



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: LORI PYATTE, PLANNING TECHNICIAN

DATE: AUGUST 21ST, 2025

SUBJECT: SURETY BOND EXTENSION FOR ARBOR TOWNHOMES (RIVERBEND)

FILE NUMBER: PD23-0329

The City currently holds a Surety Bond in the amount of \$106,114.26 for Arbor Townhomes (Riverbend). The City Engineering Division has reviewed the existing estimate to cover the cost of the required improvements to meet the Minimum Subdivision Regulations for the final plat of Arbor Townhomes (Riverbend). The estimate remains unchanged in for the amount \$106,114.26.

The Surety Bond will have an approval expiration date of September 11th, 2026. The Surety Bond states that the improvements will be completed on or before the Performance Date, which is set to June 11th, 2026.

Staff Recommends extension of the Surety Bond approval in the amount of \$106,114.26 as calculated by the City Engineering Division, to cover all remaining improvements for Arbor Townhomes (Riverbend).

**BOND ESTIMATE Part 2
Riverbend Townhomes (Arbor Townhomes)**

FILE NO. 2023-D23

September 17, 2024

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
Sidewalks					
7	4,370	S.F.	6" Sidewalk, 6' Wide w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 87,400.00
8	4	EA	Truncated Dome Mats	\$ 283.60	\$ 1,134.40
9	4	EA	Concrete Curb Ramps	\$ 1,039.50	\$ 4,158.00
				SUBTOTAL	\$ 92,692.40
CONTINGENCIES (6%)					\$ 5,561.54
					\$ 98,253.94
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 7,860.32
					\$ 106,114.26
				SIDEWALK TOTAL	\$ 106,114.26

Notes: As-Built estimate, Video and Water Testing is if C.O.K. installs infrastructure - Developer shall provide As-Built drawings, Videos and any Testing before any Utilities installed by others will be accepted by the City.

September 17, 2024

Garret Burton
Civil Engineer I
City of Kingsport

Date



SUBDIVISION BOND

Bond No. 9465135

KNOW ALL MEN BY THESE PRESENTS, that we DR Horton

6 Sheridan Square, Suite 200 Kingsport, TN 37660

as Principal, and Fidelity and Deposit Company of Maryland

authorized to do business in the State of TN, as Surety, are held and firmly bound unto

City Of Kingsport, TN

as Obligee, in the penal sum of One Hundred Six Thousand One Hundred Fourteen Dollars and Twenty Six Cents

(\$ 106,114.26) DOLLARS, lawful money of

the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, DR Horton

has agreed to construct in The Arbor (FKA Riverbend Townhomes)

the following improvements: The Arbor (FKA Riverbend Townhomes) - Sidewalks

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 13th day of November, 2024.

DR Horton

Principal

By: *Elizabeth Paul*

Fidelity and Deposit Company of Maryland

By: *Noah William Pierce*

Noah William Pierce

Attorney-in-Fact



Bond Number: 9465135

Obligee: City Of Kingsport, TN

ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Robert D. Murray, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Noah William Pierce**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 10th day of October, A.D. 2023.



ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Robert D. Murray
Vice President

By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 10th day of October, A.D. 2023, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, Robert D. Murray, Vice President and Dawn E. Brown, Secretary of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison

GENEVIEVE M. MAISON
NOTARY PUBLIC
BALTIMORE COUNTY, MD
My Commission Expires JANUARY 27, 2025



Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 13th day of November, 2024.



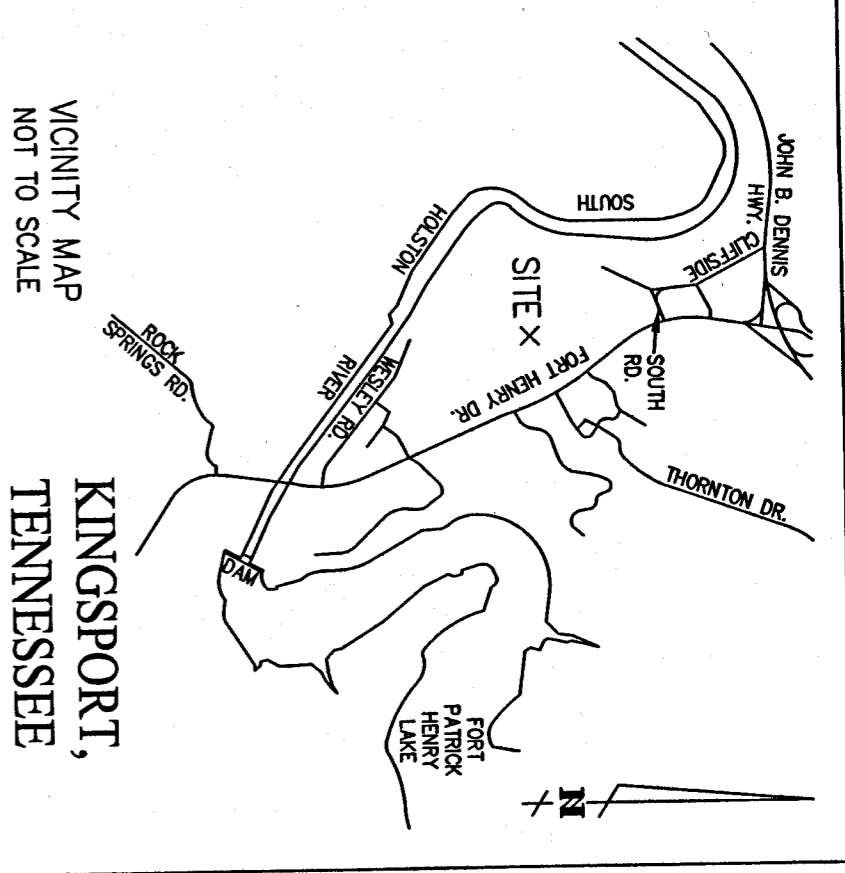
MJ Pethick

By: Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsfclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790



NOTES:

- OWNER/DEVELOPER: LAND STAR DEVELOPMENT, LLC, 367 HOG HOLLOW ROAD, JOHNSON CITY, TENNESSEE 37615. PROPERTY REFERENCE: BEING A PORTION OF THE PROPERTY CONVEYED IN BOOK 3518, PAGE 1327 AND BEING LOT 7, "PROPERTY OF FIRST SOUTHEAST DEVELOPMENT, LLC, PLAT BOOK P58, PAGE 271, TM NO. 077H C 002.30
- TOTAL ACREAGE OF SURVEYED PROPERTY IS 6,954 ACRES.
- TOTAL DISTURBED ACREAGE: 5.40 ACRES.
- CURRENT AND PROPOSED ZONING: KINGSPOST, TENNESSEE PLANNED DEVELOPMENT DISTRICT (P.D). SETBACKS: PERMETER-25'.
- THE SURVEYED PROPERTY IS SHOWN AS BEING IN "OTHER AREAS ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE, MAP NUMBER 47163C0045D, EFFECTIVE DATE SEPTEMBER 29, 2006.
- ALL WATER LINE EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSPOST.
- ALL SANITARY SEWER EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSPOST.
- ALL DRAINAGE EASEMENTS SHALL BE PRIVATE AND DEDICATED TO THE SUBDIVISION HOMEOWNERS ASSOCIATION.
- ALL DRAINAGE EASEMENTS OUTSIDE OF PUBLIC ROW ARE TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED.
- 48" CMP STORM SEWER LOCATIONS SCALED FROM A PLAN OF "RIVERBEND - EPCON PHASE 1" BY EDWARDS ENGINEERING, PLLC, WITH A REVISION DATE OF 9/10/09 AND PROVIDED BY THE CITY OF KINGSPOST ENGINEERING DEPARTMENT.
- UNDERGROUND ELECTRICAL UNITS AND COMMUNICATION LOCATIONS ESTIMATED FROM A PLAN OF CIVIL SITE PLANS RIVERBEND COMMERCIAL PROJECT - ROAD 'B' BY HIGHLANDS ENGINEERING, LLC WITH A DATE OF 5/6/15.
- THE HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING OPEN SPACE & COMMON AREA.
- THE ENTIRE DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
- AREAS AND DENSITY:
 - TOTAL DEVELOPMENT - 6,954 ACRES
 - RIGHT OF WAY - 0,804 ACRES
 - TOTAL DEVELOPMENT AREA MINUS RIGHT OF WAY - 6,150 ACRES USEABLE
 - FORTY FIVE UNITS (INCLUDING PORCHES) - 1025 SQUARE FEET EACH (1,059 AC. TOTAL)
 - 45 UNITS DIVIDED BY 6,150 ACRES EQUALS 7.32 UNITS/ACRE
 - REQUIRED OPEN SPACE FOR 8 UNITS/ACRE - 35%
 - OPEN SPACE (USEABLE AREA MINUS UNITS WITH A 25' BUFFER) - 3,494 ACRES
 - 3,494 AC. (OPEN SPACE) DIVIDED BY 6,150 AC (USEABLE) EQUALS 57% OPEN SPACE
- THE UNITS ARE UNITS AND NOT INDIVIDUAL LOTS.
- OVERALL LENGTH IN STREET - 760.98'.
- OVERALL LENGTH IN RIGHT OF WAY - 766.65'.
- RADIUS OF THE CUL-DE-SAC RIGHT RIGHT OF WAY IS 50'.
- RADIUS OF THE CUL-DE-SAC PAVEMENT IS 42.5'.
- TOTAL NUMBER OF UNITS IS 45.
- TWO PARKING SPOTS ARE PROVIDED FOR EACH UNIT. (ONE EACH IN THE DRIVEWAY AND GARAGE OF EACH UNIT).
- THE SANITARY SEWER EASEMENT RECORDED AT PB 55 PAGE 154 HAS BEEN ABANDONED PER CITY OF KINGSPOST ORDINANCE NO. 7142.

**Final Plat of
The Arbor Town Homes**

11th Civil District, Sullivan Co., TN
Date: 2-3-25
By: Larry D. Culbertson RLS 883

Culbertson Surveying
P.O. Box 190
Nicklesville, VA 24221
Ph. 276-439-3093

Slide A-1793

Sheet #	370300	Shelby County, Register
Book #	45.00	Instrument #
Page #	0.00	2/6/2025 at 10:27 AM
Client #	2.00	PLAT
Order #	47.00	P59
Total:		BGS 561-563



LEGEND

- ☒ PROPOSED CONCRETE MONUMENT
- EXISTING FIRE HYDRANT
- ⊕ DESIGNATED HANDICAP PARKING SPACE
- ⊞ EXISTING TELEPHONE PEDESTAL
- ⊙ SANITARY SEWER MANHOLE: EXISTING, PROPOSED
- ⊙ PROPOSED STORM DRAIN MANHOLE
- ⊙ PROPOSED WATER METER
- ⊙ PROPOSED SANITARY SEWER CLEAN OUT
- ⊙ END OF PIPE NOT LOCATED (GENERAL DIRECTION IS SHOWN)
- ⊞ HOUSE NUMBER
- (SIZE)-SP EXISTING STORM STRUCTURE & DRAIN PIPE
- SD- EXISTING STORM STRUCTURE & DRAIN PIPE
- W— EXISTING WATER LINE
- (SIZE)W— PROPOSED WATER LINE
- S— EXISTING SANITARY SEWER LINE
- 8'S— PROPOSED 8" SANITARY SEWER LINE
- UE— EXISTING UNDERGROUND ELECTRIC LINE
- UC— EXISTING UNDERGROUND TELECOMMUNICATIONS LINE
- X— EXISTING FENCE LINE
- IRON PIN FOUND, UNLESS NOTED OTHERWISE
- IRON PIN SET
- ⊙ CALCULATED POINT

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.
February 4, 2025
Catherine Gurbain
CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM
I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.
5 Feb 2025
Tennessee Department of Environment & Conservation
OR KINGSPOST AUTHORIZING AGENT

CERTIFICATION OF 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 KINGSPOST WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.
5 Feb 2025
DATE
AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEM
I HEREBY CERTIFY (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; OR (2) STORM WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET CITY OF KINGSPOST REQUIREMENTS.
I HEREBY CERTIFY (1) THAT TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL LOTS IS LESS THAN ONE (1) ACRE AS SHOWN; (2) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED
5 Feb 2025
DATE

CERTIFICATION OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HERON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.
2-3-2025
DATE
OWNER

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HERON IS A TRUE AND CORRECT STATE TO THE ACCURACY REQUIRED BY THE KINGSPOST, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HERON.
2-3-25
DATE
REGISTERED SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS
I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS, OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.
2/4/25
DATE
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF THE APPROVAL STREET LIGHTING SYSTEM
I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPOST'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPOST, AND ANY REQUIRED CHANGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.
2-4-2025
DATE
TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPOST, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE INDICES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$118,746.16 HAS BEEN POSTED WITH THE KINGSPOST REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
2/5/2025
DATE
SECRETARY, KINGSPOST MUNICIPAL/REGIONAL PLANNING COMMISSION

SEC. 114-904 PART 13 B AND C:
B. GOVERNMENT AND UTILITY ACCESS. THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.
C. MAINTENANCE OF COMMON OPEN SPACE. THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER PLAN, AND TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE DEDICATED FOR PUBLIC USE AT A LATER DATE, THE OWNERS SHALL BEAR FULL EXPENSE OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAKE THE COMMON OPEN SPACE AND DRAINAGE FACILITIES FULLY 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.

OWNER
2-3-2025
DATE

TENNESSEE STATE PLANE
GRID NORTH

RIVER BEND VILLA
APARTMENTS, LLC
BOOK 3180, PAGE 369
LOT 8
LOTS 7 & 8 RIVERBEND DEVELOPMENT
PLAT BOOK P55, PAGE 154

7.5' UTILITY & DRAINAGE
EASEMENT ALONG SIDE &
REAR LOT LINES, 15' ALONG
FRONT LOT LINES
PLAT BOOK P55, PAGE 154

APPALACHIAN POWER COMPANY
RIGHT OF WAY &
EASEMENT
BOOK 1011C, PAGE 212

A=94°45'15"
R=75.50'
L=124.86'
CH=N 832°39' E
CH=1111.11'

A=59°02'11"
R=64.00'
CH=N 918°53' W
CH=63.07'

A=23°27'53"
R=303.00'
CH=N 31°56'09" E
CH=123.22'

BOOK 3170 PAGE 232
15 FT EASEMENT FROM
BACK OF RIGHT OF WAY

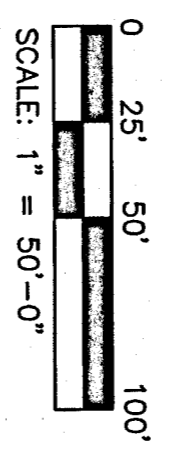
TOWN HOUSE REFERENCE POINT CHART

LINE	BEARING	DISTANCE
R1-R2	S 63°23'42" E	49.42'
R1-R3	N 74°35'16" E	49.65'
R4-R5	N 54°57'16" E	130.16'
R4-R6	N 64°38'33" E	144.77'
R7-R8	N 10°53'17" W	76.91'
R9-R10	N 19°49'40" W	57.47'
R9-R11	N 00°36'33" W	82.33'
R12-R13	S 59°53'19" E	27.70'

NOTE: THE SANITARY SEWER EASEMENT
RECORDED AT PB 55 PAGE 154 HAS BEEN
ABANDONED PER CITY OF KINGSFORT
ORDINANCE NO. 7142

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	88°33'47"	20.00'	30.91'	S 0°36'48" E 27.93'
C2	88°34'11"	118.50'	183.18'	S 0°36'35" E 165.48'
C3	100°49'17"	81.50'	143.41'	S 6°44'08" E 125.61'
C4	83°25'54"	118.50'	17.68'	S 52°52'19" E 17.66'
C5	42°34'10"	67.17'	49.90'	S 69°52'57" E 48.76'
C6	262°25'12"	50.00'	229.00'	S 40°02'34" W 75.23'
C7	48°23'56"	75.00'	63.35'	N 32°56'48" W 61.49'
C8	100°49'17"	121.50'	213.80'	N 6°44'08" W 187.26'
C9	86°36'11"	78.50'	118.65'	N 0°22'25" E 107.68'
C10	93°24'13"	20.00'	32.60'	N 89°37'47" W 29.11'

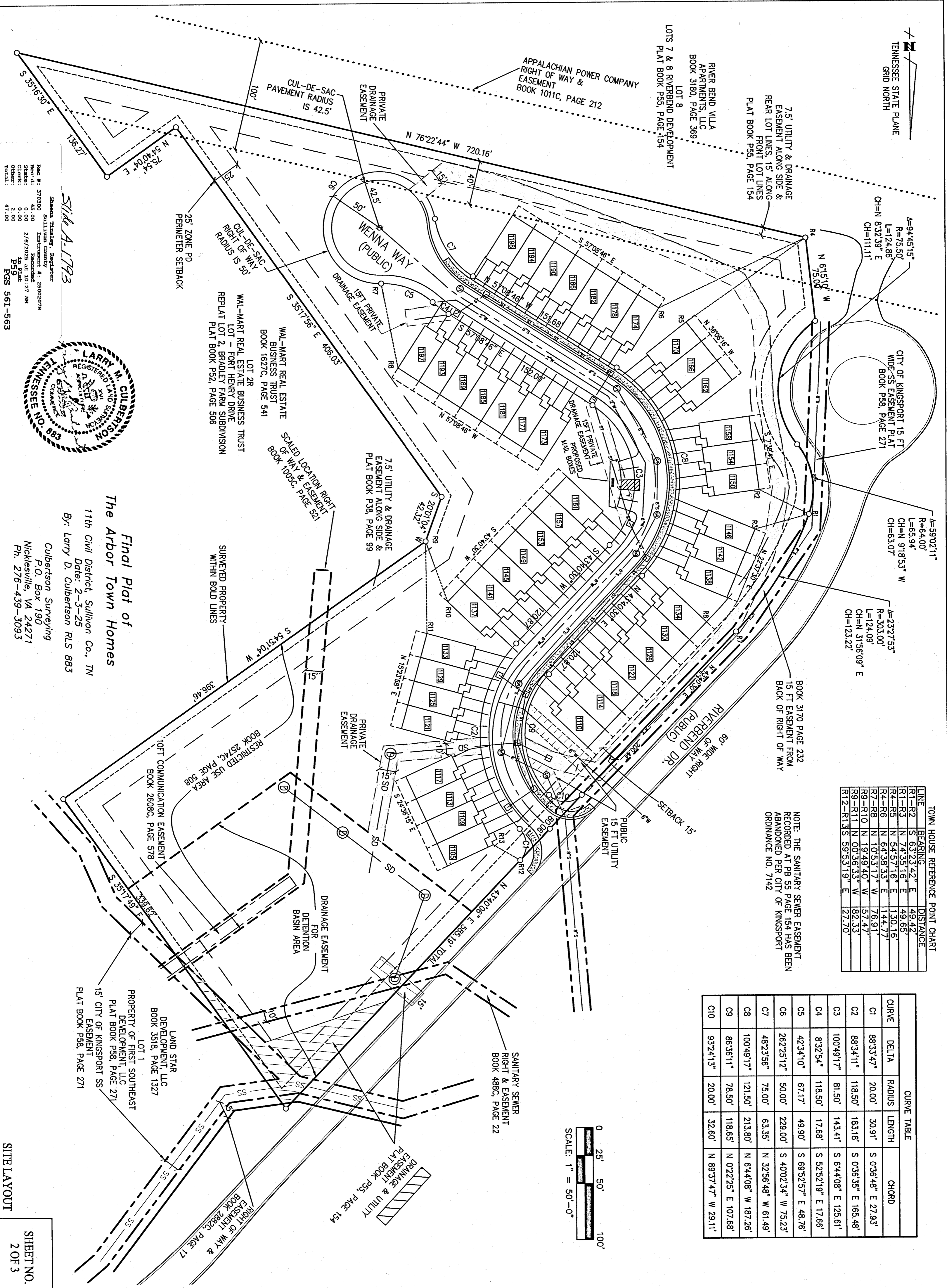


Sheena Tinsley, Registrar
Sullivan County
Instrument #: 25002078
Record #: 370300
Date: 4/5/00
Order #: 2,300
PGS 561-563



**Final Plat of
The Arbor Town Homes**
11th Civil District, Sullivan Co., TN
Date: 2-3-25
By: Larry D. Culbertson RLS 883
Culbertson Surveying
P.O. Box 190
Nicklesville, VA 24271
Ph. 276-439-3093

SITE LAYOUT
SHEET NO.
2 OF 3



TENNESSEE STATE PLANE
GRID NORTH

LOT 8
RIVER BEND VILLA
APARTMENTS, LLC
BOOK 3180, PAGE 369.
LOTS 7 & 8 RIVERBEND DEVELOPMENT
PLAT BOOK P55, PAGE 154



**Final Plat of
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WAL-MART REAL ESTATE
BUSINESS TRUST
BOOK 1627C, PAGE 541
LOT 2R
WAL-MART REAL ESTATE BUSINESS TRUST
LOT - FORT HENRY DRIVE
REPLAT LOT 2, BRADLEY FARM SUBDIVISION
PLAT BOOK P52, PAGE 506

OPEN SPACE
(GRAY OVERLAY)
3.411 ACRES

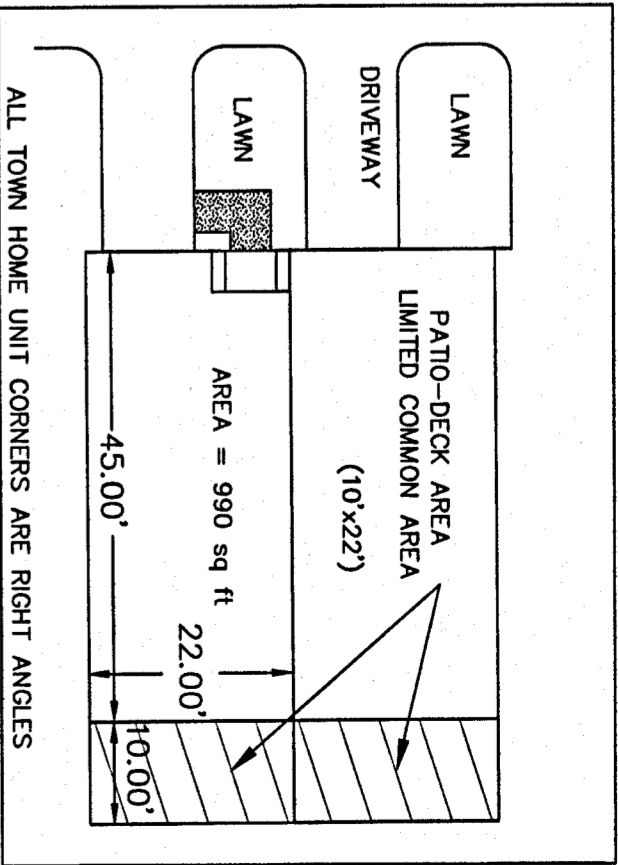
SURVEYED PROPERTY
WITHIN BOLD LINES

RESTRICTED USE AREA
BOOK 2514C, PAGE 508

OPEN SPACE
(GRAY OVERLAY)
0.042 ACRE

Slide A. 1793

Doc #:	370900	Sullivan County, Register
State:	45.00	Instrument # 25002078
Class:	0.00	Recorded 2/6/2025 at 10:27 AM
Other:	2.00	In Plat
Total:	47.00	P59 PGS 561-563



LAND STAR
DEVELOPMENT, LLC
BOOK 3518, PAGE 1327
LOT 1
PROPERTY OF FIRST SOUTHEAST
DEVELOPMENT, LLC
PLAT BOOK P58, PAGE 271



AREAS DESIGNATED AS OPEN SPACE