



June 15<sup>th</sup>, 2023

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

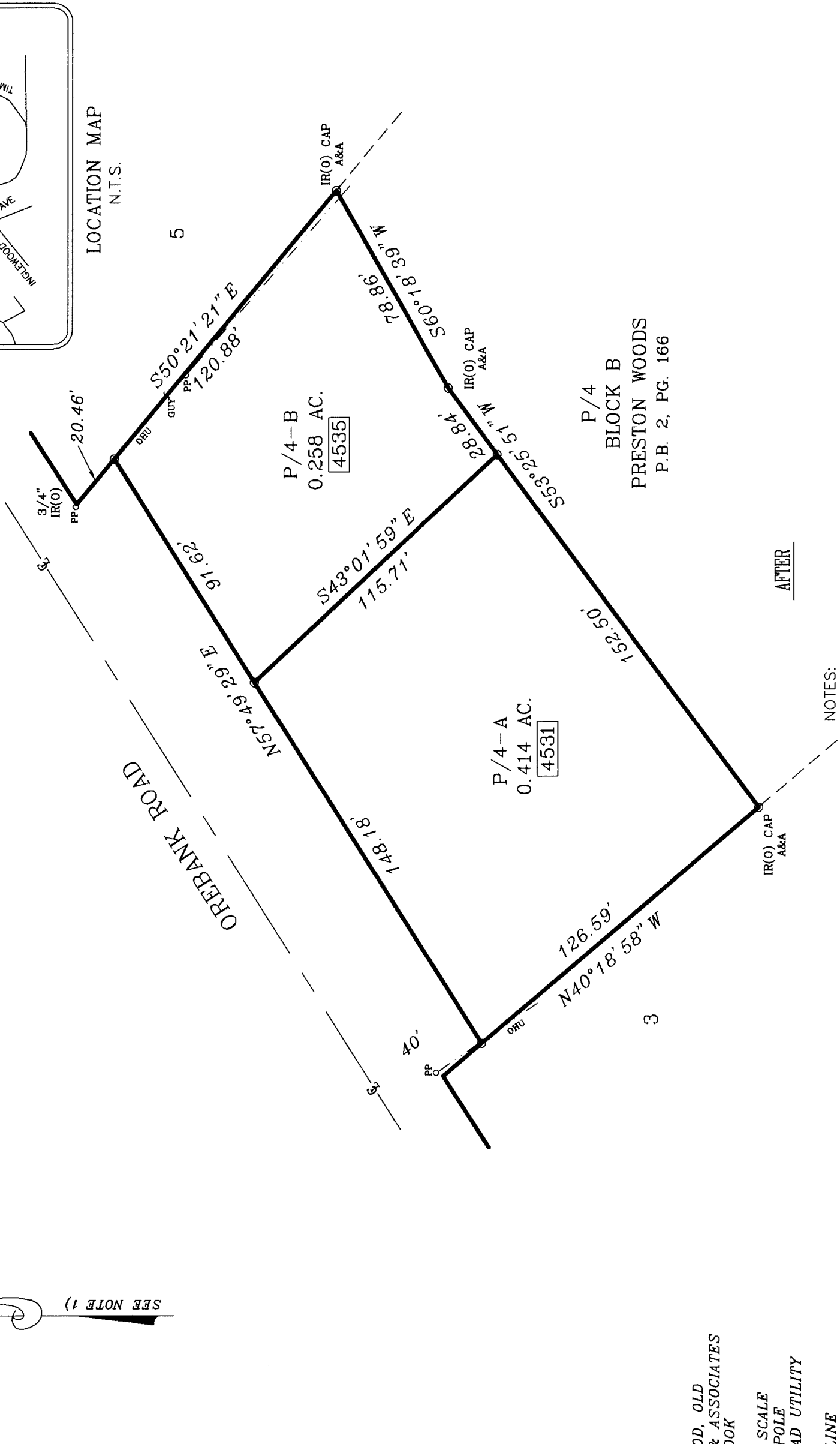
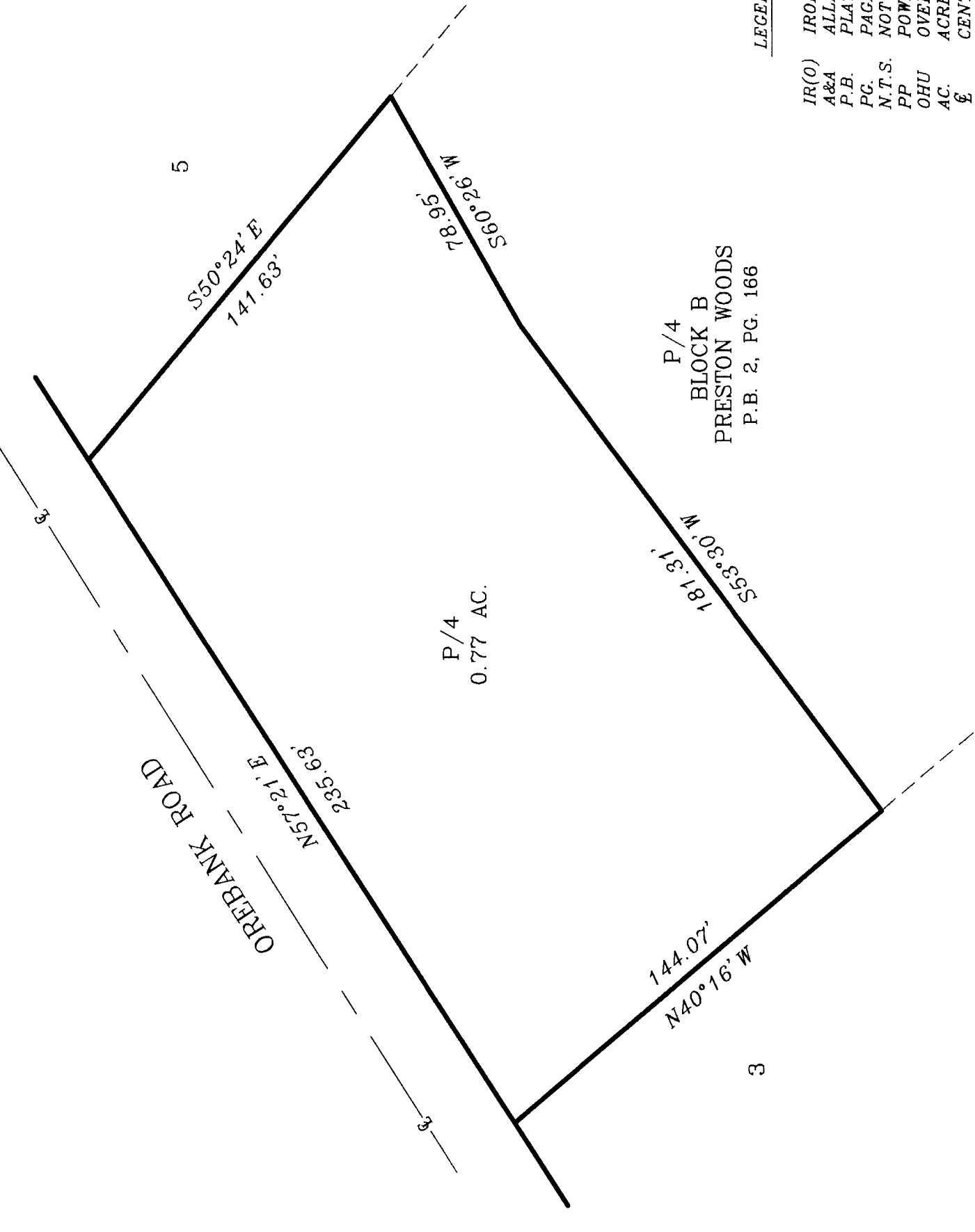
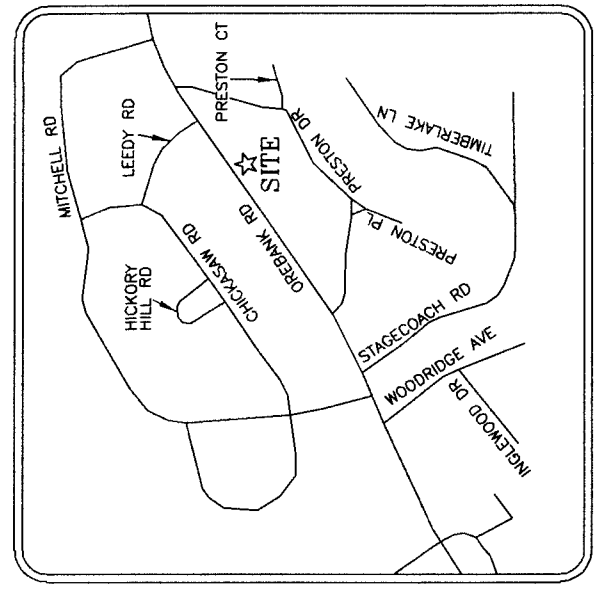
Chairman Booher:

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. Orebank Road
2. Bible Study Two plat
3. Autumn Woods re-plat
4. Fleenor Lane
5. Russell Street
6. Hemlock Road
7. West Park Lot 9
8. Brickyard Lot 2
9. Brickyard Lot 1
10. 1413 Riverport Road
11. 2027 Chapel Drive
12. Caymus Yard Phase 2
13. Old Island Trail
14. Magnolia Ridge Phase 1 Final
15. Henry Harr Road

Sincerely,

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

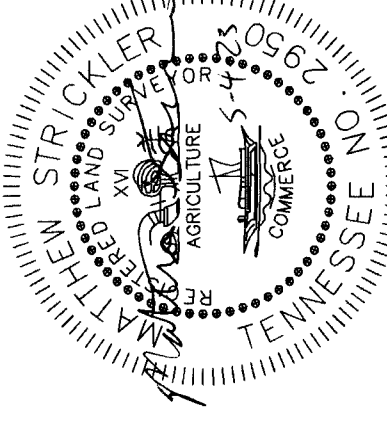


**LEGEND**  
 IR(O) IRON ROD, OLD  
 A&A ALLEY & ASSOCIATES  
 P.B. PLAT BOOK  
 PC. PAGE  
 N.T.S. NOT TO SCALE  
 PP POWER POLE  
 OHU OVERHEAD UTILITY  
 AC. ACRES  
 £ CENTERLINE  
 [723] 911 ADDRESS

**NOTES:**  
 1) NORTH BASED ON N5721E AS SHOWN ON PRIOR RECORDED PLAT.  
 PROPERTY IS ZONED R-1A  
 SETBACKS:  
 FRONT: 40'  
 REAR: 30'  
 SIDE: 10'

2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0063D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.  
 JOB NO. 23-12935  
 ACAD FILE: 23-12935 DUCO.DWG  
 FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.  
 PRIOR PLAT REFERENCE: P.B. 2, PAGE 166  
 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 THIS SURVEY IS BETTER THAN 1:10,000.  
 1/2" IRON RODS WITH ALLEY ASSOCIATES CAPS ON ALL CORNERS UNLESS OTHERWISE NOTED.  
 TAX MAP 047N D PARCEL 3.10  
 D.B. 146A, PAGE 284 STATES: EACH LOT OF SAID SUBDIVISION SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES; NONE OF SAID LOTS SHALL BE SUBDIVIDED EXCEPT FOR ADDITIONS TO OTHER LOTS, THE INTENT BEING THAT NONE OF SAID LOTS SHALL BE SOLD IN A SIZE SMALLER THAN THAT SHOWN ON SAID MAP.  
 DEED REFERENCE: D.B. 3555, PAGE 146

Slide A-1645  
 05/10/2023 - 08:37:32 AM  
**23007507**  
 PLAT BOOK: P88  
 PAGE: 577-577  
 REC FEE 15.00  
 OF FEE 2.00  
 ARC FEE 0.00  
 TOTAL 17.00  
 STATE OF TENNESSEE SULLY COUNTY  
 SHEENA R TINSLEY  
 REGISTERED SURVEYOR



**ALLEY & ASSOCIATES, INC.**  
 SURVEYORS  
 422 B. MARKET STREET  
 KINGSPORT, TENNESSEE, 37680  
 TELEPHONE (423) 382-8886  
 E-MAIL: mstrickler@alleypassassociates.com

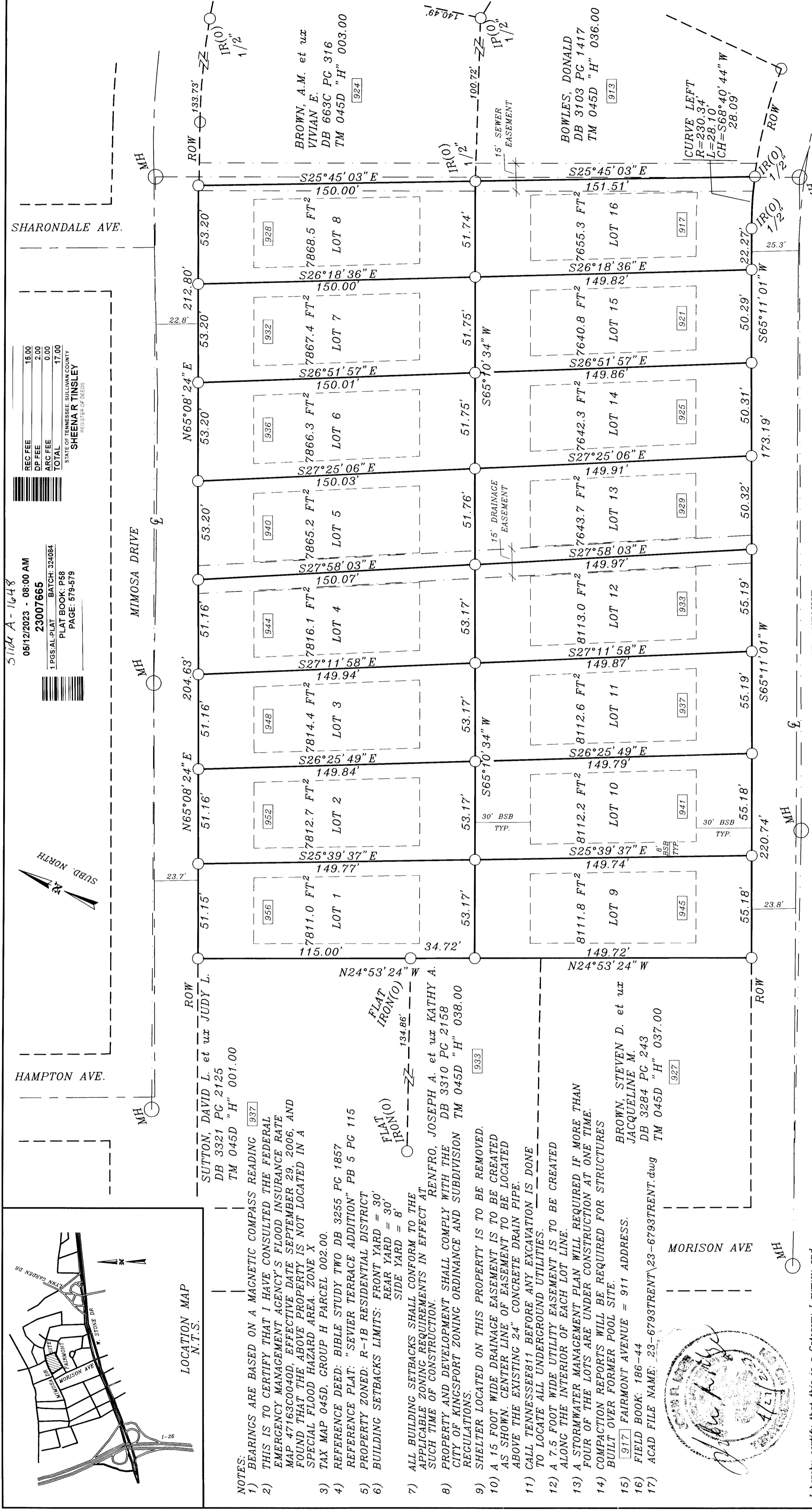
<p><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b>                  I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PLAT(S) SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, OPEN SPACES TO PUBLIC OR PRIVATE USE, AS NOTED.</p> <p>OWNER: <i>Alley &amp; Associates</i> DATE: 5-8-23</p>	<p><b>CERTIFICATE OF ACQUIRACY</b>                  I HEREBY CERTIFY THAT THE PLAT(S) SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE TENNESSEE SURVEYING ACT AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>REGISTERED SURVEYOR: <i>Sheena R. Tinsley</i> DATE: 5-4-23</p>	<p><b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b>                  I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF KINGSPORT'S ROADWAY LIGHTING REQUIREMENTS AND THAT THE CITY OF KINGSPORT HAS BEEN ADVISED OF THE PROPOSED SYSTEM AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>TRAFFIC ENGINEERING MANAGER: _____ DATE: _____</p>	<p><b>CERTIFICATE OF APPROVAL OF RECORDING</b>                  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 AS NOTED. I HEREBY CERTIFY THAT THE PLAT(S) SHOWN HEREON HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 5-4-23</p>
<p><b>CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</b>                  I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>OWNER: <i>Alley &amp; Associates</i> DATE: 5-8-23                  CITY GIS DIVISION: <i>Caroline Campbell</i>                  DIRECTOR OF 911 ADDRESSING: _____</p>	<p><b>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM</b>                  I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR THIS PROJECT FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>REGISTERED SURVEYOR: <i>Sheena R. Tinsley</i> DATE: 5-4-23</p>	<p><b>CERTIFICATE OF APPROVAL OF STREETS</b>                  I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR AN ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.</p> <p>CITY ENGINEER: _____ DATE: _____</p>	<p><b>CERTIFICATE OF APPROVAL FOR RECORDING</b>                  I HEREBY CERTIFY THAT THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES AS NOTED, HAVE BEEN FULLY MET. I HEREBY CERTIFY THAT THE PLAT(S) SHOWN HEREON HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 5-4-23</p>

**RESUBDIVISION OF LOT**

P/4, DIVISION OF LOT 4, BLOCK B PRESTON WOODS  
 KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES: 0.672 TOTAL LOTS: 2  
 ACRES NEW ROAD: 0 MILES NEW ROAD: 0

OWNER: DUCO CONSTRUCTION LLC CIVIL DISTRICT: 11TH  
 SURVEYOR: ALLEY & ASSOCIATES, INC. CLOSURE ERROR: 1:10,000  
 SCALE: 1"=40' 40 20 0 40 80



**NOTES:**

- BEARINGS ARE BASED ON A MAGNETIC COMPASS READING 937.
- THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 47163C00400 EFFECTIVE DATE SEPTEMBER 29, 2006, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE X.
- TAX MAP 045D, GROUP H PARCEL 002.00.
- REFERENCE DEED: BIBLE STUDY TWO DB 3255 PC 1857
- REFERENCE PLAT: "SEVIER TERRACE ADDITION" PB 5 PC 115
- PROPERTY ZONED: R-1B RESIDENTIAL DISTRICT
- BUILDING SETBACKS LIMITS: FRONT YARD = 30' REAR YARD = 30' SIDE YARD = 8'
- ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
- PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE CITY OF KINGSFORD ZONING ORDINANCE AND SUBDIVISION REGULATIONS.
- SHED LOCATED ON THIS PROPERTY IS TO BE REMOVED.
- A 15 FOOT WIDE DRAINAGE EASEMENT IS TO BE CREATED AS SHOWN. CENTER LINE OF EASEMENT TO BE LOCATED ABOVE THE EXISTING 24" CONCRETE DRAIN PIPE.
- CALL TENNESSEE811 BEFORE ANY EXCAVATION IS DONE TO LOCATE ALL UNDERGROUND UTILITIES.
- A 7.5 FOOT WIDE UTILITY EASEMENT IS TO BE CREATED ALONG THE INTERIOR OF EACH LOT LINE.
- A STORMWATER MANAGEMENT PLAN WILL BE REQUIRED IF MORE THAN FOUR OF THE LOTS ARE UNDER CONSTRUCTION AT ONE TIME.
- COMPACTION REPORTS WILL BE REQUIRED FOR STRUCTURES BUILT OVER FORMER POOL SITE.
- 917 FAIRMONT AVENUE = 911 ADDRESS.
- FIELD BOOK: 186-44
- ACAD FILE NAME: 23-6793TREN\23-6793TREN.dwg

BROWN, STEVEN D. et ux  
JACQUELINE M.  
DB 3284 PC 243  
TM 045D "H" 037.00

BROWN, A.M. et ux  
VIVIAN E.  
DB 663C PC 316  
TM 045D "H" 003.00

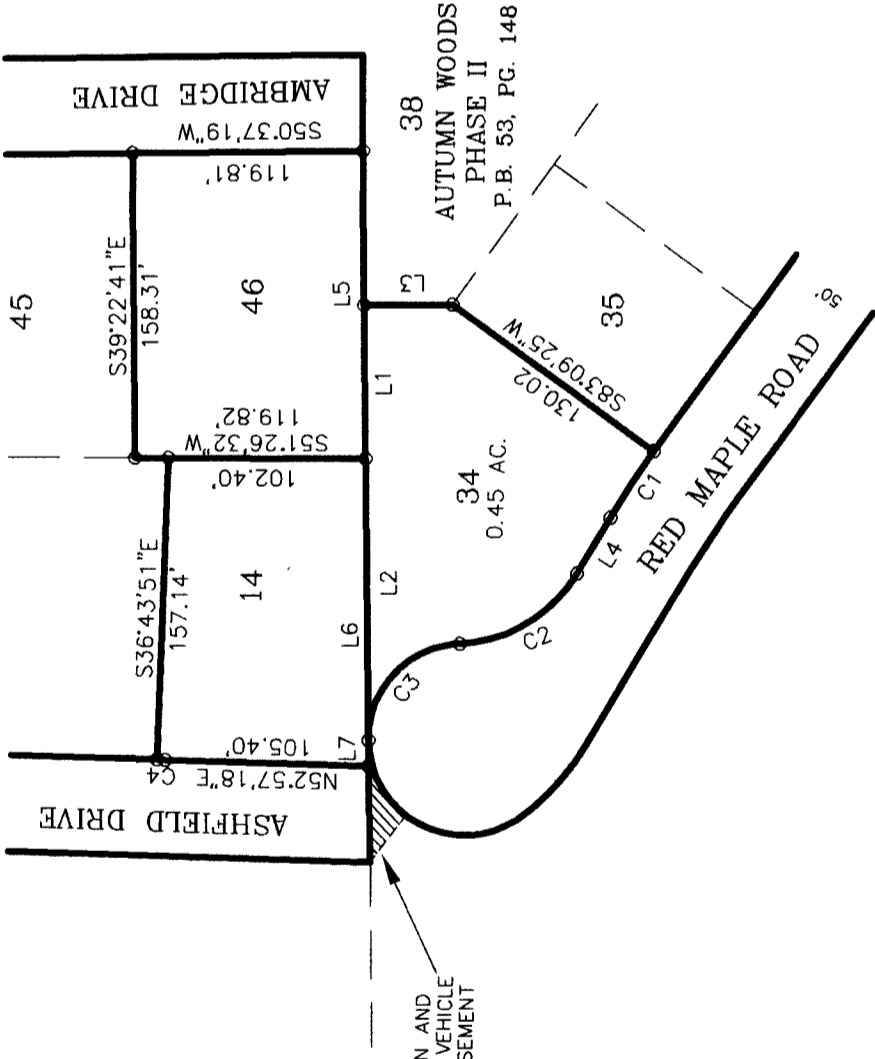
BOWLES, DONALD  
DB 3103 PC 1417  
TM 045D "H" 036.00

CURVE LEFT  
R=230.34'  
L=28.10'  
CH=S68°40'44" W  
28.09'

DATE: APRIL 11, 2023  
REVISED: APRIL 27, 2023

<p>I, hereby certify that this is a Category I survey and that the plat conforms to the undistorted survey of 1:10,000 as shown hereon.</p> <p>Surveyor: <i>John M. Mize</i> Term. Reg. No. 891</p> <p><b>MIZE &amp; ASSOCIATES SURVEYORS</b> P.O. Box 465 Bloomville, Tennessee 37617 423-384-4562</p>	
<p>CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM REQUIREMENTS OF THE KINGSFORD WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 5-11-23 KINGSFORD AUTHORIZING REPRESENTATIVE: <i>John Campbell</i></p>	<p>CERTIFICATION OF THE APPROVAL FOR SUB-DRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>DATE: 5-11-23 CITY GIS DIVISION OF SULLIVAN COUNTY, DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE: <i>John Campbell</i></p>
<p>CERTIFICATION OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND SPECIFICATIONS ARE ACCURATE AND CORRECT TO THE ACCURACY REQUIRED BY THE KINGSFORD REGIONAL PLANNING COMMISSION AND THAT THE MEASUREMENTS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE MEASUREMENTS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE MEASUREMENTS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE MEASUREMENTS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION.</p> <p>DATE: 5-11-23 SURVEYOR: <i>John Mize</i></p>	<p>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED IS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE KINGSFORD REGIONAL PLANNING COMMISSION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 5-11-23 KINGSFORD AUTHORIZING AGENT: <i>John Mize</i></p>
<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I, AND I AM USE AND THE OWNERS OF THE ABOVE PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL THE AREAS SHOWN TO BE PUBLIC OR PRIVATE USE AS NOTED.</p> <p>DATE: 5-11-23 OWNER: <i>John Mize</i></p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLANNING REGULATIONS HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE KINGSFORD REGIONAL PLANNING COMMISSION AND THAT THE VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE MEETING OF THE KINGSFORD REGIONAL PLANNING COMMISSION, ARE IN ACCORDANCE WITH THE RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY, TN, REGISTRAR.</p> <p>DATE: 5-11-23 SECRETARY: <i>John Mize</i></p>
<p>RR-PLAT: SEVIER TERRACE ADDITION BLOCK 28 LOTS 4-9 and LOTS 20-25 KINGSFORD REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES: 2.987 ACRES ± TOTAL LOTS: 16 ACRES NEW ROAD: 0 MILES NEW ROAD: 0</p> <p>OWNER: BIBLE STUDY TWO SURVEYOR: MIZE &amp; ASSOCIATES CIVIL DISTRICT: 11th CLOSURE ERROR: L10.000 SCALE: 1" = 60'</p>	<p>REC FEE: 16.00 DP FEE: 2.00 ARC FEE: 2.00 TOTAL: 17.00</p> <p>STATE OF TENNESSEE, SULLIVAN COUNTY SHEENA R TINSLEY REGISTERED SURVEYOR</p>

COOKS CROSSING  
SUBDIVISION  
PHASE I  
REPLAT OF LOTS  
14, 15, 16, 17, 18 & 19  
P.B. 34, PG. 3



LEGEND

- IR(O) IRON ROD OLD
- IN(N) MAG NAIL (NEW)
- IN(O) MAG NAIL (OLD)
- P.C. PLAIN CURB
- P.L.B. PLAIN BOOK
- BLDG BLDG
- PG PAGE
- CONC CONCRETE
- 911 ADDRESS

- BEFORE
- AUTUMN WOODS, PHASE II
- 1) NORTH BASED ON RECORDED PLAT (P.B. 53, PG. 148)
  - 2) 7.5' UTILITY AND DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINES;  
15' ALONG FRONT OF ALL LOTS, ALL STORM AND SANITARY SEWER LINES  
ARE TO BE LOCATED WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS  
UNLESS OTHERWISE NOTED.

CURVE RADIUS	LENGTH	CHORD
C1	525.00' 41.43'	509.39 15'E 41.42'
C2	75.00' 73.87'	516.18 00'W 70.92'
C3	50.00' 76.73'	500.33 00'W 69.42'
C4	3925.00' 4.34'	1553.14 15'E 4.34'

- BEFORE
- COOKS CROSSING, PHASE I & II
- 1) NORTH BASED ON RECORDED PLAT (P.B. 38, PG. 5)
  - 2) 7.5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG ALL INTERIOR  
LOT LINES.

CURVE RADIUS	LENGTH	CHORD
C5	525.00' 41.40'	505.43 18'W 41.39'
C6	50.00' 76.55'	500.37 01'W 69.78'
C7	50.00' 76.55'	500.37 01'W 69.78'
C8	3925.00' 4.34'	1449.15 29'E 4.34'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY ADAPTS AND THE SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, EASEMENTS, AND OTHER RESTRICTIONS, MARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: Alley & Associates, Inc. DATE: 5/4/23

PREPARED BY: [Signature] DATE: 5/11/23

CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE STREET LIGHT SYSTEM AND ANY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY INSTALLATION HAS BEEN MADE IN ACCORDANCE WITH THE REGULATIONS.

DATE: 5-4 2023

TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION AND THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN AND THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE: 5-4 2023

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS

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

DATE: 5-4 2023

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 KINGSPORT SEWERAGE SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE: 5-4 2023

CITY ENGINEER

CERTIFICATE OF APPROVAL OF RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PLANNING AND RECORDING INFORMATION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN AND THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE: 5-11 2023

SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PLANNING AND RECORDING INFORMATION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN AND THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE: 5-11 2023

SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

RESUBDIVISION OF LOT 34  
AUTUMN WOODS, PHASE II, LOT 46, COOKS  
CROSSING SUBDIVISION PHASE II, & LOT 14,  
COOKS CROSSING SUBDIVISION PHASE I

KINGSPORT REGIONAL PLANNING COMMISSION

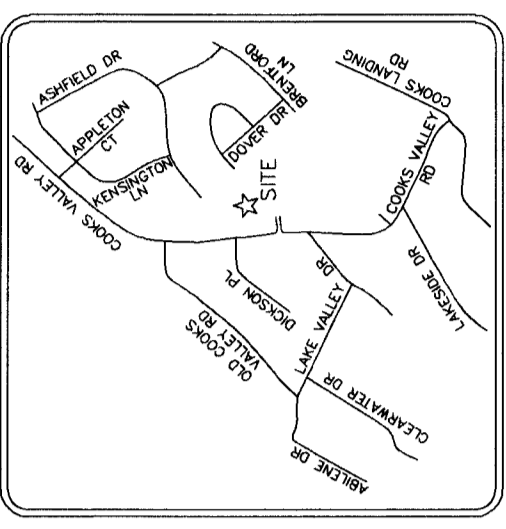
TOTAL ACRES: 1.273 TOTAL LOTS: 2

ACRES NEW ROAD: 0 MILES NEW ROAD: 0

OWNER: BARGER & CAMPBELL CIVIL DISTRICT 2TH

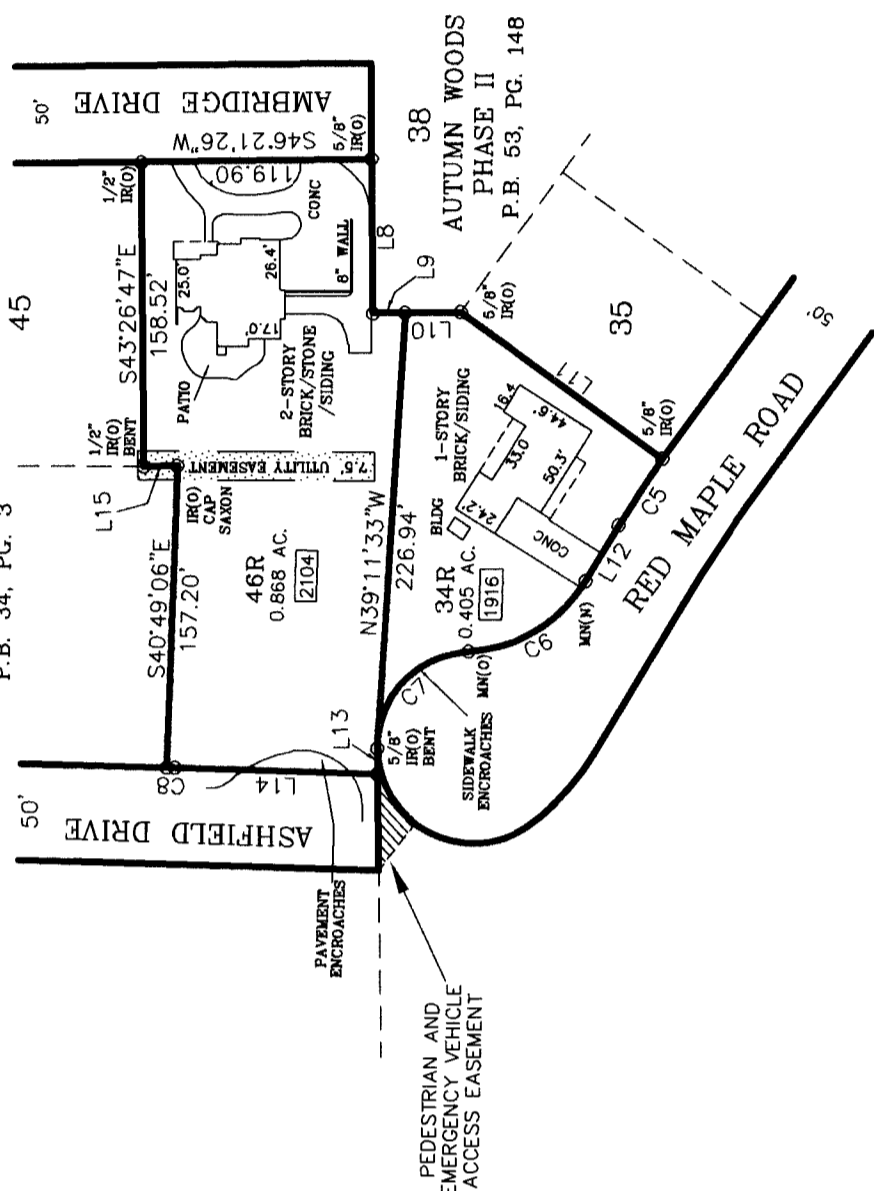
SURVEYOR: ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000

SCALE: 1" = 100'



COOKS CROSSING  
SUBDIVISION  
PHASE I  
REPLAT OF LOTS  
14, 15, 16, 17, 18 & 19  
P.B. 38, PG. 5

COOKS CROSSING  
SUBDIVISION  
PHASE II  
REPLAT OF LOTS  
14, 15, 16, 17, 18 & 19  
P.B. 38, PG. 5



Slide A-1648  
05/12/2023 - 08:41:26 AM  
23007666

1 PGS. AL PLAT	BATCH: 324085
PLAT BOOK: P88	PAGE: 580-580
REC FEE	16.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

AFTER

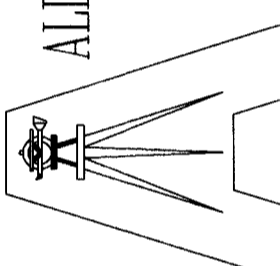
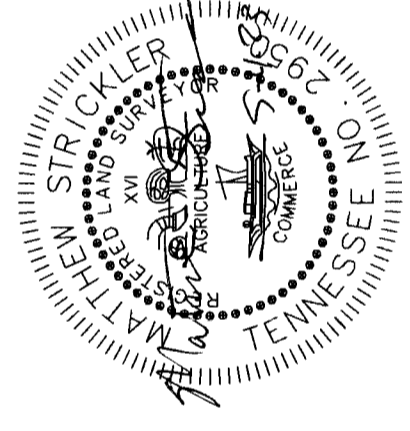
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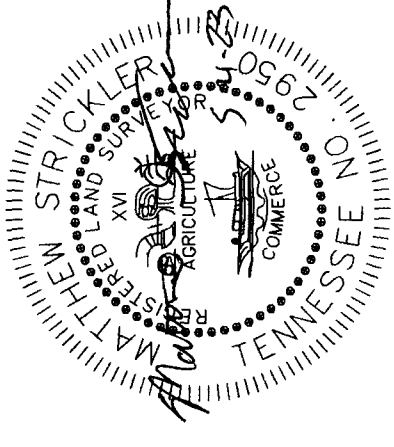
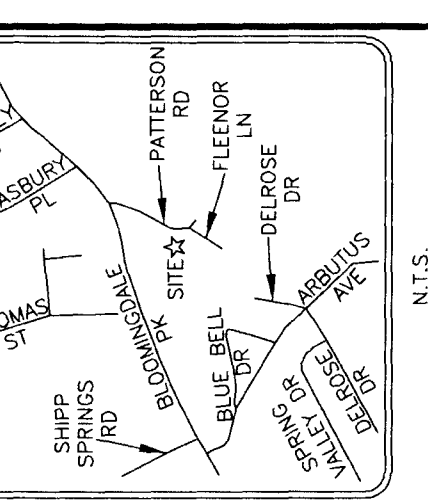
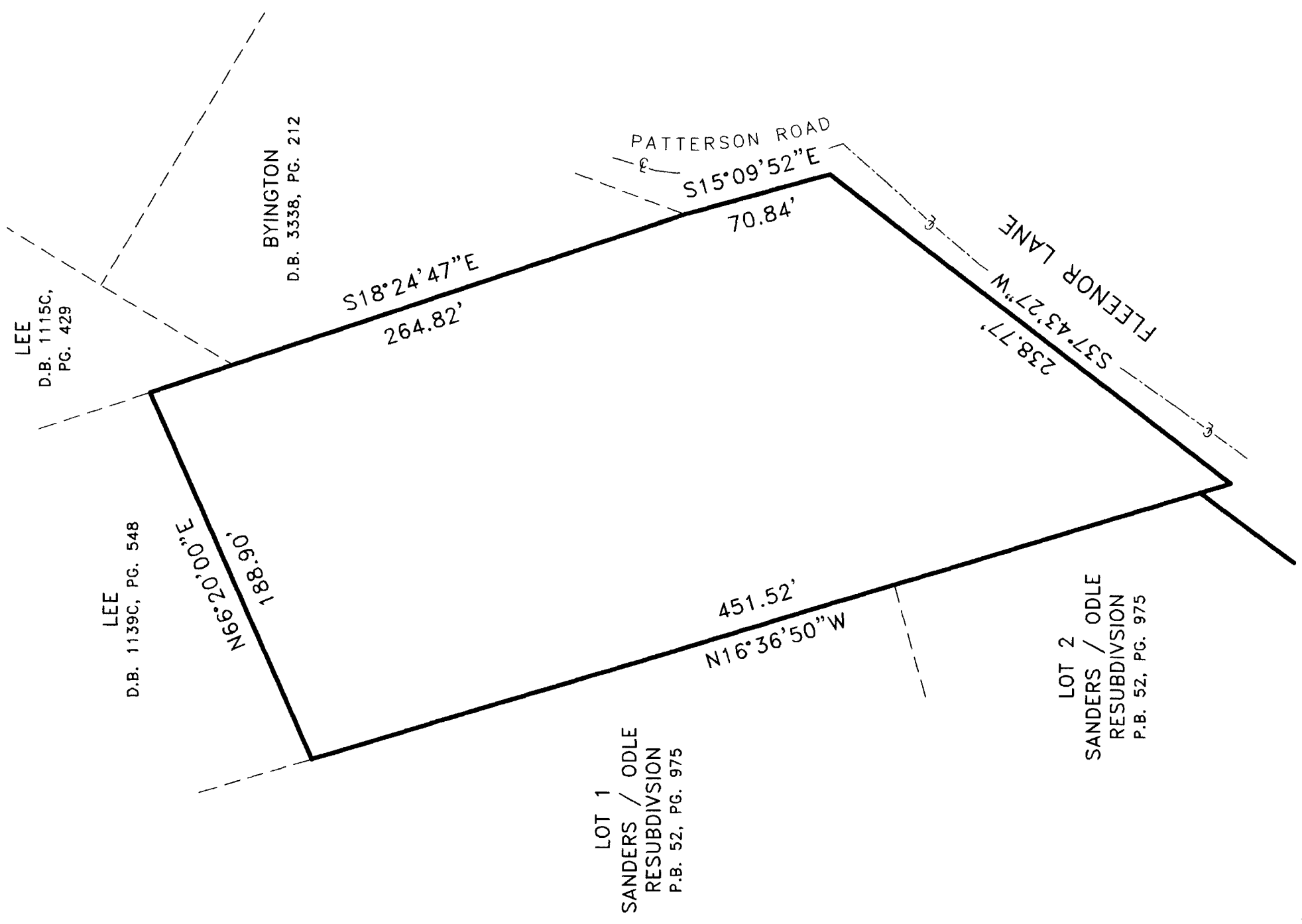
- 1) NORTH BASED ON N06°50'35"W AS SHOWN IN PLAT BOOK 53, PAGE 148.
- 2) PROPERTY ZONED: R-1B  
FRONT 30'  
REAR 30'  
SIDE 8'
- 3) THIS IS TO CERTIFY THAT I HAVE CERTIFIED THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0085D EFFECTIVE DATE SEPTEMBER 28, 2006 AND SPECIAL FLOOD HAZARD AREA. THE ABOVE PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 21-12131 BARGER.DWG
- 5) ACAD FILE 21-12131
- 6) TAX MAP 062N "A", PARCELS 13 & 23 AND TAX MAP 077C "C", PARCEL 10
- 7) PLAT REFERENCES: P.B. 53, PG. 148, P.B. 34, PG. 3, & P.B. 38, PG. 5
- 8) THERE SHALL BE A 15' FRONT AND 7.5' SIDE AND REAR EASEMENT FOR UTILITIES AND DRAINAGE
- 9) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 10) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 11) 5/8" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.

LINE BEARING	DISTANCE
L1	S43°28'00"E 146.50'
L2	S43°24'54"E 146.50'
L3	S46°32'00"W 45.79'
L4	S11°54'54"E 135.89'
L5	S89°22'41"W 150.00'
L6	N39°22'41"W 13.40'
L7	N39°22'41"W 13.40'

CURVE RADIUS	LENGTH	CHORD
C5	525.00' 41.40'	505.43 18'W 41.39'
C6	50.00' 76.55'	500.37 01'W 69.78'
C7	50.00' 76.55'	500.37 01'W 69.78'
C8	3925.00' 4.34'	1449.15 29'E 4.34'

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





**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I, THE UNDERSIGNED, AS OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND I (WE) HEREBY DEDICATE TO THE PUBLIC THE STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Susan C. Shurt DATE 05/10/2023  
 OWNER

Matthew Strickler DATE 5/10/2023  
 REGISTERED SURVEYOR

**CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT**  
 I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAN, ARE APPROVED AS ASSIGNED.

Matthew Strickler DATE 5/10/2023  
 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING

**CERTIFICATE OF ACCURACY**  
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON FULLY MEETS THE REQUIREMENTS OF THE LOCAL UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

Matthew Strickler DATE 5/10/2023  
 REGISTERED SURVEYOR

**CERTIFICATE 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.

Matthew Strickler DATE 5/10/2023  
 REGISTERED SURVEYOR

**CERTIFICATE 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.

Matthew Strickler DATE 5/10/2023  
 REGISTERED SURVEYOR

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF THE REQUIREMENTS OF THE LOCAL UTILITY SYSTEM AND IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE SULLY COUNTY REGISTER. I HEREBY CERTIFY THAT THE KINGSPORT REGIONAL PLANNING COMMISSION HAS BEEN ADVISED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

Matthew Strickler DATE 5/10/2023  
 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

**BEFORE** *Slide A-1649* **AFTER**

NOTES:  
 1) NORTH BASED ON N16°36'50"W PER REFERENCED DEED.  
 2) PROPERTY IS ZONED R-1B  
 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION. THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0035D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.  
 4) JOB NO. 22-12858  
 5) ACAD FILE: 22-12858 GREER.DWG  
 6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.  
 7) TAX MAP 030N "B" PARCEL 0078.00  
 8) DEED REFERENCES: D.B. 3411, PG. 687  
 9) PLAT REFERENCE: P.B. 1, PG. 73  
 10) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.  
 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE 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.

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

REG FEE 15.00  
 DP FEE 2.00  
 ARC FEE 0.00  
 TOTAL 17.00  
 STATE OF TENNESSEE SULLY COUNTY  
 SHEENA R. TINSLEY  
 REGISTERED CLERK

**LEGEND**

- IR(O) IRON ROD (OLD)
- IR(C) IRON ROD (CAP)
- D.B. DEED BOOK
- P.G. PAGE
- AC. ACRES
- (311) CENTERLINE
- 911 ADDRESS
- SANITARY SEWER MANHOLE
- UNMARKED POINT

LINE	BEARING	DISTANCE
L1	S32°59'07"E	126.50'
L2	S66°44'47"W	111.00'
L3	S18°24'47"E	21.25'

CURVE	RADIUS	LENGTH	CHORD
C1	855.24'	49.92'	S37°14'14"W 49.92'
C2	855.24'	64.87'	S41°04'56"W 64.85'
C3	20.00'	20.65'	S13°40'53"W 19.74'
C4	198.70'	62.42'	S06°53'36"E 62.16'

**DIVISION OF THE GREER PROPERTY**

**KINGSPORT REGIONAL PLANNING COMMISSION**

TOTAL ACRES 1.685 TOTAL LOTS 2

ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER GREER ALLEY & ASSOCIATES, INC. CIVIL DISTRICT 11TH

SURVEYOR MATTHEW STRICKLER CLOSURE ERROR 1.10.000

SCALE 1"=60'

LINE BEARING	DISTANCE
L1 N 01°45'35" E	99.94'
L2 S 33°44'39" E	12.34'
L3 S 02°02'50" W	60.00'
L4 S 87°54'20" E	11.16'
L5 S 01°13'02" W	70.26'

NORTH RECONCILED TO GRID NORTH

CARROLL CHILDRESS TRUSTEE  
TAX MAP-091A "E"  
PARCEL-012.00  
D.B.-3380/PAGE-1976

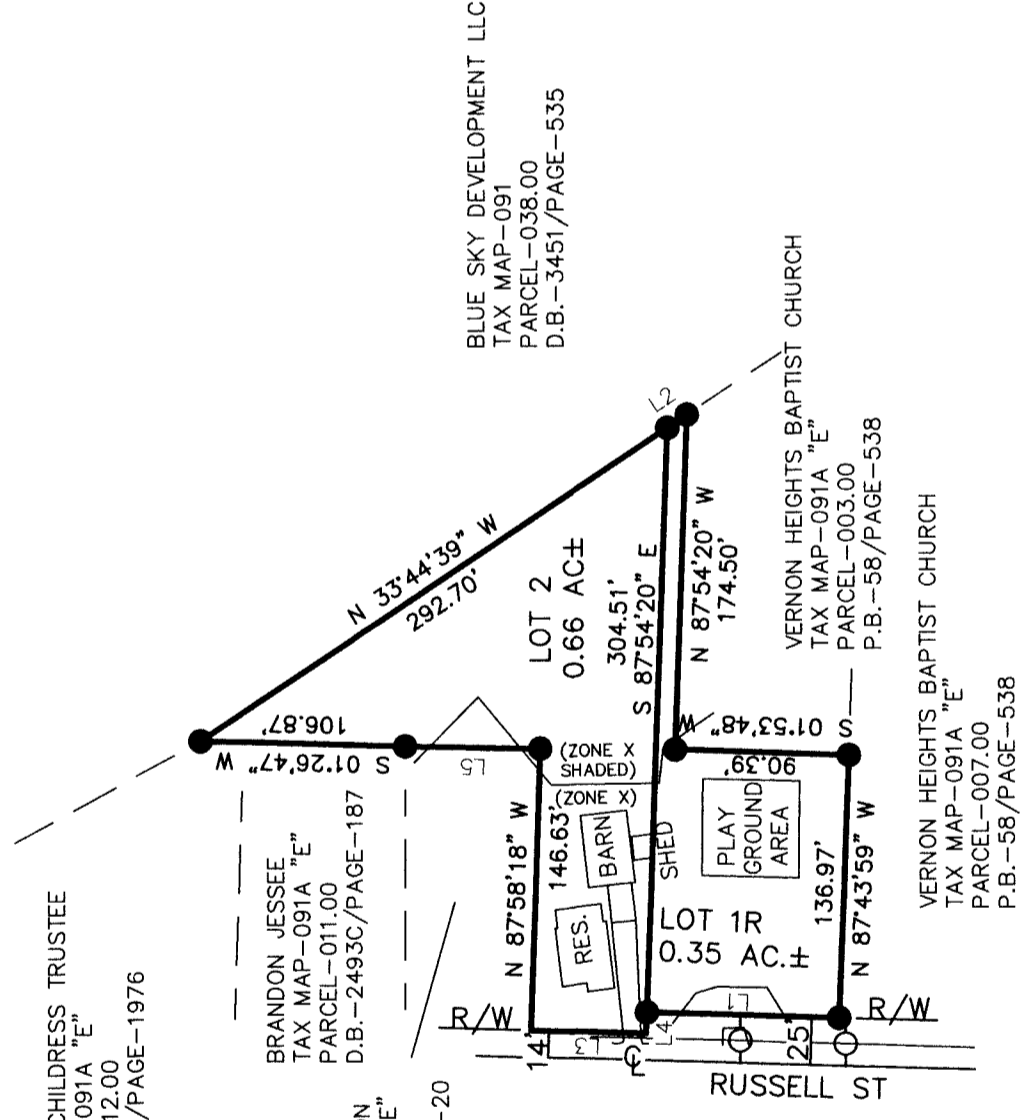
SAMMY STAPLETON  
TAX MAP-091A "E"  
PARCEL-010.00  
D.B.-3348/PAGE-20

BRANDON JESSEE  
TAX MAP-091A "E"  
PARCEL-011.00  
D.B.-2493C/PAGE-187

BLUE SKY DEVELOPMENT LLC  
TAX MAP-091  
PARCEL-038.00  
D.B.-3451/PAGE-535

VERNON HEIGHTS BAPTIST CHURCH  
TAX MAP-091A "E"  
PARCEL-003.00  
P.B.-58/PAGE-538

VERNON HEIGHTS BAPTIST CHURCH  
TAX MAP-091A "E"  
PARCEL-007.00  
P.B.-58/PAGE-538



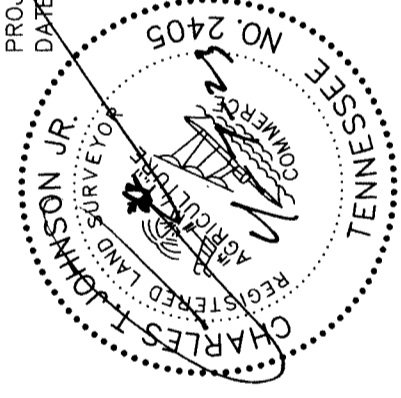
**FLOOD NOTE:** By graphic plotting only, this property is in Zone(s) "X & X SHADED" of the Flood Insurance Rate Map/Community Panel No. 47163002300 which bears an effective date of 09/29/2006 and is in a Special Flood Hazard Area.

**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: 11-15-23  
*Charles T. Johnson*  
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

**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: 5-16-23  
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION  
KINGSPORT AUTHORIZING AGENT

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND (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: Charles T. Johnson DATED: 11-15-23  
OWNER: Sammy Stapleton DATED: 11-15-23  
OWNER: Brandon Jessee DATED: 11-15-23

SURVEY BY: CHARLES T. JOHNSON JR.  
NUMBER: 2405  
PROJECT#: 23107  
DATE: 03/24/2023



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 IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE.

**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 THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION; (3) ADEQUATE RIGHTS-OF-WAY DISTURBANCE FOR ALL LOTS IS LESS THAN ONE (1) ACRE AS SHOWN; (4) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED.  
DATED: 4-7-23  
CITY STORMWATER MANAGER

**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: 4-7-23  
SURVEYOR

**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, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000.00 SHALL BE PROVIDED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
SECRETARY: Charles T. Johnson Jr.  
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

**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 TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.  
DATED: 5-16-23  
AUTHORIZING AGENT

**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, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000.00 SHALL BE PROVIDED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
SECRETARY: Charles T. Johnson Jr.  
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

**TN. PROFESSIONAL SURVEYING INC.**  
405 N BOONE STREET  
JOHNSON CITY TN, 37604 423-915-1136

VERNON HEIGHTS BAPTIST CHURCH  
2541 RUSSELL STREET  
KINGSPORT, TN 37660  
TAX MAP 091A "E"  
PARCEL 008.00  
REPLAT VERNON HGTS REPLAT LOT 1R  
PLAT BOOK 58  
PAGE 538  
DEED BOOK 2038C  
PAGE 91

MILDRED & SAMMY STAPLETON  
2537 RUSSELL STREET  
KINGSPORT, TN 37660  
TAX MAP 091A "E"  
PARCEL 009.00  
REPLAT VERNON HGTS REPLAT LOT 2  
PLAT BOOK 57  
PAGE 553  
DEED BOOK 3465  
PAGE 334

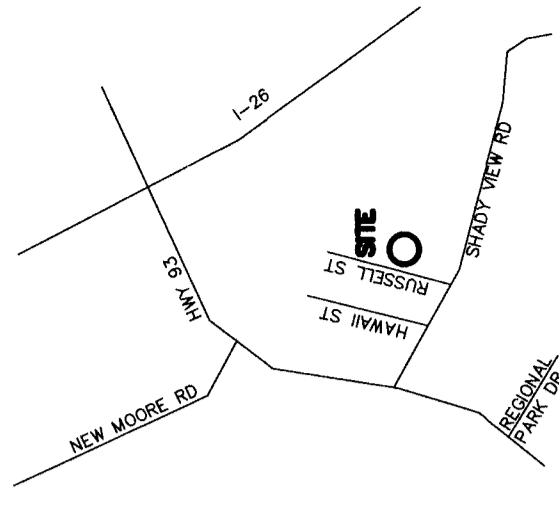
**KINGSPORT REGIONAL PLANNING COMMISSION**  
REPLAT OF VERNON HGTS REPLAT OF LOTS 1R & 2  
TOTAL ACRES: 1.00 TOTAL LOTS: 2  
ACRES NEW ROAD: 0 MILES NEW ROAD: 0  
COUNTY: SULLIVAN CIVIL DISTRICT: 13TH  
SURVEYOR: CHARLES T. JOHNSON JR. CLOSURE ERROR: 1-10000  
SCALE: 1" = 100'

**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.  
SUBJECT PROPERTY IS ZONED R-1B & M-1R

REG. FEE 15.00  
DP FEE 2.00  
ARC FEE 0.00  
TOTAL 17.00  
STATE OF TENNESSEE SULLIVAN COUNTY  
SHEENA R TINSLEY  
REGISTERED SURVEYOR

LEGEND  
○ IRON PIN SET  
● IRON PIN FOUND  
X POINT ON RIGHT-OF-WAY  
⊕ WATER METER  
-○- UTILITY POLE  
*Side A-1650*  
05/17/2023 - 08:47:16 AM  
23007933  
1 PGSAL-PLAT BATCH: 324305  
PLAT BOOK: P88  
PAGE: 585-585



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

NOTE #2 : THE LOT AS SHOWN HEREON IS NOT IN A SPECIAL HAZARD ZONE. REFERENCE ZONE "X" ON FLOOD INSURANCE RATE MAP 47073C01200 - EFFECTIVE DATE JULY 03, 2006.

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

NOTE #4 : THE LOT AS SHOWN HEREON HAS PUBLIC UTILITIES AVAILABLE INCLUDING WATER, SEWER AND ELECTRIC POWER.

NOTE #5: 7.5' UTILITY AND DRAINAGE EASEMENT ON ALL INTERIOR LOT LINES.

NOTE #6: ZONE B-3

NOTE #7 : BUILDING SETBACKS - FRONT - 20'  
REAR - 30'  
SIDE - 0'

LINE	BEARING	DISTANCE
L1	N 86°43'20" E	28.17'
L2	N 84°21'00" E	21.84'

WSD GROUP  
TAX MAP 22, PARCEL 66.12  
LOT 7, WESTPARK  
DEED BOOK 1370, PAGE 481  
CABINET 5, ENVELOPE 1763  
ZONE : B-3 (CITY OF KINGSFORT)

G. TODD EAST AND CARLA KARST  
TAX MAP 22, PARCEL 66.07  
LOT 5, WESTPARK  
DEED BOOK 1180, PAGE 278  
CABINET 5, ENVELOPE 1582  
ZONE : B-3 (CITY OF KINGSFORT)

23003184  
FPOSAL SUB PLAT  
SAMANTHA BACH, 161470  
VALUE  
05/24/2023 - 01:34 PM  
MORTGAGE TAX 0.00  
TRANSFER TAX 0.00  
RECORDING FEE 15.00  
DP FEE 24.00  
REGISTER'S FEE 0.00  
TOTAL AMOUNT 17.00  
STATE OF TENNESSEE, HAWKINS COUNTY  
REGISTER OF DEEDS  
JUDY KIRKPATRICK

Map Cabinet 5  
Envelope 2051

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 SPACES TO PUBLIC AND PRIVATE USE AS NOTED.

DATE 5-22-23 OWNER 20-23  
REGISTERED SURVEYOR

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

DATE 5-22-23 REGISTERED SURVEYOR  
Rick A. Davies

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT  
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAN, ARE APPROVED AS ASSIGNED.

DATE 5-22-23  
Christina Campbell  
KINGSFORT DIRECTOR OF 911 ADDRESSING OR REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS 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 OF \$ \_\_\_\_\_ TO GUARANTEE THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 5/23/23  
SECRETARY, KINGSFORT REGIONAL PLANNING COMMISSION

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

DATE 5/23/23  
KINGSFORT AUTHORIZING AGENT

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

DATE 5/23/23  
KINGSFORT AUTHORIZING AGENT

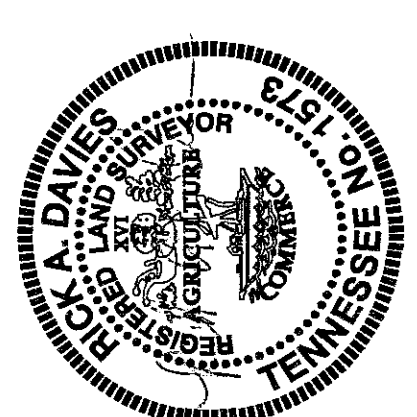
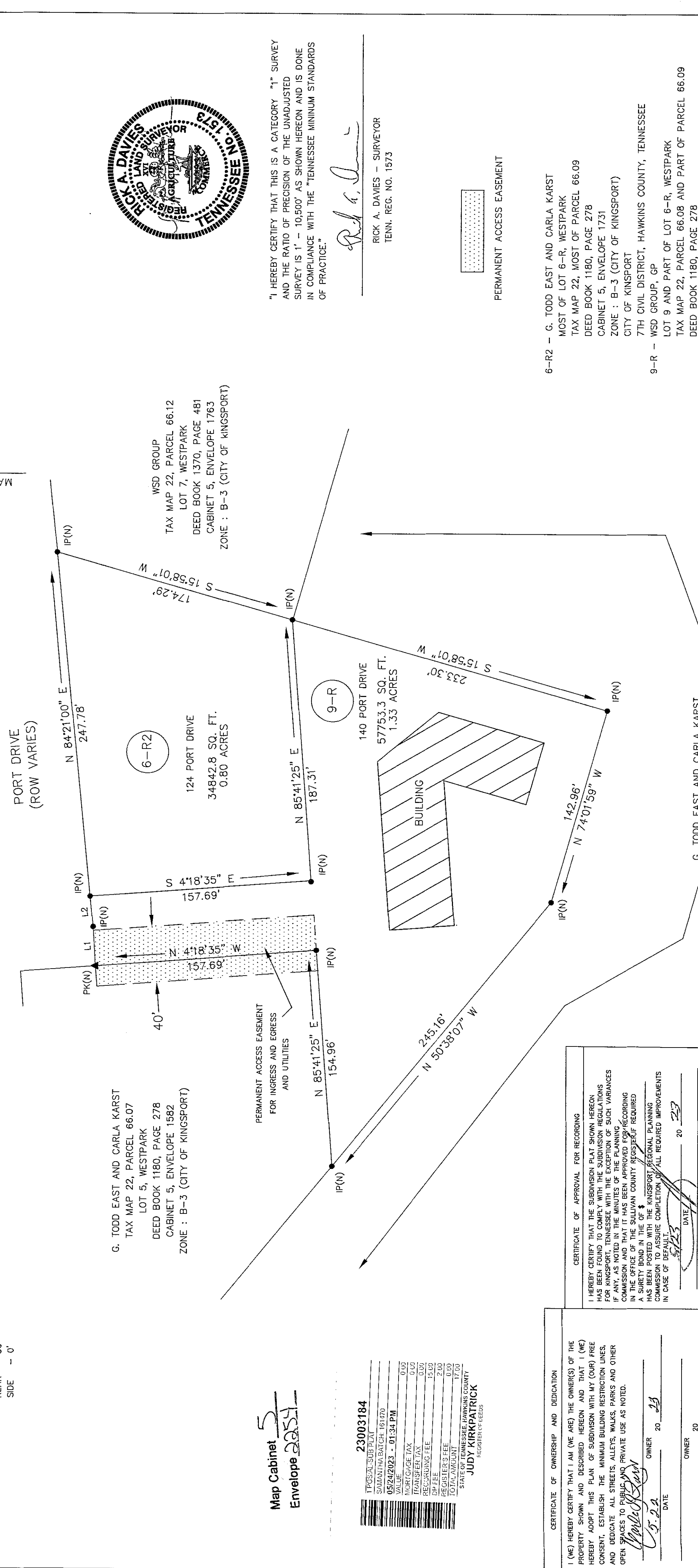
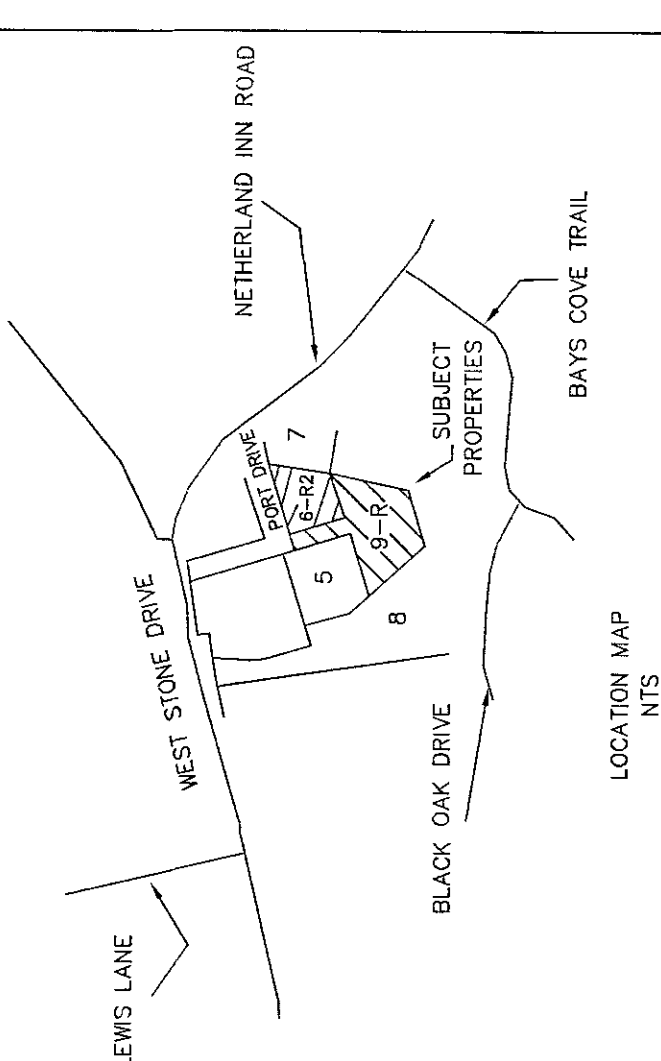
CERTIFICATE OF APPROVAL OF STREET LIGHTING  
I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSFORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSFORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE 5/23/23  
TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF 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 SHALL SERVE THESE LOTS AS PROPOSED.

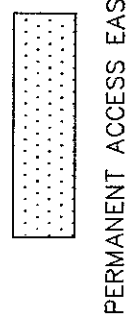
DATE 5/23/23  
CITY ENGINEER

LEGEND  
● IP(N) - 1/2 INCH REBAR (NEW) - "DAVIES" CAP  
▲ PK(N) - PK NAIL - NEW



"I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1" - 10,500" AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE."

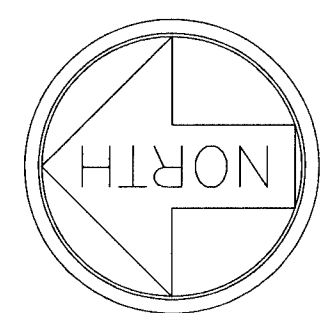
Rick A. Davies  
RICK A. DAVIES - SURVEYOR  
TENN. REG. NO. 1573



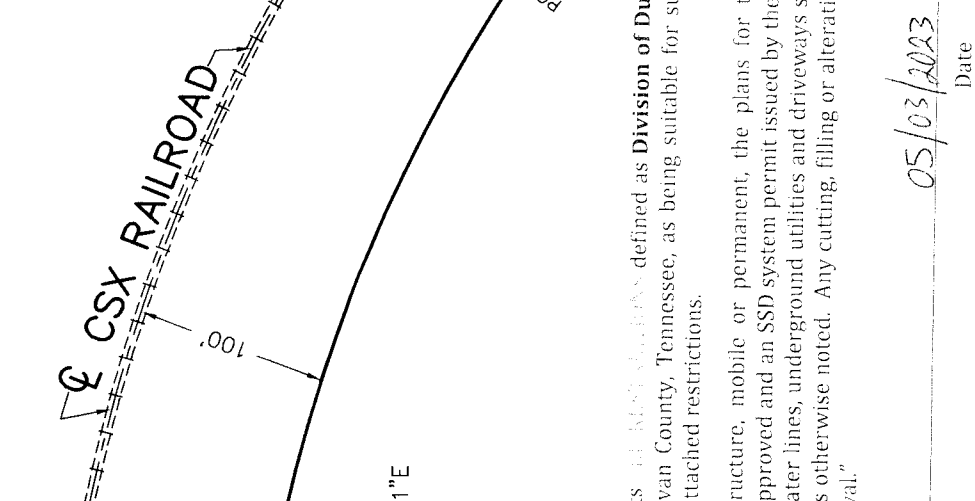
6-R2 - G. TODD EAST AND CARLA KARST  
MOST OF LOT 6-R, WESTPARK  
TAX MAP 22, MOST OF PARCEL 66.09  
DEED BOOK 1180, PAGE 278  
CABINET 5, ENVELOPE 1731  
ZONE : B-3 (CITY OF KINGSFORT)  
CITY OF KINGSFORT  
7TH CIVIL DISTRICT, HAWKINS COUNTY, TENNESSEE  
9-R - WSD GROUP, GP  
LOT 9 AND PART OF LOT 6-R, WESTPARK  
TAX MAP 22, PARCEL 66.08 AND PART OF PARCEL 66.09  
DEED BOOK 1180, PAGE 278  
DEED BOOK 1341, PAGE 180  
DEED BOOK 1336, PAGE 338  
CABINET 5, ENVELOPE 1649  
CABINET 5, ENVELOPE 1731  
ZONE : B-3 (CITY OF KINGSFORT)  
CITY OF KINGSFORT  
7TH CIVIL DISTRICT, HAWKINS COUNTY, TENNESSEE

C- / 12314WB 5-16-23

WESTPARK - REPLAT LOT 6-R AND LOT 9	
KINGSFORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES 2.13	TOTAL LOTS 2
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER EAST AND KARST; WSD GROUP, GP CIVIL DISTRICT 7	
SURVEYOR RICK A. DAVIES	CLOSURE ERROR 1:10,500'
SCALE 1" = 50'	50'



DB 30.3A, P 587



### LOCATION MAP

NOT TO SCALE

**Saxon & Associates**  
129 Otari Drive  
Kingsport, TN 37664-5200  
PHONE: (423) 612-1226 CELL  
donsaxon@chartertn.net

- LEGEND:**
- 1.  $\Delta$  = REBAR FOUND
  - 2.  $\circ$  = IRON PIPE FOUND
  - 3.  $\bullet$  = UNMARKED POINTS
  - 4.  $\square$  = 1/2" REBAR SET W/ CAP
  - 5.  $\blacksquare$  = CONCRETE MONUMENT
  - 6.  $\bullet$  = UTILITY POLE
  - 7.  $\text{---}$  = O.H. UTILITY WIRES
  - 8.  $\text{---}$  = FENCE ON OR NEAR LINE
  - 9.  $\star$  = P-K NAIL SET IN PAVEMENT
- \*UNMARKED POINTS ARE ON ROCK OR STEEP BLUFFS

THERE IS A 10' DRAINAGE & UTILITY EASEMENT ON ALL SIDE AND REAR PROPERTY LINES OF EACH LOT

THIS PROPERTY IS LOCATED ON FIRM COMMUNITY PANEL NO. 47163C 0065D, DATED 29 SEP 2006, AND IS IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD)

ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT  
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.  
DATE: 3-27 2023  
CITY CLERK JESSIE W. SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

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 KANSAS CITY WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.  
DATE: 5/22 2023  
AUTHORIZING AGENT

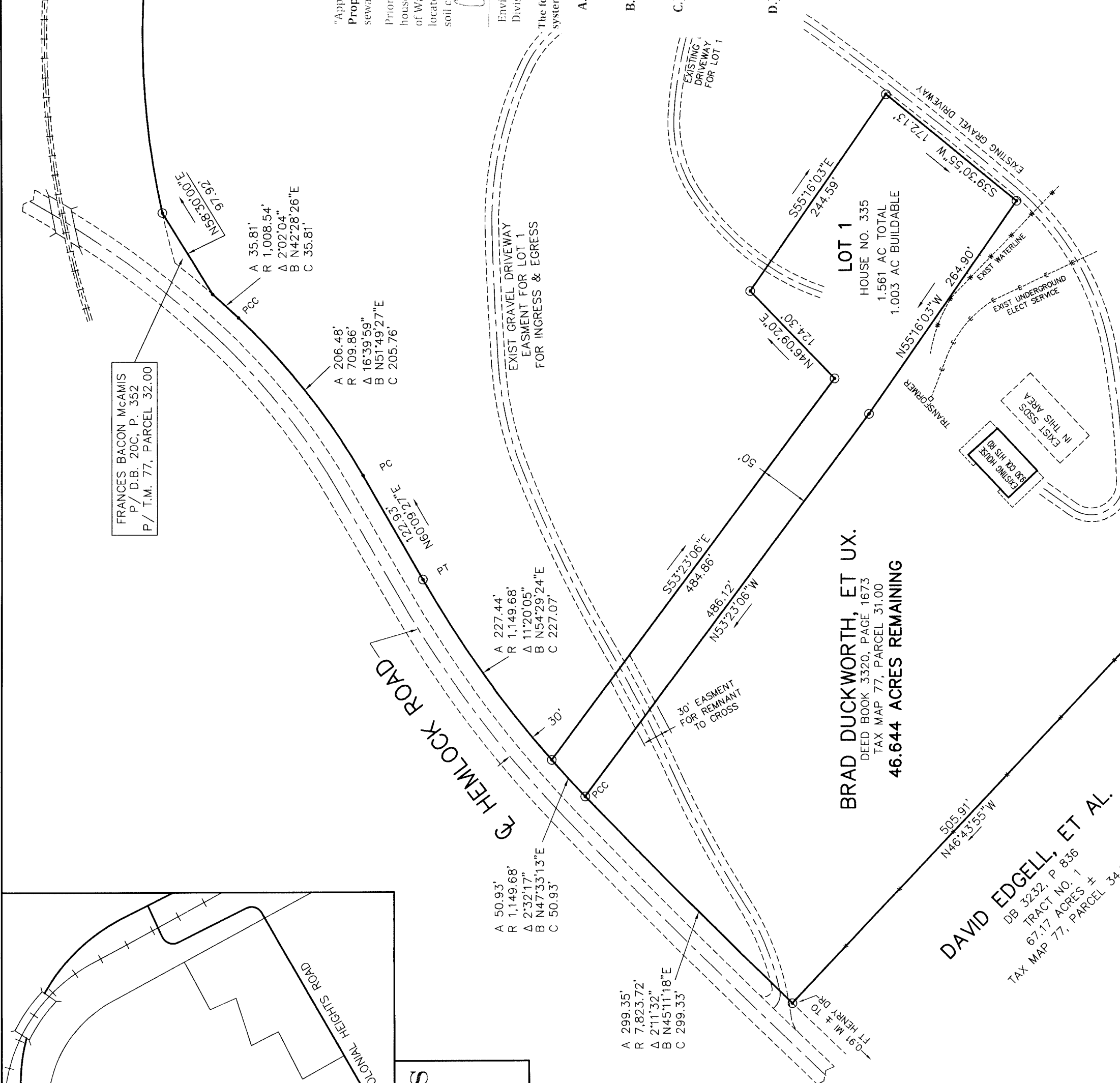
CERTIFICATE OF OWNERSHIP AND DEDICATION  
I HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN HEREON.  
DATE: 3-26-23  
LAURIE DUCKWORTH

CERTIFICATE OF ACCURACY  
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS ON FILE IN THE OFFICE OF THE REGISTERED PROFESSIONAL SURVEYOR, KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.  
DATE: MAR 20 20 23  
DANIEL I. SAXON, RLS #334

CERTIFICATE OF THE APPROVAL OF STREETS  
I HEREBY CERTIFY THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR AN ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.  
DATE: 3-24 2023  
DANIEL I. SAXON, RLS #334

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.  
DATE: 5/22 2023  
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION  
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING  
I HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWN HERE HAS BEEN RECORDED IN THE OFFICE OF THE REGISTERED PROFESSIONAL SURVEYOR, KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND IS HEREBY APPROVED AS SHOWN.  
DATE: 5/22 2023  
SECRETARY KINGSPORT MINORITY REGIONAL PLANNING COMMISSION



**BRAD DUCKWORTH, ET UX.**  
DEED BOOK 3320, PAGE 1673  
TAX MAP 77, PARCEL 31.00  
46.644 ACRES REMAINING

**DAVID EDGELL, ET AL.**  
DB 3222, P 856  
TRACT NO. 1  
67.17 ACRES ±  
TAX MAP 77, PARCEL 34.00

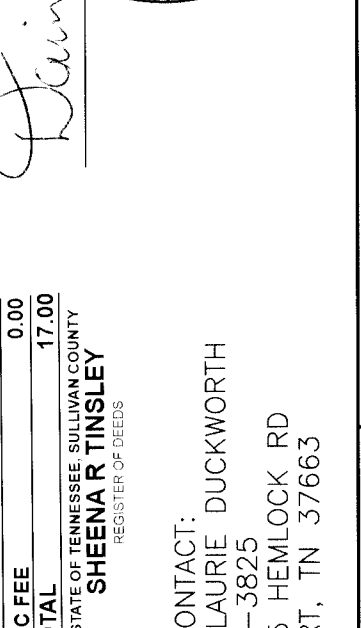
**GLORIA & EDWARD STANFORD**  
DB 3157, P 116  
PARCEL 10.1  
50.2 ACRES ±  
TAX MAP 77, PARCEL 34.10

Approval is hereby granted for lots 1 & 2 (SSD) located as defined as Division of Duckworth Property (Hemlock Road) in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions.  
Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Water Resources. Water taps, water lines, underground utilities and easements should be located at site property lines unless otherwise noted. Any cutting, filling or alteration of the soil conditions may void this approval.

The following restrictions apply to the installation of a conventional subsurface sewage disposal system on this property:  
A) A permit for the installation of the subsurface sewage disposal system must be obtained from the Tennessee Department of Environment and Conservation's Division of Water Resources before any construction begins.  
B) Lot 1 has adequate suitable soil to install and duplicate a 3 (Three) bedroom conventional subsurface sewage disposal (SSD) system. A pump system may be required for approval.  
C) Lot 1 has specific areas designated for the SSD system, House location, Storm Water Pollution Prevention Plans, construction of dwellings with large floor plans, irregular configurations, excavated basements, as well as topography of property may result in reduction of bedrooms and/or SSD system requiring to be pumped. Prior to construction the property owner needs to contact this office to insure proper house site location.  
D) There shall be a 50-foot setback between all walks or springs and all SSD systems or duplication area.

GENERAL NOTES:  
1. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, WRITTEN OR UNWRITTEN.  
2. ADJOINING OWNERS AND DEED REFERENCES, AS SHOWN HEREON, ARE BASED UPON COUNTY TAX RECORDS AND ARE SUBJECT TO THE ACCURACY THEREOF.  
3. UTILITIES AND UNDERGROUND FEATURES HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THEREOF.  
4. THIS SURVEY HAS BEEN MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND DOES NOT GUARANTEE OR WARRANT ANY LEGAL DOCUMENTATION THAT MAY AFFECT PROPERTY SHOWN HEREON.  
5. THIS SURVEY IS SUBJECT TO ANY ZONING REGULATIONS WHICH MAY BE IN EFFECT AS OF THE DATE HEREON.  
6. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE EXISTENCE OR NON-EXISTENCE OF BURIAL SITES, TOXIC WASTE SITES, WETLANDS, CAVES OR SHIP HOLES OR THIS PROPERTY KNOWING OR ANY OF THESE DOLLARS PRESENCE WOULD ADVERSELY AFFECT THE USE AND VALUE OF THIS PROPERTY.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY; THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY CONFORMS TO THE TENNESSEE STANDARD OF PRACTICE

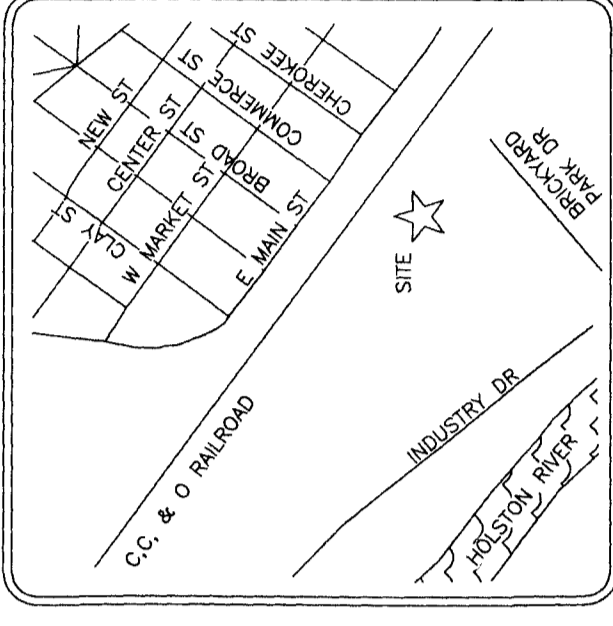


OWNER CONTACT:  
BRAD & LAURIE DUCKWORTH  
423-361-3825  
MAIL: 345 HEMLOCK RD  
KINGSPORT, TN 37663

OWNER: BRAD & LAURIE DUCKWORTH  
SURVEYOR: DANIEL I. SAXON, RLS #334  
CIVIL DISTRICT: 14th  
CLOSURE ERROR: 1:10,000  
SCALE: 1" = 100'

AUTOCAD FILE: 1-1072 NEW LOT 2, COORDINATE FILE: 1-1072.CRD, FOLDER: 286





LOCATION MAP  
N.T.S.

**LEGEND**

IR(O) IRON ROD OLD  
D.B. DEED BOOK  
PAGE PAGE  
N.T.S. NOT TO SCALE  
AC CONC. CONCRETE  
MON MONUMENT  
OHU OVERHEAD UTILITY  
PP POWER POLE  
[S] 911 ADDRESS

CITY OF KINGSPORT  
D.B. 3464 PG. 1416

Slide A-1652

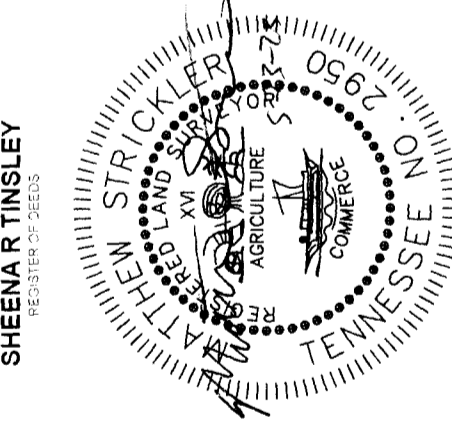
06/26/2023 - 09:00:56 AM

23008527

1 PGS. PLAT BATCH: 324763  
PAGE: 593-593

REG FEE	15.00
DIP FEE	2.00
ARG FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE  
SULLIVAN COUNTY  
REGISTERED SURVEYOR  
SHEENA R TINSLEY



**ALLEY & ASSOCIATES, INC.**  
SURVEYORS  
422 E. MARKET STREET KINGSPORT, TENNESSEE 37680  
TELEPHONE (423) 392-8986  
E-MAIL: [mbstrickler@alleysurveyors.com](mailto:mbstrickler@alleysurveyors.com)

CERTIFICATE OF OWNERSHIP AND REDIGATION  
I HEREBY CERTIFY THAT I AM AWARE OF THE DIMENSIONS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY REQUEST THE PLAN WITH SUBDIVISION LINES AND BOUNDARIES TO BE PLACED ON THE RECORDS OF THE CITY OF KINGSPORT, TENNESSEE. ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO BE PUBLIC OR PRIVATE USE AS NOTED.

CERTIFICATE OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT  
DATE: 5-23-23  
OWNER: Cathy Davidson  
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAN, ARE APPROVED AS ASSIGNED.

CERTIFICATE OF ACCURACY  
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS ACCURATE AND THAT I (WE) HEREBY REQUEST THE PLAN WITH SUBDIVISION LINES AND BOUNDARIES TO BE PLACED ON THE RECORDS OF THE CITY OF KINGSPORT, TENNESSEE. ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO BE PUBLIC OR PRIVATE USE AS NOTED.

CERTIFICATE OF APPROVAL OF SEWERAGE DISPOSAL SYSTEM  
I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM SHOWN AND DESCRIBED HEREON IS FULLY INSTALLED OR PREPARED FOR INSTALLATION, FULLY COMPLIES WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM  
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PREPARED FOR INSTALLATION, FULLY COMPLIES WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

CERTIFICATE OF APPROVAL FOR RECORDING  
I HEREBY CERTIFY THAT THE SURVEYOR HAS REVIEWED THIS SURVEY AND HAS BEEN FULFILLED TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE. THIS SURVEY HAS BEEN APPROVED FOR RECORDING AND THAT IT IS THE DUTY OF THE SURVEYOR TO REGISTER THIS SURVEY WITH THE KINGSPORT REGIONAL PLANNING COMMISSION AND TO POSTER IT UP TO THE KINGSPORT REGIONAL PLANNING COMMISSION IN ACCORDANCE WITH THE KINGSPORT REGIONAL PLANNING COMMISSION'S MANUAL, PARAGRAPH 5.1.1.

DATE: 5-18-23  
KINGSPORT AUTHORIZING AGENT: [Signature]

DATE: 5-18-23  
KINGSPORT AUTHORIZING AGENT: [Signature]

CERTIFICATE OF APPROVAL OF RECORDING  
I HEREBY CERTIFY THAT THE SURVEYOR HAS REVIEWED THIS SURVEY AND HAS BEEN FULFILLED TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE. THIS SURVEY HAS BEEN APPROVED FOR RECORDING AND THAT IT IS THE DUTY OF THE SURVEYOR TO REGISTER THIS SURVEY WITH THE KINGSPORT REGIONAL PLANNING COMMISSION AND TO POSTER IT UP TO THE KINGSPORT REGIONAL PLANNING COMMISSION IN ACCORDANCE WITH THE KINGSPORT REGIONAL PLANNING COMMISSION'S MANUAL, PARAGRAPH 5.1.1.

DATE: 5-18-23  
KINGSPORT AUTHORIZING AGENT: [Signature]

DATE: 5-18-23  
KINGSPORT AUTHORIZING AGENT: [Signature]

- NOTES:
- 1) NORTH BASED ON KINGSPORT GEODETIC REFERENCE NETWORK.
  - 2) PROPERTY IS ZONED M-2
  - 3) SETBACKS TO CURRENT ZONING DESIGNATION. THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL GOVERNMENT'S NATIONAL FLOOD HAZARD DATA AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 4) JOB NO. 22-12718
  - 5) ACAD FILE: 22-12718\_KEDB\_Brickyard\_NW\_Parcel.DWG
  - 6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
  - 7) ORIGINAL PLAN FILE: 22-12718\_KEDB\_Brickyard\_NW\_Parcel.dwg
  - 8) DEED REFERENCE: D.B. 3464, PG. 1416
  - 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
  - 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
  - 11) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RECORDS AND UNRECORDED.
  - 12) UNWRITTEN RECORDS AND UNRECORDED.
  - 13) 1/2" IRON RODS WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
  - 14) THERE ARE APPROXIMATELY 34 ACRES± REMAINING IN THE ORIGINAL PARCEL.

THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSPORT, TENNESSEE  
D.B. 3464, PG. 1703

DIVISION OF THE

CITY OF KINGSPORT, TENNESSEE PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES: 4.613 TOTAL LOTS: 1  
ACRES NEW ROAD: 0 MILES NEW ROAD: 0  
OWNER: THE CITY OF KINGSPORT, TENNESSEE CIVIL DISTRICT: 11TH  
SURVEYOR: ALLEY & ASSOCIATES, INC. CLOSURE ERROR: 1:10,000  
SCALE 1" = 80'

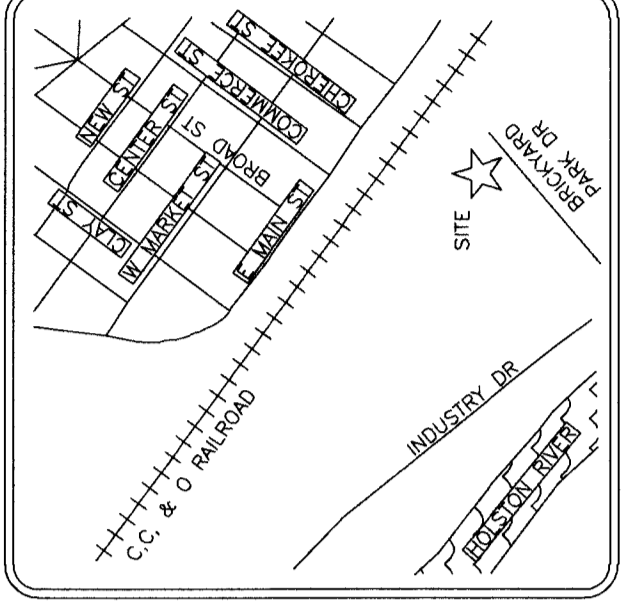


THE INDUSTRIAL  
DEVELOPMENT BOARD OF  
THE CITY OF  
KINGSFORT, TENNESSEE  
D.B. 3464, PG. 1703

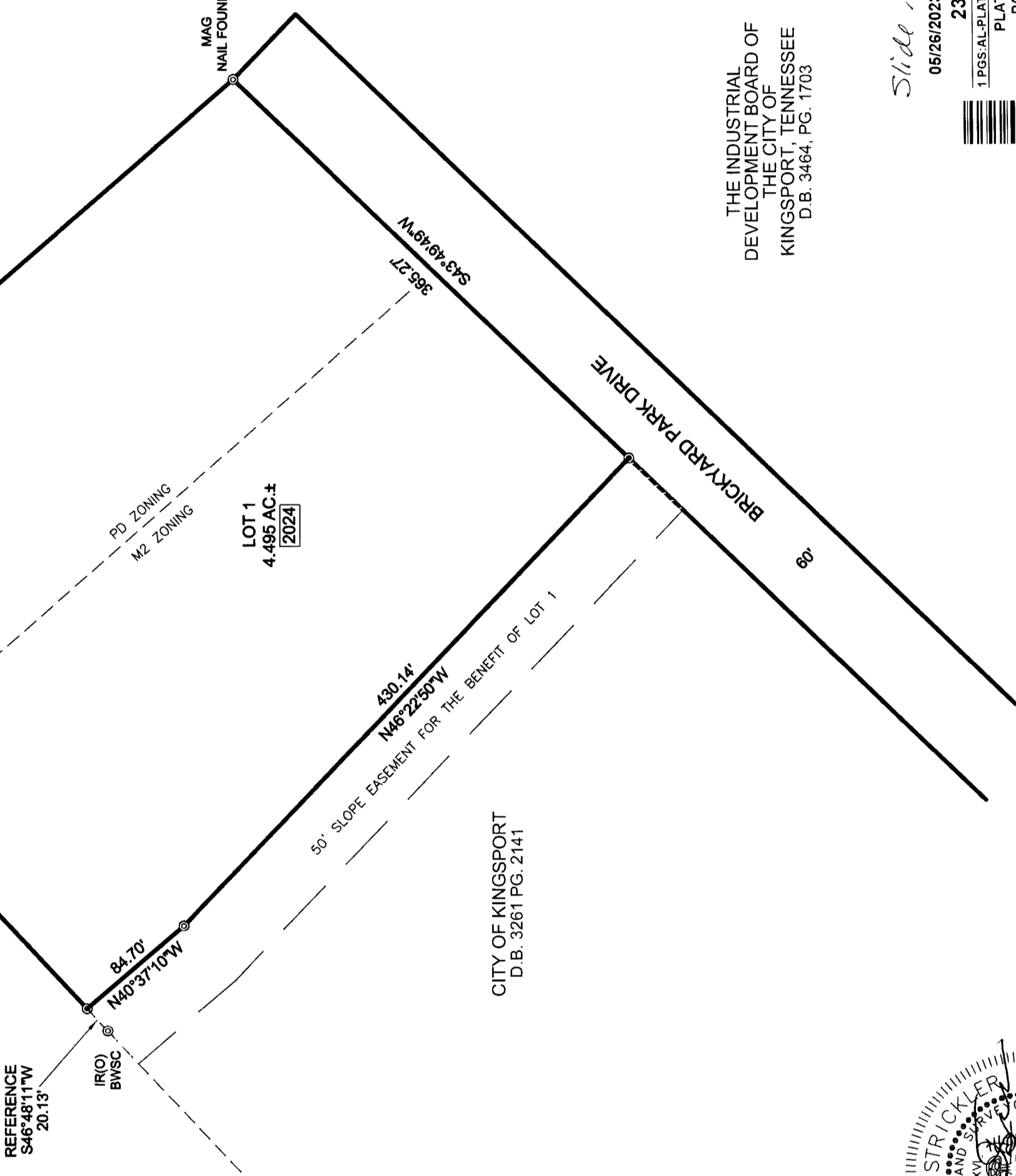
THE INDUSTRIAL  
DEVELOPMENT BOARD OF  
THE CITY OF  
KINGSFORT, TENNESSEE  
D.B. 3464, PG. 1703

**LEGEND**  
 IR(O) IRON ROD OLD  
 D.B. DEED BOOK  
 N.P. NOT TO SCALE  
 AC ACRES  
 B.W.S.C. BARCE WAGONER  
 S.S. SUMNER & CANNON  
 911 ADDRESS  
 (BT)

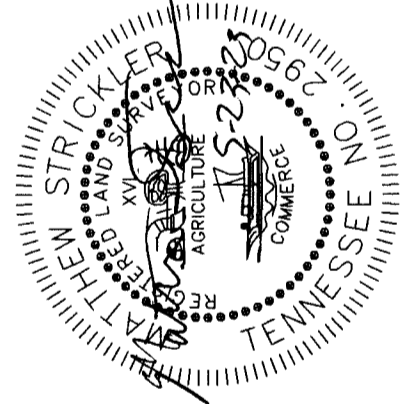
CITY OF KINGSFORT  
D.B. 3261 PG. 2141



LOCATION MAP  
N.T.S.



**ALLEY & ASSOCIATES, INC.**  
 o SURVEYORS o  
 422 E. MARKET STREET KINGSFORT, TENNESSEE 37660  
 TELEPHONE (423) 392-1886  
 E-MAIL: mstrickler@alleyassociates.com



CERTIFICATE OF OWNERSHIP AND INDICATION  
 I (WE) HEREBY CERTIFY THAT I AM (WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY CERTIFY TO THE ACCURACY REQUIRED BY THE TENSSESEE COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN.  
 DATE: 05/26/2023  
 CITY: Kingsfort  
 COUNTY: Wayne  
 DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT  
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.  
 DATE: 05/23/23  
 CITY: Kingsfort  
 COUNTY: Wayne  
 DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF ACCURACY  
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN WAS PREPARED BY THE SURVEYOR AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN.  
 DATE: 5-23-23  
 REGISTERED SURVEYOR

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM  
 I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM SHOWN INSTALLED OR PROPOSED FOR INSTALLATION, FULLY COMPLIES WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.  
 DATE: 5-18-23  
 KINGSFORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM  
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION, FULLY COMPLIES WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.  
 DATE: 5-18-23  
 KINGSFORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS AND THAT IT HAS BEEN APPROVED FOR RECORDING BY THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING BY THE CITY OF KINGSFORT, TENNESSEE. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000 TO GUARANTEE THE ACCURACY OF THE MONUMENTS IN THIS PLAN HAS BEEN POSTED BY THE SURVEYOR.  
 DATE: 5/24/23  
 REGISTER OF DEEDS  
 SHEENAR TINSLEY

THE INDUSTRIAL  
DEVELOPMENT BOARD OF  
THE CITY OF  
KINGSFORT, TENNESSEE  
D.B. 3464, PG. 1703

Slide A-1653  
 05/26/2023 - 09:16:09 AM

1 PGS/PLAT	BATCH: 324787
PLAT BOOK: P68	
PAGE: 597/597	
REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

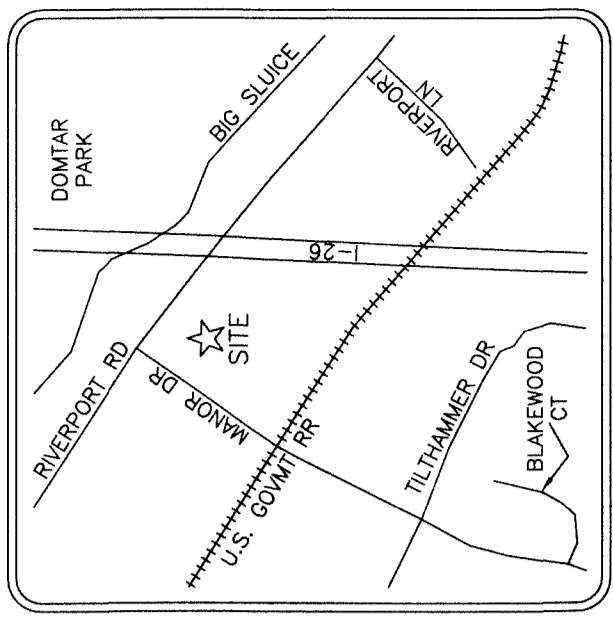
- NOTES:
- 1) NORTH BASED ON KINGSFORT GEODETIC REFERENCE NETWORK PROPERTY IS ZONED M-2 & PD
  - 2) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION. THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 4716300040D EFFECTIVE DATE SEPTEMBER 29, 2006 AND DETERMINED THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 3) JOB NO. 22-12718
  - 4) ACO FILE: 22-12718 KEDB BRICKYARD.DWG
  - 5) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
  - 6) TAX MAP 046P "F", PART OF PARCEL 009.50
  - 7) DEED REFERENCE: D.B. 3261, PG. 2141
  - 8) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
  - 9) THE RATIO OF PRECISION IS BETTER THAN 1:10,000
  - 10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
  - 11) 1/2" IRON RODS WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
  - 12) THESE ARE APPROXIMATELY 10 ACRES± REMAINING IN THE ORIGINAL 100 ACRES±
  - 13) LOT 1 IS TO BE ADDED TO TAX MAP 046P "F" PARCEL 9.00

DIVISION OF THE  
CITY OF KINGSFORT, TENNESSEE PROPERTY

KINGSFORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	4.495	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSFORT, TENNESSEE		
SURVEYOR	ALLEY & ASSOCIATES, INC.		
CIVIL DISTRICT	11TH	CLOSURE ERROR	1:10,000

SCALE 1"=80'



LOCATION MAP  
N.T.S.

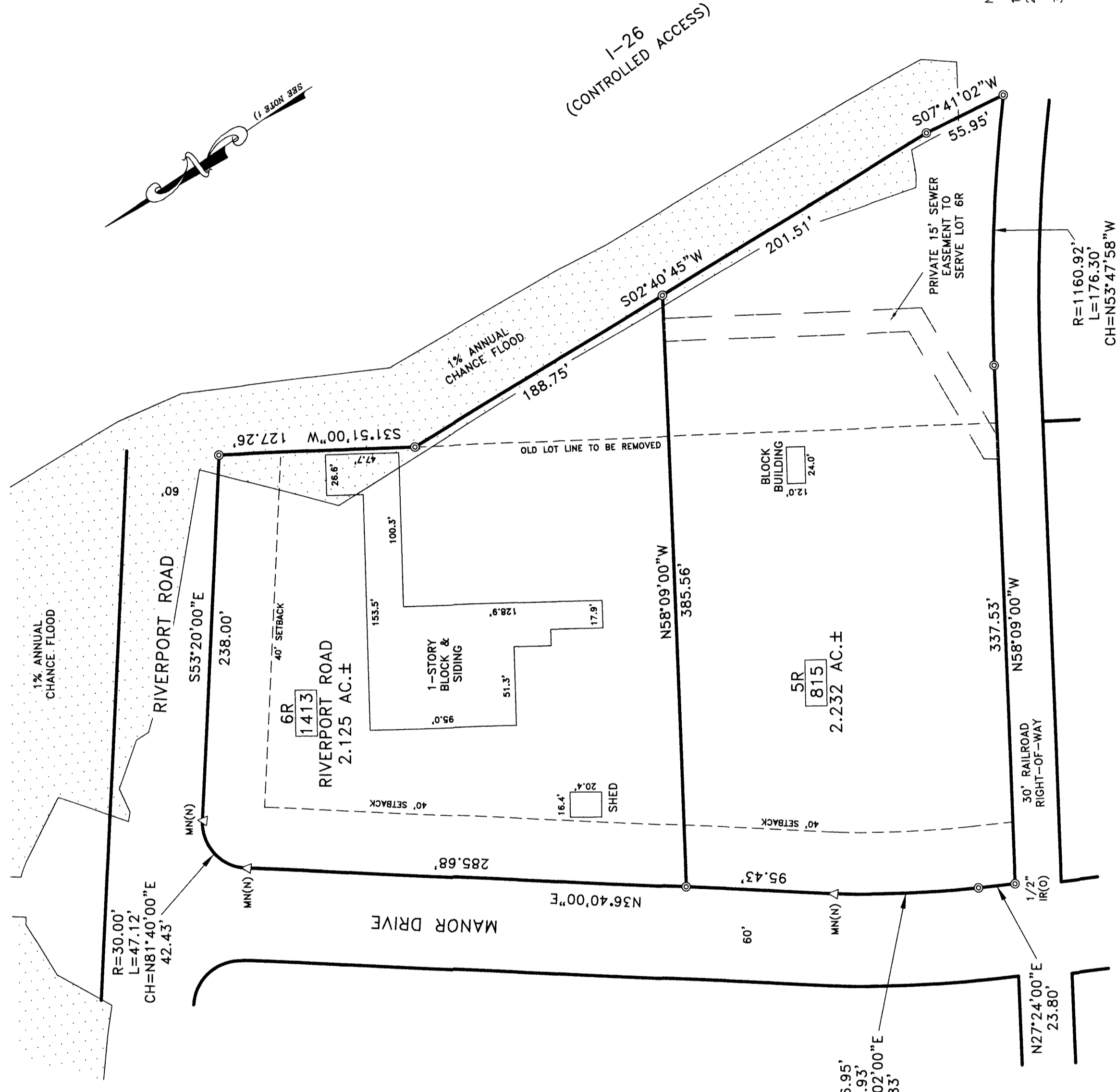
Side A-1652  
05/26/2023 - 09:12:37 AM  
23008630

1 PGS:AL-PLAT	BATCH: 324786
PLAT BOOK: P88	PAGE: 596-598
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

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY ZONED: M-1R
- 3) SETBACKS TO CONFORM TO CURRENT ZONING. 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 LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
- 4) JOB NO. 23-12988
- 5) ACAD FILE 23-12988 THOMAS.DWG
- 6) TAX MAP 045N "A" PARCELS 15.00 & 16.00
- 7) PLAT REFERENCE: P.B. 9, PG. 48
- 8) THERE SHALL BE A 15' FRONT AND 7.5' SIDE AND REAR EASEMENT FOR UTILITIES AND DRAINAGE.
- 9) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 10) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.



<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND WITHOUT RESERVATION OF ANY RIGHTS OR INTERESTS IN THE ESTABLISHED OR PROPOSED STREETS, MINUTE WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>MAY 24 2023 OWNER: LEE DWALK DATE: MAY 24 2023 DATE: EGC</p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLETES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING AND MEETS THE REQUIREMENTS OF THE CITY ENGINEER AND ANY OTHER AGENCIES FOR THE PURPOSE AND INSTALLATION HAVE BEEN MET.</p> <p>DATE: 05/25/2023 DATE: 2023 DATE: 2023</p> <p>TRAFFIC ENGINEERING MANAGER CITY ENGINEER</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS AND THE PUBLIC WATER UTILITY INSTALLATION FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 05/25/2023 DATE: 2023 DATE: 2023</p> <p>KINGSPORT AUTHORIZING AGENT CITY ENGINEER</p>	<p>CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT &amp; CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 05/25/2023 DATE: 2023 DATE: 2023</p> <p>KINGSPORT AUTHORIZING AGENT CITY ENGINEER</p>
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RESUBDIVISION OF LOT 6 & PART OF LOT 5,	
INDUSTRIAL PARK RIDGEFIELDS CENTER	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	4.357
ACRES NEW ROAD	0
TOTAL LOTS	2
MILES NEW ROAD	0
OWNER	WALK & EVERGREEN GARDEN CENTER CIVIL DISTRICT 12TH
SURVEYOR	ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
SCALE	1"=60'



LOTS 1 & 2 CONTAIN A STRUCTURE UTILIZING AN EXISTING SEPTIC SYSTEM. THE CURRENT OWNER OF LOTS 1 & 2 WAITS TO THE BEST OF HIS KNOWLEDGE THAT THE EXISTING SEPTIC SYSTEM IS FUNCTIONING PROPERLY.

DATE: 5-19-2023  
 SIGNED: Judy M. Henry  
 Jody Henry OWNER  
 PRINT NAME

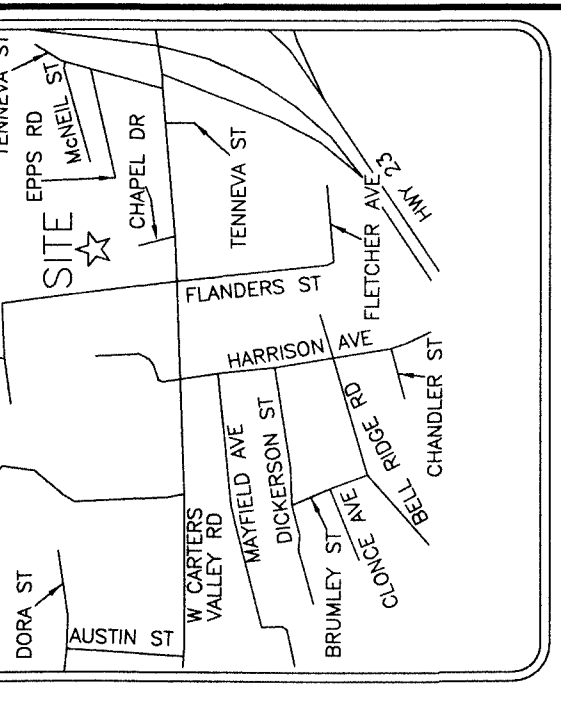
LINE	BEARING	DISTANCE
L1	N14°35'14"W	62.56
L2	N75°24'46"E	20.00
L3	N14°35'14"W	30.00
L4	S12°55'56"E	98.46
L5	S78°39'46"W	81.03
L6	S10°37'44"E	86.13
L7	N29°40'05"E	79.87
L8	N60°28'48"E	138.50
L9	N76°37'31"E	37.32
L10	N31°49'00"W	36.69
L11	N14°35'14"W	79.41

CURVE	RADIUS	LENGTH	CHORD
C1	392.42'	118.01'	N23°12'07"W 117.56'
C2	431.25'	94.93'	N25°30'43"W 94.74'

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 I HEREBY CERTIFY THAT I, JUDY M. HENRY, OWNER OF THE LAND SHOWN HEREON, HEREBY AND THE OWNER(S) OF THE PROPERTY SHOWN HEREON, HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, EASEMENTS, EASEMENTS, EASEMENTS, EASEMENTS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

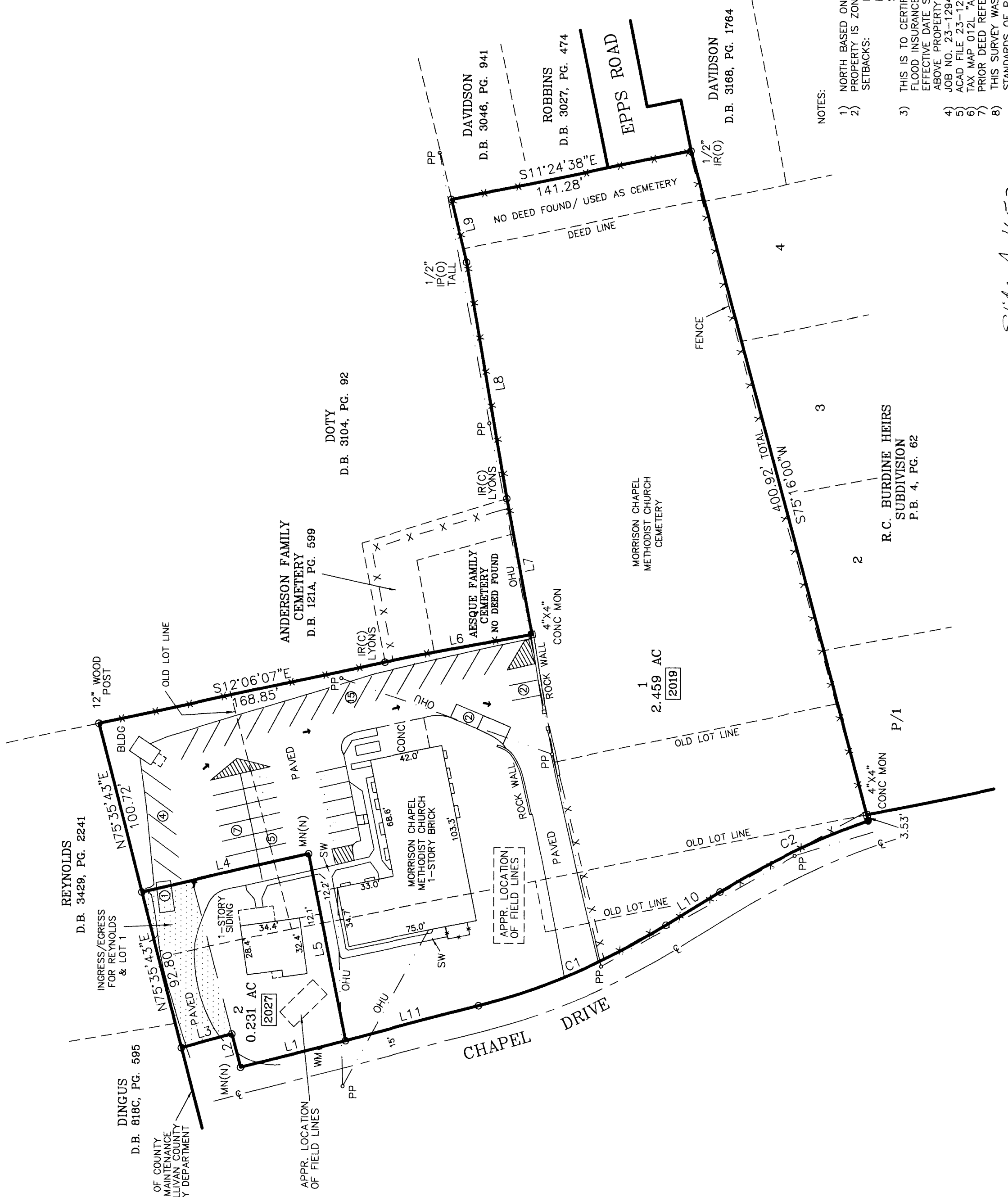
OWNER: Judy M. Henry DATE: 5-19-23

CERTIFICATE OF ACCURACY  
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON ACCURATELY REPRESENTS THE ACTUAL CONDITIONS OF THE LAND SHOWN BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.  
 REGISTERED SURVEYOR: J. M. Henry 2023  
 SCALE: 1"=50'



LOCATION MAP  
N.T.S.

- LEGEND
- MN(N) MAG NAIL (NEW)
  - IR(O) IRON ROD (OLD)
  - IR(C) IRON ROD (NEW)
  - IR(C) IRON ROD (NEW)
  - CONC CONCRETE
  - PP POWER POLE
  - OHU OVER HEAD UTILITIES
  - BLDG BUILDING
  - P.B. PLAT BOOK
  - PC PAGE
  - D.B. DEED BOOK
  - AC ACRES
  - SW SIDEWALK
  - N.T.S. NOT TO SCALE
  - WM WATER METER
  - MON MONUMENT
  - APPR APPROXIMATE
  - CL CENTER LINE
  - 911 ADDRESS
  - UNMARKED POINT



NOTES:  
 1) NORTH BASED ON S7°21'6"00"W PER REFERENCED DEED.  
 2) PROPERTY IS ZONED R-1 30' SETBACKS:  
 FRONT 30'  
 REAR 30'  
 SIDE 12'

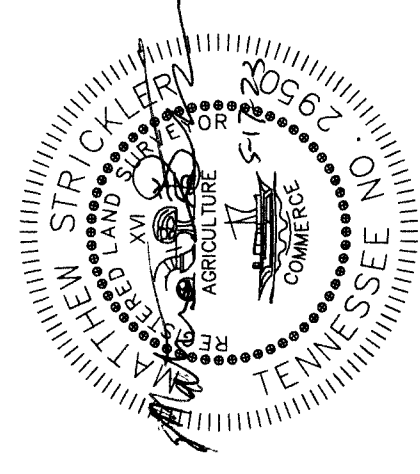
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00300 EFFECTIVE DATE SEPTEMBER 29, 2008 AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.  
 4) JOB NO. 23-12943 MORRISON CHAPEL UMC.DWG  
 5) ACAD FILE 23-12943 MORRISON CHAPEL UMC.DWG  
 6) TAX MAP 012L "A", PARCEL 031.00  
 7) PRIOR DEED REFERENCE D.B. 274A, PG. 594  
 8) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED OR UNRECORDED.  
 9) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED OR UNRECORDED.  
 10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.  
 11) 1/2" IRON RODS WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.  
 12) 1/2" IRON RODS WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.  
 13) PARKING: REGULAR 36 HANDICAP 7 TOTAL 43  
 14) STRUCTURES PREDATE COUNTY-WIDE ZONING AND ARE CONSIDERED LEGAL BUT ARE SUBJECT TO THE SULLIVAN COUNTY ZONING RESOLUTION.  
 15) STRUCTURE ON LOT 2 WAS BUILT PRIOR TO 1950.  
 STRUCTURE ON LOT 2 WAS BUILT IN 1950.

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 23008528

1 PGS./AL/PLAT BATCH: 32784  
 PLAT BOOK: P88  
 PAGE: 594-594

REC FEE 15.00  
 DP FEE 2.00  
 ARC FEE 0.00  
 TOTAL 17.00

SHEENAR TINSLEY  
 REGISTERED SURVEYOR



MORRISON CHAPEL METHODIST CHURCH PROPERTY  
 KINGSPORT REGIONAL PLANNING COMMISSION  
 TOTAL ACRES 2.690  
 TOTAL LOTS 2  
 ACRES NEW ROAD 0  
 MILES NEW ROAD 0  
 OWNER MORRISON CHAPEL METHODIST CHURCH CIVIL DISTRICT 14TH  
 SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000  
 SCALE 1"=50'

CERTIFICATE OF APPROVAL FOR RECORDING  
 I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS AND RESTRICTIONS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE PUBLIC RECORDS OF THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
 SECRETARY: J. M. Henry 2023

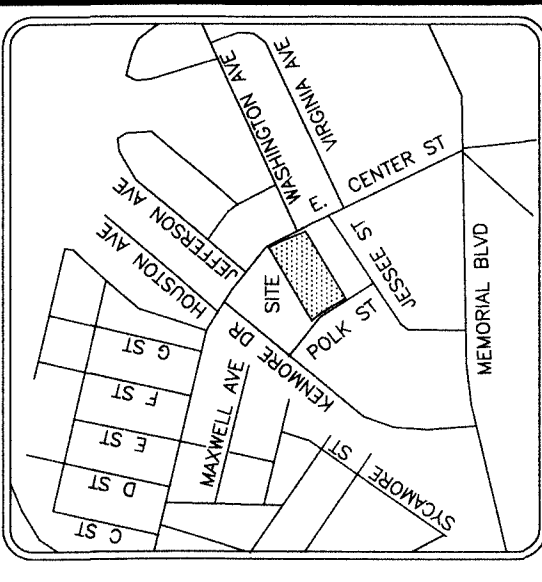
CERTIFICATE OF APPROVAL OF STREETS  
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND IS HEREBY APPROVED AS SHOWN.  
 SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.  
 DATE: 5-23-23  
 SIGNED: J. M. Henry 5178  
 KINGSPORT AUTOMATING AGENT

CERTIFICATE OF THE APPROVAL OF BIT ADDRESSING ASSIGNMENT  
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAN ARE APPROVED AS ASSIGNED.  
 SULLIVAN COUNTY DIRECTOR OF BIT ADDRESSING: J. M. Henry 5178 2023

NATIONAL CHURCH  
RESIDENCES OF KPT INC.  
D.B. 3072, PG. 2164

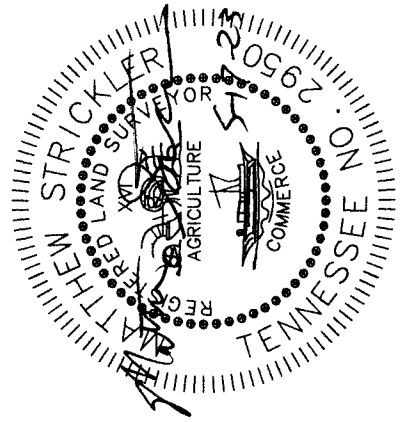
EAST CENTER STREET  
52°23'36"04"E  
218.90'

POLK STREET  
N31°02'00"W  
135.04'



**LEGEND**

N.T.S. NOT TO SCALE  
D.B. DEED BOOK  
PG. PAGE  
P.B. PLAT BOOK  
AC ACRES  
GP GAS POST  
APP APPALACHIAN ELECTRIC  
PWR POWER  
S.S. SANITARY SEWER  
M MANHOLE



LINE	BEARING	DISTANCE
L1	N59°01'30"E	47.09'
L2	N59°01'30"E	38.00'
L3	N30°58'30"W	30.00'
L4	N59°01'30"E	38.00'
L5	S30°58'30"E	30.00'
L6	N59°01'30"E	35.00'
L7	S30°58'30"E	30.00'
L8	S50°01'30"W	35.00'
L9	S50°01'30"W	35.00'
L10	S30°58'30"E	30.00'
L11	N59°01'30"E	35.00'
L12	N59°01'30"E	35.00'
L13	N30°58'30"W	30.00'
L14	S58°58'00"W	35.00'

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PLAT BOOK: P58  
PAGE: 595-596

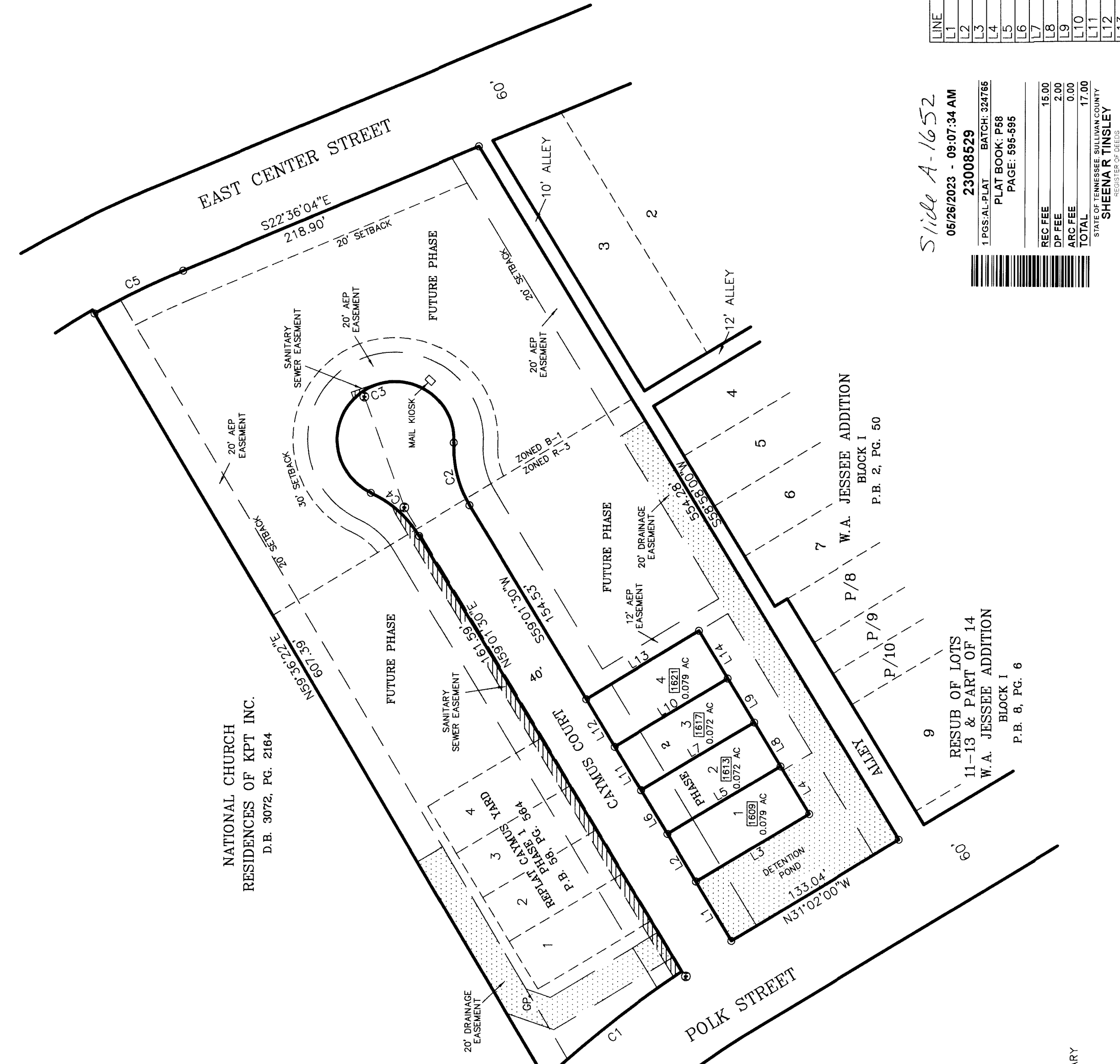
REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE  
SHELBY COUNTY  
REGISTERED SURVEYOR  
MAY 2018

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	716.20'	118.55'	118.41'	N38°08'07"W
C2	75.00'	17.36'	17.36'	S72°58'30"E
C3	75.00'	44.30'	44.23'	N41°52'28"E
C5	543.00'	67.32'	67.48'	S28°09'49"E

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

- NOTES:**
- 1) NORTH BASED ON S58°58'00"W AS SHOWN IN PLAT BOOK 2, PAGE 50.
  - 2) PROPERTY IS ZONED B-1 30' & REAR 20' N/A SIDE N/A
  - 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION INSURANCE ADMINISTRATION BOUNDARY MAP 4716300045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 4) JOB NO. 20-11912
  - 5) ACAD FILE 20-11912 BEGLEY.DWG
  - 6) FIELD INFORMATION ELECTRONICALLY COLLECTED
  - 7) TAX MAP 62A 'X', PARCEL 3.00
  - 8) DEED REFERENCE: DEED BOOK 57, PAGE 380
  - 9) PRIOR PLAT REFERENCE: DEED BOOK 368, PAGE 314
  - 10) MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
  - 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.
  - 14) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL OUTER BOUNDARY CORNERS AND ON ROAD BREAKS UNLESS OTHERWISE NOTED.



<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM AN OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY ADVERTISE MY PLAN OF SUBDIVISION WITH MY CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	<b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b> I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED AND SHOWN ON THIS PLAN IS IN ACCORDANCE WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING AND THAT THE PURCHASE AND INSTALLATION HAVE BEEN MET.	<b>CERTIFICATE OF ACCURACY</b> I HEREBY CERTIFY THAT THIS PLAN, SURVEY, AND SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF KINGSPORT, AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN.	<b>CERTIFICATE OF APPROVAL OF STREETS</b> I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF KINGSPORT AND IS HEREBY APPROVED AS SHOWN AS PROPOSED.
OWNER: NATIONAL CHURCH RESIDENCES OF KPT INC. DATE: 5-22-23	TRAFFIC ENGINEERING MANAGER: [Signature] REGISTERED SURVEYOR: [Signature]	CITY ENGINEER: [Signature] KINGSPORT AUTHORIZING AGENT	CITY ENGINEER: [Signature] KINGSPORT AUTHORIZING AGENT

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN AND RECORDING INFORMATION HEREON COMPLY WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN

SECRETARY OF REVENUE AND CONSERVATION: [Signature]

**REPLAT OF CAMYUS YARD, PHASE 2**

**KINGSPORT REGIONAL PLANNING COMMISSION**

TOTAL ACRES: 0.302  
ACRES NEW ROAD: 0.463  
MILES NEW ROAD: 0.085

OWNER: HYP, LLC.  
CIVIL DISTRICT: 11TH  
CLOSURE ERROR: 110.000

SCALE: 1" = 60'

**MILLER**  
Land Surveying, LLC

116 ROBINDALE COURT  
KINGSFORD, TENNESSEE 37663  
PHONE: 423-552-5300  
WWW.MILLERSURVEYS.COM

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**SHEET 1 OF 4**

FINAL PLAT  
TAX MAP 78, PARCEL 44  
DEED BOOK 3459, PAGE 412  
DATE: MAY 1, 2023

CERTIFICATION OF THE APPROVAL FOR 911-STREET ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES AS SHOWN ON THIS PLAN HAVE BEEN FULLY ASSIGNED.

DATE: May 1, 2023

*Caroline Campbell*  
AUTHORIZED AGENT

GOVERNMENT AND UTILITY ACCESS

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME FULL RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF ALL IMPROVEMENTS, MAINTENANCE, AND OPERATION OF ALL COMMON OPEN SPACE AND UTILITIES.

DATE: 5/26/23

*Sheena R Tinsley*  
AUTHORIZED REPRESENTATIVE

MAINTENANCE OF COMMON OPEN SPACE AND STORMWATER DETENTION FACILITIES

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME FULL RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF ALL IMPROVEMENTS, MAINTENANCE, AND OPERATION OF ALL COMMON OPEN SPACE AND UTILITIES.

DATE: 5/26/23

*Sheena R Tinsley*  
OWNER - 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 ALL RESTRICTIONS, EASEMENTS, AND DEDICATIONS AND WAIVES, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS SHOWN.

DATE: 5/26/23

*Sheena R Tinsley*  
OWNER - SIGNATURE

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED ON THIS PLAN IS IN ACCORDANCE WITH THE CITY OF KINGSFORD'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSFORD AND ANY REQUIRED CHARGES FOR THE CITY OF PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE: 5/26/2023

*Neil J. May*  
AUTHORIZED AGENT

CERTIFICATION OF THE APPROVAL OF THE SUBDIVISION

I HEREBY CERTIFY THAT THE PUBLIC UTILITY SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE IN ACCORDANCE WITH THE CITY OF KINGSFORD'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSFORD AND ANY REQUIRED CHARGES FOR THE CITY OF PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE: 5/26/23

*Alisa Dew*  
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF ACCURACY

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 RATIO OF PRECISION OF THIS SURVEY IS AS SHOWN HEREON.

DATE: 5/26/23

*Jeffrey Allen Miller*  
SURVEYOR

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) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING STREET HAS BEEN POSTED TO ASSURE COMPLETION OF THE STREETS AND IN THE AMOUNT OF 50% OF THE REQUIRED IMPROVEMENTS SET BY PLANNING COMMISSION.

DATE: 5/26/23

*Jeffrey Allen Miller*  
AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE SYSTEM (S) IS AVAILABLE TO THE PROPERTY, OR (C) AS SHOWN ON ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND IN THE AMOUNT OF 50% OF THE REQUIRED IMPROVEMENTS SET BY PLANNING COMMISSION.

DATE: 5/26/23

*Alisa Dew*  
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORD, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES AS SHOWN ON ACCOMPANYING PLANS, AND THAT IT HAS BEEN APPROVED BY THE PLANNING COMMISSION AND THE LOCAL UTILITY DISTRICT AND THAT IT HAS BEEN REGISTERED AS REQUIRED BY THE OFFICE OF THE COUNTY CLERK OF KINGSFORD COUNTY, TENNESSEE, AND HAS BEEN POSTED WITHIN THE AMOUNT OF 50% OF THE REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 5/26/23

*Alisa Dew*  
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORD, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES AS SHOWN ON ACCOMPANYING PLANS, AND THAT IT HAS BEEN APPROVED BY THE PLANNING COMMISSION AND THE LOCAL UTILITY DISTRICT AND THAT IT HAS BEEN REGISTERED AS REQUIRED BY THE OFFICE OF THE COUNTY CLERK OF KINGSFORD COUNTY, TENNESSEE, AND HAS BEEN POSTED WITHIN THE AMOUNT OF 50% OF THE REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 5/26/23

*Alisa Dew*  
AUTHORIZED REPRESENTATIVE

**NOTES**

- 1. See Sheet 3 for complete Notes.

ORVEY BRACKEN  
TAX MAP 78, PARCEL 44.22  
DEED BOOK 837C, PAGE 174

NOTCH IN ROCK

**DEVELOPMENT RATIO**

- 28.67 ACRES OF DEVELOPABLE (excluding roadways)
- 11.44 ACRES OF OPEN SPACE
- 17.23 ACRES WITH 96 LOTS & 1 CEMETERY LOT
- 11.44 / 28.67 = 0.40 OR 40% RESULTING IN 7 UNITS / ACRE WITH 35% OPEN SPACE
- VALUES ARE FOR PHASE I AND PHASE II

**LEGEND**

- Rebar and Cap (New) with Cap Stamp
- Property Corner & Type (Old)
- "Point" (Not Set This Survey)
- Rebar and Cap Stamped "MZE" (Old)
- "MZE"
- "MC"
- "SAXON"
- Rebar and Cap Stamped "SAXON" (Old)
- Fence
- Power Pole
- ETC
- Overhead Electric, Telephone & Cable
- Force Main Sewer Line/Markings
- Sanitary Manhole
- Sanitary Sewer Line/Markings
- 25' Periphery Boundary
- Street Addresses
- Water Line/Markings

PHASE 2  
Sized 4-1653

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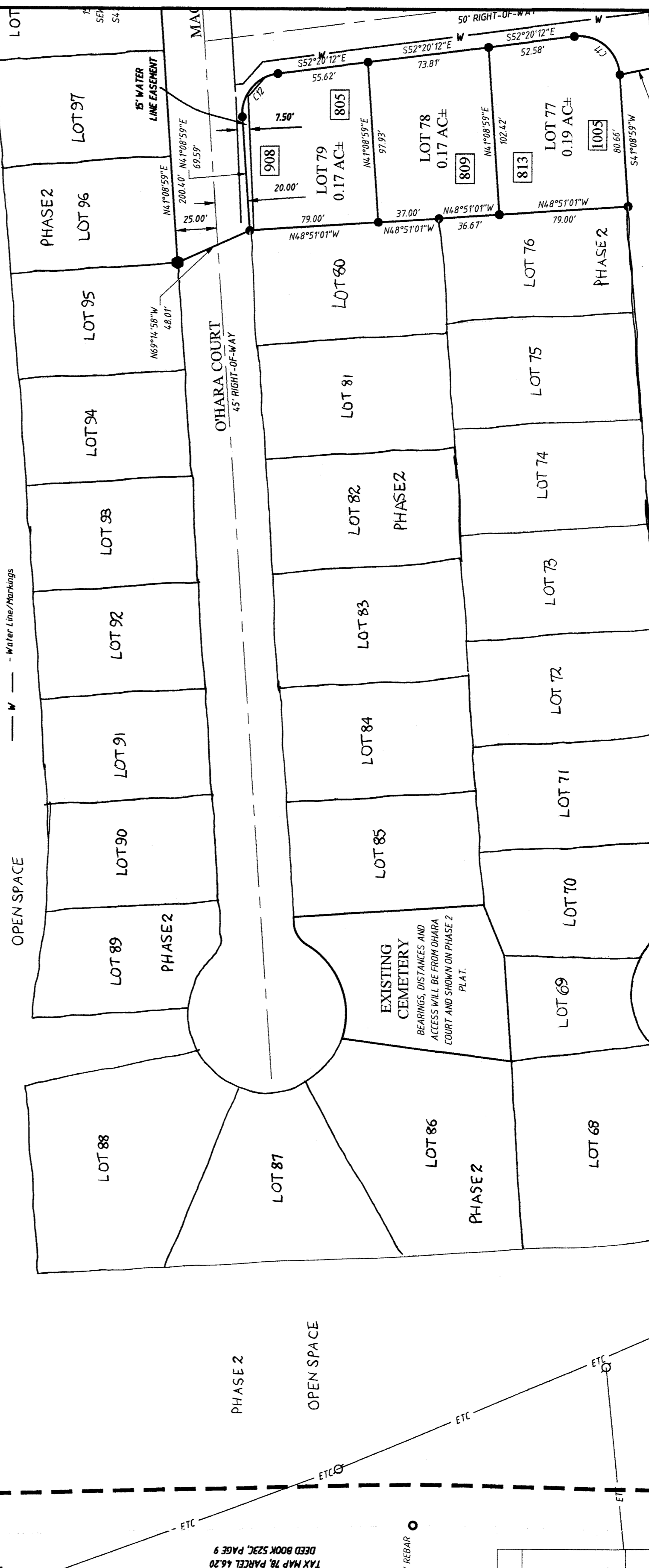
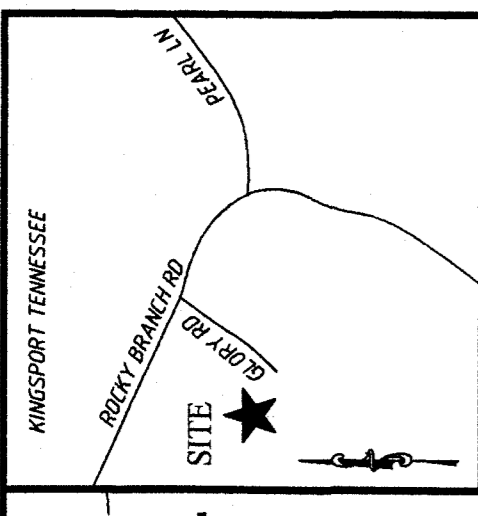
23008614

1 PGS PLAT BATCH: 324831  
PLAT BOOK: P59  
PAGE: 1-4

REC FEE 60.00  
DP FEE 2.00  
ARC FEE 0.00  
TOTAL OF TENNESSEE SULLIVAN COUNTY 62.00

STATE OF TENNESSEE  
SHEENA R TINSLEY  
REGISTERED SURVEYOR

**VICINITY MAP**



MAGNOLIA RIDGE SUBDIVISION - PHASE I	
KINGSFORD REGIONAL PLANNING COMMISSION	
TOTAL ACRES	13.08±
TOTAL LOTS	51
ACRES NEW ROAD	2.84±
MILES NEW ROAD	0.46±
OWNER	MAGNOLIA RIDGE DEVELOPMENT LLC CIVIL DISTRICT 7
SURVEYOR	JEFFERY A. MILLER
CLOSURE ERROR	1:10,000
SCALE	1" = 50'

**MILLER**  
Land Surveying, LLC  
116 ROBINDALE COURT  
KINGSPORT, TENNESSEE 37663  
PHONE: 423-552-5300  
WWW.MILLERSURVEYS.COM  
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**SHEET 2 OF 4**

FINAL PLAT  
TAX MAP 78, PARCEL 44  
DEED BOOK 3459, PAGE 412  
DATE: MAY 1, 2023

CERTIFICATION OF THE NATIONAL  
ORDER OF SURVEYORS (N.O.S.)  
I HEREBY CERTIFY THAT THE SURVEY AND THIS  
FINAL PLAT HAVE BEEN APPROVED AS ASSIGNED.

DATE: May 26, 2023  
SIGNATURE: [Signature]  
AUTHORIZED AGENT

GOVERNMENT AND UTILITY ACCESS  
THE OWNERS OF THIS PROPERTY HEREBY AGREE TO  
CONVEY TO THE CITY OF KINGSPORT, TENNESSEE, THE  
NECESSARY RIGHTS AND EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES  
TO PERFORM THEIR NORMAL RESPONSIBILITIES.

DATE: 5/26/23  
SIGNATURE: [Signature]  
AUTHORIZED REPRESENTATIVE

MAINTENANCE OF COMMON OPEN SPACE  
AND STORMWATER DETENTION FACILITIES  
THE OWNERS OF THIS PROPERTY HEREBY AGREE TO  
MAINTAIN AND OPERATE ALL IMPROVEMENTS, MAINTENANCE, AND OPERATION OF ALL  
COMMON OPEN SPACE AND STORMWATER DETENTION  
FACILITIES.

DATE: 5/26/23  
SIGNATURE: [Signature]  
OWNER - SIGNATURE

CERTIFICATE OF OWNERSHIP AND DEDICATION  
I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S)  
OF THE PROPERTY SHOWN HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH  
ALL IMPROVEMENTS, MAINTENANCE, AND OPERATION OF ALL  
COMMON OPEN SPACE AND STORMWATER DETENTION  
FACILITIES, AND I (WE) HEREBY AGREE TO MAINTAIN AND OPERATE ALL  
COMMON OPEN SPACE AND STORMWATER DETENTION  
FACILITIES.

DATE: 5/26/23  
SIGNATURE: [Signature]  
OWNER - SIGNATURE

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM  
I HEREBY CERTIFY THAT THE STREET LIGHTING SYSTEM SHOWN  
HEREON IS A TRUE AND CORRECT SURVEY TO THE CITY OF  
KINGSPORT'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY  
LIMITS AND THAT THE CITY OF KINGSPORT HAS REVIEWED THE  
PLAN AND APPROVED THE SYSTEM FOR INSTALLATION AND THE  
CITY OF KINGSPORT HAS AGREED TO MAINTAIN AND OPERATE THE  
SYSTEM.

DATE: 5/26/2023  
SIGNATURE: [Signature]  
AUTHORIZED AGENT

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 LOCAL UTILITY DISTRICT, AND ARE  
HEREBY APPROVED FOR INSTALLATION.

DATE: 5/26/23  
SIGNATURE: [Signature]  
AUTHORIZED REPRESENTATIVE

MAINTENANCE OF COMMON OPEN  
SPACE  
THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME FULL LIABILITY AND  
RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND  
OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED  
HEREON. ANY SUCH RESPONSIBILITY SHOULD THE COMMON OPEN SPACE BE  
DEDICATED FOR PUBLIC USE AT A LATER DATE. THE OWNERS OF THIS  
PROPERTY HEREBY AGREE TO MAINTAIN AND OPERATE ALL IMPROVEMENTS  
AND FACILITIES FULLY CONFORM TO THE CURRENT STANDARDS AND CODES  
APPLICABLE TO THE COMMON OPEN SPACE AND TO DEDICATE THE COMMON  
SPACE TO PUBLIC USE WITHOUT COMPENSATION.

DATE: 5/26/23  
SIGNATURE: [Signature]  
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL OF  
STREETS  
I HEREBY CERTIFY (1) THAT PUBLIC STREETS HAVE BEEN INSTALLED  
IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OR,  
(2) ADEQUATE RIGHTS-OF-WAY DECISIONS UPON AN EXISTING  
STREET HAVE BEEN APPROVED BY THE LOCAL UTILITY DISTRICT AND  
THIS HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY  
PLANNING COMMISSION.

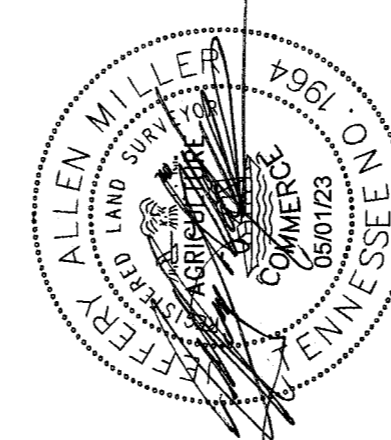
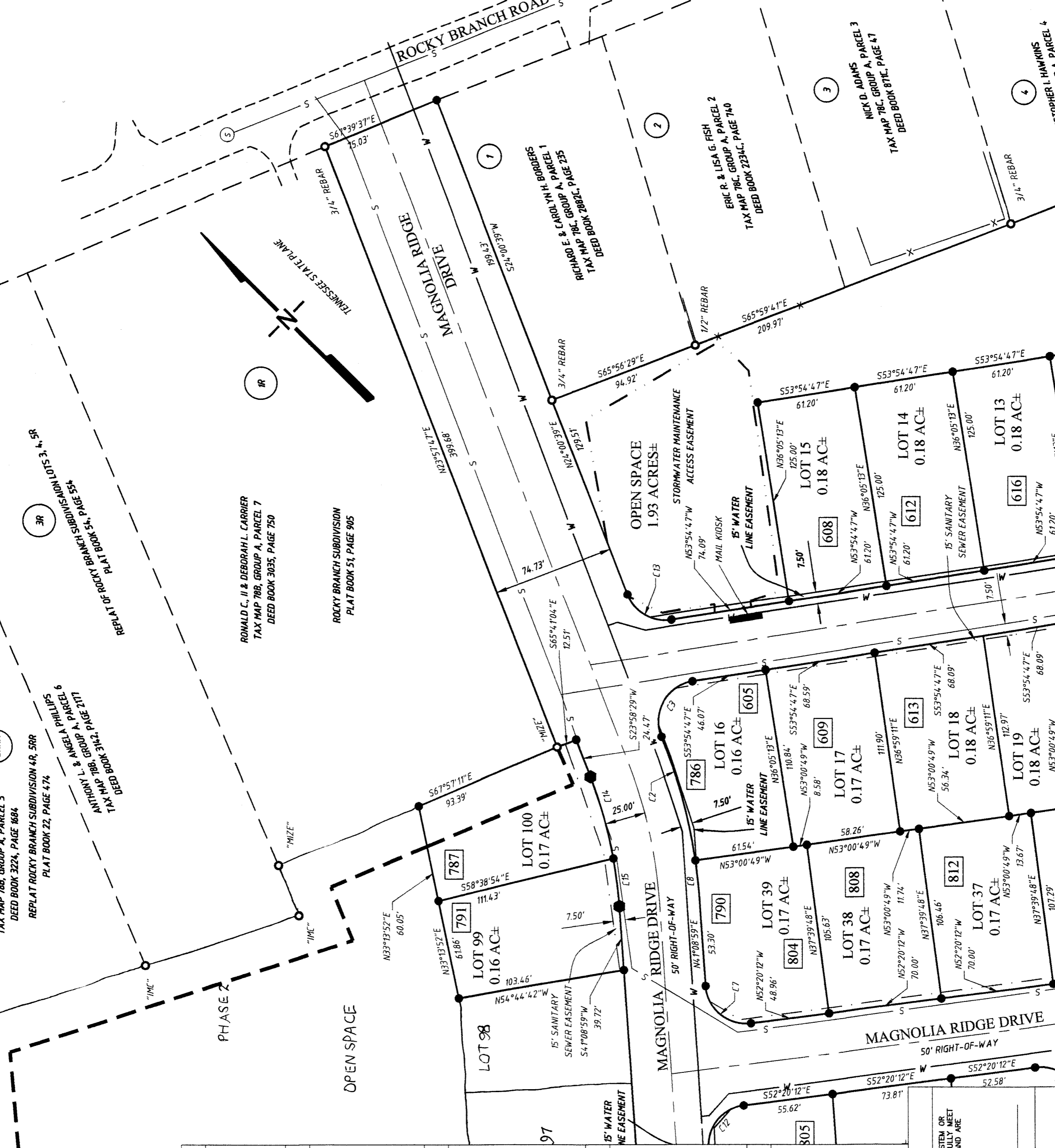
DATE: 5/26/23  
SIGNATURE: [Signature]  
SURVEYOR

DATE: 5/26/23  
SIGNATURE: [Signature]  
AUTHORIZED REPRESENTATIVE

CURVE TABLE

CURVE	CHORD BEARING	CHORD DISTANCE	RADIUS	ARC LENGTH
C1	N77°17'45"E	22.57	51.00	25.55
C2	N29°41'42"E	79.56	324.98	79.76
C3	N74°22'32"E	39.25	25.00	45.13
C4	S12°20'40"E	19.91	15.00	21.77
C5	S39°52'52"W	62.22	757.16	62.24
C6	S64°57'28"W	27.13	20.00	29.81
C7	N5°58'36"W	36.41	25.00	40.79
C8	N88°56'08"E	25.09	324.98	25.09
C9	S5°35'36"E	36.41	25.00	40.79
C10	N64°24'24"E	34.26	25.00	37.75
C11	S5°35'36"E	36.41	25.00	40.79
C12	N64°24'24"E	34.26	25.00	37.75
C13	N4°52'04"W	3144	25.00	34.00
C14	S29°26'35"W	52.47	275.00	52.49
C15	S38°01'50"W	29.93	275.00	29.94
C16	N64°24'24"E	34.26	25.00	37.75
C17	S5°02'32"E	29.39	20.00	33.02

**NOTES**  
1. See Sheet 3 for complete Notes and Sheet 1 for Legend.



Slide A-1653  
05/30/2023 - 08:42:05 AM  
23008614  
4 PGS(S)-PLAT BATCH: 324831  
PLAT BOOK: P59  
PAGE: 1-4

REC.FEE	60.00
DP.FEE	2.00
IPC.FEE	2.00
TOTAL	64.00
STATE OF TENNESSEE SULLY COUNTY	62.00
REGISTERED OFFICER	
SHEENA R TINSLEY	

MAGNOLIA RIDGE SUBDIVISION - PHASE I  
KINGSPORT REGIONAL PLANNING COMMISSION  
TOTAL ACRES 13.08± TOTAL LOTS 51  
ACRES NEW ROAD 2.84± MILES NEW ROAD 0.46±  
OWNER: MAGNOLIA RIDGE DEVELOPMENT LLC CIVIL DISTRICT 7  
SURVEYOR: JEFFERY A. MILLER CLOSURE ERROR 1:10,000  
SCALE 1" = 50' 0 50' 100' 150'

CERTIFICATE OF APPROVAL FOR RECORDING  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS  
BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR  
PLANNING AND RECORDING. ANY ERRORS OR OMISSIONS IN THE  
PLAT AND MAPS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE  
KINGSPORT REGIONAL PLANNING COMMISSION AND THAT A SECURITY  
REGISTER, IF REQUIRED, IS REQUIRED. A SECURITY IN THE FORM OF  
AND IN THE AMOUNT OF AS SHOWN HEREON. ALL REQUIRED IMPROVEMENTS  
AND IN THE AMOUNT OF AS SHOWN HEREON. ALL REQUIRED IMPROVEMENTS  
COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CERTIFICATION OF THE APPROVAL OF  
SEWERAGE SYSTEM  
I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE DISPOSAL  
SYSTEM (1) IS AVAILABLE TO THE PROPERTY, OR (2) AS SHOWN  
ON MAPS AND PLATS IS BEING INSTALLED AND THAT A SECURITY  
REGISTER, IF REQUIRED, IS REQUIRED. A SECURITY IN THE FORM OF  
AND IN THE AMOUNT OF AS SHOWN HEREON. ALL REQUIRED IMPROVEMENTS  
AND IN THE AMOUNT OF AS SHOWN HEREON. ALL REQUIRED IMPROVEMENTS  
COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

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) ADEQUATE RIGHTS-OF-WAY DECISIONS UPON AN EXISTING  
STREET HAVE BEEN APPROVED BY THE LOCAL UTILITY DISTRICT AND  
THIS HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY  
PLANNING COMMISSION.

CERTIFICATE OF ACCURACY  
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED  
HEREON IS A TRUE AND CORRECT SURVEY TO THE CITY OF  
KINGSPORT'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY  
LIMITS AND THAT THE CITY OF KINGSPORT HAS REVIEWED THE  
PLAN AND APPROVED THE SYSTEM FOR INSTALLATION AND THE  
CITY OF KINGSPORT HAS AGREED TO MAINTAIN AND OPERATE THE  
SYSTEM.

DATE: 5/26/23  
SIGNATURE: [Signature]  
SURVEYOR

**MULLER**  
Land Surveying, LLC

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

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**SHEET 3 OF 4**

FINAL PLAT  
TAX MAP 78, PARCEL 44  
DEED BOOK 3459, PAGE 412  
DATE: MAY 1, 2023

CERTIFICATE OF THE APPROVAL FOR 911 STREET ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESS, AS NOTED ON THIS FINAL PLAT, ARE APPROVED AS ASSIGNED.

DATE: May 26, 2023

*Jeffery A. Miller*  
AUTHORIZED AGENT

GOVERNMENT AND UTILITY ACCESS

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY TO ALL UTILITIES AND TO THE CITY OF KINGSPORT, TENNESSEE, FOR THE PURPOSES OF PERFORMING THEIR NORMAL RESPONSIBILITIES.

DATE: 5/26/23

*James W. Bates*  
AUTHORIZED REPRESENTATIVE

MAINTENANCE OF COMMON OPEN SPACE AND STORMWATER DETENTION FACILITIES

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR THE IMPROVEMENT, MAINTENANCE, AND OPERATION OF ALL COMMON OPEN SPACE AND STORMWATER DETENTION FACILITIES.

DATE: 5/26/23

*James W. Bates*  
OWNER - SIGNATURE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE), HEREBY CERTIFY THAT I (AM, WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN IN THIS SUBDIVISION AND I (WE) HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR THE IMPROVEMENT, MAINTENANCE, AND OPERATION OF ALL COMMON OPEN SPACE AND STORMWATER DETENTION FACILITIES, WALKS, PARKS PRIVATE USE AS NOTED.

DATE: 5/26/23

*James W. Bates*  
OWNER - SIGNATURE

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT, TENNESSEE, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE: 5/26/2023

*Michael W. Jorg*  
AUTHORIZED AGENT

CERTIFICATE 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 LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE: 5/26/23

*Clayton DeWitt*  
AUTHORIZED REPRESENTATIVE

MAINTENANCE OF COMMON OPEN SPACE

THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR THE IMPROVEMENT, MAINTENANCE, AND OPERATION OF ALL COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY LIABILITY FOR SUCH IMPROVEMENTS. THE OWNERS WILL BEAR THE COST OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAKE THE COMMON OPEN SPACE RESTORE TO ORIGINAL CONDITION. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.

DATE: 5/26/23

*James W. Bates*  
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS ACCURATE AND CORRECT AS SHOWN. I HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR THE ACCURACY OF THE PLAN AND TO DEFEND AND HOLD HARMLESS THE CITY OF KINGSPORT, TENNESSEE, FROM ANY LIABILITY FOR SUCH IMPROVEMENTS. THE OWNERS WILL BEAR THE COST OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAKE THE COMMON OPEN SPACE RESTORE TO ORIGINAL CONDITION. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.

DATE: 5/26/23

*James W. Bates*  
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT PUBLIC STREETS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE PUBLIC SAFETY AND WELFARE ACT, OR (2) ACCURATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, (3) PLAT HAS BEEN APPROVED BY THE KINGSPORT REGIONAL PLANNING COMMISSION. I HEREBY CERTIFY THAT THIS IS A CATEGORY UNAUDITED SURVEY \$ 110,000 AS SHOWN HEREON.

DATE: 5/26/23

*Jeffery A. Miller*  
SURVEYOR

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE SYSTEM ON ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO SPECIFICATIONS, OR (3) THAT A SECURITY GUARANTEE HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 5/26/23

*Clayton DeWitt*  
AUTHORIZED REPRESENTATIVE

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 AS NOTED ON THIS PLAT, THE SUBDIVISION PLAT IS IN ACCORDANCE WITH THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK. I HEREBY CERTIFY THAT THE PLAT HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 5/26/23

*Clayton DeWitt*  
SURVEYOR

CERTIFICATE OF APPROVAL OF 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 AS NOTED ON THIS PLAT, THE SUBDIVISION PLAT IS IN ACCORDANCE WITH THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK. I HEREBY CERTIFY THAT THE PLAT HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 5/26/23

*Clayton DeWitt*  
SURVEYOR

**MAGNOLIA RIDGE SUBDIVISION - PHASE I**

KINGSPORT REGIONAL PLANNING COMMISSION

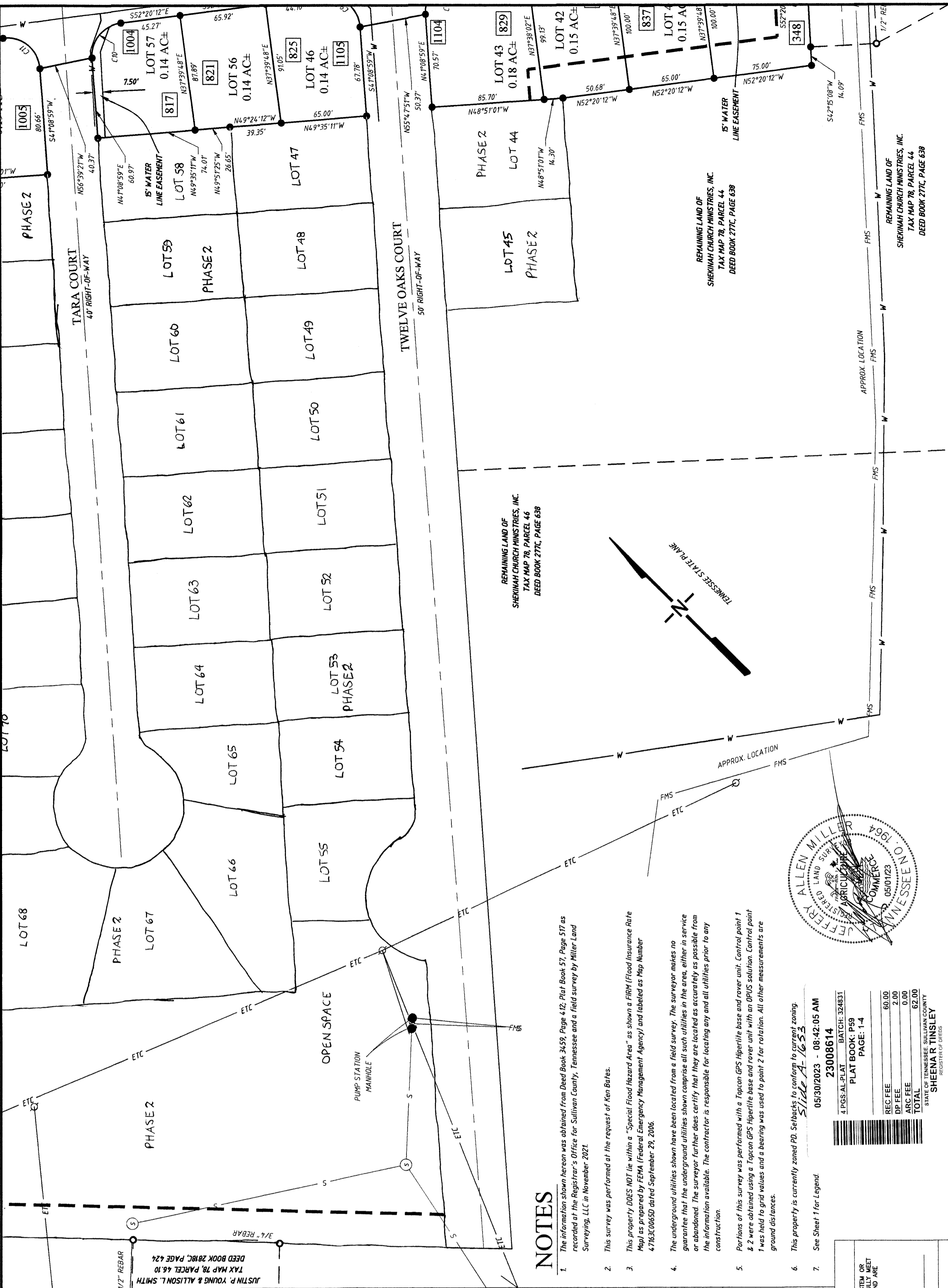
TOTAL ACRES: 13.08± TOTAL LOTS: 51

ACRES NEW ROAD: 2.84± MILES NEW ROAD: 0.46±

OWNER: MAGNOLIA RIDGE DEVELOPMENT LLC CIVIL DISTRICT 7

SURVEYOR: JEFFERY A. MILLER CLOSURE ERROR: 1:10,000

SCALE: 1" = 50' 0" 50' 100' 150'



- NOTES**
- The information shown hereon was obtained from Deed Book 3459, Page 412, Plat Book 57, Page 570 as recorded at the Registrar's Office for Sullivan County, Tennessee and a field survey by Miller Land Surveying, LLC in November 2021.
  - This survey was performed at the request of Ken Bates.
  - This property DOES NOT lie within a "Special Flood Hazard Area" as shown a FIRN (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47163C10065D dated September 29, 2016.
  - The underground utilities shown hereon were located from a field survey. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does certify that they are located as accurately as possible from the information available. The contractor is responsible for locating any and all utilities prior to any construction.
  - Portions of this survey were performed with a Topcon GPS HiPerlite base and rover unit. Control point 1 & 2 were obtained using a Topcon GPS HiPerlite base and rover unit with an OPUS solution. Control point 1 was held to grid values and a bearing was used to point 2 for rotation. All other measurements are ground distances.
  - This property is currently zoned PD. Subplots to conform to current zoning.
  - See Sheet 1 for Legend.

23008614

05/30/2023 - 08:42:05 AM

PLAT BOOK: P69

PAGE: 14

REG FEE	60.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	62.00

STATE OF TENNESSEE  
SULLIVAN COUNTY  
REGISTERED AGENT  
JEFFERY A. MILLER





**MULLER**  
Land Surveying, LLC  
116 ROBINDALE COURT  
KINGSFORD, TENNESSEE 37663  
PHONE: 423-532-5300  
WWW.MULLERSURVEYS.COM  
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**SHEET 4 OF 4**

**FINAL PLAT**  
TAX MAP 78C, PARCEL 44  
DEED BOOK 3459, PAGE 412  
DATE: MAY 1, 2023

CERTIFICATE OF THE APPROVAL  
FOR 911-STREET ASSIGNMENT  
I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED  
ON THIS FINAL PLAT ARE APPROVED AS ASSIGNED.  
DATE: 5/25/23  
AUTHORIZED AGENT  
*Jeffery A. Miller*

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO  
GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY  
OVER THE DESIGNATED STREET UTILITIES, AND OTHER  
UTILITIES, TO THE CITY OF KINGSFORD, TENNESSEE,  
FOR THE PURPOSES OF PERFORMING THEIR NORMAL RESPONSIBILITIES  
DATE: 5/25/23  
AUTHORIZED REPRESENTATIVE  
*Jeffery A. Miller*

MAINTENANCE OF COMMON OPEN SPACE  
AND STORMWATER DETENTION FACILITIES  
THE OWNERS OF THIS PROPERTY HEREBY AGREE TO  
ASSUME THE MAINTENANCE AND OPERATION OF THE  
COMMON OPEN SPACE AND STORMWATER DETENTION  
FACILITIES.  
DATE: 5/25/23  
OWNER - SIGNATURE  
*Jeffery A. Miller*

CERTIFICATE OF OWNERSHIP AND DEDICATION  
I (WE), HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S)  
OF THIS SUBDIVISION AND I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH  
MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING  
RESTRICTIONS, AND OTHER RESTRICTIONS, AND I (WE) HEREBY  
DEDICATE THIS COMMON OPEN SPACE TO PUBLIC OR  
PRIVATE USE AS NOTED.  
DATE: 5/25/23  
OWNER - SIGNATURE  
*Jeffery A. Miller*

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM  
I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED  
FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF  
KINGSFORD'S POLICY ON STREET LIGHTING WITHIN THE CITY  
LIMITS AND INSTALLATION HAVE BEEN MET.  
DATE: 5/26/2023  
AUTHORIZED AGENT  
*Michael W. Ziegler*

CERTIFICATE OF APPROVAL OF  
PUBLIC WATER SYSTEMS  
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR  
SYSTEMS INSTALLED OR TO BE INSTALLED WILL MEET  
THE REQUIREMENTS OF THE CITY OF KINGSFORD, AND ARE  
HEREBY APPROVED AS SHOWN.  
DATE: 5/25/23  
AUTHORIZED REPRESENTATIVE  
*Allen D. Dowda*

MAINTENANCE OF COMMON OPEN  
SPACE  
THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME FULL LIABILITY AND  
AGREE TO MAINTAIN, REPAIR, REPLACE, AND OPERATE AND MAINTAIN  
ON THEIR PLANS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED  
HEREON, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM  
LIABILITY FOR THE MAINTENANCE, REPAIR, REPLACEMENT, AND  
DEDICATED FOR PUBLIC USE AT A LATER DATE. THE OWNERS WILL BEAR  
FULL EXPENSE OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO  
CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY. THE  
OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE  
DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.  
DATE: 5/25/23  
AUTHORIZED REPRESENTATIVE  
*Jeffery A. Miller*

CERTIFICATE OF ACQUAINTANCE  
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED  
HEREON IS THE TRUE AND CORRECT SURVEY TO THE  
ACCURACY REQUIRED BY THE CITY OF KINGSFORD REGIONAL  
PLANNING COMMISSION THE STATE OF TENNESSEE AND  
THE CITY OF KINGSFORD. I HEREBY CERTIFY THAT THIS IS A CATEGORY  
UNAUDITED SURVEY. DATE: 05/01/23  
SURVEYOR  
*Jeffery A. Miller*

CERTIFICATE OF THE APPROVAL OF  
STREETS  
I HEREBY CERTIFY (1) THAT PUBLIC STREETS HAVE BEEN INSTALLED  
IN ACCORDANCE WITH THE CITY OF KINGSFORD, TENNESSEE,  
(2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING OR  
PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, (3) THAT A SECURITY  
IN THE FORM HAS BEEN POSTED TO ASSURE COMPLETION OF  
ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
DATE: 5/26/23  
AUTHORIZED REPRESENTATIVE  
*Allen D. Dowda*

CERTIFICATE OF APPROVAL OF  
SEWERAGE SYSTEM  
I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE DISPOSAL  
ON ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE  
MANNER ACCORDING TO SPECIFICATIONS, OR (3) THAT A SECURITY  
REGISTERED AS REQUIRED IN THE CITY OF KINGSFORD, TENNESSEE,  
AND THE KINGSFORD REGIONAL PLANNING COMMISSION TO ASSURE  
COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
DATE: 5/26/23  
AUTHORIZED REPRESENTATIVE  
*Allen D. Dowda*

CERTIFICATE OF APPROVAL FOR RECORDING  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS  
BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR  
KINGSFORD, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES  
KINGSFORD REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN  
APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY  
REGISTERED AS REQUIRED IN THE CITY OF KINGSFORD, TENNESSEE,  
AND THE KINGSFORD REGIONAL PLANNING COMMISSION TO ASSURE  
COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
DATE: 5/26/23  
SURVEYOR  
*Jeffery A. Miller*

CERTIFICATE OF APPROVAL OF RECORDING  
DATE: 5/26/23  
SURVEYOR  
*Jeffery A. Miller*

REG. FEE 60.00  
DP FEE 2.00  
ARC FEE 0.00  
TOTAL 62.00  
SHEENA R TINSLEY  
REGISTERED SURVEYOR  
STATE OF TENNESSEE  
05/30/2023 - 08:42:05 AM  
23008614  
PLAT BOOK P59  
PAGE: 14  
BATCH: 324831  
4 PGS. AL-PLAT

REBAR 3/4" - 1654

CHRISTOPHER I. HAWKINS  
TAX MAP 78C, GROUP A, PARCEL 4  
DEED BOOK 3380, PAGE 2012

WILLIAM E. & TAMARA D. CHILDRESS  
TAX MAP 78C, GROUP A, PARCEL 5  
DEED BOOK 2906C, PAGE 336

KENT L. BOWERS  
TAX MAP 78C, GROUP A, PARCEL 6  
DEED BOOK 418C, PAGE 566

JOE J. & DEBORAH K. PORCHE  
TAX MAP 78C, GROUP A, PARCEL 7  
DEED BOOK 188C, PAGE 162

TIMOTHY G. & DAWN M. WILLIAMS  
TAX MAP 78C, GROUP A, PARCEL 8  
DEED BOOK 3374, PAGE 672

SHEKINAH ACRES  
PLAT BOOK 15, PAGE 20

MICHAEL & WENDY RATLIFF  
TAX MAP 78C, GROUP B, PARCEL 5  
DEED BOOK 3153, PAGE 1452

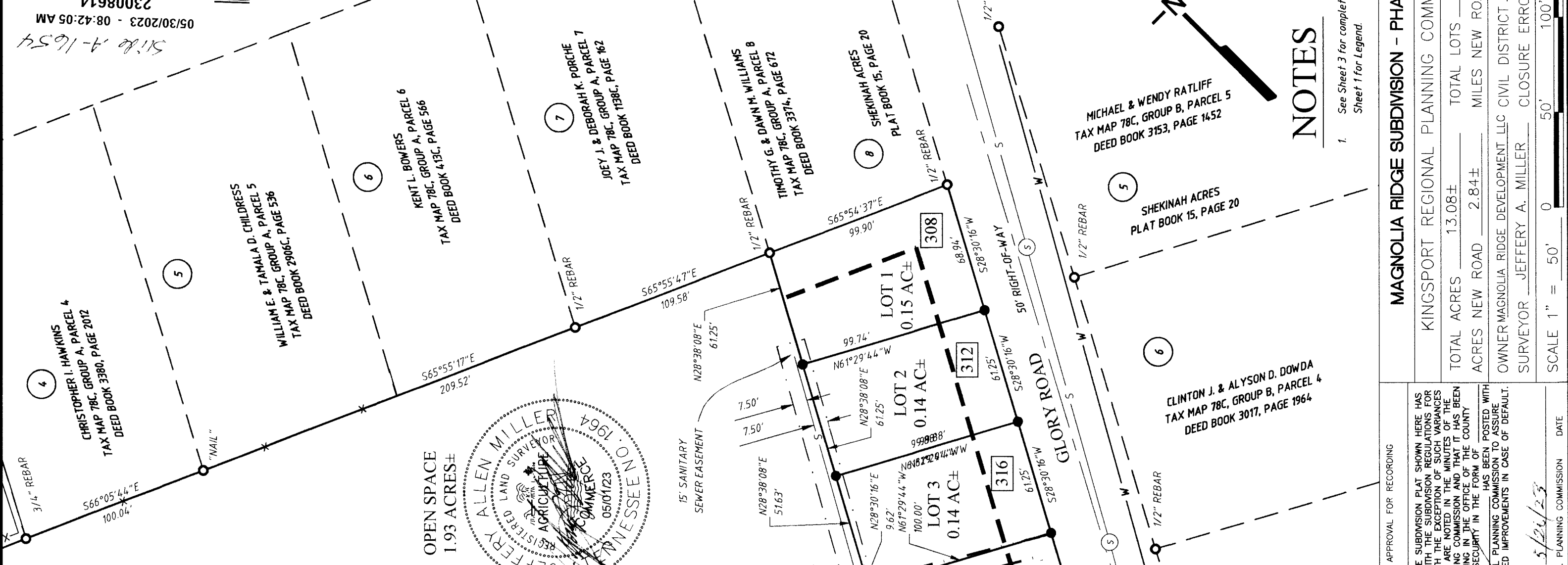
SHEKINAH ACRES  
PLAT BOOK 15, PAGE 20

CLINTON J. & ALYSON D. DOWDA  
TAX MAP 78C, GROUP B, PARCEL 4  
DEED BOOK 3017, PAGE 1964

SCOTT R. & TAMARA S. TAYLOR  
TAX MAP 78C, GROUP B, PARCEL 3  
DEED BOOK 3396, PAGE 299

THOMAS S. & JUDY K. WEAVERFORD  
TAX MAP 78C, GROUP B, PARCEL 2  
DEED BOOK 148C, PAGE 610

JOHN G., JR. & SUE G. CURRAN  
TAX MAP 78C, GROUP B, PARCEL 1  
DEED BOOK 148C, PAGE 437



**NOTES**  
1. See Sheet 3 for complete Notes and Sheet 1 for Legend.

**MAGNOLIA RIDGE SUBDIVISION - PHASE I**  
KINGSFORD REGIONAL PLANNING COMMISSION  
TOTAL ACRES 13.08± TOTAL LOTS 51  
ACRES NEW ROAD 2.84± MILES NEW ROAD 0.44±  
OWNER MAGNOLIA RIDGE DEVELOPMENT, LLC CIVIL DISTRICT 7  
SURVEYOR - JEFFERY A. MILLER CLOSURE ERROR 1:10,000  
SCALE 1" = 50' 50' 100' 150'

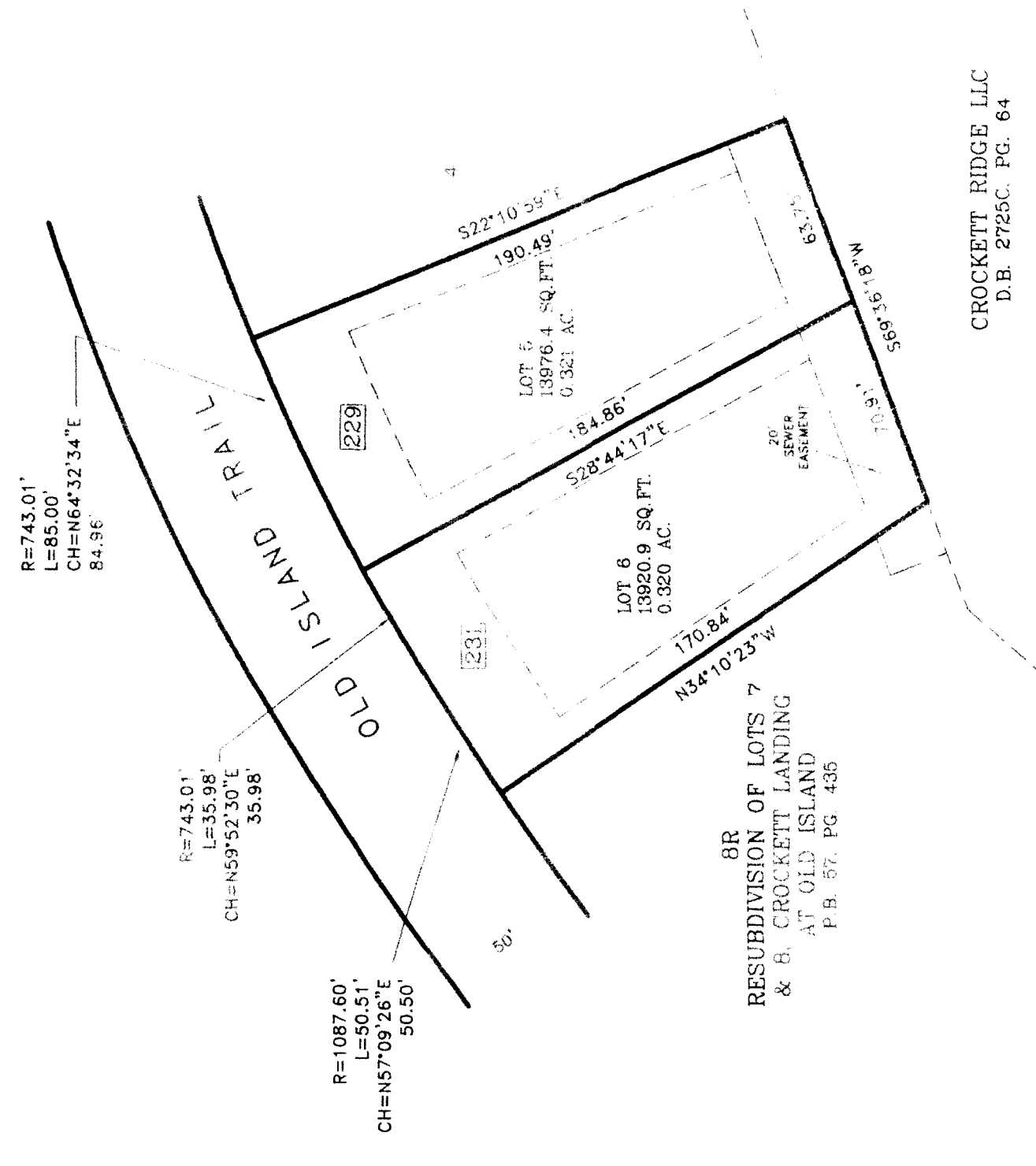
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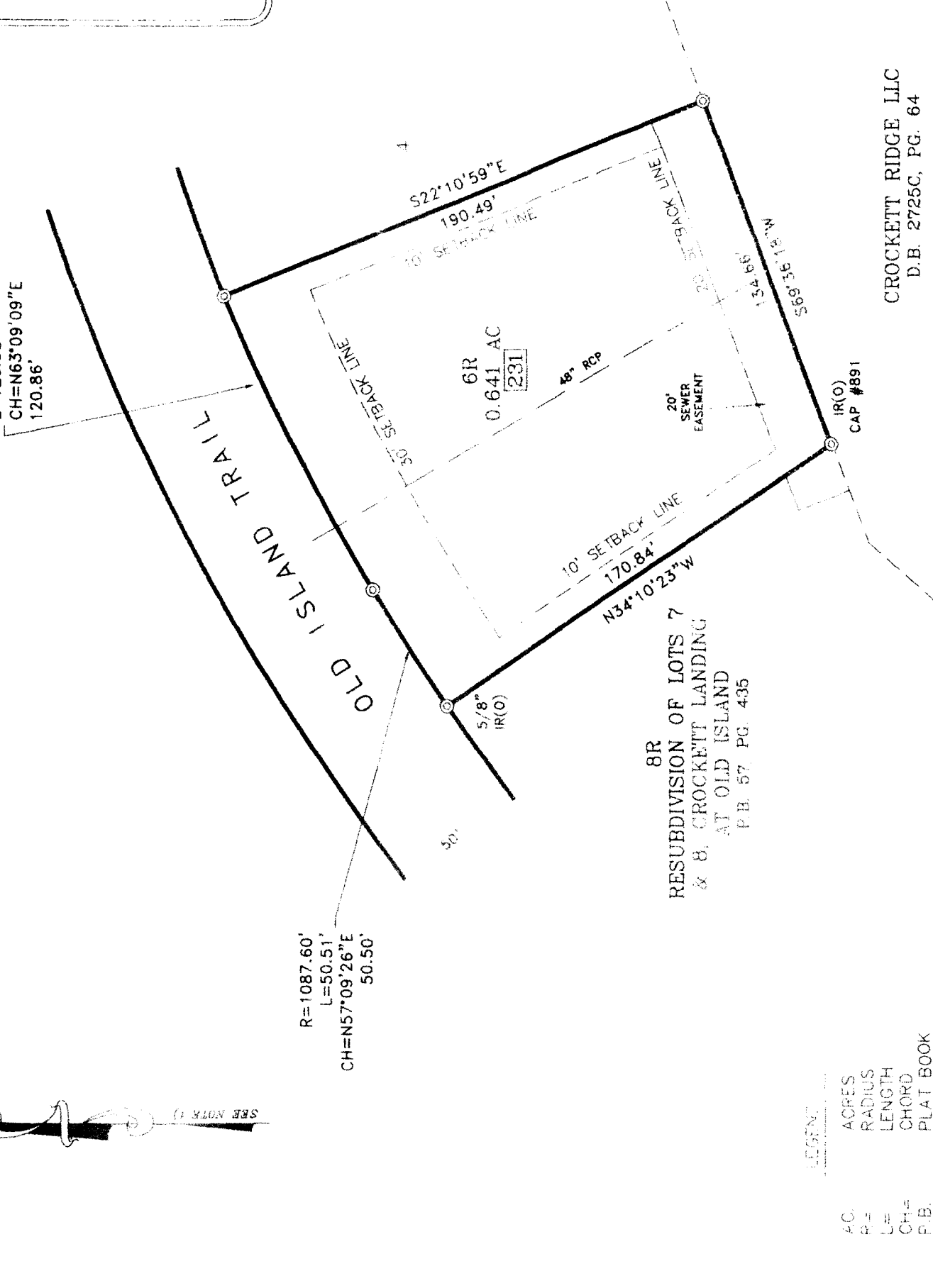
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REBAR 1/2" - 700

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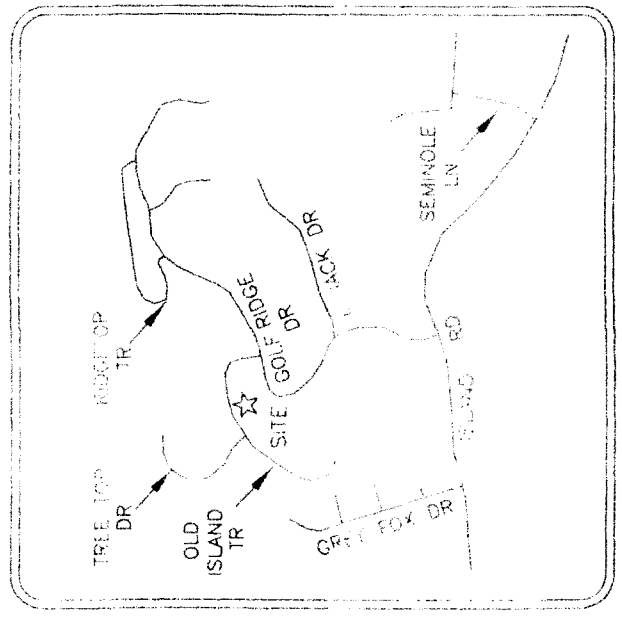
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REBAR 1/2" - 872  
REBAR 1/2" - 876  
REBAR 1/2" - 880  
REBAR 1/2" - 884  
REBAR 1/2" - 888  
REBAR 1/2" - 892  
REBAR 1/2" - 896  
REBAR 1/2" - 900



BEFORE



AFTER



LOCATION MAP  
N.T.S.

- P.C. PLAT CENTER
- R. RADIUS
- L. LENGTH
- CH. CHORD
- P.B. PLAT BOOK
- P.G. PAGE
- HP(O) HORIZONTAL POINT
- V.P. VERTICAL POINT

CROCKETT RIDGE LLC  
D.B. 2725C, PG. 64

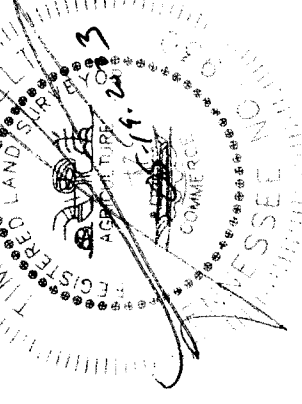
CROCKETT RIDGE LLC  
D.B. 2725C, PG. 64

NOTES:

- 1) BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATES.
- 2) ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
- 3) PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE SULLIVAN COUNTY ZONING ORDINANCE AND CITY OF KINGSPORT SUBDIVISION REGULATIONS.
- 4) THERE SHALL BE A 10' FRONT AND 7.5' SIDE AND REAR EASEMENT FOR UTILITIES AND DRAINAGE.
- 5) SANITARY SEWER EASEMENT SHALL BE 20' WIDE.
- 6) PARKING ZONE SHALL BE 30' WIDE.
- 7) ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY LINED AS SHOWN.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00700 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 3) JOB NO. 23-17-006
- 4) ACAD FILE 23-12866 ROSE.DWG
- 5) TAX MAP CLM 78, PARCELS 27 & 33
- 6) PLAT REFERENCE P.B. 52, PG. 216
- 7) THERE SHALL BE A 10' FRONT AND 7.5' SIDE AND REAR EASEMENT FOR UTILITIES AND DRAINAGE.
- 8) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE TENNESSEE STANDARD OF PRACTICE.
- 10) 5/8" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.



Slide A-1651  
05/26/2023 - 08:56:59 AM  
23008525

PLAT BOOK: P58	17.00
REC FEE	15.00
DP FEE	2.00
ARG FEE	0.00
TOTAL	34.00

STATE OF TENNESSEE  
SULLIVAN COUNTY  
SHEENA R. TINSLEY  
REGISTERED PROFESSIONAL ENGINEER

ALLEY & ASSOCIATES, INC.  
SURVEYORS  
402 E. MARKET STREET  
KINGSPORT, TENNESSEE 37660  
TELEPHONE: (423) 382-8886  
E-MAIL: [tin@alleyandassociates.com](mailto:tin@alleyandassociates.com)

CERTIFICATE OF OWNERSHIP AND DEDICATION. I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) CONSENT TO ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, LINES, AND DEPARTMENTS, EASEMENTS, RIGHTS OF WAY, AND OTHER SETBACKS FOR PUBLIC OR PRIVATE USE AS NOTED.	CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESCRIBED FOR THIS SUBDIVISION COMPLETS WITH THE LIGHTING PLAN AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF KINGSPORT, AND ALL REGULATIONS THEREON THAT MAY BE ADOPTED.	CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR THIS SUBDIVISION SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF KINGSPORT, AND ALL REGULATIONS THEREON THAT MAY BE ADOPTED.	CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEMS I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE CITY OF KINGSPORT, AND ALL REGULATIONS THEREON THAT MAY BE ADOPTED.
DATE: 5-23 OWNER: <i>Sheena R. Tinsley</i>	DATE: 5-16 KINGSPORT AUTHORIZING AGENT: <i>Sheena R. Tinsley</i>	DATE: 5-16 KINGSPORT AUTHORIZING AGENT: <i>Sheena R. Tinsley</i>	DATE: 5-16 KINGSPORT AUTHORIZING AGENT: <i>Sheena R. Tinsley</i>
CERTIFICATE OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.	CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT THE MEASUREMENTS, CALCULATIONS, AND CONCLUSIONS OF THIS SURVEY COMPLY WITH THE TENNESSEE STANDARD OF PRACTICE.	CERTIFICATE OF THE APPROVAL OF STREETS I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS ON THE FINAL PLAT AND SHALL BE MAINTAINED AS SUCH.	CERTIFICATE OF THE APPROVAL OF UTILITIES I HEREBY CERTIFY THAT THE UTILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE CITY OF KINGSPORT, AND ALL REGULATIONS THEREON THAT MAY BE ADOPTED.
DATE: May 23 CITY GS DIVISION DIRECTOR OF 911 ADDRESSING: <i>Sheena R. Tinsley</i>	DATE: 5-23 TENNESSEE REGISTERED ENGINEER AND SURVEYOR: <i>Sheena R. Tinsley</i>	DATE: 5-16 KINGSPORT AUTHORIZING AGENT: <i>Sheena R. Tinsley</i>	DATE: 5-16 KINGSPORT AUTHORIZING AGENT: <i>Sheena R. Tinsley</i>

RESUBDIVISION OF LOTS 5 & 6.

CROCKETT RIDGE LLC D.B. 2725C, PG. 64	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES: 0.641	TOTAL LOTS: 3
OWNER: STINSON	CIVIL DISTRICT: 27th
APPLICATOR: ALLEY & ASSOCIATES, INC.	CLOSURE DEPOS: 1,100.00
ADDRESS: NEAR ROAD 3	MILES ASK ROAD: 1
SCALE: 1"=50'	

"Approval is hereby granted for lots 1 & 2 of the above defined as **Subdivision of West Ridge H.S. Property** (Henry Hurr Road) in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit obtained by the owner from the Division of Water Resources. Other tags, underground utilities, and other structures should be located and marked with appropriate survey monuments. Any cutting, filling, or alteration of the site boundaries may void this approval.

*Sheela A. 05/15/2023*  
 Environmental Scientist  
 Division of Water Resources

The following restrictions apply to the installation of a conventional subsurface sewage disposal system on this property:

- A) A permit for the installation of the subsurface sewage disposal system must be obtained from the Tennessee Department of Environment and Conservation's Division of Water Resources **before** any construction begins.
- B) **Lot 1** has adequate suitable soil to install and duplicate a **3 (Three) bedroom** conventional subsurface sewage disposal (SSD) system. A pump system may be required for approval.
- C) **Lot 2** has an existing septic system. Adequate suitable soil is **Not** available to duplicate a **1 (One) bedroom** conventional subsurface sewage disposal system. Plat approval does not constitute approval of the existing system.
- D) **Lot 1** has specific areas designated for the SSD system. House, location, large floor plans, irregular configurations, excavated basements, as well as Storm Water Pollution Prevention Plans, construction of dwellings with topography of property may result in reduction of bedrooms and/or SSD system requiring to be pumped. **Prior to construction** the property owner needs to contact this office to insure proper house site location.
- E) There shall be a 50-foot setback between all wells or springs, and all SSD systems or duplication area.

- NOTES:**
- 1) BEARINGS ARE BASED ON DB 3246 PG. 1535
  - 2) SULLIVAN COUNTY BOARD OF EDUCATION: WEST RIDGE HIGH SCHOOL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 4716300700. 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 079 PARCEL 036.00
  - 4) REFERENCE DEED: DB 3246 PG 1535
  - 5) ZONED: A-1 GENERAL AGRICULTURE
  - 6) BUILDING SETBACK LIMITS FOR A-1: FRONT YARD = 30' SIDE YARD = 0' REAR YARD = 20'
  - 7) ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
  - 8) PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE SULLIVAN COUNTY ZONING ORDINANCE AND THE CITY OF KINGSPORT SUBDIVISION REGULATIONS.
  - 9) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7 1/2' WIDE ALONG THE INTERIOR SIDE OF ALL LINES OR THE STORM WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE PLANNING COMMISSION.
  - 10) THE EXISTING HOUSE WAS BUILT BEFORE 1930.
  - 11) [E99] HENRY HARR ROAD = 911 ADDRESS.
  - 12) FIELD BOOK: 186-26
  - 13) ACAD FILE NAME: 23-6786WESTRIDGE\23-6786WEST.dwg

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.

*Sheela A. 05/15/2023*  
 Surveyor Reg. No. 897  
 Tenn. Reg. No. 897

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, the owner(s) of the above described property, do hereby consent, establish the building lines and other open spaces to public or private use as noted.

DATE: 5/14/2023

*Ronald Gene Mize*  
 OWNER

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED TO BE INSTALLED FULLY COMPLIES WITH THE REQUIREMENTS OF THE PUBLIC WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE: 5/21/2023

*Sheela A. 05/15/2023*  
 SURVEYOR

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 5/21/2023

*Sheela A. 05/15/2023*  
 SURVEYOR

CERTIFICATE OF THE APPROVAL OF STREETS

I HEREBY CERTIFY THAT THE STREETS, HAVE BEEN INSTALLED TO THE SPECIFICATIONS OR ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

DATE: 5/21/2023

*Sheela A. 05/15/2023*  
 ADDRESSING OR PAVEMENT AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE: 5/21/2023

*Sheela A. 05/15/2023*  
 ADDRESSING OR PAVEMENT AUTHORIZED REPRESENTATIVE

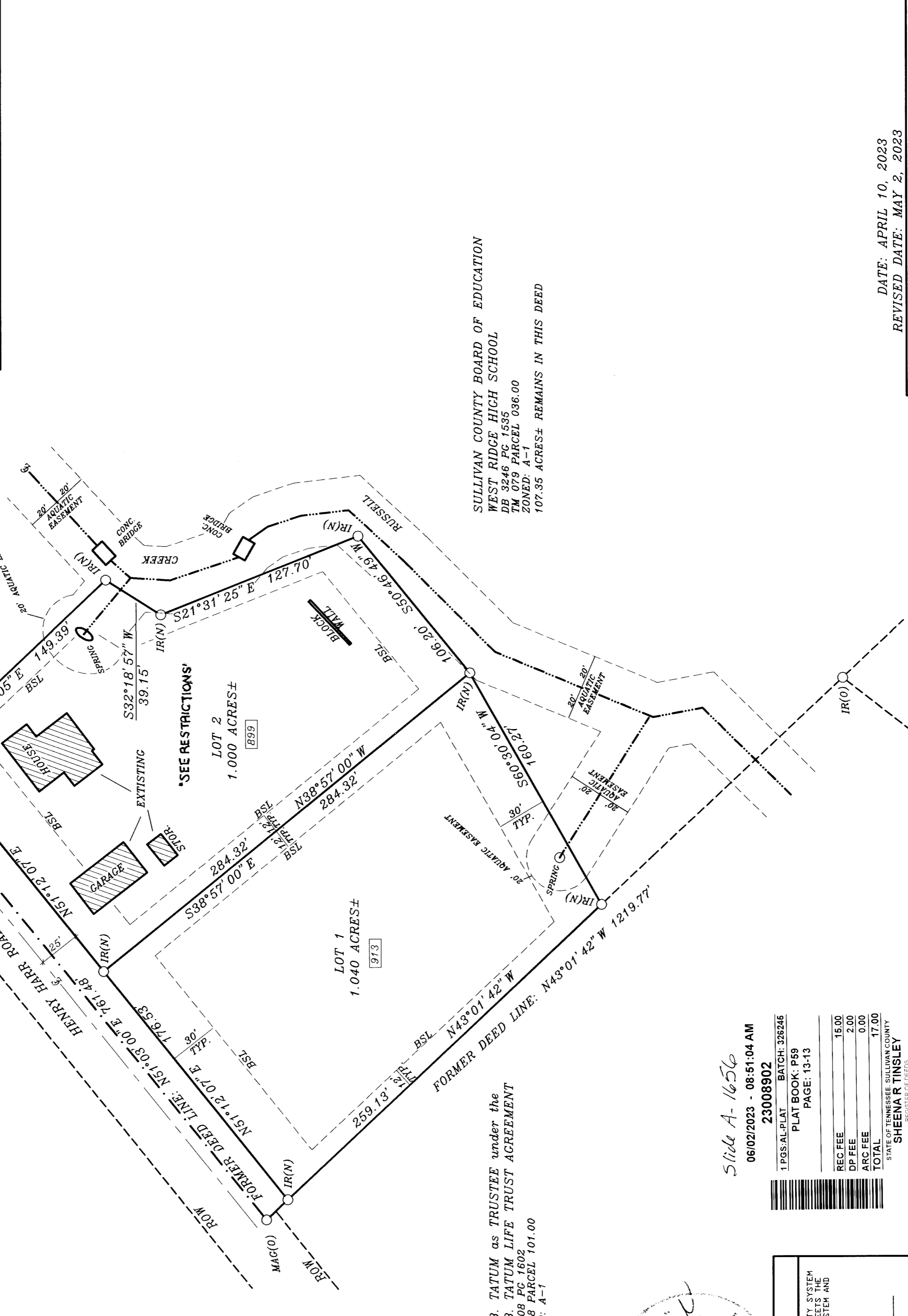
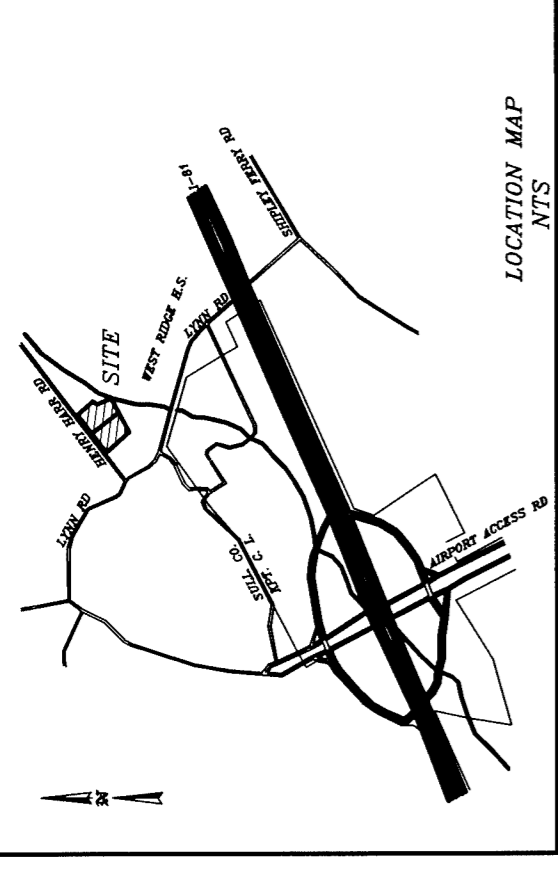
CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREIN COMPLIES WITH THE REQUIREMENTS OF THE KINGSPORT REGIONAL PLANNING COMMISSION FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE APPROVALS OF THE RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY, TN, REGISTRAR.

DATE: 5/21/2023

*Sheela A. 05/15/2023*  
 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

- LEGEND**
- IR(N) NEW 5/8" IRON ROD WITH SURVEYORS CAP "RLS 891"
  - MAG(O) MAG NAIL CORNER (OLD)
  - FORMER DEED LINE
  - CENTER LINE OF PAVEMENT
  - BUILDING SETBACK LINE



DATE: APRIL 10, 2023  
 REVISED DATE: MAY 2, 2023

**WEST RIDGE H. S. PROPERTY**

**KINGSPORT REGIONAL PLANNING COMMISSION**

TOTAL ACRES: 2.040 ACRES± TOTAL LOTS: 2

ACRES NEW ROAD: 0 MILES NEW ROAD: 0

OWNER: SULLIVAN CO. BOARD OF EDU. CIVIL DISTRICT 7th

SURVEYOR: MIZE & ASSOCIATES CLOSURE ERROR: 1-10.000

SCALE: 1" = 50'