



November 8, 2024

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

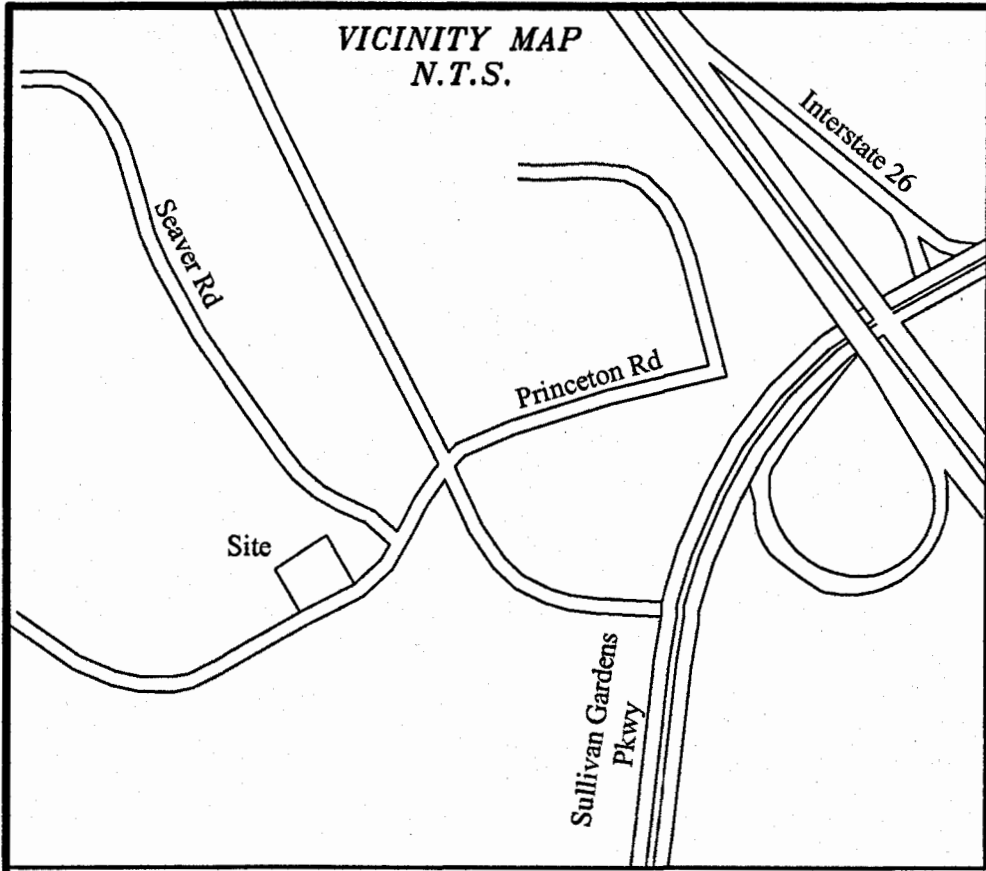
Chairman Duncan:

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. 2400 Princeton Road
2. 313 Galloway Road
3. 1609 Clouds Ford Road
4. 430 W. Stone Drive
5. 1102/1106 Gibson Mill Road

Sincerely,

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



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 SULLIVAN COUNTY PLANNING COMMISSION

DATE _____ 20__

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

DATE 10/9 2024

Chris Doherty
AUTHORIZING AGENT
AUTHORIZED REPRESENTATIVE

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

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.

DATE 10/9 2024

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

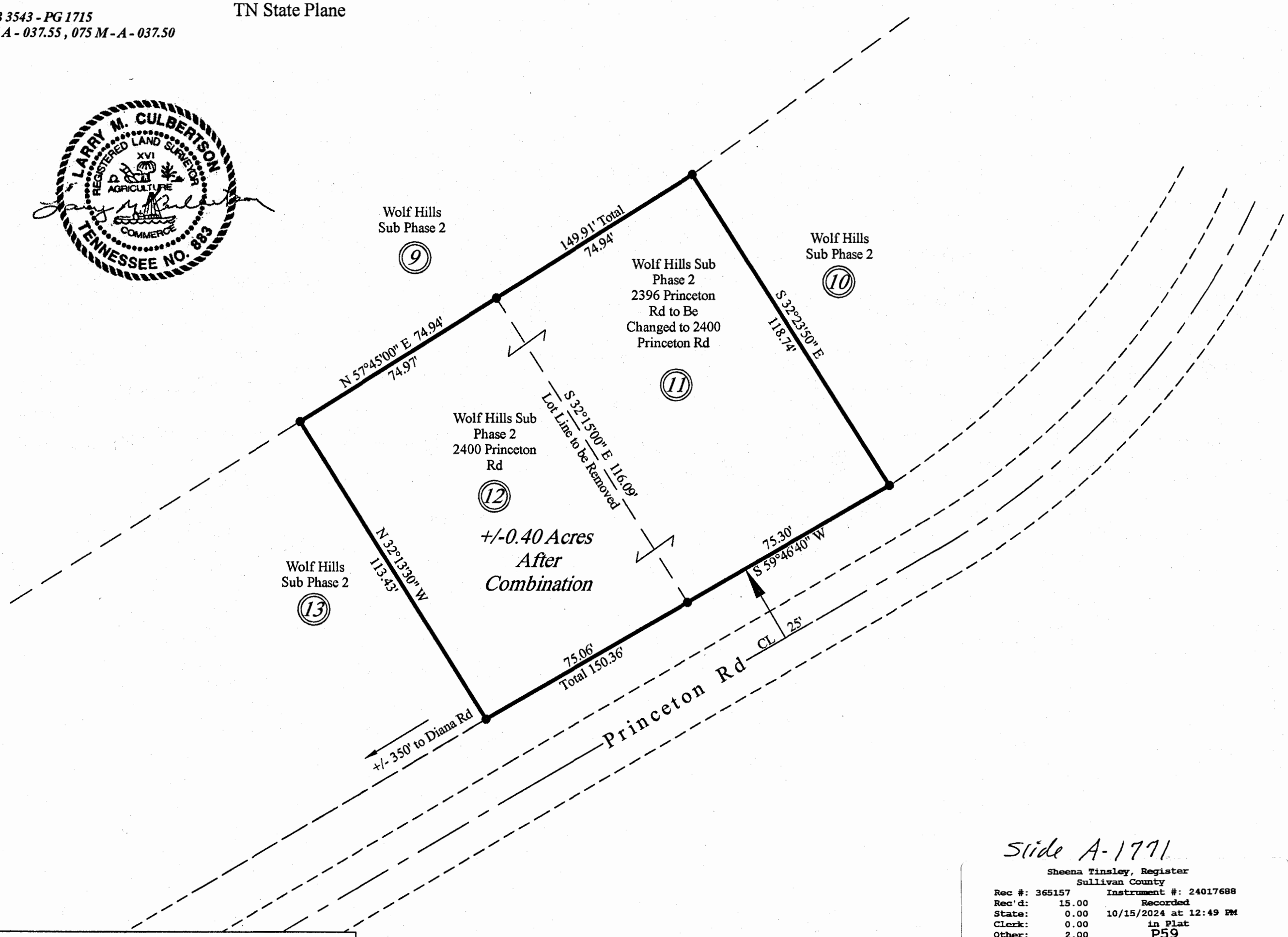
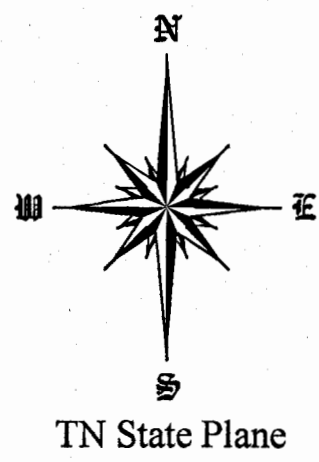
Chris Doherty
KINGSPORT AUTHORIZED AGENT

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FIRM MAP #: 47163C0230D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 9/29/2006

- 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 3543 - PG 1715
 2. TAX MAP: 075 M - A - 037.55, 075 M - A - 037.50



Slide A-1771

Sheena Tinsley, Register	
Sullivan County	
Rec #: 365157	Instrument #: 24017698
Rec'd: 15.00	Recorded
State: 0.00	10/15/2024 at 12:49 PM
Clerk: 0.00	In Plat
Other: 2.00	P59
Total: 17.00	PGS 475-475

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 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.

10/15/2024
KINGSPORT MUNICIPAL / REGIONAL 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 October 14 2024

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

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

ADDRESS TO BE 2400 PRINCETON RD

0 30 60 90

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

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.

Chris Doherty 10/7/24
OWNER DATE

Denise Dias 10-7-24
OWNER DATE

OWNER DATE

CERTIFICATE OF ACCURACY

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

September 30 2024
DATE

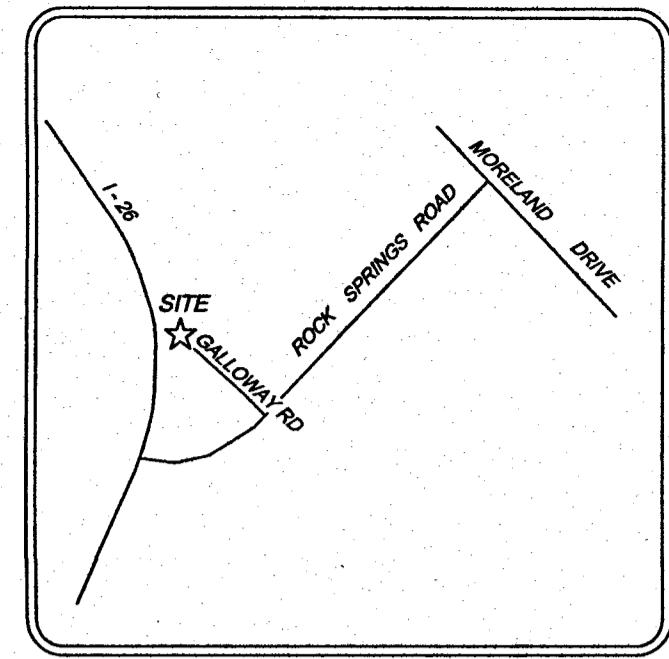
Larry M. Culbertson
SURVEYOR

(OR)

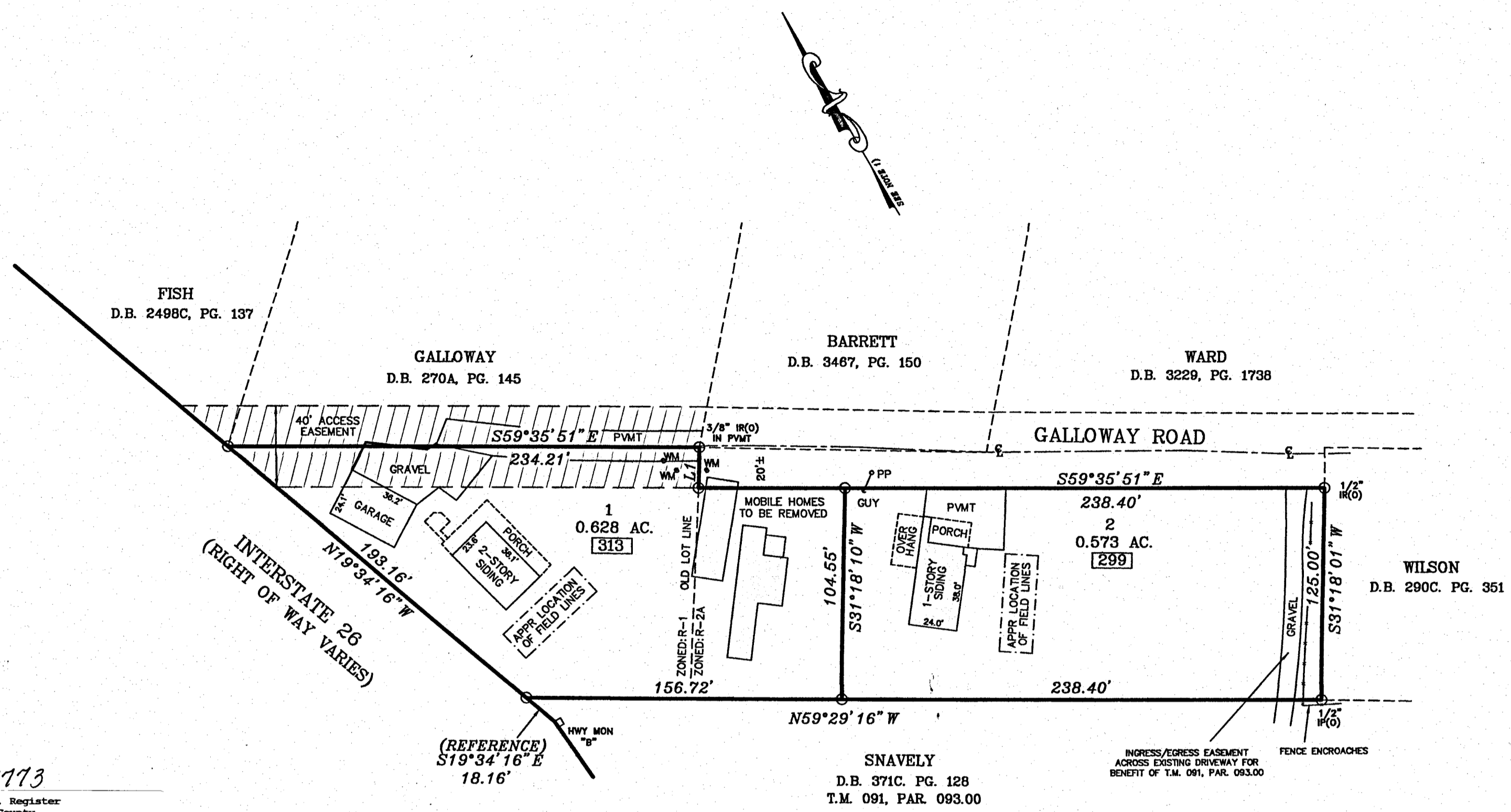
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000

09-30-2024 883
SURVEYOR TN. REG. NO
DATE

SURVEY FOR: DENISE DIAS		
Date 09-30-2024	File:dias-d.DWG Drawn By: SWS	Scale: 1" = 30'
Thirteenth (13th) Civil District Sullivan County, Tn		
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 8473



LOCATION MAP
N.T.S.



LEGEND

- IR(O) IRON ROD (OLD)
- IP(O) IRON PIPE (OLD)
- HWY HIGHWAY
- MON MONUMENT
- PVMT PAVEMENT
- WM WATER METER
- D.B. DEED BOOK
- PG. PAGE
- PP POWER POLE
- T.M. TAX MAP
- PAR. PARCEL
- N.T.S. NOT TO SCALE
- AC. ACRES
- APPR APPROXIMATE
- 723 911 ADDRESS CENTERLINE
- €

Slide A-1773

Sheena Tinsley, Register
 Sullivan County
 Rec #: 365237 Instrument #: 24017788
 Rec'd: 15.00 Recorded
 State: 0.00 10/17/2024 at 8:00 AM
 Clerk: 0.00 in Plat
 Other: 2.00 P59
 Total: 17.00 PGS 481-481

Certificate of Existing Septic System:

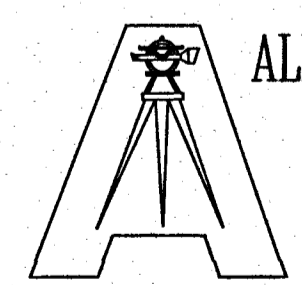
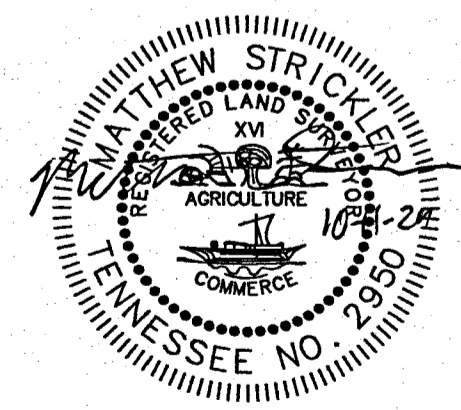
- I hereby certify the tract(s) and/or lot(s) with existing dwelling(s) contain a separate, properly functioning septic system and that the septic tank, field bed lines, and duplication area with each system are located entirely within each lot with no signs of failure.
- I hereby further certify that the existing septic systems are permitted by the Tennessee Department of Environment & Conservation with permit on file.
 Name on TDEC Permit: BERT GALLOWAY Date of Permit: 06-06-1994
 Name on TDEC Permit: STEVE GALLOWAY Date of Permit: 07-14-2014
- 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): _____

Owner(s) Signature: Debra A. Steffey Date: 10/11/24
 Owner(s) Signature: Steve R. Galloway Date: 10/14/24

LINE	BEARING	DISTANCE
L1	S32°33'47"W	20.01'

NOTES:

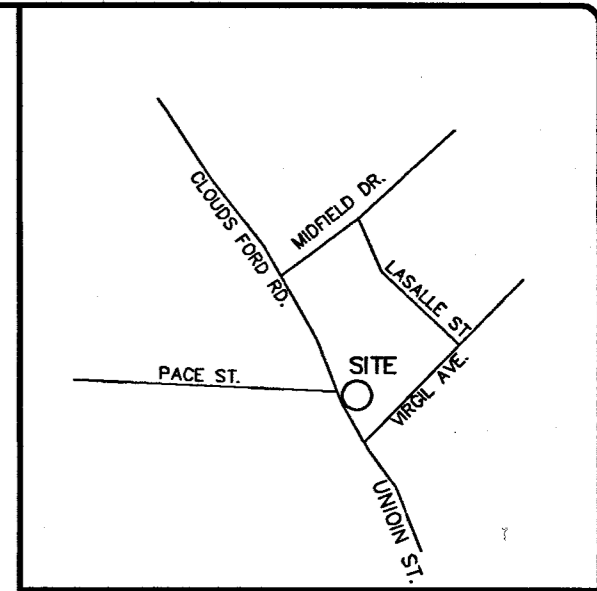
- 1) NORTH BASED ON TENNESSEE STATE PLANE, TN 4100. RTK GPS POSITIONAL DATA WAS OBSERVED ON AUGUST 27, 2024 UTILIZING TRIMBLE R780I RECEIVERS. GEOID18
- 2) PROPERTY IS ZONED R-1 & R-2A AS SHOWN SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL 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.
- 4) JOB NO. 24-13440
- 5) ACAD FILE 24-13440 GALLOWAY.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 091 PARCELS 086.10 & 087.00
- 8) DEED REFERENCE: D.B. 270A, PG. 145 & D.B. 3552, PG. 588
- 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV.
- 11) THIS SURVEY WAS DONE WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 12) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 13) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.



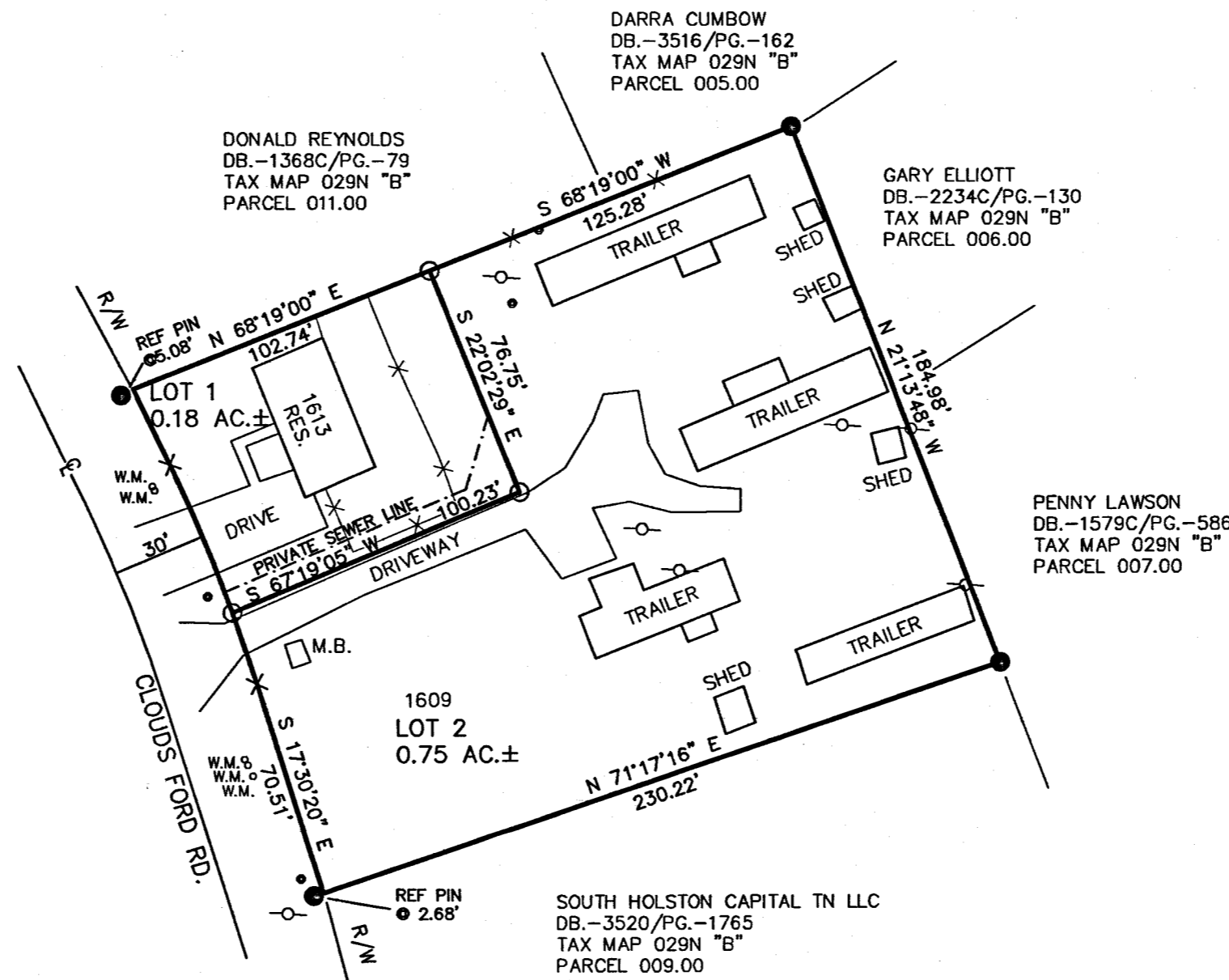
ALLEY & ASSOCIATES, INC.
 SURVEYORS
 422 E. MARKET STREET
 KINGSPORT, TENNESSEE 37660
 TELEPHONE (423) 392-8896
 E-MAIL: mstrickler@alleyassociates.com

<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><u>Debra A. Steffey</u> 10/11/24 <u>Steve R. Galloway</u> 10/14/24</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>10-11 20 24 <u>Matthew Strickler</u> REGISTERED SURVEYOR</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 PERFORMANCE GUARANTEE SET BY THE KINGSPORT PLANNING COMMISSION.</p> <p>10-15 20 24 <u>Jane S. Steffey</u> AUTHORIZED REPRESENTATIVE</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 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 ANY REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>10-16 20 24 <u>Matthew Strickler</u> SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>		<p>RESUBDIVISION OF THE STEFFEY & GALLOWAY PROPERTY</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES <u>1.201 AC.</u> TOTAL LOTS <u>2</u> ACRES NEW ROAD <u>0</u> MILES NEW ROAD <u>0</u> OWNER <u>GALLOWAY & STEFFEY</u> CIVIL DISTRICT <u>10TH</u> SURVEYOR <u>ALLEY & ASSOCIATES, INC.</u> CLOSURE ERROR <u>1:10,000</u> SCALE 1"=50' </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>10-10 20 24 <u>Sheena Tinsley</u> SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING</p>		<p>CERTIFICATE OF THE 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 KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>10-14 20 24 <u>Matthew Strickler</u> KINGSPORT AUTHORIZING AGENT</p>		<p>CERTIFICATE OF APPROVAL OF RECORDING</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 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 ANY REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>10-16 20 24 <u>Matthew Strickler</u> SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>		<p>RESUBDIVISION OF THE STEFFEY & GALLOWAY PROPERTY</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES <u>1.201 AC.</u> TOTAL LOTS <u>2</u> ACRES NEW ROAD <u>0</u> MILES NEW ROAD <u>0</u> OWNER <u>GALLOWAY & STEFFEY</u> CIVIL DISTRICT <u>10TH</u> SURVEYOR <u>ALLEY & ASSOCIATES, INC.</u> CLOSURE ERROR <u>1:10,000</u> SCALE 1"=50' </p>			

NORTH RECONCILED TO DEED



LOCATION MAP NOT TO SCALE



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- × POINT ON RIGHT-OF-WAY
- UTILITY POLE
- CLEANOUT
- W.M. WATER METER

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 RECEIVES WATER FROM _____ UTILITY DISTRICT.

THE PRIVATE SEWER LINE ACROSS LOT 1 SHOWN WILL HAVE AN EASEMENT 15' WIDE FOR LOT 2 TO USE AND MAINTAIN THE EXISTING SEWER LINE.

slide A-1774

Sheena Tinsley, Register	
Sullivan County	
Rec #: 365589	Instrument #: 24018232
Rec'd: 15.00	Recorded: 10/24/2024 at 8:00 AM
State: 0.00	in Flat
Clerk: 0.00	P59
Other: 2.00	PGS 484-484
Total: 17.00	

PROPERTY REFERENCE:
CHRISTIAN & CARSON JOHNSON
DB.-3329/PG.-613
TAX MAP 029N "B"
PARCEL 010.00

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 47163C00300, which bears an effective date of 09-29-2024 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: October 23, 2024

Christine Campbell

CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

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: _____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER



SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 24220
DATE: 09-26-2024

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

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

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.

DATED: 10/23/24

Sheena Tinsley
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THE 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: Christian M. Johnson DATED: 10-22-24

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: 10-16-24

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: 10/23/24

Sheena Tinsley
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: 10/23/24

Sheena Tinsley
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:

KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

JOHNSON 0.93 AC.± PROPERTY PARTITION

TOTAL ACRES 0.93 TOTAL LOTS 2

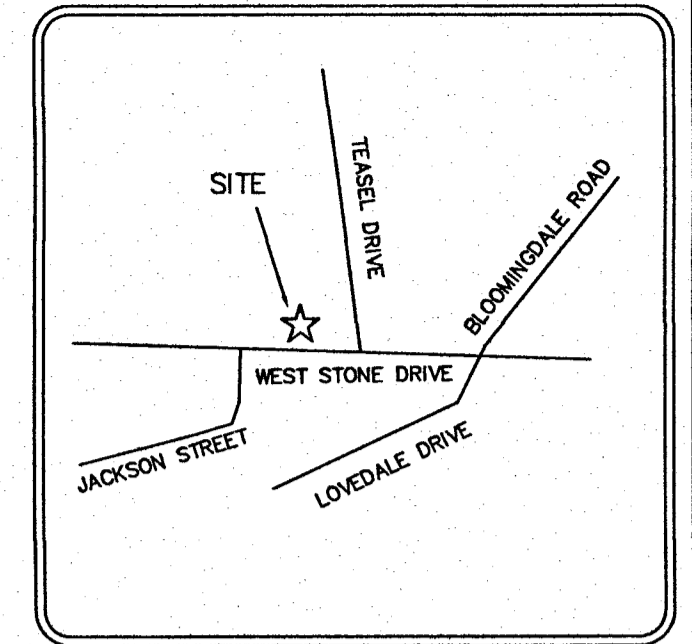
ACRES NEW ROAD 0 MILES NEW ROAD 0

COUNTY SULLIVAN CIVIL DISTRICT 12TH

SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000

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

ASR TRENT LLC
D.B. 3582, PG. 2293



LOCATION MAP
N.T.S.

31
BLK 149
JACKSON HEIGHTS
P.B. 5, PG. 168

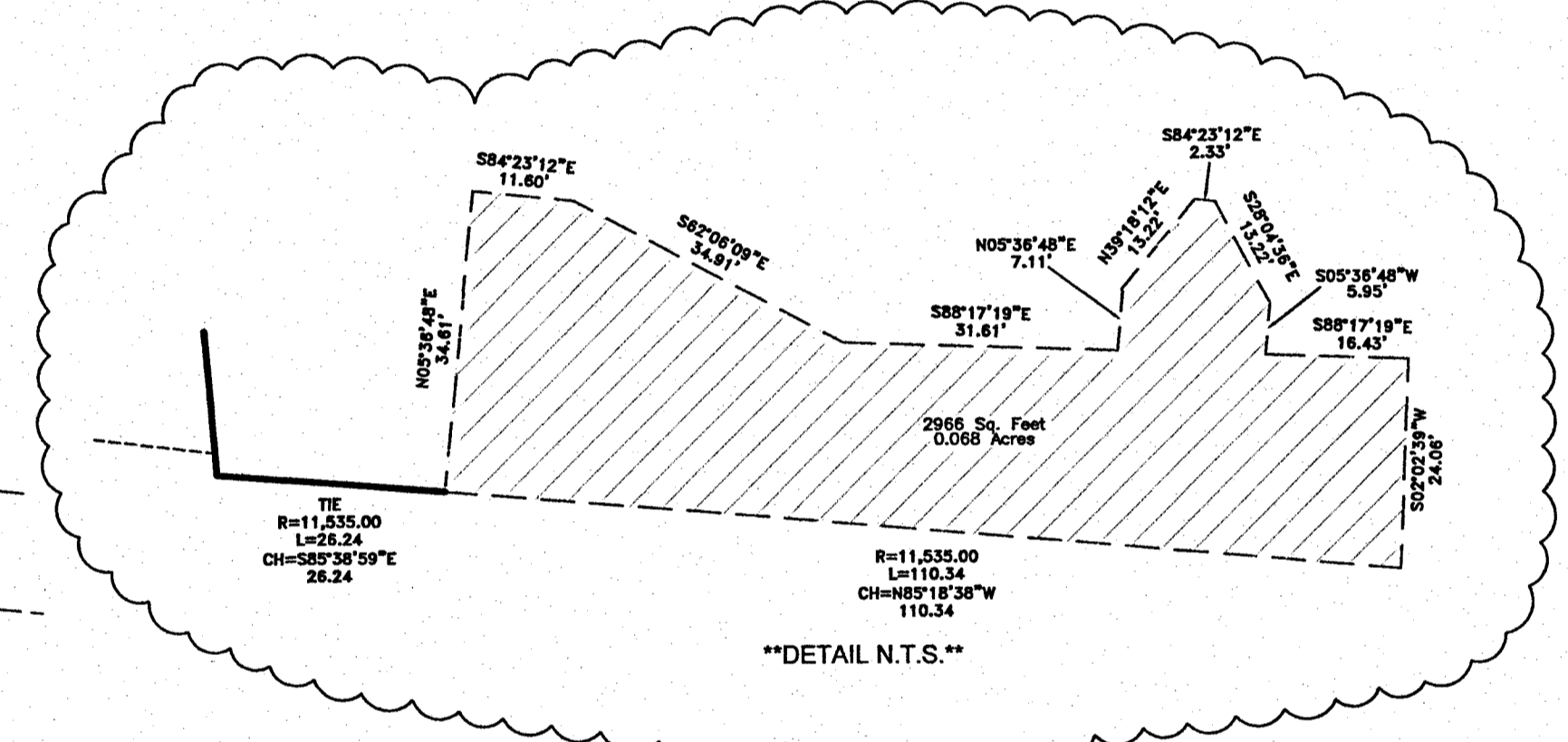
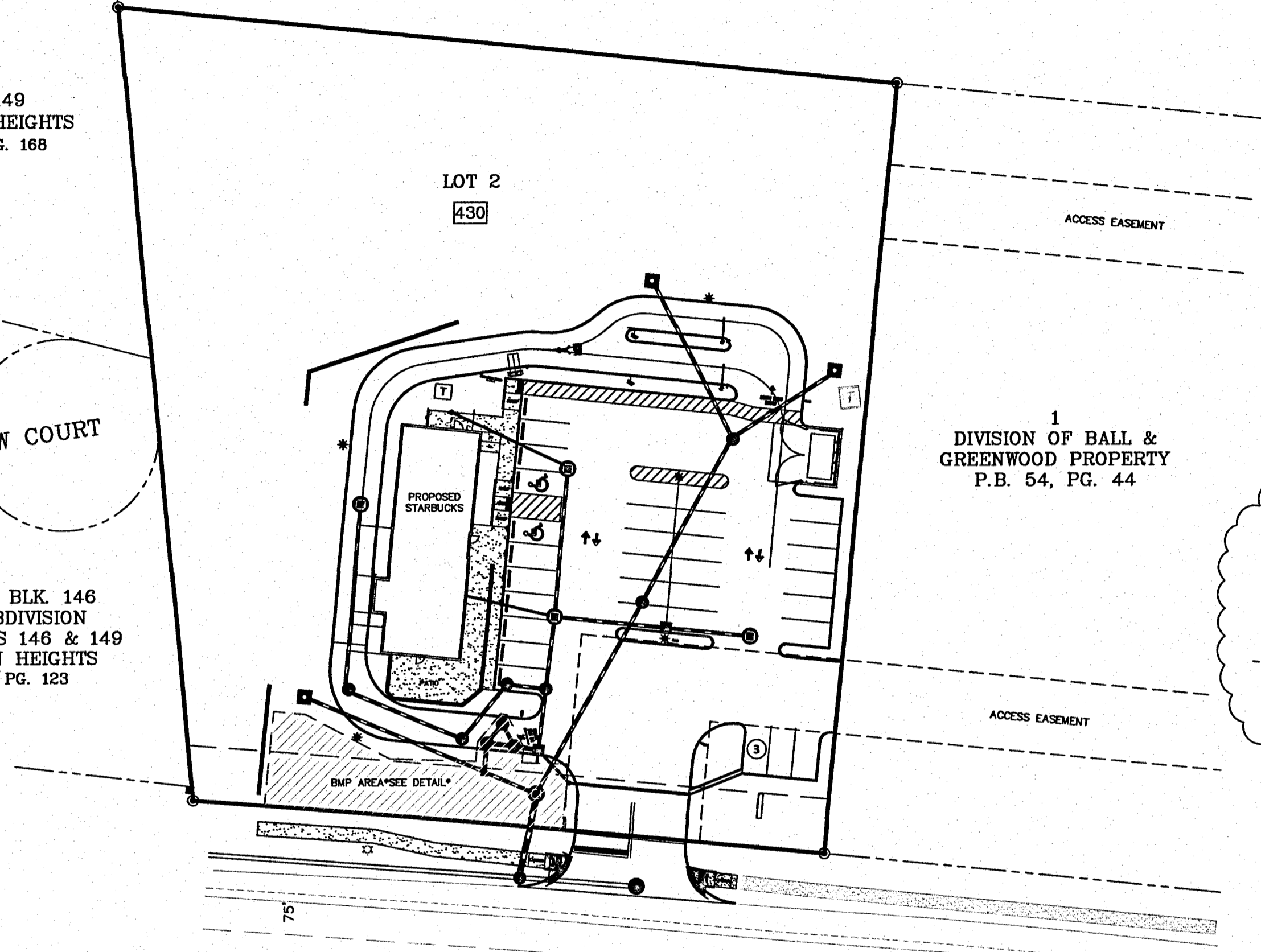
LOT 2
430

LOT 32, BLK 146
RE-SUBDIVISION
P/BLOCKS 146 & 149
JACKSON HEIGHTS
P.B. 5, PG. 123

BAYS VIEW COURT

LOT 33, BLK 146
RE-SUBDIVISION
P/BLOCKS 146 & 149
JACKSON HEIGHTS
P.B. 5, PG. 123

1
DIVISION OF BALL &
GREENWOOD PROPERTY
P.B. 54, PG. 44



DETAIL N.T.S.

NOTES:

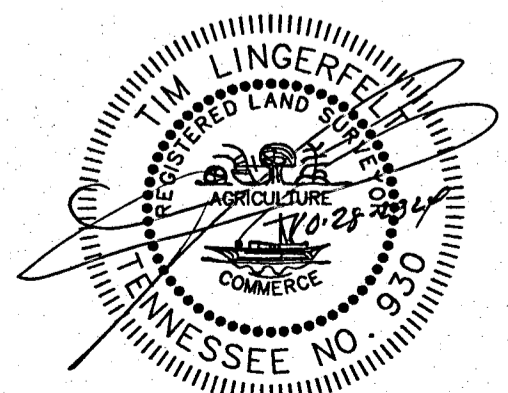
- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED B-3
SETBACKS:
FRONT 20'
REAR 30'
SIDE N/A
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 24-13336
- 5) ACAD FILE 24-13336 J.E. FOSTER.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 46-A "B" PARCEL 003.05
- 8) DEED REFERENCE: D.B. 3600, PAGE 2244
- 9) PLAT REFERENCE: P.B. 54, PAGE 44
- 10) BOUNDARY, OTHER INFORMATION, AND LOCATIONS PROVIDED BY OTHERS. THE PURPOSE OF THIS PLAT IS TO SHOW THE LOCATION OF THE BMP EASEMENT WITHIN LOT 2.

LEGEND

- BMP BEST MANAGEMENT PRACTICE
- R= RADIUS
- L= LENGTH
- CH= CHORD
- SF SQUARE FEET
- AC. ACRES
- P.B. PLAT BOOK
- D.B. DEED BOOK
- PG. PAGE
- N.T.S. NOT TO SCALE
- 123 911 ADDRESS
- ¢ CENTERLINE

Slide A-1774
Sheena Tinsley, Registrar
Sullivan County
Rec #: 365932 Instrument #: 24018546
Rec'd: 15.00 Recorded
State: 0.00 10/29/2024 at 8:00 AM
Clerk: 0.00 1st Plat
Other: 2.00 P59
Total: 17.00 PGS 486-486

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



<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>10-25-24 DATE REGISTERED SURVEYOR</p>	<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>C. J. G. 10/22/24 OWNER DATE</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>10/23 20 24 DATE SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>	<p>BMP EASEMENT FOR LOT 2, DIVISION OF BALL & GREENWOOD PROPERTY KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 0.068 AC. TOTAL LOTS 0 ACRES NEW ROAD 0 MILES NEW ROAD 0</p> <p>OWNER AGREE CENTRAL, LLC CIVIL DISTRICT 11TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000</p> <p>SCALE 1"=40'</p>
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THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS RECORDED AND/OR UNRECORDED.

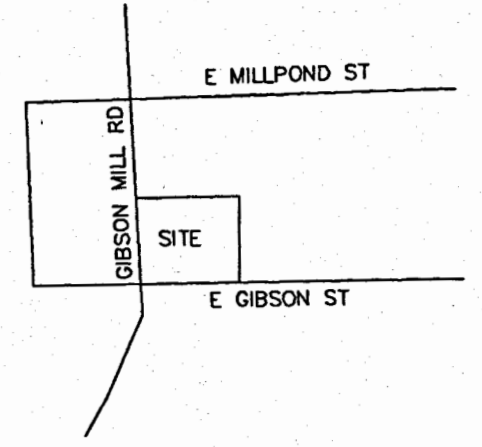
THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1-10,000+ AS SHOWN HEREON.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	42.57	412.58	5°54'41"	N 08°25'06" E	42.55
C2	49.41	416.12	6°48'10"	N 02°02'48" E	49.38
C3	11.63	10.58	63°01'40"	N 38°24'45" W	11.06
C4	91.98	413.60	12°44'29"	N 04°59'44" E	91.79

TDOT

LOCATION MAP (N.T.S)



McCOY LAND SURVEYING
806 EAST JACKSON BLVD STE 11
JONESBOROUGH, TENN 37659
PH- 423-753-9192

BEFORE

AFTER

Slide A-1775

Sheena Finsley, Register
Sullivan County
Rec #: 365993 Instrument #: 24018774
Rec'd: 15.00 Recorded
State: 0.00 10/31/2024 at 2:10 PM
Clerk: 0.00 in Plat
Other: 2.00 P59
Total: 17.00 PGS 490-490

KINGSFORT UTILITY DISTRICT

IR(O)- IRON ROD OLD

IR(N)- IRON ROD NEW

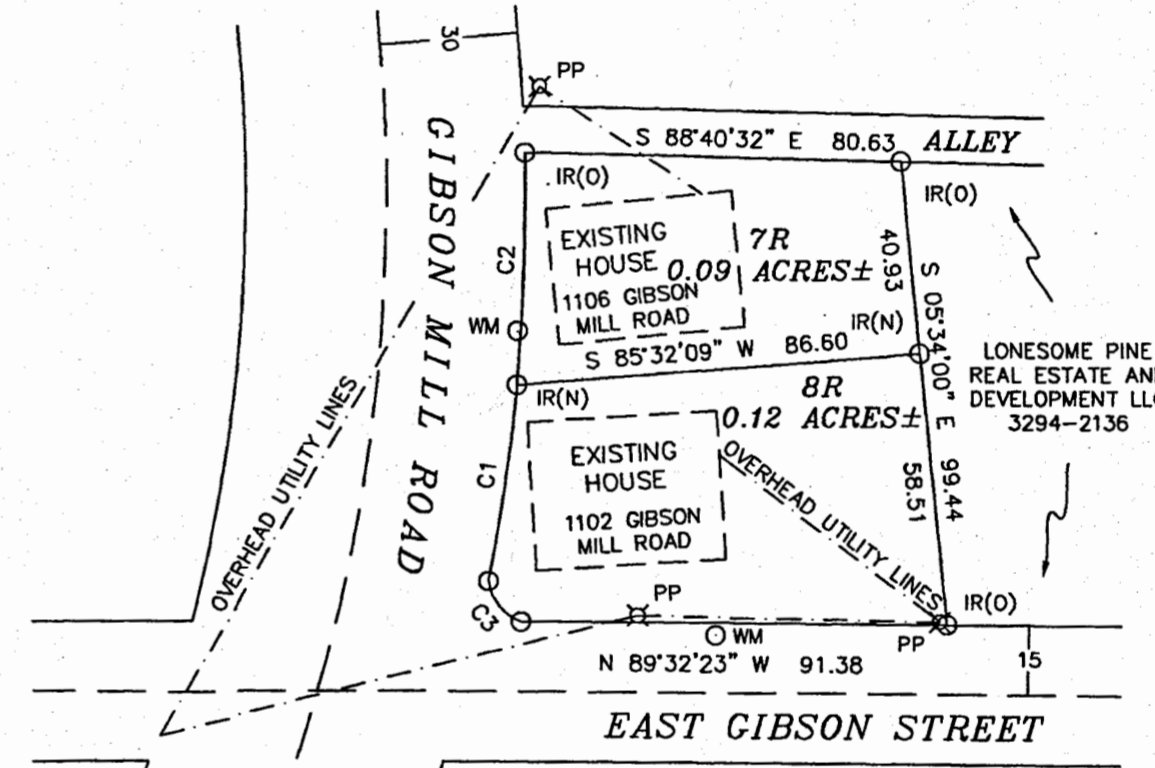
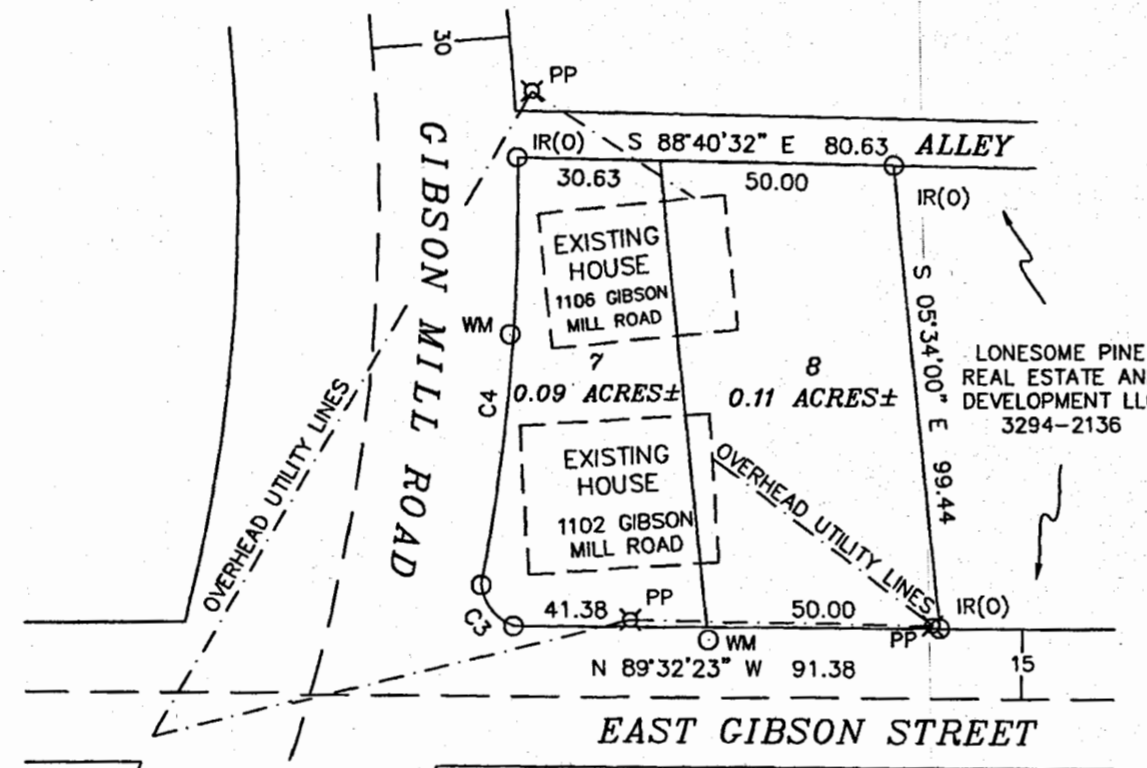
THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS PER FIRM MAP 47163C0045D DATED SEPTEMBER 29TH, 2006.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

BUILDING SETBACKS ARE TO CONFORM TO THE CURRENT ZONING.

SUBJECT PROPERTY TAX MAP: D46G GRP: B PARCELS: 006.00 & 007.00

SUBJECT PROPERTY DEED REF: 3618-782



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

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

I hereby certify that the addresses, as noted on the final plat, are approved and assigned.

Date October 31 2024

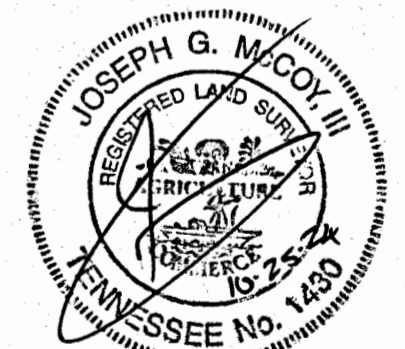
Caroline Carls
Kingsport Regional Planning Commission Director of 911 Addressing or His/Her authorized representative

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I hereby certify that the private or public sewerage disposal system installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation, Division of Ground Water Protection or the local municipal sewer department, and are hereby approved as shown.

Date 10/31 2024

Phil E. Burt
Kingsport Authorizing Agent



CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATE OF ACCURACY	CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATE OF OWNERSHIP AND DEDICATION	DIVISION OF THE BAKER PROPERTY
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 Kingsport Regional Planning Commission and that it has been approved for recording at the Office of the 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 <u>10/31</u> 20 <u>24</u> Confirmed by the Kingsport Regional Planning Director	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 the specifications of the subdivision regulations. Date <u>10-25-24</u> 20 <i>Joe</i> Tennessee Registered Land Surveyor	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. Date <u>10/31</u> 20 <u>24</u> <i>Phil E. Burt</i> Local Utility District Provider or His/Her Authorized Representative	I hereby certify (circle one): (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 the Sullivan County Regional Planning Commission Date <u>10/31</u> 20 <u>24</u>	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 the 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. Date <u>October 30</u> 20 <u>24</u> <i>Maureen Karen Baker</i> Owner <i>Donna M. Davis</i>	DIVISION OF THE BAKER PROPERTY KINGSFORT REGIONAL PLANNING COMMISSION TOTAL ACRES= 0.21± TOTAL LOTS= 2 ACRES NEW ROAD= -0- MILES NEW ROAD=-0- OWNER= BAKER CIVIL DISTRICT=11TH SURVEYOR= McCOY CLOSURE ERROR= 1-10000+ SCALE= 1-40'