESUBDIVISION OF THE
DIVISION OF THE MILLER
PARKE LLC PROPERTY
14.198 ACRES
14TH CIVIL DISTRICT
SULLIVAN COUNTY
KINGSPORT, TENNESSEE
DATE: FEBRUARY 6, 2023
SCALE: 1"=100'



CURVE	BEARING	ARC LENGTH	CURVED BEARING	CURVED LENGTH
C1	S53°18'30"W	39.27	S30°16'03"W	35.35
C2	N27°34'17"W	102.91	N62°10'10"E	102.02
C3	S63°18'30"W	102.91	N01°27'35"W	77.19
C4	N49°03'56"E	115.26	S61°58'39"W	91.38
C5	N22°32'56"E	69.66	N22°32'56"E	67.18
C6	N62°10'09"E	80.04	N62°10'09"E	79.35
C7	N59°43'57"W	39.27	N59°43'57"W	35.35

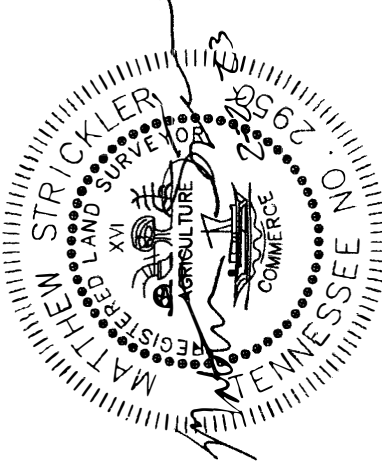
LEGEND

D.B. DEED BOOK
P.C. PAGE
N.T.S. NOT TO SCALE
AC. ACRES
P.B. PLAT BOOK
123 911 ADDRESS

NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE.
- 2) PROPERTY IS ZONED P-1, R-3, & M-1R.
- 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
- 4) 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 NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 5) JOB NO. 20-11786
- 6) ACAD FILE 20-11786 MILLER PARKE, LLC.DWG
- 7) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 8) TAX MAP 120 PART OF PARCEL 3.
- 9) PRIOR PLAT REFERENCE: P.B. 58, PG. 477.
- 10) CONTACT TENNESSEE ONE-CALL AT 1-800-351-1111 AND OTHER LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 11) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 12) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 13) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

SEE NOTE 1



CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADVERTISE THE PLAN OF SUBDIVISION WITH MY OWNERSHIP AND DEDICATION TO THE PUBLIC. I HAVE PLACED ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Cheryl Jones
DATE 2-22-23

CERTIFICATION OF THE APPROVAL FOR CITY ADDRESSING ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

Cheryl Jones
DATE 2-23
CITY GIS DIVISION
DIRECTOR OF 911 ADDRESSING

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

Matthew Strickler
DATE 2-21-2023
REGISTERED SURVEYOR

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 LOCAL UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

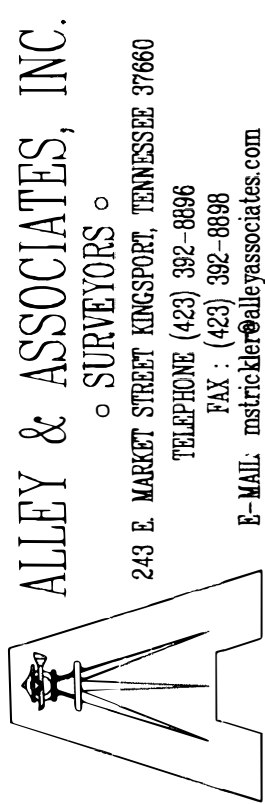
Cheryl Jones
DATE 2-20-23
KINGSFORT AUTHORIZING AGENT

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

Cheryl Jones
DATE 2-20-23
KINGSFORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF THE UNWRITTEN, RECORDED AND UNRECORDED EASEMENTS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED, 1/2" IRON RODS WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED. THERE ARE APPROXIMATELY 20.2 ACRES± REMAINING IN THE ORIGINAL PARCEL.

Cheryl Jones
DATE 2-23-2023
KINGSFORT REGIONAL PLANNING COMMISSION
SECRETARY



ALLEY & ASSOCIATES, INC.
o SURVEYORS o
243 E. MARKET STREET KINGSFORT, TENNESSEE 37660
TELEPHONE (423) 392-8806
FAX: (423) 392-8898
E-MAIL: mstrickler@alleyassociates.com

CURVE	RADIUS	ARC LENGTH	CHORD	LENGTH	CHORD BEARING
C1	75.50'	130.65'	114.95'		S05°33'18" W
C2	64.00'	44.98'	44.06'		S34°59'44" W

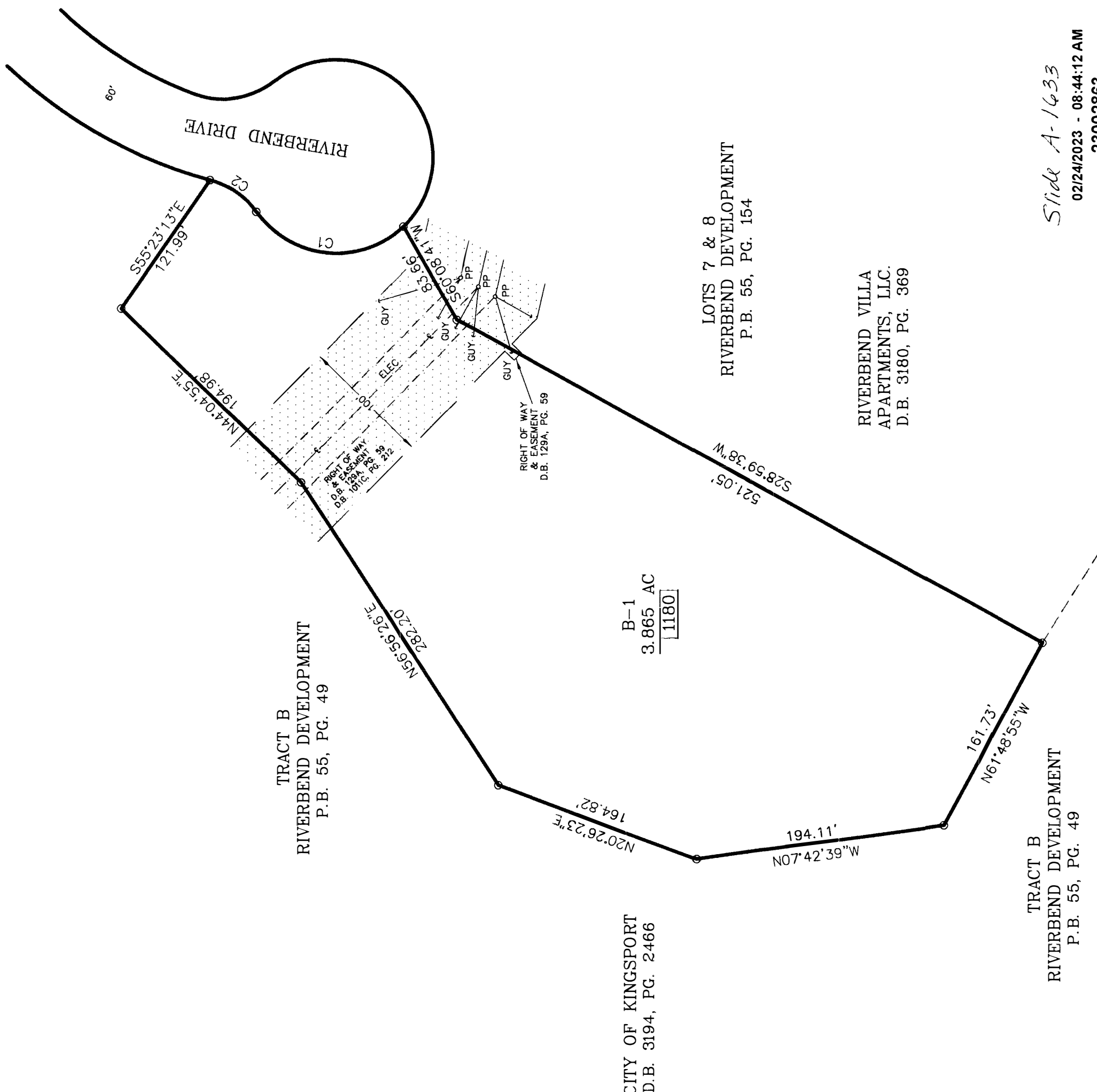
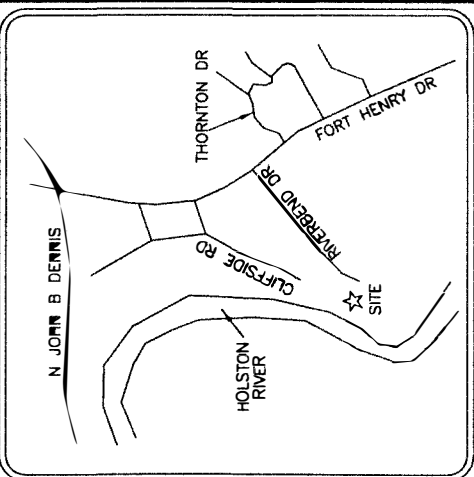
REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00
STATE OF TENNESSEE, DADE COUNTY SHEENA R TINSLEY REGISTERED PLAT CLERK	

Slide A-1633
02/24/2023 - 08:44:12 AM
23002863
1 PGSAL-PLAT BATCH: 317653
PLAT BOOK: P88
PAGE: 517-517

- NOTES:
- 1) NORTH BASED ON REFERENCED PLAT.
 - 2) PROPERTY IS ZONED PD
 - 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION. THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) JOB NO. 22-12719
 - 5) ACAD FILE: 22-12719 KEDB RIVERBEND.DWG
 - 6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
 - 7) TAX MAP 077H "C", PART OF PARCEL 002.50
 - 8) DEED REFERENCE: D.B. 3194, PG. 2466
 - 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
 - 11) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - 12) 1/2" IRON RODS WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
 - 13) THERE ARE APPROXIMATELY 20.2 ACRES± REMAINING IN THE ORIGINAL PARCEL.
 - 14) PRIOR PLAT REFERENCE: P.B. 55, PG. 49

ELC	ELECTRIC
PP	POWER POLE
AC	NOT TO SCALE
D.B.	DEED BOOK
P.B.	PAGE
¢	PLAT BOOK
¢	CENTERLINE
¢	911 ADDRESS

LEGEND





* NORTH RECONCILED TO TN GRID

LINE	BEARING	DISTANCE
L1	S 17°19'27" E	70.88
L2	S 04°25'27" E	65.66
L3	N 76°05'24" E	69.56
L4	N 32°25'55" E	63.57
L5	N 77°26'32" E	43.10

FLOOD NOTE:
plotting only, This property is in
Zone(s) X of the Flood Insurance
Rate map, Community Panel No.
47163002300, which bears an
effective date of 08/29/2006
and is in a Special Flood
Hazard Area.

OWNER SIGNATURE: *[Signature]*

DATE: 08/25/23

CONFIRMATION BY PLANNING DIRECTOR: *[Signature]* DATE: 3/6/23

STEVEN ERWIN
TAX MAP-104
PARCEL-119.05
D.B.-208C/PAGE-481

03/07/2023 - 08:53:34 AM
23003594
1 PGS AL-PLAT BATCH: 318096
PLAT BOOK: P88
PAGE: 524-524

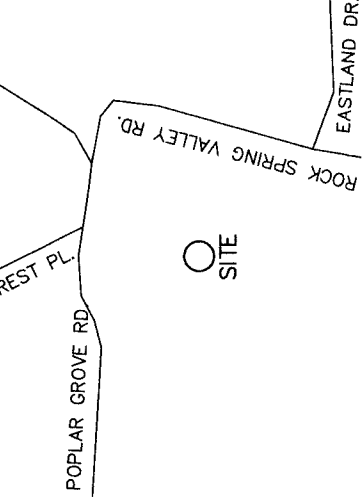
REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE
SHERIFF'S OFFICE
COUNTY

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.



LOCATION MAP
NOT TO SCALE

OSCAR IRVINE
TAX MAP-105
PARCEL-041.12
D.B.-1874C/PAGE-362

SANDRA CARVER
TAX MAP-105
PARCEL-041.15
D.B.-1318C/PAGE-28

ALBERT ARNOLD
TAX MAP-105
PARCEL-041.14
D.B.-760C/PAGE-577

TRACT 1
9.27 AC±

SANDRA CARVER
TAX MAP-105
PARCEL-041.07
D.B.-2251C/PAGE-335

JONATHAN LIGHT
TAX MAP-105
PARCEL-041.05
D.B.-1307C/PAGE-593

VERNON PRICE
TAX MAP-105
PARCEL-041.03
D.B.-395C/PAGE-338

CHARLES SWEET
TAX MAP-105
PARCEL-041.02
D.B.-3273/PAGE-2197

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- POST
- ⊗ WATER METER

PROPERTY REFERENCE:
SANDRA CARVER
377 ROCK SPRINGS VALLEY ROAD
KINGSPORT, TN 37664
TAX MAP 105
PARCEL 041.15
DEED BOOK 1318C
PAGE 28
WORLEY SIMS SUB REPLAT LOT PT2
PLAT BOOK 52
PAGE 450

SURVEY BY: CHARLES T. JOHNSON JR
TAX MAP-105
PARCEL-041.18
PROJECT: 22308
DATE: 02/07/2023



I HEREBY CERTIFY THAT THIS
IS A CATEGORY II SURVEY AND
THE RATIO OF PRECISION OF
THE UNADJUSTED SURVEY IS 1-7500
AS SHOWN HEREON.

TPSi TN. PROFESSIONAL
SURVEYING INC.

2909 E. OAKLAND AVE., SUITE 102
JOHNSON CITY TN, 37601 423-915-1136

BOUNDARY SURVEY FOR
CARVER PROPERTY
13TH CIVIL DISTRICT SULLIVAN CO. TN.

tpsi

TN. PROFESSIONAL
SURVEYING INC.

2909 E. OAKLAND AVE. SUITE 102 JOHNSON CITY TN

SCALE: 1"=100'

DATE: 02/07/2023

PROJECT: 22308 DRAWN BY: HLE

