



March 21<sup>st</sup>, 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. Old Island Trail
2. Birdwell Place Lot 57
3. Petty John Road
4. Thornwood Place
5. Polo Fields Phase 2 Final
6. Cedar Branch Road
7. Chippendale Road
8. Cedarbranch Road

Sincerely,

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

**NOTES**

- \* THIS SURVEY IS A COMBINATION OF PARCELS OF LAND.
- \* THIS SURVEY MAY BE SUBJECT TO ALL 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.
- \* 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.
- \* ADJOINING OWNERS AND DEED REFERENCES AS SHOWN ARE BASED ON COUNTY TAX RECORDS ARE SUBJECT TO ACCURACY THEREOF.
- \* UNDERGROUND UTILITIES AND FEATURES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THEREOF.
- \* ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, RIVERS ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PERSON(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES, TO MAKE SUCH DETERMINATION.
- \* DATA COLLECTED UTILIZING GPS AND TRADITIONAL SURVEY METHODS.
- \* CARLSON 88X7 GPS EQUIPMENT WAS USED IN THE ORIENTATION AND LOCATION OF THE SURVEYED BOUNDARY. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. LOCATIONS GENERATED USING RTK RNS OF NO MORE THAN 0.04' HORIZONTAL.
- \* PROPERTY ADDRESS: 216 OLD ISLAND TRAIL KINGSPOORT, TN 37664

I HEREBY CERTIFY THAT THIS IS A TRADITIONAL 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 RL.S.#2576 1/29/2024



LINE	BEARING	DISTANCE
L1	S 54°17'07" W	70.27'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	44.45'	32.25'	5.33'±0.13" W	41°34'23"
C2	150.65'	39.46'	5.46'±0.54" W	15°00'31"
C3	200.00'	33.83'	1.79'±0.01" W	12°00'00"
C4	522.10'	210.82'	5.81'±24.40" W	14°41'34"
C6	793.01'	27.01'	5.73'±25.08" W	1°57'06"

NOTE: SOME CURVES ARE NOT TANGENT PER RECORD MEASUREMENTS P.B. 52 PG. 340

I certify this survey qualifies under the provisions of section 13-3-401 of the Tennessee Code Annotated and is exempt from the requirements of the Kingsport Regional Planning Commission Subdivision Regulations, because (A) no new street or utility construction is required, and (B) all resultant tracts are over five (5) acres in size.

KEA WEEMS, PLANNING MANAGER  
KINGSPOORT REGIONAL PLANNING COMMISSION

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 TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 1-29-2024

TENNESSEE REGISTERED LAND SURVEYOR

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**LOT COMBINATION SURVEY**

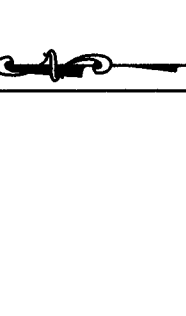
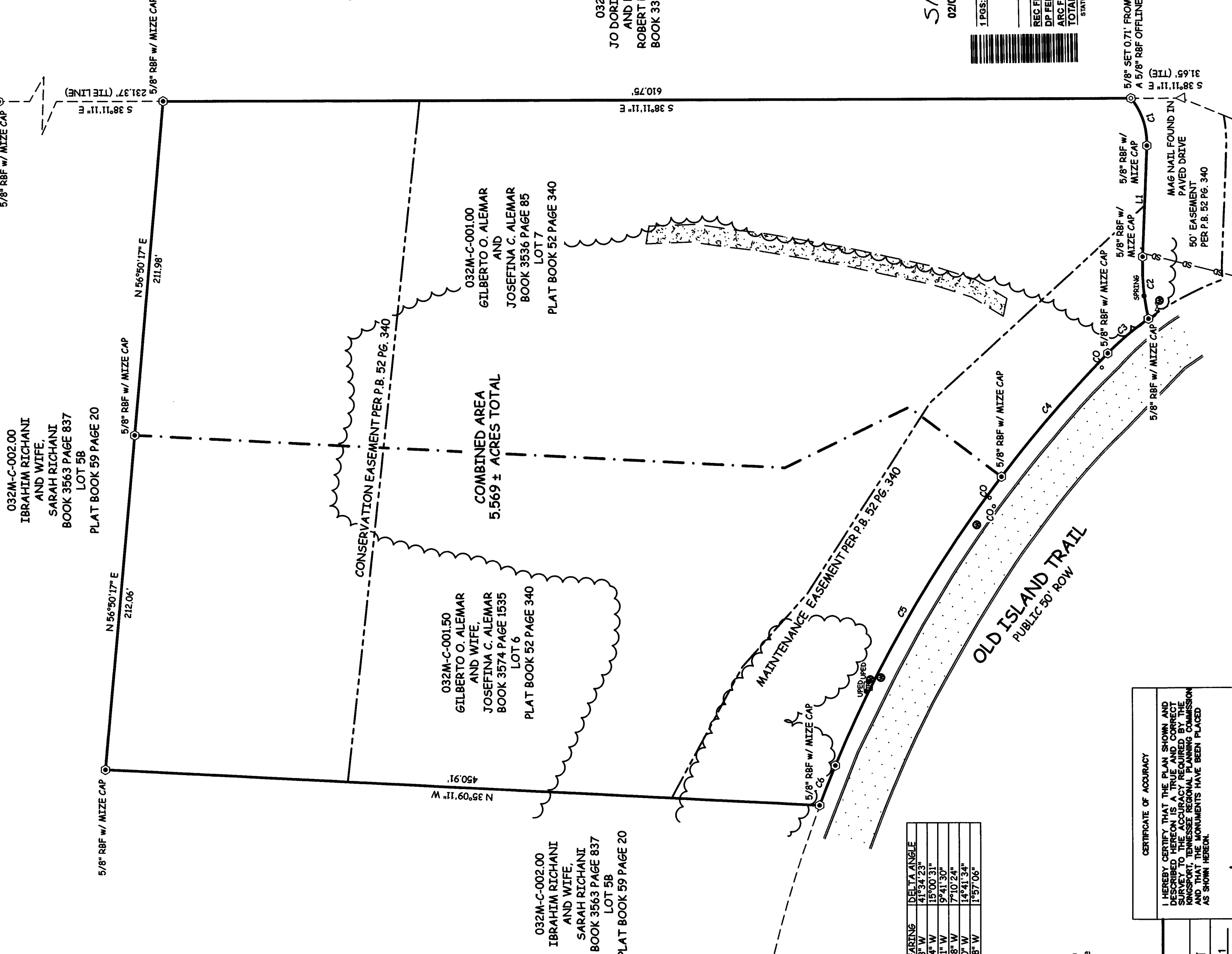
**KINGSPOORT REGIONAL PLANNING COMMISSION**

TOTAL ACRES: 5.569 TOTAL LOTS: 1

ACRES NEW ROAD: 0 MILES NEW ROAD: 0

OWNER: GILBERTO & JOSEFINA ALEMAR CIVIL DISTRICT: 7th

SURVEYOR: ANTHONY R. SUTTLE CLOSURE ERROR: 1:10,000



SITE

Vicinity Map  
(not to scale)

PER P.B. 52 PG. 340  
ITEM 1. PROPERTY SETBACKS LIMITS:  
FRONT YARD = 30'  
REAR YARD = 30'  
SIDE YARD = 12'

ITEM 2.  
15' FRONT AND 7.5' SIDE AND REAR EASEMENT FOR UTILITIES AND DRAINAGE.  
NOTE: ITEMS 1 AND 2 ARE NOT GRAPHICALLY DEPICTED HEREON.

TN SPC  
NAD83(2011)

- Legend**
- Point (as described)
  - Rebar Found (RFB as described)
  - Magnetic Nail Found (MNF)
  - 5/8" Rebar - Set
  - Water Valve
  - Water Meter
  - Cleanout
  - Utility Pedestal
  - Transformer
  - Storm Drain
  - Dead Line
  - Boundary Line
  - Interior Tract Line
  - Treseline
  - Easement or Right of Way
  - Pavement
  - Gravel

032-048.00  
JO DORIS NORTROP  
AND HUSBAND  
ROBERT E. NORTROP  
BOOK 3333 PAGE 1229

Slide A-1710  
02/08/2024 - 08:35:27 AM

24001949  
1. PLSL-PLAT BATCH: 346224  
PLAT BOOK: P68  
PAGE: 228-228

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE - SULLIVAN COUNTY  
SHEENA M. GOSSETT  
REGISTERED PL. SURVEYOR

LOT COMBINATION: LOTS 6 AND 7  
**TREE TOP ESTATES AT OLD ISLAND**  
Requested By ALEMAR

REFERENCES  
Book 3536 Page 85  
Book 3536 Page 1535  
Tree Top Estates at Old Island  
Recorded in Plat Book 52 Page 340  
Lot 6 and 7

AREA = 5.569 ± ACRES  
City of Kingsport, 7th Civil District  
Sullivan County, TN

FIELDWORK DATE: 1/3/24 DRAWN BY: ARS  
PROJECT #23116 CHECKED BY: MDL



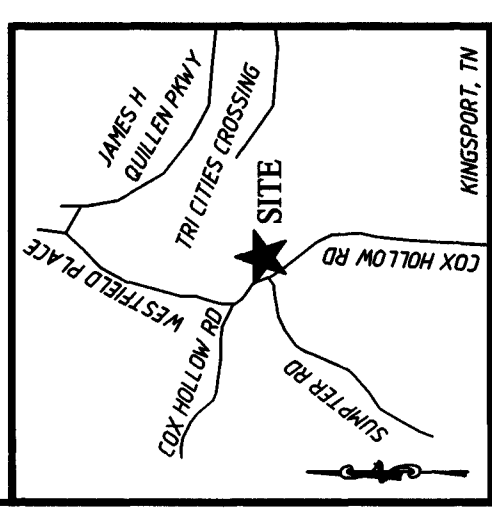
SCALE 1" = 50'

**MULLER**  
Land Surveying, LLC

116 ROBINDALE COURT  
KINGSPORT, TENNESSEE 37663  
PHONE: 423-552-5300  
WWW.MULLERSURVEYS.COM

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FINAL PLAT  
TAX MAP 105K, GROUP C, PARCEL 57  
DEED BOOK 3544, PAGE 138  
DATE: FEBRUARY 6, 2024



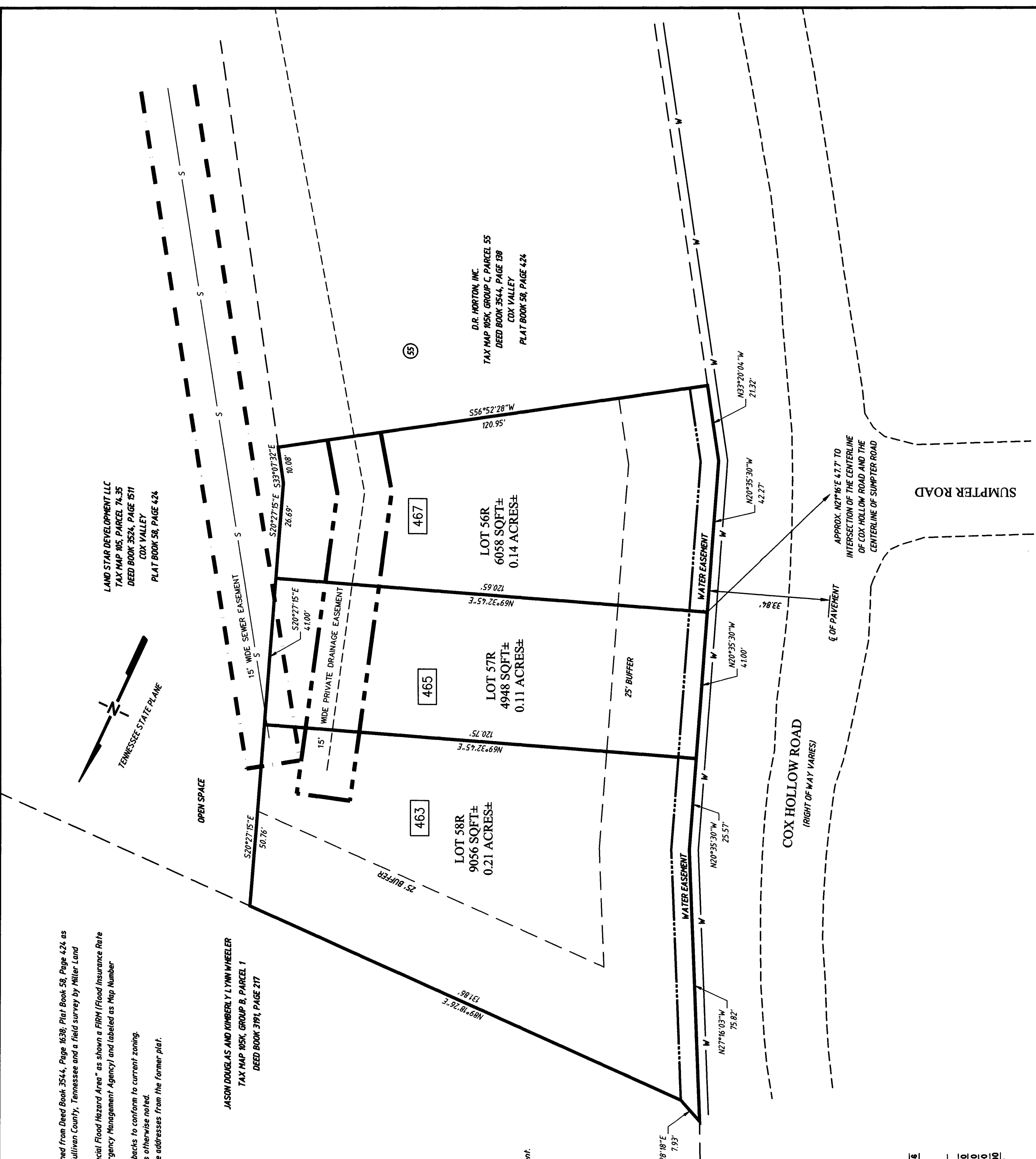
**VICINITY MAP**  
NOT TO SCALE

**NOTES**

- The information shown hereon was obtained from Deed Book 3544, Page 1638; Plat Book 58, Page 424, as recorded at the Registrar's Office for Sullivan County, Tennessee and a field survey by Miller Land Surveying, LLC in January 2024.
- This property DOES NOT lie within a "Special Flood Hazard Area" as shown on a FIRP (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 4716302350 dated September 28, 2016.
- This property is currently zoned PD. Subsects to conform to current zoning.
- Rebar and cap stamped "IN 1964" unless otherwise noted.
- The purpose of this plat is to correct the addresses from the former plat.



**REVISION**  
1. 02/08/2024. Added Drainage Easement.



<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 WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PATHS AND DRIVEWAYS TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>DATE: 2/8/24 OWNER - SIGNATURE: [Signature]</p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM ASSIGNED HEREON DOES SUBSTANTIAL COMPLIES WITH THE CITY OF KINGSPORT'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT AND INSTALLATION HAS BEEN MET.</p> <p>DATE: _____ AUTHORIZED AGENT: _____</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 BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN AND THE SURVEY AND THE DATA OF PRESSION OF UNADJUSTED SURVEY. 02/08/24</p> <p>DATE: 02/08/24 SURVEYOR: [Signature]</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>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 PLANNING COMMISSION. THE STATE OF TENNESSEE AND THE PLANNING COMMISSION HAVE BEEN ADVISED THAT THE CITY OF KINGSPORT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE PLANNING COMMISSION.</p> <p>DATE: 2/8/24 AUTHORIZED REPRESENTATIVE: [Signature]</p>	<p>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE DISPOSAL SYSTEM (S) IS AVAILABLE TO THE PROPERTY, OR (2), AS SHOWN ON ACCOMPANYING PLANS, HAS BEEN INSTALLED THAT CERTIFY IN THE FORM OF (1) STREETS AND IN THE AMOUNT OF (2) ALL REQUIREMENTS TO ASSURE COMPLETION OF IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 2/8/24 AUTHORIZED REPRESENTATIVE: [Signature]</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR RECORDING AND THAT THE PLAT IS CORRECT AND THAT IT HAS BEEN RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN REGISTERED IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSPORT AND IN THE AMOUNT OF (2) ALL REQUIREMENTS TO ASSURE COMPLETION OF IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 2/19/24 SEC. KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]</p>	<p><b>FINAL PLAT BRDWELL PLACE - LOT 57</b></p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES: 0.46 ± TOTAL LOTS: 3</p> <p>ACRES NEW ROAD: 0 MILES NEW ROAD: 0</p> <p>OWNER: D.R. HORTON INC. CIVIL DISTRICT: 13TH</p> <p>SURVEYOR: JEFFERY A. MILLER CLOSURE ERROR: 1:10,000</p> <p>SCALE: 1" = 20' 0" 20' 40' 60'</p>
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Slide A-1711  
02/12/2024 - 08:35:53 AM

24002099

1. POS./PLAT BATCH: 346346  
PLAT BOOK: P59  
PAGE: 234-234

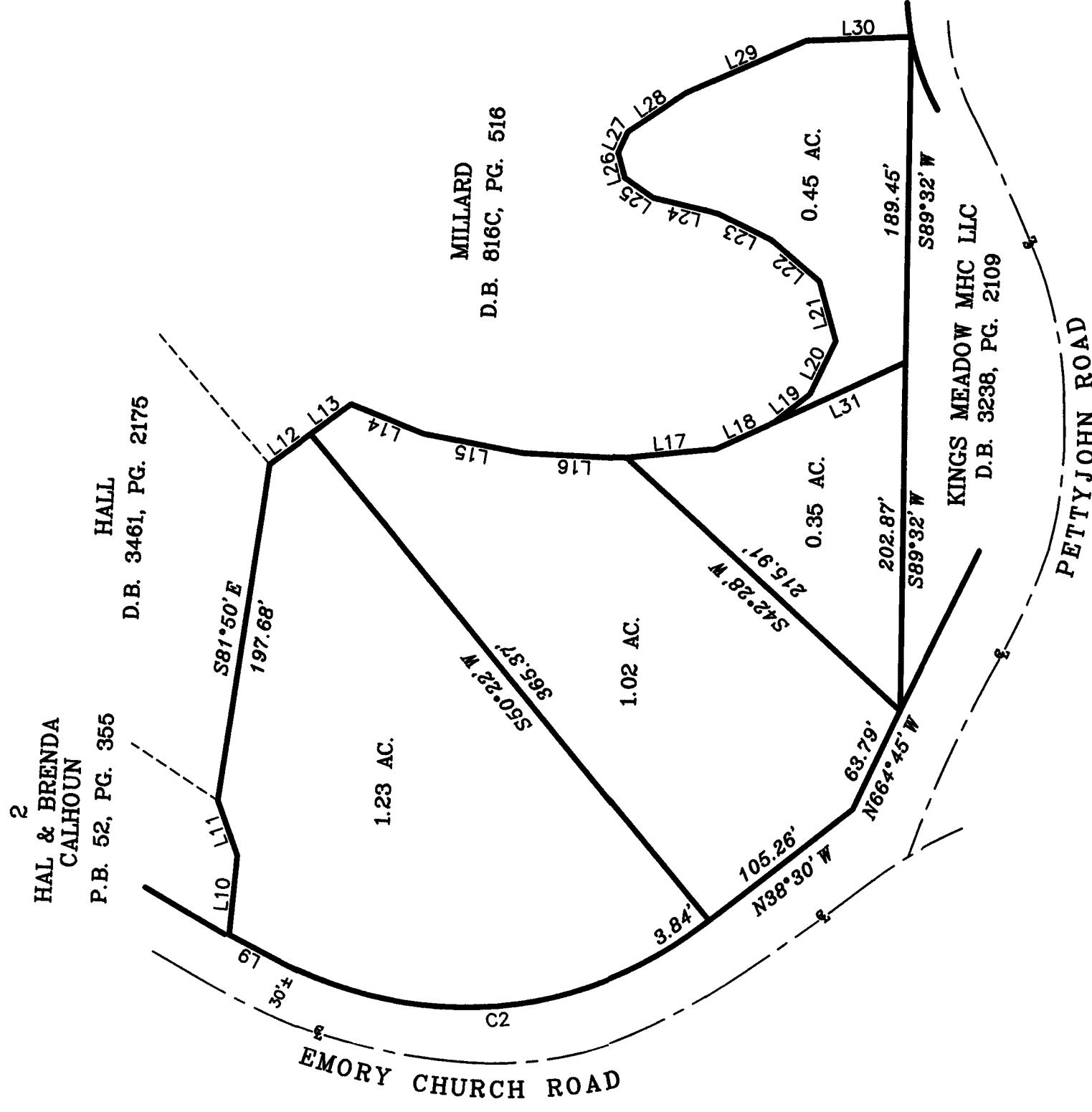
REC FEE	15.00
DIP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE  
SHERMAN B. TINSLEY  
REGISTER OF DEEDS

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE CITY OF KINGSPORT FOR THE PURPOSE AND INSTALLATION HAS BEEN MET.

DATE: 2/8/24  
AUTHORIZED AGENT: [Signature]



LINE	BEARING	DISTANCE
L9	N27°44'00"E	33.04
L10	S84°45'00"E	48.28
L11	N70°15'00"E	34.07
L12	S36°56'00"E	29.30
L13	S36°56'00"E	29.10
L14	S21°45'00"W	45.37
L15	S10°11'00"W	58.61
L16	S07°28'00"W	60.41
L17	S25°15'30"E	37.01
L18	S38°00'00"E	26.98
L19	S64°38'00"E	34.24
L20	N74°29'00"E	36.11
L21	N39°53'00"E	37.28
L22	N26°00'00"E	33.63
L23	N13°08'00"E	38.79
L24	N13°08'00"E	20.18
L25	N47°59'00"E	20.18
L26	S67°19'00"E	15.38
L27	S24°31'00"E	40.05
L28	S24°11'00"E	78.35
L29	S02°40'00"E	60.88
L30	S25°15'30"E	84.39

CURVE	RADIUS	LENGTH	CHORD
C2	225.33'	260.45'	N05°21'54"W 246.20'

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 I HEREBY CERTIFY THAT I, AM (WE ARE) THE OWNER(S) OF THE LAND SHOWN AND HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: *Alan McClain* DATE: 2-9-24  
 OWNER: *Ricky McClain* DATE: 2-9-24

CERTIFICATE OF ACCURACY  
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION HAS BEEN PLACED AS SHOWN HEREIN TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE: 2-9-24  
 TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF THE APPROVAL OF STREETS  
 I HEREBY CERTIFY: 1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER 2. THAT THE STREETS ARE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE KINGSPORT REGIONAL PLANNING COMMISSION 3. THAT THE STREETS HAVE BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSPORT PLANNING COMMISSION.

DATE: 2-9-24  
 KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM  
 LOT 1 HAS NOT BEEN EVALUATED PERTINENT TO THIS PLAN REVIEW FOR AN SSS SYSTEM AND PLAN APPROVAL DOES NOT CONSTITUTE APPROVAL OF THESE LOTS OR THE EXISTING SYSTEM.

RECORD ON FILE AT IDEC OFFICE  
 FILE: RICK MCCLAIN  
 DATE: 10-28-1982

CERTIFICATE OF APPROVAL FOR RECORDING  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING. A SURETY BOND IN THE AMOUNT OF \$ REGISTRATION FEE REQUIRED. THIS SURVEYOR HAS REVIEWED THE RECORDING PLANNING COMMISSION TO ISSUE THE PLAT WITH ALL REQUISITE APPROVALS IN CASE OF DEFAULT.

DATE: 2-9-24  
 SECRETARY KINGSPORT REGIONAL PLANNING COMMISSION

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

DATE: 2-9-24  
 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF APPROVAL OF STREETS  
 I HEREBY CERTIFY: 1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER 2. THAT THE STREETS ARE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE KINGSPORT REGIONAL PLANNING COMMISSION 3. THAT THE STREETS HAVE BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSPORT PLANNING COMMISSION.

DATE: 2-9-24  
 KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM  
 LOT 1 HAS NOT BEEN EVALUATED PERTINENT TO THIS PLAN REVIEW FOR AN SSS SYSTEM AND PLAN APPROVAL DOES NOT CONSTITUTE APPROVAL OF THESE LOTS OR THE EXISTING SYSTEM.

RECORD ON FILE AT IDEC OFFICE  
 FILE: RICK MCCLAIN  
 DATE: 10-28-1982

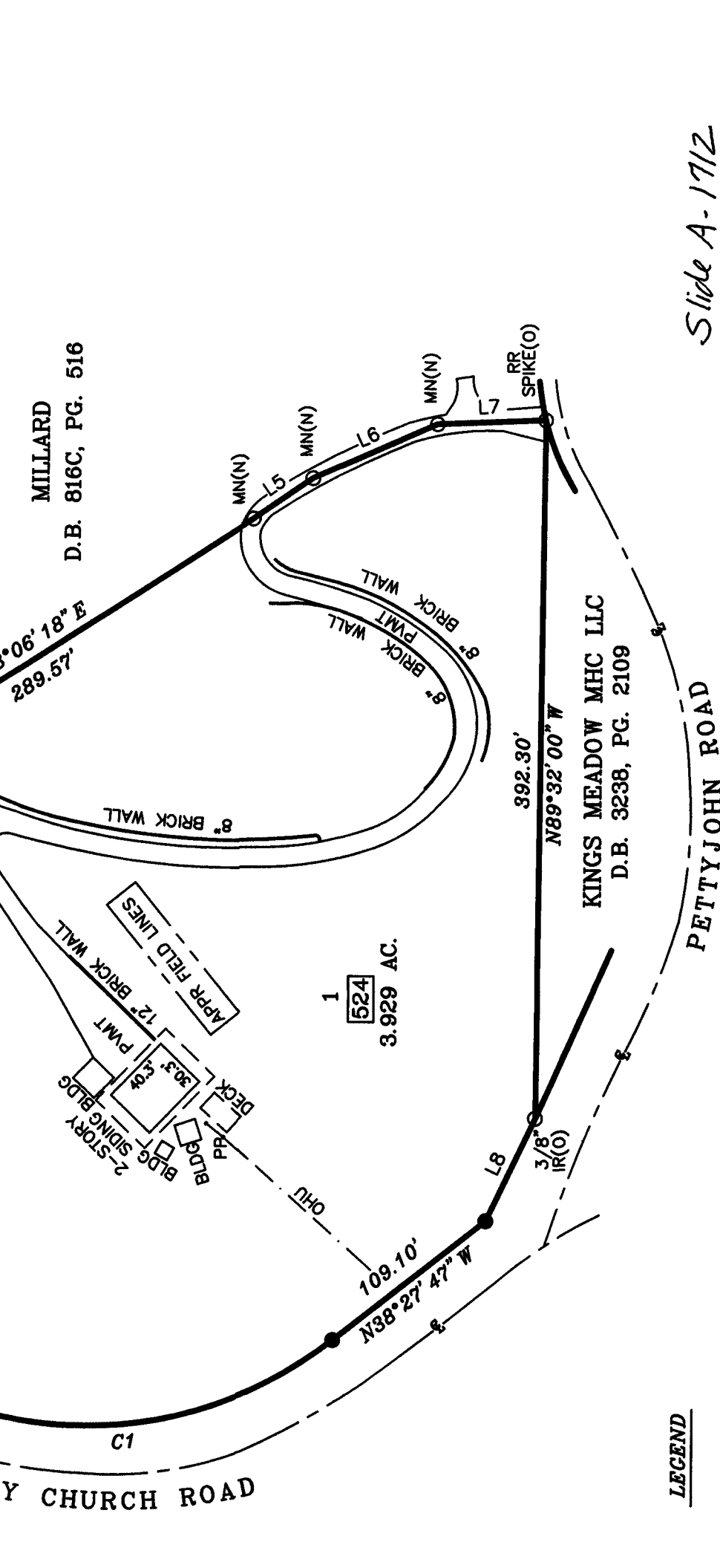
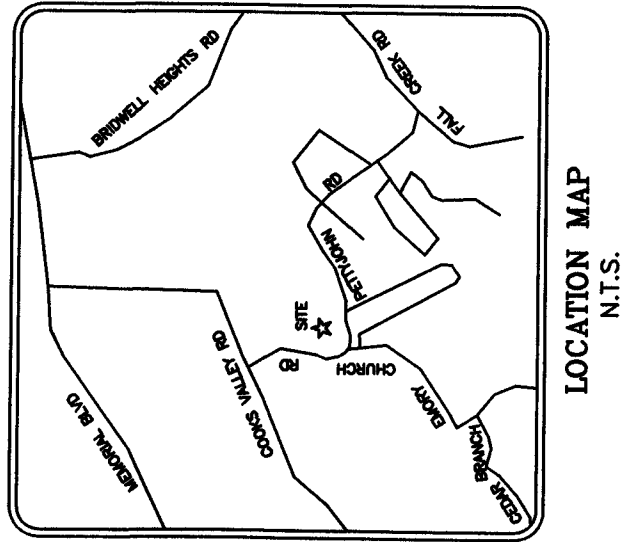
CERTIFICATE OF APPROVAL FOR RECORDING  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING. A SURETY BOND IN THE AMOUNT OF \$ REGISTRATION FEE REQUIRED. THIS SURVEYOR HAS REVIEWED THE RECORDING PLANNING COMMISSION TO ISSUE THE PLAT WITH ALL REQUISITE APPROVALS IN CASE OF DEFAULT.

DATE: 2-9-24  
 SECRETARY KINGSPORT REGIONAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL FOR RECORDING  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING. A SURETY BOND IN THE AMOUNT OF \$ REGISTRATION FEE REQUIRED. THIS SURVEYOR HAS REVIEWED THE RECORDING PLANNING COMMISSION TO ISSUE THE PLAT WITH ALL REQUISITE APPROVALS IN CASE OF DEFAULT.

DATE: 2-9-24  
 SECRETARY KINGSPORT REGIONAL PLANNING COMMISSION

LOT 1, MCCLAIN PROPERTY  
 KINGSPORT REGIONAL PLANNING COMMISSION  
 TOTAL ACRES: 3.929 TOTAL LOTS: 1  
 ACRES NEW ROAD: 0 MILES NEW ROAD: 0  
 OWNER: MILLARD & MCCLAIN CIVIL DISTRICT: 7TH  
 SURVEYOR: ALLEY & ASSOCIATES, INC. CLOSURE ERROR: 1:10,000  
 SCALE: 1" = 80' 80 40 0 80 160



LEGEND

- IRON ROD, OLD
- IRON ROD, NEW
- RAILROAD
- MAG NAIL, NEW
- DEED BOOK
- PAGE
- BUILDING
- PAVEMENT
- PVMT
- AC
- POWER POLE
- PP
- N.T.S.
- NOT TO SCALE
- APPR APPROXIMATE
- OHU OVERHEAD UTILITY
- 8 CENTERLINE
- 911 ADDRESS

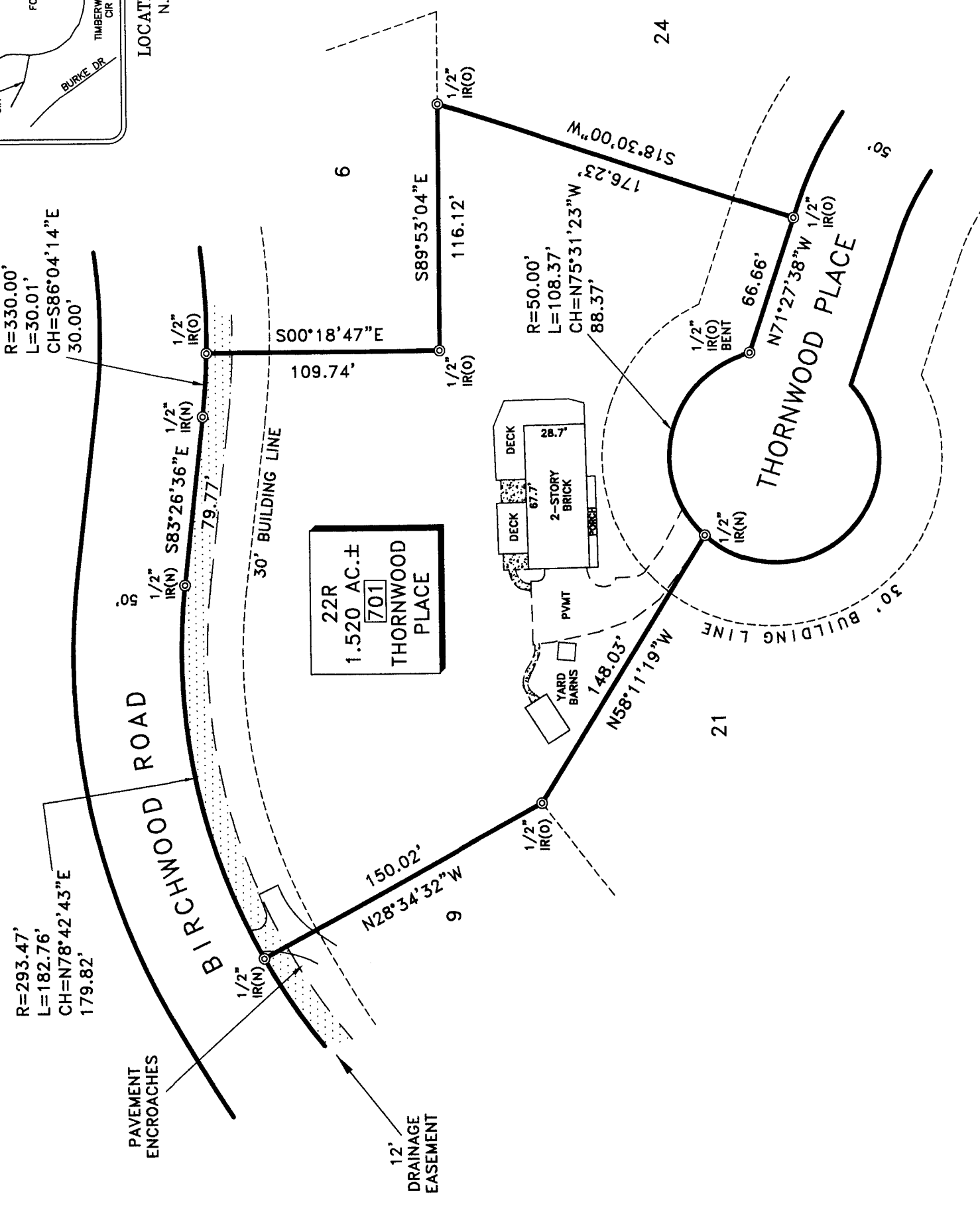
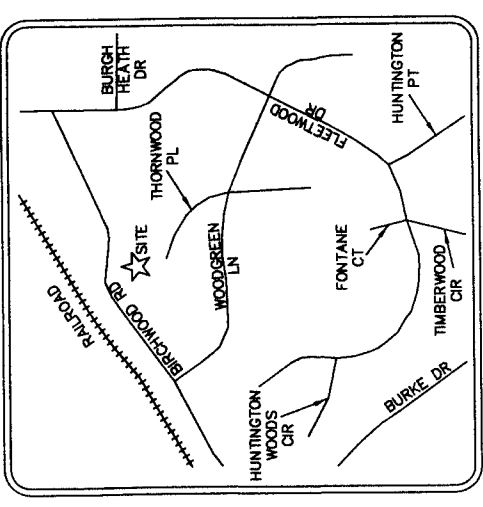
NOTES:  
 1) NORTH BASED ON N89°22'W PER REFERENCE PLAT.  
 2) PROPERTY IS ZONED R-1  
 3) SETBACKS:  
 FRONT 30'  
 REAR 30'  
 SIDE 12'  
 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.  
 5) TAX MAP 063, PARCELS 8.10, 8.02 & PART OF PARCEL 8.00  
 6) REFERENCE: D.B. 3536, PG. 1863  
 7) HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.  
 8) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.  
 9) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.  
 10) THERE IS APPROXIMATELY 10± ACRES REMAINING IN MILLARD PROPERTY.

Slide A-1712  
 02/14/2024 - 08:26:53 AM  
 24002260  
 1:ISSUAL-PLAT BATCH: 348485  
 PLAT BOOK: P69  
 PAGE: 238-239

REC FEE 16.00  
 DP FEE 2.00  
 ARC FEE 2.00  
 TOTAL 20.00

STATE OF TENNESSEE  
 SULLIVAN COUNTY  
 SHEENA R TINSLEY  
 REGISTERED SURVEYOR





**AFTER**

NOTES:

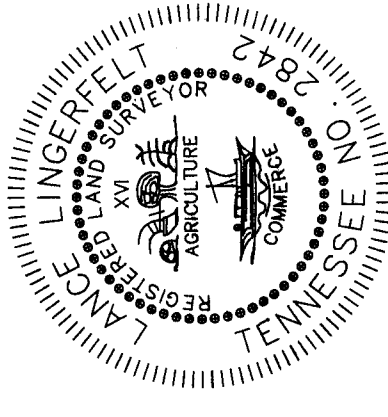
- 1) NORTH BASED ON S 18° 30' W PER REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-1B
- 3) SETBACKS TO CONFORM TO CURRENT ZONING
- 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00400 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 5) JOB NO. 23-13100
- 6) ACAD FILE 23-13100 HOEPPNER.DWG
- 7) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 8) TAX MAP 060G "C" PARCELS 005.00, 006.00, 021.00, & 022.00
- 9) DEED REFERENCES: D.B. 3241, PG. 2179; D.B. 3429, PG. 2123, & D.B. 3545, PG. 1270.
- 10) PLAT REFERENCE: P.B. 10, PG. 59
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 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.

Side A-1713  
02/16/2024 - 03:24:06 PM

1 PGS./AL-PLAT BATCH: 346648  
PLAT BOOK: P59  
PAGE: 243-243

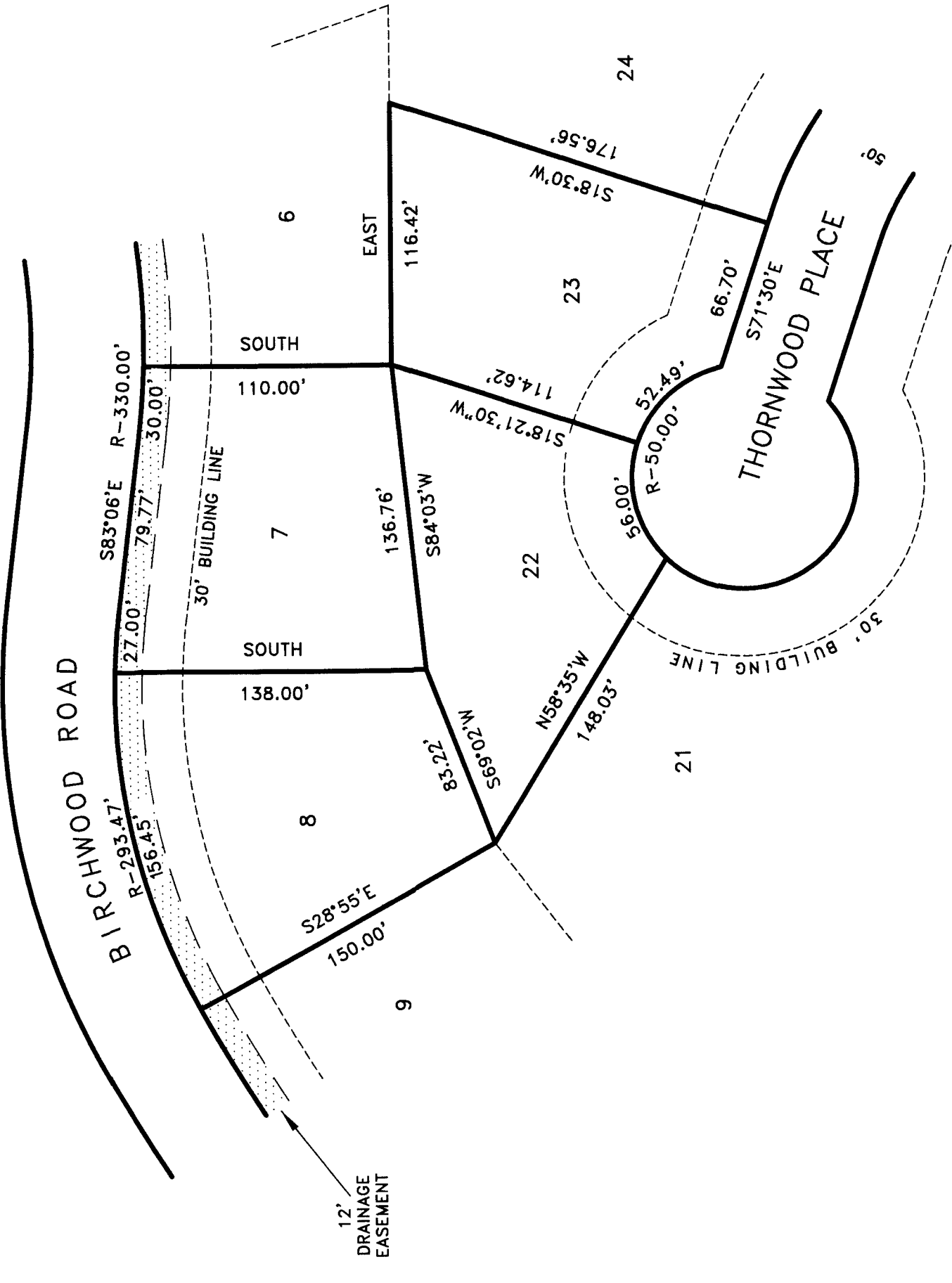
REC FEE 15.00  
DP FEE 2.00  
ARC FEE 0.00  
TOTAL 17.00

STATE OF TENNESSEE, SULLIVAN COUNTY  
SHEENA R TINSLEY  
REGISTERED SURVEYOR



**ALLEY & ASSOCIATES, INC.**  
SURVEYORS  
422 E MARKET STREET  
KINGSPORT, TENNESSEE 37660  
TELEPHONE (423) 382-8886  
EMAIL: llingerfelt@alleysurveyors.com

**BEFORE**

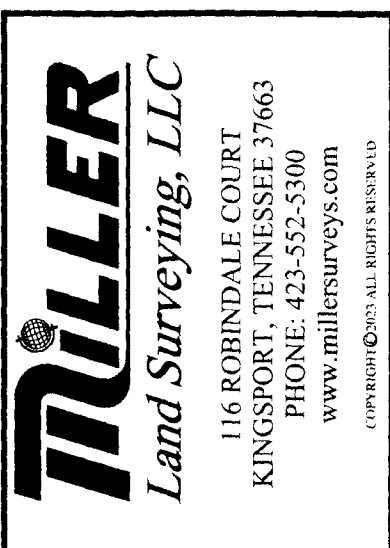


**LEGEND**

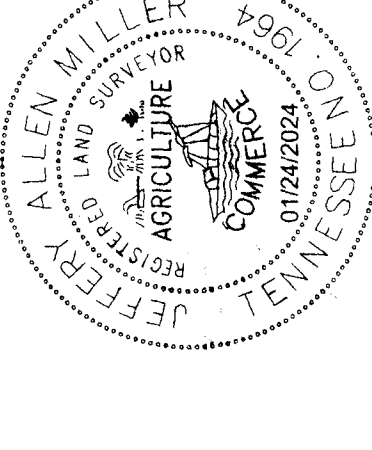
- IR(O) IRON ROD, OLD
- IR(N) IRON ROD, NEW
- D.B. DEED BOOK
- P.C. PLAT BOOK
- P.B. PLAT BOOK
- AC. ACRES
- N.T.S. NOT TO SCALE
- (723) 911 ADDRESS
- PVMT PAVEMENT
- R= RADIUS
- L= LENGTH
- CH= CHORD

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE (OLD) IRON ROD, OLD AND (NEW) IRON ROD, NEW DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND I HEREBY AGREE TO THE EASEMENTS, RESERVATIONS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>OWNER: _____ DATE: _____ 20____</p> <p>CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING</p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLES WITH THE CITY OF KINGSPORT'S POLICES ON ROADWAY LIGHTING CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>TRAFFIC ENGINEERING MANAGER _____ DATE: _____ 20____</p> <p>KINGSPORT AUTHORIZING AGENT</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 REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT &amp; CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: _____ 20____</p> <p>KINGSPORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT &amp; CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: _____ 20____</p> <p>KINGSPORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE MINIMUM STANDARDS OF PRACTICE AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE CITY OF KINGSPORT REGISTER. IF REQUIRED, IN SURVEY BOOK IN THE AMOUNT OF _____ IN THE CITY OF KINGSPORT PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 2/15/20____</p> <p>SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>
<p>RESUBDIVISION OF LOTS 7, 8, 22, &amp; 23, BLOCK H, HUNTINGTON HILLS SECTION 1</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 1.920 TOTAL LOTS 1</p> <p>ACRES NEW ROAD 0 MILES NEW ROAD 0</p> <p>OWNER HOEPPNER CIVIL DISTRICT 12TH</p> <p>SURVEYOR ALLEY &amp; ASSOCIATES, INC. CLOSURE ERROR 110.000</p> <p>SCALE 1" = 60'</p>				

**POLO FIELDS - PHASE 2 - SECTION A**  
 KINGSPOUR REGIONAL PLANNING COMMISSION  
 TOTAL ACRES 4.14 TOTAL LOTS 29  
 ACRES NEW ROAD 0 CIVIL NEW ROAD 0  
 OWNER JACK McMURRAY ETAL CIVIL DISTRICT 13  
 SURVEYOR JEFFERY A. MILLER CLOSURE ERROR 1:110,000  
 SCALE 1" = 40' 0" 40' 80' 160'



**SHEET 1 OF 2**



**CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT**  
 I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON FINAL PLAT ARE APPROVED AS ASSIGNED.  
 DATE 01/24/2024  
 AUTHORIZED AGENT  
**CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM**  
 I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLETES WITH THE CITY OF KINGSPOUR'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPOUR, AND ANY REQUIRED CHANGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.  
 AUTHORIZED AGENT  
 DATE

**CERTIFICATE OF ACCURACY**  
 AUTHORIZED AGENT  
 DATE

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, DRIVEWAYS AND NOTED EASEMENTS.  
 THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR RESPECTIVE DUTIES.  
 DATE 11/30/2023

**CERTIFICATE OF THE APPROVAL OF STREETS**  
 I HEREBY CERTIFY (1) THAT PUBLIC STREETS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE CITY OF KINGSPOUR ORDINANCES, AND (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED. (3) PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION.  
 DATE

**AUTHORIZED REPRESENTATIVE, UTILITY SYSTEMS**  
 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 DEDICATED TO THE PUBLIC.  
 DATE 16 FEBRUARY 2024  
 AUTHORIZED REPRESENTATIVE

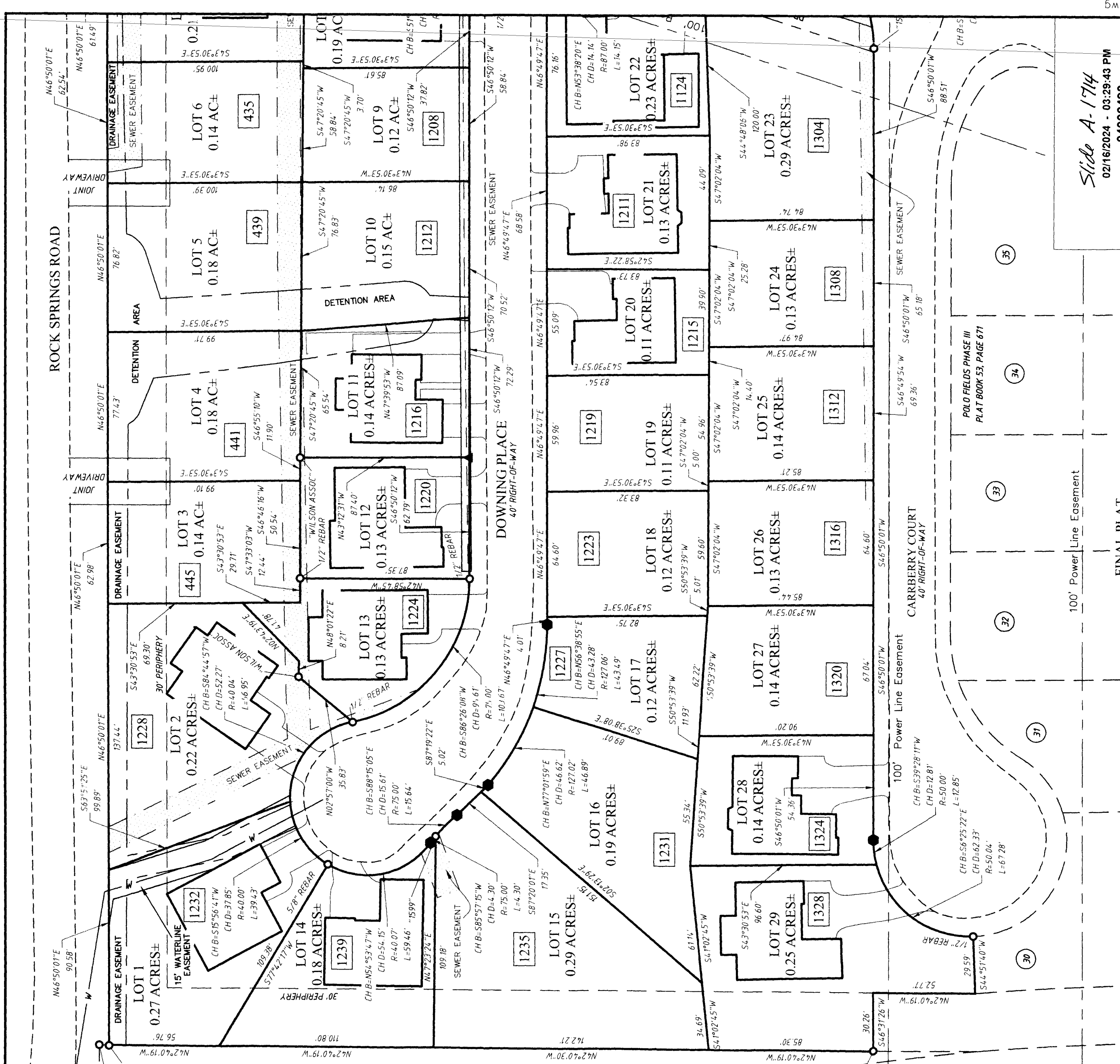
**AUTHORIZED REPRESENTATIVE, MAINTENANCE OF COMMON OPEN SPACE**  
 THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OBTAINING NECESSARY PERMITS FROM THE LOCAL GOVERNMENT FROM THIS PLAN AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM LIABILITY FOR THE COMMON OPEN SPACE BE DESCRIBED ON THIS PLAN.  
 DATE 16 FEBRUARY 2024  
 AUTHORIZED REPRESENTATIVE

**AUTHORIZED REPRESENTATIVE**  
 I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE DISPOSAL ON ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO SPECIFICATIONS, OR (2) THAT A SECURITY EASEMENT HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
 DATE 16 FEBRUARY 2024  
 AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN EXAMINED AND FOUND TO COMPLY WITH THE REQUIREMENTS OF THE TENNESSEE PLANNING AND ZONING ACT AS ARE NOTED IN THE MINUTES OF THE KINGSPOUR REGIONAL PLANNING COMMISSION MEETING HELD ON 01/24/2024 AT THE OFFICE OF THE COUNTY REGISTRAR, IF REQUIRED. A SECURITY EASEMENT HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
 DATE 01/24/2024  
 SEC. - KINGSPOUR REG. PLANNING COMMISSION

**OWNER - SIGNATURE**  
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**NOTES**  
 1. The information shown hereon was obtained from Deed Book 3690C, Page 2010; Deed Book 3275C, Page 943; Deed Book 865C, Page 125; Plat Book 59, Page 22; Plat Book 56, Page 446; Plat Book 54, Page 15 and Plat Book 52, Page 978 as recorded at the Registrar's Office for Sullivan County, Tennessee and a field survey by Miller Land Surveying, LLC in January 2024.  
 2. This property DOES NOT lie within a "Special Flood Hazard Area" as shown on a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47663C0250 dated September 29, 2006.  
 3. This property is currently zoned PD. Seabacks to conform to current zoning.  
 4. Rear and cap stamped "TN 1984" unless otherwise noted.  
 5. See Sheet 2 for Vicinity Map and Legend.

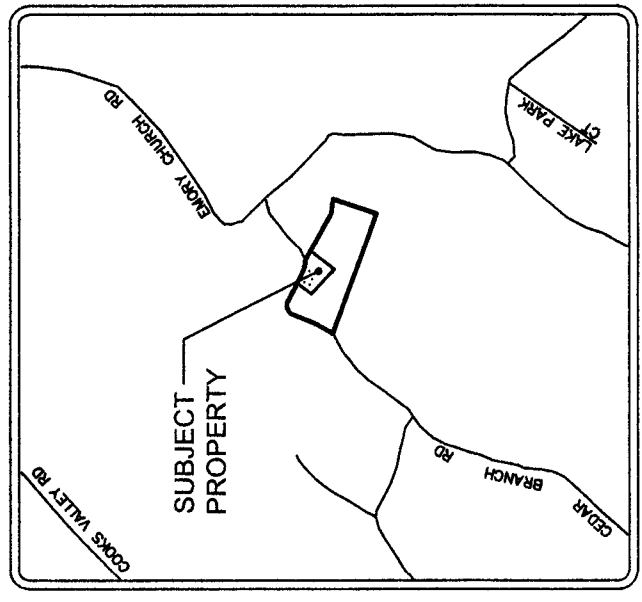
**Slide A-174**  
 02/16/2024 - 03:29:43 PM  
 24002493  
 2 POS. PLAT BATCH: 348549  
 PLAT BOOK: P59  
 PAGE: 244-245

REG. FEE 30.00  
 DP FEE 2.00  
 ARC FEE 0.00  
 TOTAL 32.00  
 SHEENA R TINSLEY  
 REGISTERED SURVEYOR

**TAX MAP 91E, GROUP A, PARCEL 5,**  
 5.01, 5.02, 5.07, 5.08, 5.13  
 DEED BOOK 3490C, PAGE 2010  
 DEED BOOK 3375C, PAGE 943  
 DEED BOOK 865C, PAGE 125  
 PLAT BOOK 59, PAGE 22  
 PLAT BOOK 56, PAGE 446  
 PLAT BOOK 54, PAGE 15  
 PLAT BOOK 52, PAGE 978  
 DATE: January 24, 2024



**SOURCE OF NORTH**  
US State Plane 1983  
Zone: Tennessee 4100  
Datum: NAD83 (CONUS)



- LEGEND**
- Set Boundary Corner (1/4" x 18" Rebar W/3 - RLS 2816 Cap)
  - Existing Boundary Corner Found
  - 1/2" Capped Rebar "RLS 8777" (unless otherwise noted)
  - Water Meter
  - Utility Pole
  - Sanitary Sewer Manhole
  - Guy Wire
  - Electrical Box
  - Communication Pedestal
  - Survey Boundary Line
  - Adj. Boundary Line (not surveyed)
  - Minimum Building Setback Line (M.B.S.L.)
  - Fence Line
  - Road Centerline
  - Overhead Electric Line
  - Water Line (shown per Kingsport GIS)
  - Zoning Line
  - Asphalt

**GEOMATICS**  
G3 GEOMATICS, LLC  
P.O. Box 594  
Johnson City, TN 37605  
615.775.6522  
gregg@g3geomatics.com  
g3geomatics.com

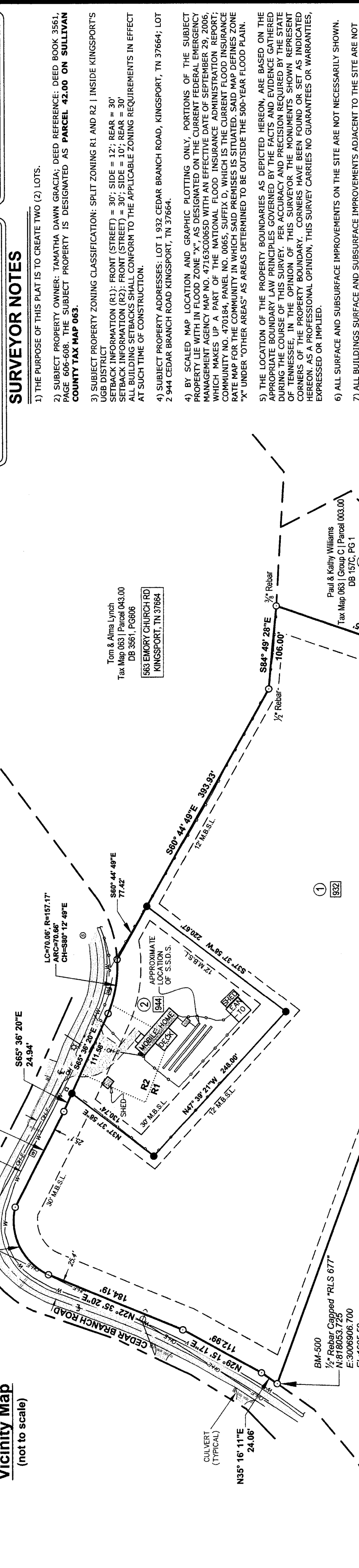
**GNSS GPS SURVEY NOTE**

For boundary aspects and planimetric elements positional accuracy was observed 1/18-22/2024. Trimble R8 Model II dual frequency GNSS receivers. The ground coordinates of the Fixed Station shown was derived from a Static GPS Observation processed with OPUS referenced to NAD 83 (2011) (EPOCH 2010), NAVD88 (Geoid 18). Static GPS data was observed for fixed-control station 500 on January 18, 2024. The observation began at 15:45:00 and ended at 18:30:00. 578/6026 (67%) observations were used with a precision of 2.91 (64%). The overall RMS value equals 0.048".

Positional accuracy of duplicate single vector GPS Observations does not exceed: HO.07 and VO.10" at 1-sigma  
Ground Scale Factor: 1.0000504463 centered on Fixed Station 500 as shown hereon.

Project Location: Latitude 36°31'14.94127N  
Longitude 83°32'37.71117W  
Height: 1515.3920 RT

Fixed Station: 500  
Northing: 819.053.725  
Easting: 3,006,906.700  
Elevation: 1,605.59



**SURVEYOR'S CERTIFICATION**

I hereby certify that this is a Category IV Survey and was done in compliance with the current Rules of Tennessee State Board of Examiners for Land Surveyors Chapter 0820-03 Standards of Practice. The relative positional accuracy of the unadjusted survey does not exceed 0.06".

*Gregg K. Gurney*  
SHEENA R. TINSLEY  
REGISTERED LAND SURVEYOR

**SURVEYOR NOTES**

- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS.
- SUBJECT PROPERTY OWNER: TAMATHA DAWN GRACIA; DEED REFERENCE: DEED BOOK 3561, PAGE 606-608. THE SUBJECT PROPERTY IS DESIGNATED AS **PARCEL 42.00 ON SULLIVAN COUNTY TAX MAP 063**.
- SUBJECT PROPERTY ZONING CLASSIFICATION: SPLIT ZONING R1 AND R2 | INSIDE KINGSPORT'S UGB DISTRICT
- SETBACK INFORMATION (R1): FRONT (STREET) = 30'; SIDE = 12'; REAR = 30'; (R2): FRONT (STREET) = 30'; SIDE = 30'; REAR = 30'. ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
- SUBJECT PROPERTY ADDRESSES: LOT 1, 932 CEDAR BRANCH ROAD, KINGSPORT, TN 37664; LOT 2, 944 CEDAR BRANCH ROAD KINGSPORT, TN 37664.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, PORTIONS OF THE SUBJECT PROPERTY LIE WITHIN FLOOD ZONE "X", AS DESIGNATED ON THE CURRENT FLOOD INSURANCE RATE MAP WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470184, PANEL NO. 0665, SUFFIX D, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
- THE LOCATION OF THE PROPERTY BOUNDARIES AS DEPICTED HEREON, ARE BASED ON THE APPROPRIATE BOUNDARY LAW PRINCIPLES GOVERNED BY THE FACTS AND EVIDENCE GATHERED DURING THE COURSE OF THIS SURVEY. PER ACCURACY AND PRECISION REQUIRED BY REPRESENTATIVE CUSTOMERS OF THE PROFESSION, CORNERS HAVE BEEN FOUND OR SET AS INDICATED HEREON. AS A PROFESSIONAL OPINION, THIS SURVEY CARRIES NO WARRANTIES OR WARRANTIES EXPRESSED OR IMPLIED.
- ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON THE SITE ARE NOT NECESSARILY SHOWN.
- ALL BUILDINGS SHOWN AND SUBSURFACE IMPROVEMENTS ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
- THE AREA SHOWN HEREON HAS BEEN CALCULATED BY COORDINATE COMPUTATION METHOD. NOTED.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND NOT WRITTEN, RECORDED AND NOT RECORDED.
- ALL PLAT AND DEED REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTER'S OFFICE SULLIVAN COUNTY, TENNESSEE.
- ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE SUBJECT TO THE JURISDICTION OF THE TROPICAL FOREST PERSONS(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES, TO MAKE SUCH DETERMINATION.
- NO TITLE REPORT HAS BEEN FURNISHED. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE & CURRENT TITLE SEARCH.
- ALL MONUMENTS FOR BOUNDARY CONTROL, SOURCE OF MERIDIAN AND ELEVATION WERE LOCATED BY A FIELD RUN SURVEY. THE SURVEY WAS CONDUCTED USING THE FOLLOWING SURVEY NOTE. THE POSITIONS ESTABLISHED BY THESE MEANS WERE WITHIN THE MINIMUM STANDARDS REQUIRED BY THE STATE OF TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.

**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: 2/14/2024  
OWNER: Shirley Dandy  
OWNER

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted.

DATE: 2/14/2024  
OWNER: Shirley Dandy  
OWNER

**CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS**

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

DATE: 2/14/2024  
City Sewer Director or the State Environmental Specialist: Shirley Dandy  
Authorized Agent

**CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS**

I hereby certify that the public water utility system installed, or proposed for installation, fully meet the requirements of the Kingsport water utility system, and is hereby approved as shown.

DATE: 2/14/2024  
Sullivan County Director of 911 Addressing or His/Her authorized Representative: Shirley Dandy

**CERTIFICATE OF THE APPROVAL OF STREETS**

I hereby certify (circle one):  
(1) That streets have been installed in an acceptable manner and according to the specifications or regulations of 1951. Year of dwelling(s): 1996  
(2) Adequate rights-of-way dedication or an existing right-of-way has been approved with a performance guarantee set by the Sullivan County Regional Planning Commission.  
(3) That streets have been approved with a performance guarantee set by the Sullivan County Regional Planning Commission.

DATE: 2-17  
City Engineer or Sullivan County Commissioner of Highways: Shirley Dandy

**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, as set forth in the Kingsport Regional Planning Commission and that it complies with the requirements of the Kingsport Regional Planning Commission and that it has been recorded in the Office of the Kingsport Regional Planning Commission in the amount of \$ 1,100.00 with the Kingsport Regional Planning Commission to assure compliance with the Kingsport Regional Planning Commission's required improvements in case of default.

Secretary: Shirley Dandy Date: 2/19/24  
Kingsport Municipal Regional Planning Commission Date: 2/19/24

**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 distribution lines and 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 of TDEC Permit: \_\_\_\_\_  
Date of Permit: \_\_\_\_\_  
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): 1996  
Owner(s) Signature: Gregg K. Gurney Date: 2/14/2024

**CERTIFICATE OF APPROVAL FOR RECORDING**

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES: 7.370 TOTAL LOTS: 2  
ACRES NEW ROAD: 0 MILES NEW ROAD: 0  
OWNER: SEE SURVEYOR NOTE 2 CIVIL DISTRICT: 2th  
SURVEYOR: GREGORY K. GURNEY TN RL2 2916 CLOSURE ERROR: 1:10,000  
SCALE 1" = 100' GRAPHIC SCALE

**MINOR SUBDIVISION PLAT OF THE GRACIA PROPERTY**

KINGSPORT REGIONAL PLANNING COMMISSION

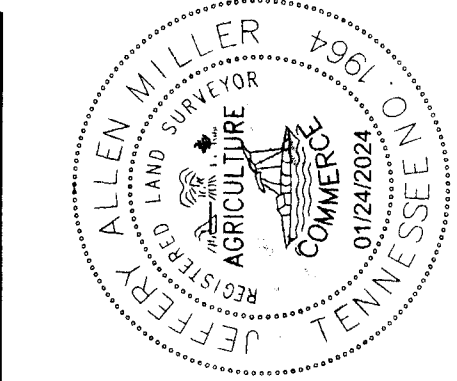
TOTAL ACRES: 7.370 TOTAL LOTS: 2  
ACRES NEW ROAD: 0 MILES NEW ROAD: 0  
OWNER: SEE SURVEYOR NOTE 2 CIVIL DISTRICT: 2th  
SURVEYOR: GREGORY K. GURNEY TN RL2 2916 CLOSURE ERROR: 1:10,000  
SCALE 1" = 100' GRAPHIC SCALE

POLO FILEDS - PHASE 2 - SECTION A

KINGSPORT REGIONAL PLANNING COMMISSION  
 TOTAL ACRES 2.9  
 TOTAL LOTS 29  
 ACRES NEW ROAD 0  
 MILES NEW ROAD 0  
 OWNER JACK McMURRAY ETAL  
 CIVIL DISTRICT 13  
 SURVEYOR JEFFERY A. MILLER  
 CLOSURE ERROR 1:10,000  
 SCALE 1" = 40' 0 40' 80' 160'

**MILLER**  
 Land Surveying, LLC  
 116 ROBINDALE COURT  
 KINGSPORT, TENNESSEE 37663  
 PHONE: 423-552-5300  
 WWW.MILLERSURVEYS.COM

SHEET 2 OF 2



CERTIFICATION OF THE APPROVAL FOR 911-STREET ASSIGNMENT  
 I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON FINAL PLAT ARE APPROVED AS ASSIGNED.  
 AUTHORIZED AGENT  
 DATE  
 CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM  
 I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLES WITH THE CITY OF KINGSPORT'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

CERTIFICATE OF ACCURACY  
 AUTHORIZED AGENT  
 DATE  
 CERTIFICATE OF OWNERSHIP AND DEDICATION GOVERNMENT AND UTILITY ACESSES  
 SURVEYOR  
 DATE 01/24/2024

(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION, THE STATE OF TENNESSEE AND THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

THE OWNERS OF THIS PROPERTY HEREBY ASSESS TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.  
 DATE 06/13/2023

CERTIFICATION OF THE APPROVAL OF STREETS  
 I HEREBY CERTIFY (1) THAT PUBLIC STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OR, (2) THAT THE PUBLIC STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OR, (3) THAT PUBLIC ROAD SHALL SERVE THESE PROPOSED LOTS. (1) BUT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY PLANNING COMMISSION.

AUTHORIZED REPRESENTATIVE  
 DATE  
 AUTHORIZED REPRESENTATIVE  
 DATE 16 February 2024

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SEWERAGE SYSTEM HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND ARE THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.  
 AUTHORIZED REPRESENTATIVE  
 DATE 16 February 2024

MAINTENANCE OF COMMON OPEN SPACE  
 THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE RECONSTRUCTION DRAINAGE AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY LIABILITY FOR SUCH MAINTENANCE RECONSTRUCTION DRAINAGE OR OTHER PUBLIC USE. SHOULD THE COMMON OPEN SPACE BE FULLY EXPENSED FOR RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAKE THE COMMON OPEN SPACE AND DRAINAGE FACILITIES FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY'S THE OWNERS OF THIS PROPERTY SHALL BE RESPONSIBLE FOR THE COSTS OF DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.

SEWERAGE SYSTEM  
 I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE DISPOSAL SYSTEM (1) IS AVAILABLE TO THE PROPERTY; OR (2), AS SHOWN ON ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO SPECIFICATIONS OR (3) THAT A SECURITY IN THE FORM HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

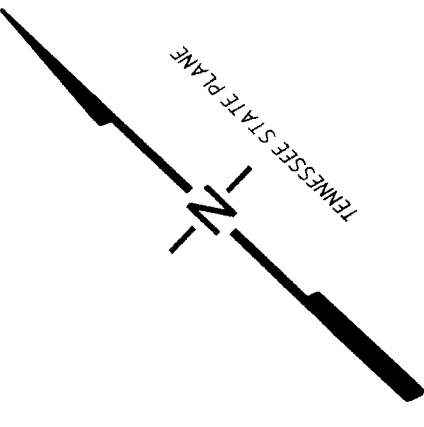
CERTIFICATE OF APPROVAL FOR RECORDING  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, AND THE REQUIREMENTS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. I HEREBY CERTIFY THAT THE PLAT HAS BEEN POSTED WITH THE AGENCY OF THE KINGSPORT PLANNING COMMISSION HAS BEEN COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SEC. KINGSPORT REG. PLANNING COMMISSION  
 DATE

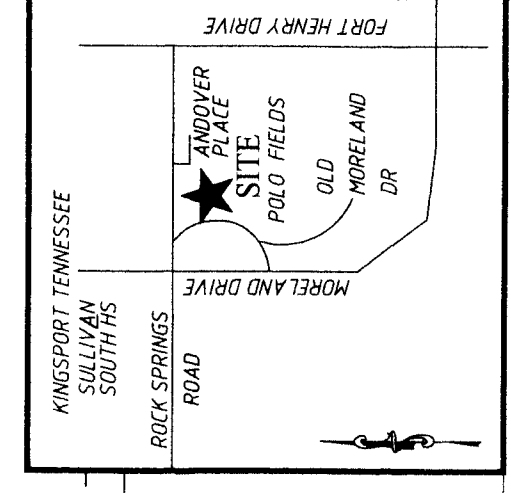


LEGEND

- Property Corner & Type (Old)
- Drill Hole in Concrete (New)
- "Point" (Not Set This Survey)
- Address
- Water Line



VICINITY MAP



Side A-1714  
 02/16/2024 - 03:29:43 PM  
 24002493  
 2 PGS AL-PLAT BATCH: 346648  
 PLAT BOOK: P69  
 PAGE: 244-245

REC FEE	30.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	32.00

STATE OF TENNESSEE SULLIVAN COUNTY  
 REGISTER OF DEEDS  
 SHEENA R TINSLEY

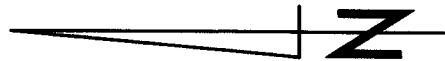
NOTES

1. See Sheet 1 for Notes.

FINAL PLAT  
 TAX MAP 91E, GROUP A, PARCEL 5,  
 5.01, 5.02, 5.07, 5.08, 5.13  
 DEED BOOK 3490C, PAGE 2010  
 DEED BOOK 3375C, PAGE 943  
 DEED BOOK 865C, PAGE 125  
 PLAT BOOK 59, PAGE 22  
 PLAT BOOK 56, PAGE 446  
 PLAT BOOK 54, PAGE 15  
 PLAT BOOK 52, PAGE 978  
 DATE: November 30, 2023



DEED NORTH RECONCILED TO



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map Community Panel No. 08-28-2006 and is not in a Special Flood Hazard Area.

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

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

DATE: 3/1/24

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

DATE: 3/1/24

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

DATE: 3/1/24

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

DATE: 3/1/24

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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DATE: 3/1/24

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

DATE: 3/1/24

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

DATE: 3/1/24

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER: JOSHUA & SIERRA TAYLOR

DATE: 3/1/24

OWNER: JOSHUA & SIERRA TAYLOR

DATE: 3/1/24

OWNER: JOSHUA & SIERRA TAYLOR

DATE: 3/1/24

CERTIFICATE OF ACCURACY

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

DATE: 3-22-24

SURVEYOR

DATE: 3-22-24

CITY STORMWATER MANAGER

DATE: 3-22-24

CITY STORMWATER MANAGER

CERTIFICATE 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 ALL CITY REQUIREMENTS; OR (3) THAT THE DISTURBANCE FOR ALL LOTS IS LESS THAN ONE (1) ACRE AS SHOWN; (4) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED.

DATE: 3-1-24

CITY STORMWATER MANAGER

DATE: 3-1-24

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 WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN.

DATE: 3-1-24

AUTHORIZING AGENT

DATE: 3-1-24

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. I HEREBY CERTIFY THAT THE REQUIRED A SURETY BOND IN THE AMOUNT OF \$100,000 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SECRETARY: SHEENA R TINSLEY

DATE: 3-1-24

SECRETARY: SHEENA R TINSLEY

DATE: 3-1-24

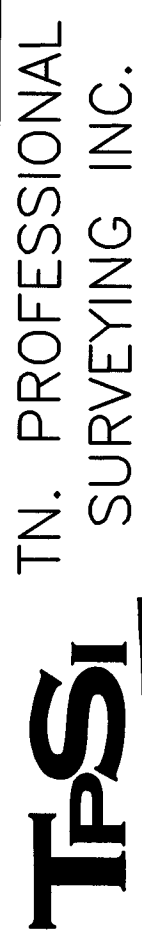
BEFORE REPLAT

SURVEY BY: CHARLES T. JOHNSON JR  
NUMBER: 2405  
PROJECT: 23279  
DATE: 08-04-2023



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.

AFTER REPLAT



405 N BOONE STREET  
JOHNSON CITY TN, 37604 423-915-1136

PROPERTY REFERENCE:  
JOSHUA & SIERRA TAYLOR  
PB-9/PG-1/LOT-1  
DB-3541/PG-1491  
TAX MAP 060G "E"  
PARCEL 001.10

JOSHUA & SIERRA TAYLOR  
PB-9/PG-1/LOT-2  
DB-3541/PG-1491  
TAX MAP 060G "E"  
PARCEL 002.00

KINGSPORT REGIONAL PLANNING COMMISSION  
REPLAT OF LOT 1 & 2 RIDGEFIELDS SUB. & PARCEL 001.10  
TOTAL ACRES 1.04 TOTAL LOTS 1  
ACRES NEW ROAD 0 MILES NEW ROAD 0  
COUNTY SULLIVAN CIVIL DISTRICT 12TH  
SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000  
SCALE 1" = 100' 0' 100' 200'

MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

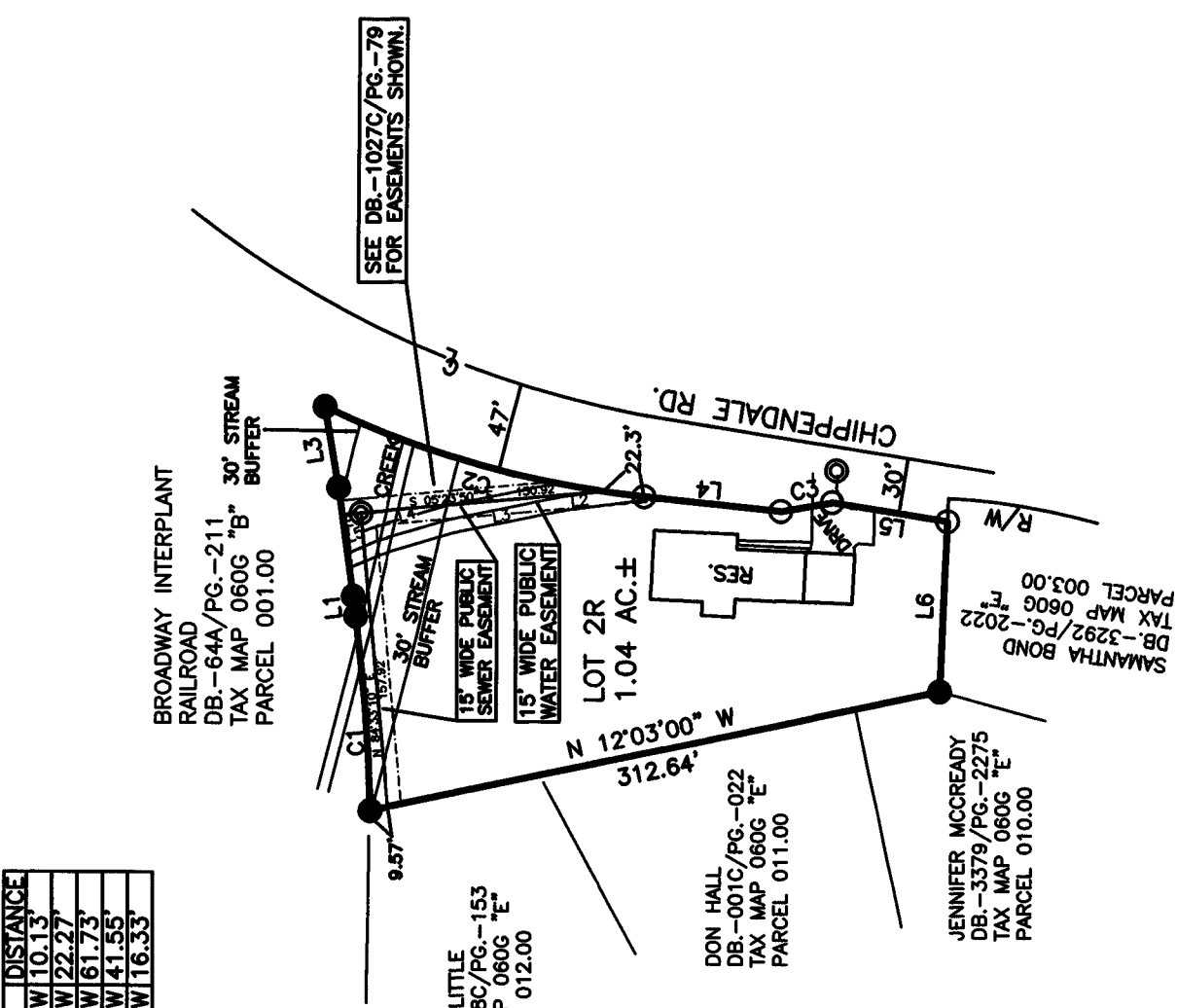
THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

THIS SITE RECEIVES WATER FROM \_\_\_\_\_ UTILITY DISTRICT.

- LEGEND
O IRON PIN SET
X IRON PIN FOUND
W POINT ON RIGHT-OF-WAY
W WATER METER
-U UTILITY POLE
O MANHOLE

Table with columns: LINE, BEARING, DISTANCE. Contains survey data for lines L1 through L9 and curves C1 through C4.

SEWER LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains sewer line data for lines E1 through E5.



Slide A-1716
03/04/2024 - 08:04:06 AM
24003379

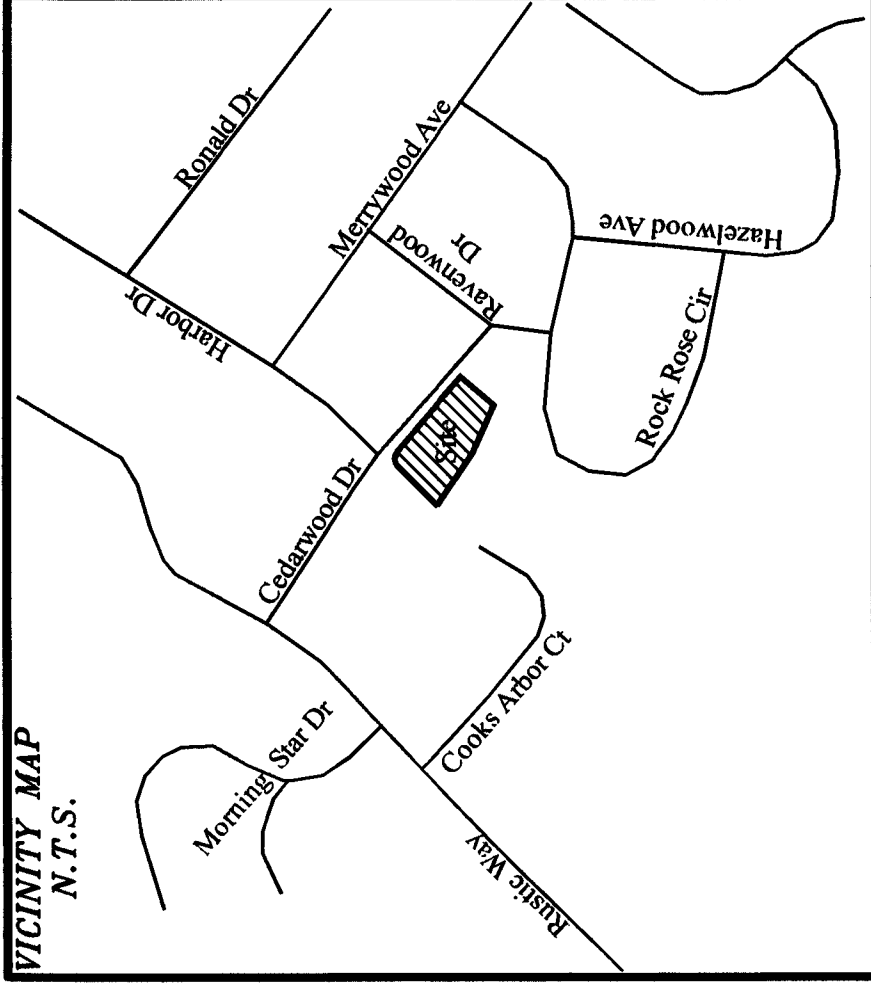
1 PGS./AL-PLAT BATCH: 347325
PLAT BOOK: P59
PAGE: 255-255

REG FEE 15.00
DP FEE 2.00
ARC FEE 0.00
TOTAL 17.00

SULLIVAN COUNTY REGISTER OF DEEDS
SHEENA R TINSLEY

LOCATION MAP
NOT TO SCALE

VICINITY MAP  
N.T.S.



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.

Slide A-1717  
03/06/2024 - 08:30:29 AM

ISSUAL-PLAT	BATCH: 347443
24003544	
PLAT BOOK: P69	
PAGE: 257-257	
REG FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE  
SULLIVAN COUNTY  
SHEENA R. TINSLEY  
REGISTRAR OF DEEDS

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 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.

DATE: 4 APR 2024  
AUTHORIZING AGENT: [Signature]  
AUTHORIZING REPRESENTATIVE: [Signature]

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: 4 APR 2024  
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
OR  
KINGSPORT AUTHORIZING AGENT: [Signature]

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: [Signature] DATE: 3-1-2024  
OWNER: [Signature] DATE: 3-1-24  
OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

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: 3-1-2024  
CITY ENGINEER OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE: [Signature]

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: 2024

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

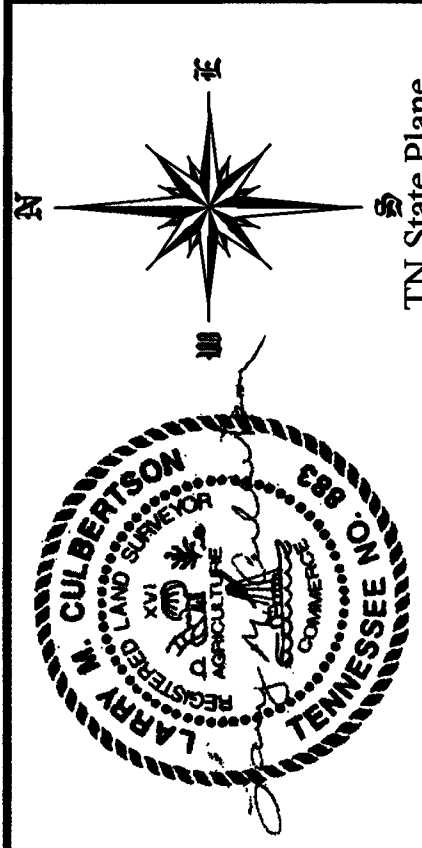
CERTIFICATE OF APPROVAL FOR RECORDING  
CONFIRMATION BY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SULLIVAN COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.  
DATE: 3-1-2024  
SURVEYOR: [Signature]  
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1-10,000+  
SURVEYOR: [Signature] TN REG. NO. \_\_\_\_\_ DATE: 2024

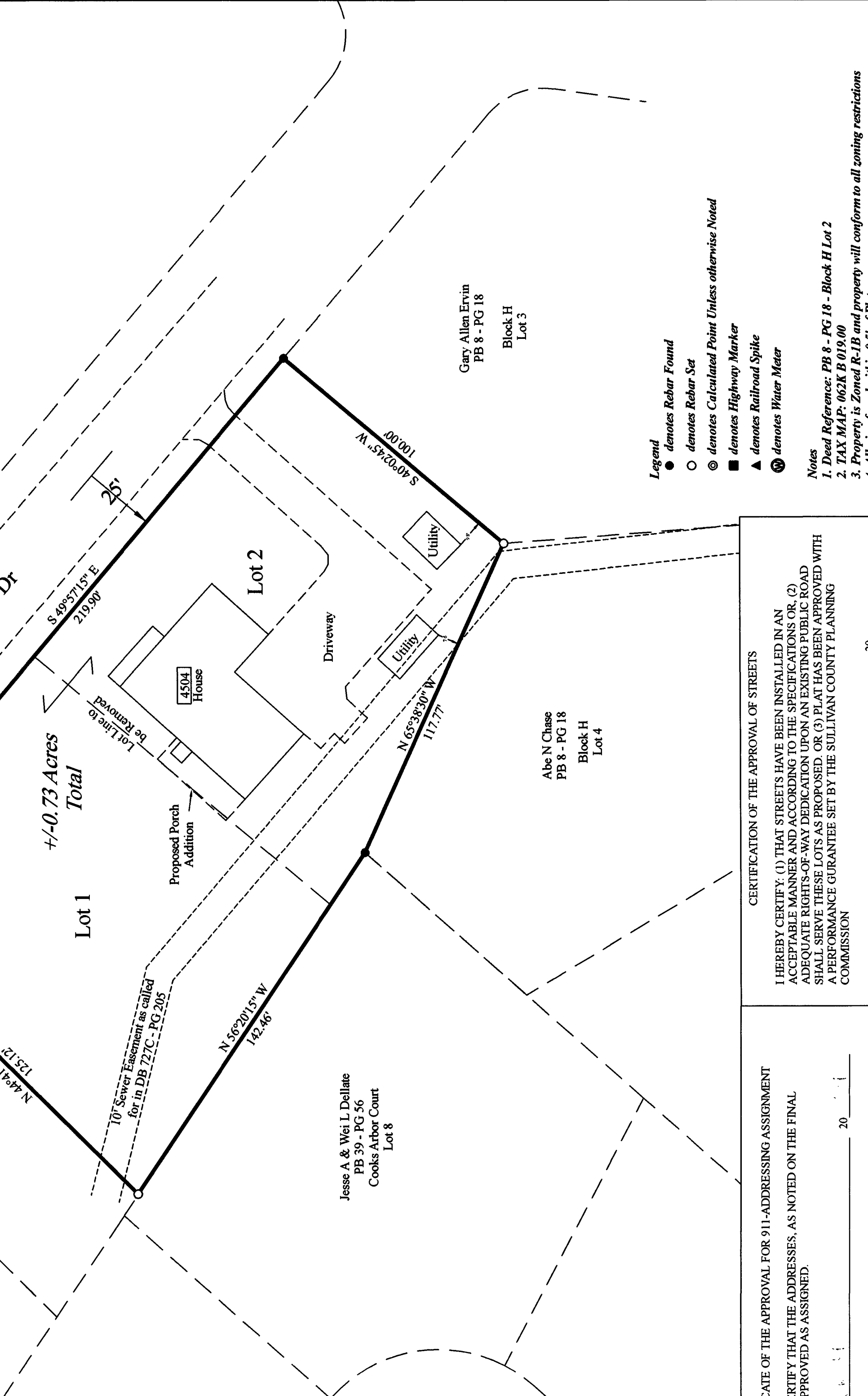
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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 CITY OF 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 SURVEY BOND IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.



TN State Plane



Legend  
● denotes Rebar Found  
○ denotes Rebar Set  
⊙ denotes Calculated Point Unless otherwise Noted  
■ denotes Highway Marker  
▲ denotes Railroad Spike  
⊕ denotes Water Meter

Notes  
1. Dead References: PB 8 - PG 18 - Block H Lot 2  
2. TAX MAP: 062K, B 019.00  
3. Property is Zoned R-1-B and property will conform to all zoning restrictions  
4. All pins found within 0.5' of Plat

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

City of Kingsport Planning Region  
SURVEY FOR: Briarwood Acres Subdivision  
Date: 02-23-2024  
File: brock-r.dwg  
Scale: 1" = 30'  
Drawn By: NLC  
7th (Seventh) Civil District  
Sullivan County, TN  
Culbertson Surveying  
P.O. Box 190, Nickelsville VA 24271  
Drawing Number 8154  
(276) 479-3093