



August 13<sup>th</sup>, 2025

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

Chairman Duncan:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

1. Fieldcrest Phase 1
2. 432 & 428 Rich Drive
3. 1912 & 1908 & 1904 Fleetwood Drive and 1811 Timberwood Circle
4. 1316 S. Eastman Road
5. 4892 Eagle Pointe Drive
6. 733 Hunts Terrace Drive
7. 770 Hunts Terrace Drive
8. 809 Dolen Place
9. 438 Riverport Road

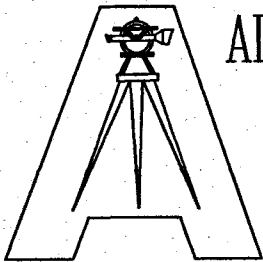
Sincerely,

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

LOT	ACRES	ADDRESS	LOT	ACRES	ADDRESS
A-1	0.028	109	C-5	0.028	148
A-2	0.028	113	C-6	0.028	144
B-1	0.028	125	D-1	0.028	140
B-2	0.028	129	D-2	0.028	136
B-3	0.028	133	D-3	0.028	132
B-4	0.028	137	D-4	0.028	128
B-5	0.028	141	D-5	0.028	124
C-1	0.028	164	D-6	0.028	120
C-2	0.028	160	E-1	0.028	116
C-3	0.028	156	E-2	0.028	112
C-4	0.028	152	E-3	0.028	108

CURVE	RADIUS	LENGTH	CHORD
C1	325.00'	145.96'	N68°14'36"E 144.74'
C2	25.00'	43.03'	S49°34'38"E 37.91'
C3	120.00'	80.31'	N19°26'07"W 78.82'
C4	53.00'	222.96'	S20°52'44"W 91.32'
C5	75.00'	79.89'	S69°07'16"E 76.16'
C6	80.00'	53.54'	N19°26'07"W 52.54'
C7	25.00'	43.03'	S49°02'59"W 37.91'
C8	325.00'	47.85'	N77°25'09"W 47.80'
C9	375.00'	17.54'	S74°32'30"E 17.54'
C10	375.00'	57.50'	S80°16'28"E 57.44'
C11	375.00'	57.50'	N89°03'36"W 57.44'
C12	375.00'	55.00'	S82°20'45"W 54.95'
C13	325.00'	79.64'	N85°09'52"E 79.44'
C14	325.00'	82.89'	S80°30'30"E 82.67'
C15	375.00'	62.49'	N77°58'31"W 62.42'
C16	25.00'	39.79'	N37°08'53"W 35.72'
C17	225.00'	124.60'	N24°19'04"E 123.02'
C18	351.38'	127.81'	S57°13'25"W 127.10'
C19	351.38'	82.58'	N74°22'36"E 82.39'
C20	1481.38'	65.33'	S79°50'46"W 65.33'
C21	1481.38'	100.05'	S76°38'52"W 100.03'
C22	1481.38'	37.70'	N73°59'02"E 37.70'

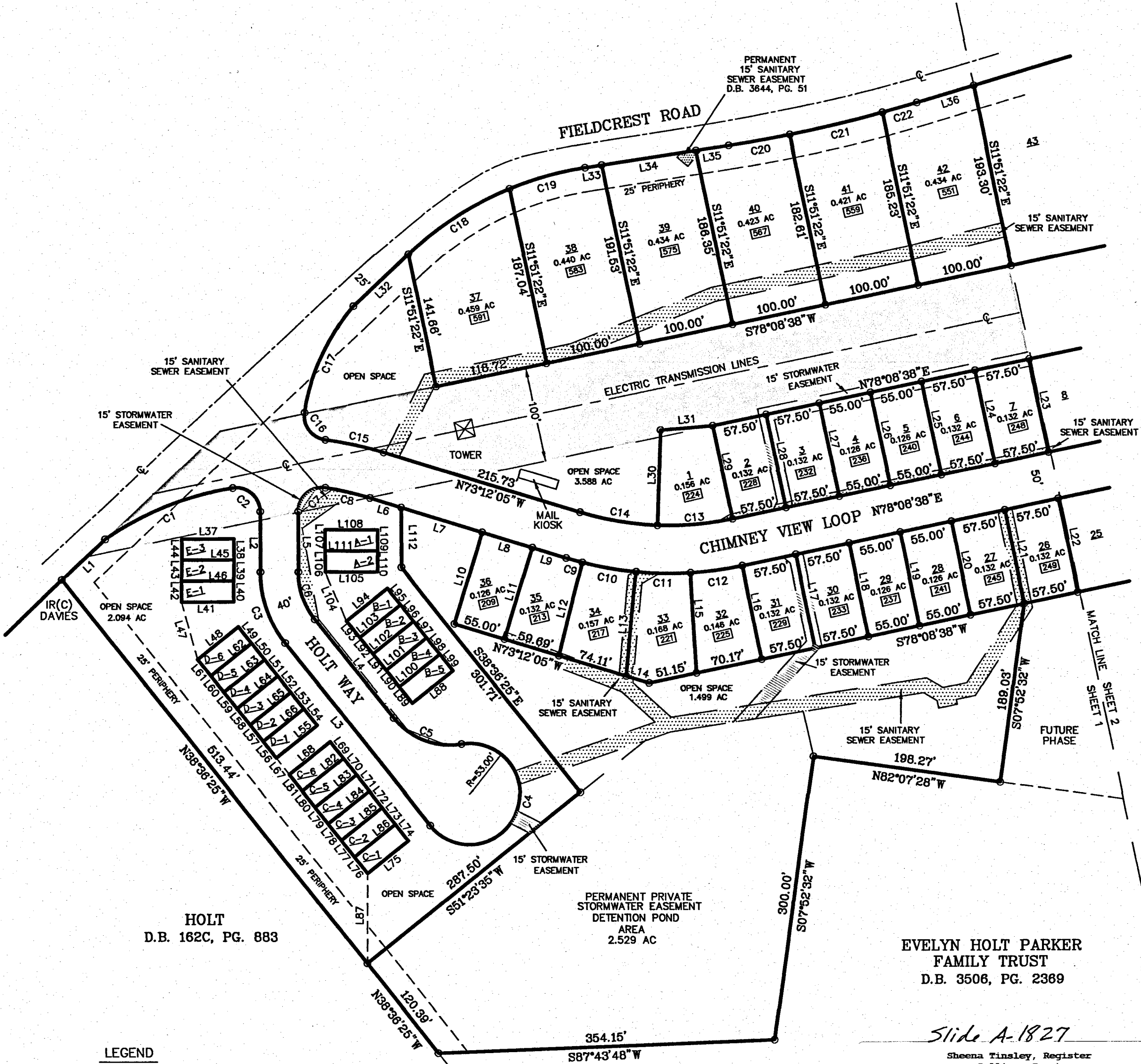
UNITS: PHASE 1  
SINGLE-FAMILY LOTS 48  
TOWNHOME UNITS 22  
70  
OPEN SPACE: 16.23 ACRES=38.5%  
(AFTER COMPLETION OF PHASE 1, 2 & 3)  
DENSITY: 3.44 UNITS PER ACRE  
(AFTER COMPLETION OF PHASE 1, 2 & 3)  
PARKING: REQUIRED 2.0 SPACES/UNIT=140 SPACES  
MAIL KIOSK: SEE KIOSK DETAIL IN CONSTRUCTION PLANS



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

LEGEND

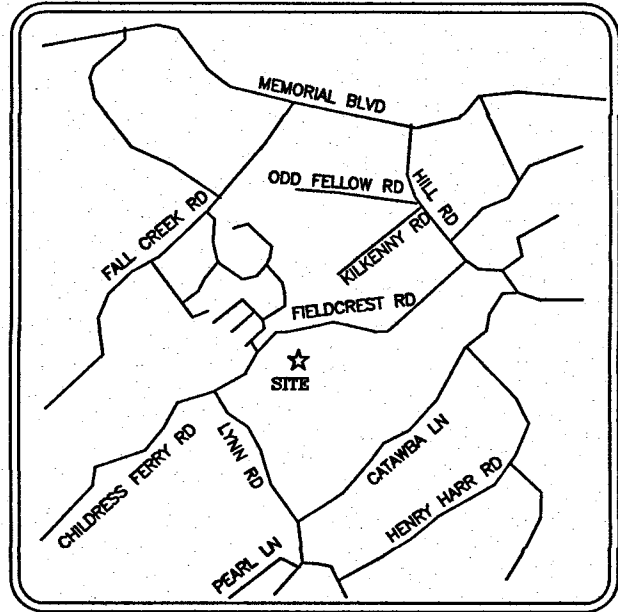
IR(C) IRON ROD, CAP  
D.B. DEED BOOK  
PG PAGE  
AC ACRES  
CL CENTERLINE



EVELYN HOLT PARKER  
FAMILY TRUST  
D.B. 3506, PG. 2369

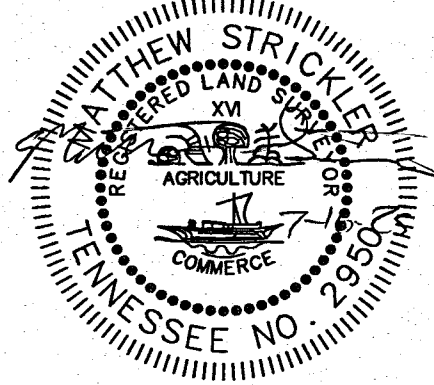
Slide A-1827

Sheena Tinsley, Register  
Sullivan County  
Rec #: 378986 Instrument #: 25013391  
Rec'd: 30.00 Recorded  
State: 0.00 7/21/2025 at 10:55 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P60  
Total: 32.00 PGS 99-100



LOCATION MAP  
N.T.S.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S46°48'12"W	62.03'	L38	S00°15'49"E	22.00'	L75	S31°23'35"W	55.00'
L2	S00°15'49"E	63.17'	L39	S00°15'49"E	22.00'	L76	N38°36'25"W	22.00'
L3	N38°36'25"W	243.98'	L40	S00°15'49"E	22.00'	L77	N38°36'25"W	22.00'
L4	S38°36'25"E	132.00'	L41	N89°44'11"E	55.00'	L78	N38°36'25"W	22.00'
L5	N00°15'49"W	63.17'	L42	N00°15'49"W	22.00'	L79	N38°36'25"W	22.00'
L6	S73°12'05"E	44.14'	L43	N00°15'49"W	22.00'	L80	S38°36'25"E	22.00'
L7	N73°12'05"E	89.13'	L44	N00°15'49"W	22.00'	L81	S38°36'25"E	22.00'
L8	S73°12'05"E	55.00'	L45	N89°44'11"E	55.00'	L82	N51°23'35"E	55.00'
L9	N73°12'05"W	37.48'	L46	N89°44'11"E	55.00'	L83	N51°23'35"E	55.00'
L10	S16°47'55"W	100.00'	L47	S15°34'29"E	62.44'	L84	N51°23'35"E	55.00'
L11	N16°47'55"E	100.00'	L48	S51°23'35"W	55.00'	L85	N51°23'35"E	55.00'
L12	N14°07'05"E	100.52'	L49	S38°36'25"E	22.00'	L86	N51°23'35"E	55.00'
L13	N05°19'58"E	109.67'	L50	S38°36'25"E	22.00'	L87	N00°15'49"E	94.36'
L14	S73°12'05"E	24.97'	L51	S38°36'25"E	22.00'	L88	S51°23'35"W	55.00'
L15	N03°27'09"W	105.18'	L52	S38°36'25"E	22.00'	L89	N38°36'25"W	22.00'
L16	N11°51'22"W	100.00'	L53	S38°36'25"E	22.00'	L90	N38°36'25"W	22.00'
L17	S11°51'22"E	100.00'	L54	S38°36'25"E	22.00'	L91	S38°36'25"E	22.00'
L18	N11°51'22"W	100.00'	L55	N51°23'35"E	55.00'	L92	N38°36'25"W	22.00'
L19	N11°51'22"W	100.00'	L56	N38°36'25"W	22.00'	L93	S38°36'25"E	22.00'
L20	N11°51'22"W	100.00'	L57	N38°36'25"W	22.00'	L94	S38°36'25"E	22.00'
L21	S11°51'22"E	100.00'	L58	N38°36'25"W	22.00'	L95	S38°36'25"E	22.00'
L22	N11°51'22"W	100.00'	L59	N38°36'25"W	22.00'	L96	S38°36'25"E	22.00'
L23	N11°51'22"W	100.00'	L60	S38°36'25"E	22.00'	L97	S38°36'25"E	22.00'
L24	S11°51'22"E	100.00'	L61	N38°36'25"W	22.00'	L98	S38°36'25"E	22.00'
L25	S11°51'22"E	100.00'	L62	N51°23'35"E	55.00'	L99	S38°36'25"E	22.00'
L26	S11°51'22"E	100.00'	L63	N51°23'35"E	55.00'	L100	N51°23'35"E	55.00'
L27	S11°51'22"E	100.00'	L64	N51°23'35"E	55.00'	L101	N51°23'35"E	55.00'
L28	S11°51'22"E	100.00'	L65	N51°23'35"E	55.00'	L102	N51°23'35"E	55.00'
L29	S11°51'22"E	100.00'	L66	N51°23'35"E	55.00'	L103	N51°23'35"E	55.00'
L30	N02°11'05"E	100.00'	L67	S38°36'25"E	22.00'	L104	N23°55'31"W	56.09'
L31	S85°09'52"W	55.00'	L68	S51°23'35"W	55.00'	L105	N89°44'11"E	55.00'
L32	N46°48'12"E	78.85'	L69	N38°36'25"E	22.00'	L106	N00°15'49"W	22.00'
L33	S81°06'35"W	17.81'	L70	S38°36'25"E	22.00'	L107	N00°15'49"W	22.00'
L34	N81°06'35"E	100.13'	L71	N38°36'25"W	22.00'	L108	N89°44'11"E	55.00'
L35	S81°06'35"W	34.75'	L72	S38°36'25"E	22.00'	L109	S00°15'49"E	22.00'
L36	N73°15'18"E	62.63'	L73	S38°36'25"E	22.00'	L110	N00°15'49"W	22.00'
L37	N89°44'11"E	55.00'	L74	N38°36'25"W	22.00'	L111	N89°44'11"E	55.00'
						L112	S00°15'49"E	62.34'



NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES. GPS DATA WAS OBTAINED ON JUNE 20, 2024. THE GPS DATA WAS DERIVED FROM VRS POSITIONING USING LOCAL CORS AND BASED ON NAD 83 (2011) DATUM.
- 2) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0070D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 24-13234
- 5) ACAD FILE 24-13234 KARST FIELDCREST PH1 SUB.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 063, PART OF PARCEL 128.00
- 8) DEED REFERENCE: D.B. 3624, PAGE 1622.

SHEET 1 OF 2  
FINAL PLAT

<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.  OWNER: <i>Parker</i> DATE: <i>7/16/25</i>	<b>GOVERNMENT AND UTILITY ACCESS</b> THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHT OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.  OWNER: <i>Parker</i> DATE: <i>7/16/25</i>	<b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b> I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.  TRAFFIC ENGINEERING MANAGER: <i>[Signature]</i> DATE: <i>7.18 20 25</i>	<b>CERTIFICATE OF ACCURACY</b> I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.  REGISTERED SURVEYOR: <i>[Signature]</i> DATE: <i>7.16 20 25</i>	<b>MAINTENANCE OF COMMON OPEN SPACE AND STORMWATER DETENTION FACILITIES</b> THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE DEDICATED TO FOR PUBLIC USE AT A LATER DATE, THE OWNERS WILL 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'S. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.  OWNER: <i>Parker</i> DATE: <i>7/16/25</i>
<b>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</b> I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.  CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING: <i>[Signature]</i> DATE: <i>7-17 20 25</i>	<b>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</b> I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.  KINGSPORT AUTHORIZING AGENT: <i>[Signature]</i> DATE: <i>7-19 20 25</i>	<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, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED  CITY ENGINEER: <i>[Signature]</i> DATE: <i>7/21/20 25</i>	<b>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</b> 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  KINGSPORT AUTHORIZING AGENT: <i>[Signature]</i> DATE: <i>7-16 20 25</i>	<b>CERTIFICATE OF APPROVAL FOR 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 IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$13,885.64 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: <i>[Signature]</i> DATE: <i>7/21 20 25</i>

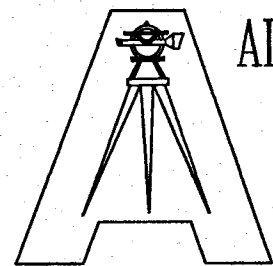
FIELDCREST ACRES PHASE I	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES 24.411	TOTAL LOTS 70
ACRES NEW ROAD 2.687	MILES NEW ROAD 0.391
OWNER INTEGRITY BUILDING GROUP, LLC	CIVIL DISTRICT 7TH
SURVEYOR ALLEY & ASSOCIATES, INC.	CLOSURE ERROR 1:10,000
SCALE 1"=100'	



LEGEND

D.B. DEED BOOK  
PG PAGE  
AC ACRES  
C CENTERLINE

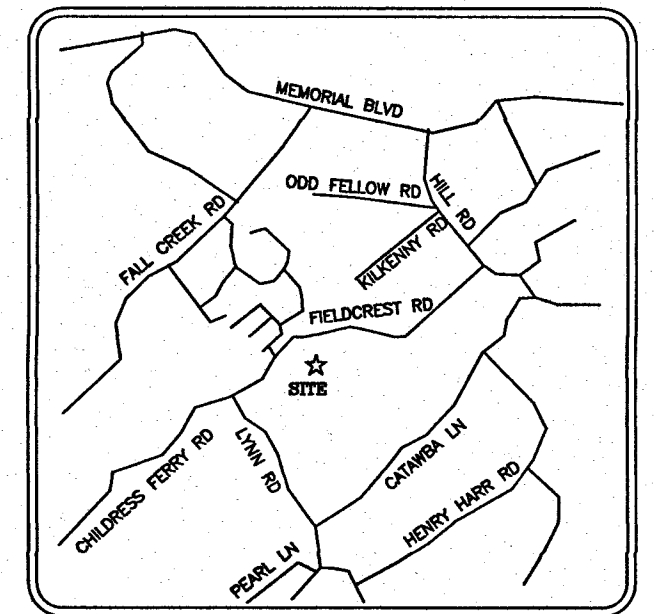
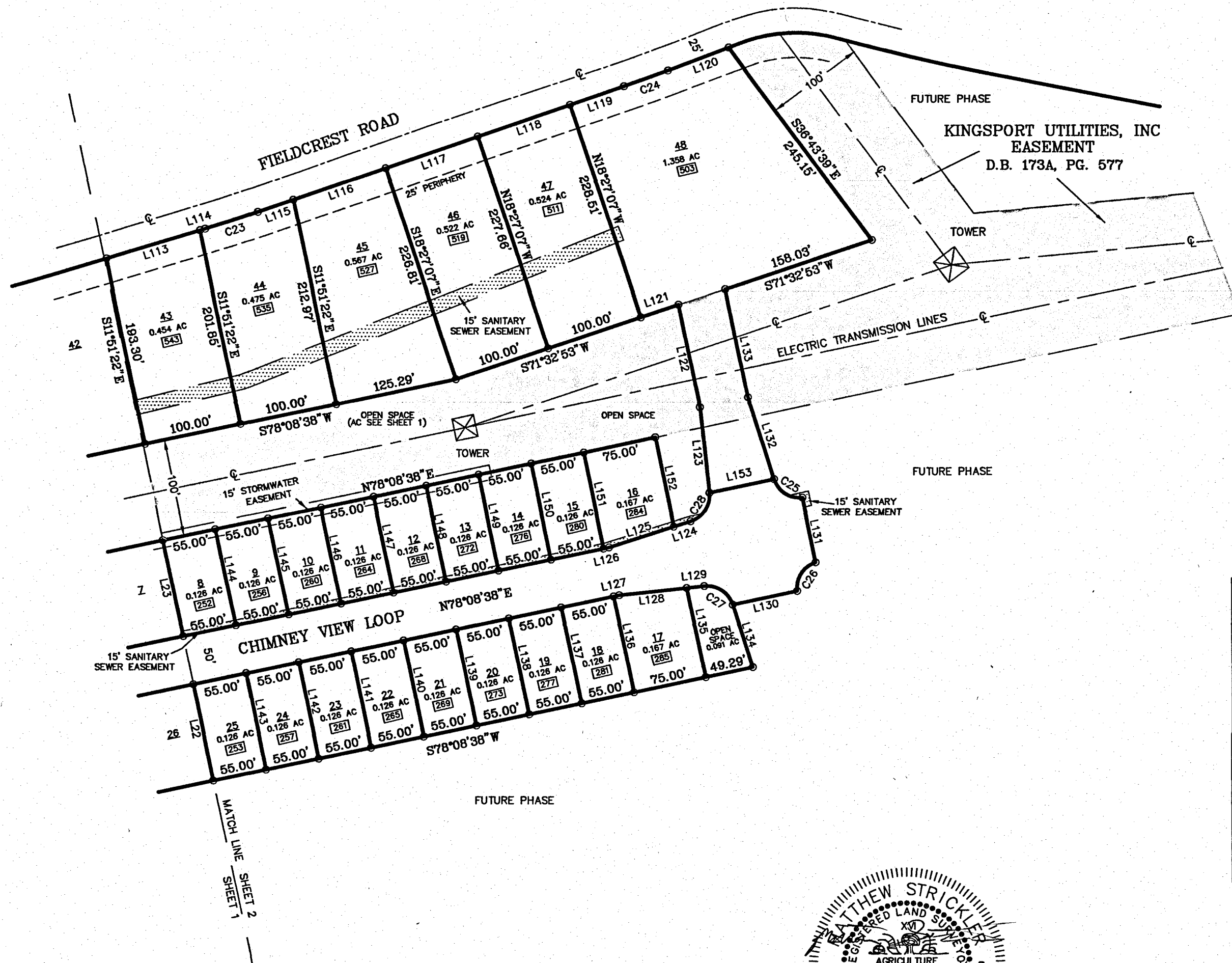
UNITS: PHASE 1  
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TOWNHOME UNITS 22  
70  
OPEN SPACE: 16.23 ACRES=38.5%  
(AFTER COMPLETION OF PHASE 1, 2 & 3)  
DENSITY: 3.44 UNITS PER ACRE  
(AFTER COMPLETION OF PHASE 1, 2 & 3)  
PARKING: REQUIRED 2.0 SPACES/UNIT=140 SPACES  
MAIL KIOSK: SEE KIOSK DETAIL IN CONSTRUCTION PLANS



ALLEY & ASSOCIATES, INC.  
• SURVEYORS •

422 E. MARKET STREET  
KINGSPORT, TENNESSEE 37660  
TELEPHONE (423) 392-8896

E-MAIL: mstrickler@alleyassociates.com



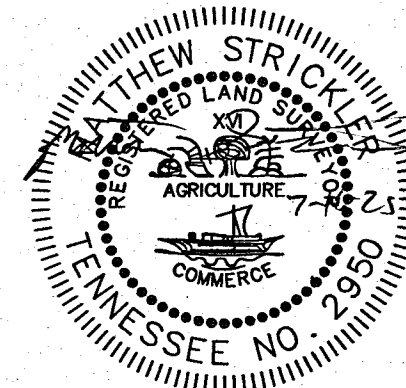
LOCATION MAP  
N.T.S.

CURVE	RADIUS	LENGTH	CHORD
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C28	27.50'	37.69'	S33°08'38\"W 34.81'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L22	N11°51'22\"W	100.00'	L132	N17°35'36\"W	87.69'
L23	N11°51'22\"W	100.00'	L133	S11°51'22\"E	112.79'
L113	N73°15'18\"E	100.37'	L134	N17°35'36\"W	66.96'
L114	N73°15'18\"E	5.49'	L135	N11°51'22\"W	93.04'
L115	N71°03'35\"E	38.38'	L136	N11°51'22\"W	100.00'
L116	S71°03'35\"W	100.00'	L137	N11°51'22\"W	100.00'
L117	S71°03'35\"W	100.00'	L138	N11°51'22\"W	100.00'
L118	N71°03'35\"E	100.00'	L139	N11°51'22\"W	100.00'
L119	S71°03'35\"W	58.46'	L140	N11°51'22\"W	100.00'
L120	N69°16'32\"E	66.23'	L141	N11°51'22\"W	100.00'
L121	N71°32'53\"E	40.62'	L142	N11°51'22\"W	100.00'
L122	N11°51'22\"W	107.01'	L143	N11°51'22\"W	100.00'
L123	S06°07'07\"E	87.69'	L144	N11°51'22\"W	100.00'
L124	N72°24'24\"E	18.07'	L145	N11°51'22\"W	100.00'
L125	N72°24'24\"E	69.57'	L146	N11°51'22\"W	100.00'
L126	S78°05'40\"W	5.78'	L147	N11°51'22\"W	100.00'
L127	N78°11'37\"E	5.78'	L148	N11°51'22\"W	100.00'
L128	S83°52'53\"W	69.57'	L149	N11°51'22\"W	100.00'
L129	N83°52'53\"E	18.07'	L150	N11°51'22\"W	100.00'
L130	S78°08'38\"W	67.53'	L151	N11°51'22\"W	100.00'
L131	S11°51'22\"E	67.53'	L152	S11°51'22\"E	93.04'
			L153	N78°08'38\"E	67.53'

Slide A-1828

Sheena Tinsley, Register  
Sullivan County  
Rec #: 378986 Instrument #: 25013391  
Rec'd: 30.00 Recorded  
State: 0.00 7/21/2025 at 10:55 AM  
Clerk: 0.00 in Plat  
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Total: 32.00 P60 PGS 99-100



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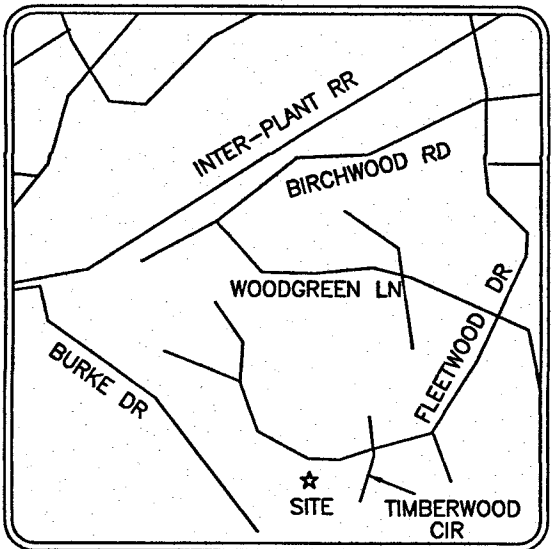
SHEET 2 OF 2  
FINAL PLAT

<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.  OWNER: <u>[Signature]</u> DATE: <u>7/16/25</u>	<b>GOVERNMENT AND UTILITY ACCESS</b> THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHT OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.  OWNER: <u>[Signature]</u> DATE: <u>7/16/25</u>	<b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b> I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.  TRAFFIC ENGINEERING MANAGER: <u>[Signature]</u> DATE: <u>7.18 20 25</u>	<b>CERTIFICATE OF ACCURACY</b> I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.  REGISTERED SURVEYOR: <u>[Signature]</u> DATE: <u>7-16 20 25</u>	<b>MAINTENANCE OF COMMON OPEN SPACE AND STORMWATER DETENTION FACILITIES</b> THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE DEDICATED TO FOR PUBLIC USE AT A LATER DATE, THE OWNERS WILL 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'S. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.  OWNER: <u>[Signature]</u> DATE: <u>7/16/25</u>
<b>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</b> I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.  CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING: <u>[Signature]</u> DATE: <u>7-17 20 25</u>	<b>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</b> I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.  KINGSPORT AUTHORIZING AGENT: <u>[Signature]</u> DATE: <u>7-18 20 25</u>	<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, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED  CITY ENGINEER: <u>[Signature]</u> DATE: <u>7/21/20 25</u>	<b>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</b> 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  KINGSPORT AUTHORIZING AGENT: <u>[Signature]</u> DATE: <u>7-16 20 25</u>	<b>CERTIFICATE OF APPROVAL FOR 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 IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ 813,885.64 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: <u>[Signature]</u> DATE: <u>7/21 20 25</u>

<b>FIELDCREST ACRES PHASE I</b>	
<b>KINGSPORT REGIONAL PLANNING COMMISSION</b>	
TOTAL ACRES 24.411	TOTAL LOTS 70
ACRES NEW ROAD 2.687	MILES NEW ROAD 0.391
OWNER INTEGRITY BUILDING GROUP, LLC	CIVIL DISTRICT 7TH
SURVEYOR ALLEY & ASSOCIATES, INC.	CLOSURE ERROR 1:10,000
SCALE 1"=100'	





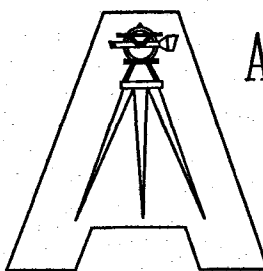


LOCATION MAP  
N.T.S.

- LEGEND**
- IR(O) IRON ROD, OLD
  - PK PARKER KAELO
  - MN(O) MAG NAIL, OLD
  - D.B. DEED BOOK
  - P.B. PLAT BOOK
  - P.C. PAGE
  - AC ACRES
  - WM WATER METER
  - N.T.S. NOT TO SCALE
  - CONC CONCRETE
  - PP POWER POLE
  - OHU OVERHEAD UTILITY
  - PVMT PAVEMENT
  - BLDG BUILDING
  - E CENTERLINE
  - 911 ADDRESS

LINE	BEARING	DISTANCE
L1	S77°00'39"E	95.01'
L2	S77°00'39"E	55.15'
L3	S67°35'51"W	9.96'
L4	N27°05'13"W	159.30'
L5	N27°05'13"W	77.25'
L6	N56°01'21"E	25.10'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	410.00'	233.65'	S38°03'44"E	230.50'
C2	410.00'	130.13'	S63°30'26"E	129.58'
C3	410.00'	30.69'	S73°45'21"E	30.68'
C4	140.00'	69.77'	N88°59'50"E	69.05'
C5	41.00'	94.49'	S69°30'57"E	74.92'

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

<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.  LOT 4R <i>John Valentine</i> 7-14-25 OWNER DATE LOT 7R <i>Eric Davis</i> 7/14/25 OWNER DATE LOT 8R <i>Car Parker</i> 7/10/2025 OWNER DATE LOT 9R <i>Jimmy London</i> 7/14/25 OWNER DATE LOT 10R <i>Andy Butler</i> 7/19/2025 OWNER DATE		<b>CERTIFICATE OF ACCURACY</b> I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. 7-15 20 25 DATE <i>[Signature]</i> REGISTERED SURVEYOR  I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. 7-16 20 25 DATE <i>[Signature]</i> KINGSPORT AUTHORIZING AGENT		<b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b> I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET. _____ TRAFFIC ENGINEERING MANAGER DATE  I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED. _____ CITY ENGINEER DATE		<b>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</b> I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. July 17 20 25 DATE <i>[Signature]</i> CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING  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. 7-16 20 25 DATE <i>[Signature]</i> KINGSPORT AUTHORIZING AGENT		<b>CERTIFICATE OF APPROVAL FOR 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, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. 7/21 20 25 DATE <i>[Signature]</i> SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION		<b>RESUBDIVISION OF LOTS 4, 7-11, BLOCK C HUNTINGTON WOODS &amp; 4.314 ACRES</b> <b>KINGSPORT REGIONAL PLANNING COMMISSION</b> TOTAL ACRES 8.930 TOTAL LOTS 5 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER VALENTINE, DAVIS, HOLMES, LONDON, BUTLER CIVIL DISTRICT 12TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000 SCALE: 1"=80' 80 40 0 80 160	
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TDEC

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot 1 defined as Division of the Williams Property - located in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites. 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 Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL. If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 1:  
Lot 1 is limited to a maximum of 2 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

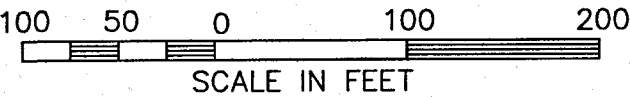
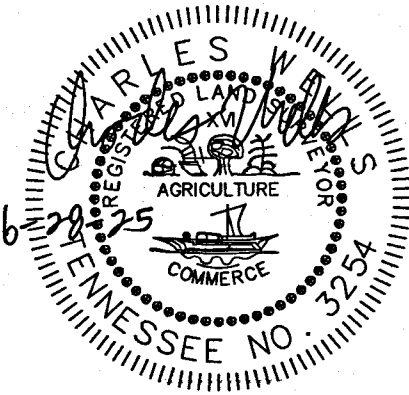
Lot 2:  
Lot 2 has not been evaluated, pursuant to this plat review, for an SSD system and plat approval does not constitute approval of this lot or the existing system.

*Clayton Stanley* Clayton Stanley ES3 07/23/2025  
Environmental Scientist Date  
TN Division of Water Resources

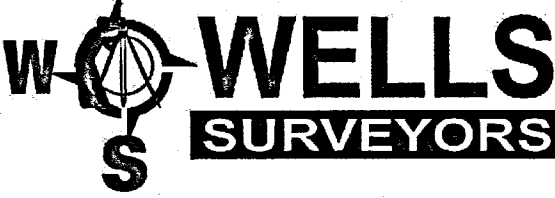
LOT 2 CONTAINS AN EXISTING SEPTIC SYSTEM. NO EVALUATION, TESTING OR VERIFICATION OF THE FUNCTIONALITY OF THE SYSTEM OR ADEQUATE AREA FOR DUPLICATION SHOULD THAT SYSTEM FAIL HAS BEEN COMPLETED. SHOULD THE EXISTING SYSTEM FAIL, NO GUARANTEE IS MADE AS TO WHETHER THERE ARE ADEQUATE SOILS FOR A NEW SEPTIC SYSTEM OR DUPLICATION AREA. ANY PURCHASER OF THE LOT IS ENCOURAGED TO VERIFY CONTINUED VIABILITY OF SEWERAGE DISPOSAL FOR THE PROPERTY PRIOR TO PURCHASE. WATER FEATURES, THE USE OF A PRIVATE WELL OR OTHER FEATURES OF THE PROPERTY MAY FURTHER LIMIT THE AVAILABLE AREAS FOR UTILIZATION OF A SEPTIC SYSTEM

I, THE CURRENT OWNER OF LOT 2 STATE TO THE BEST OF MY KNOWLEDGE, THE EXISTING SEPTIC SYSTEM IS FUNCTIONING PROPERLY.

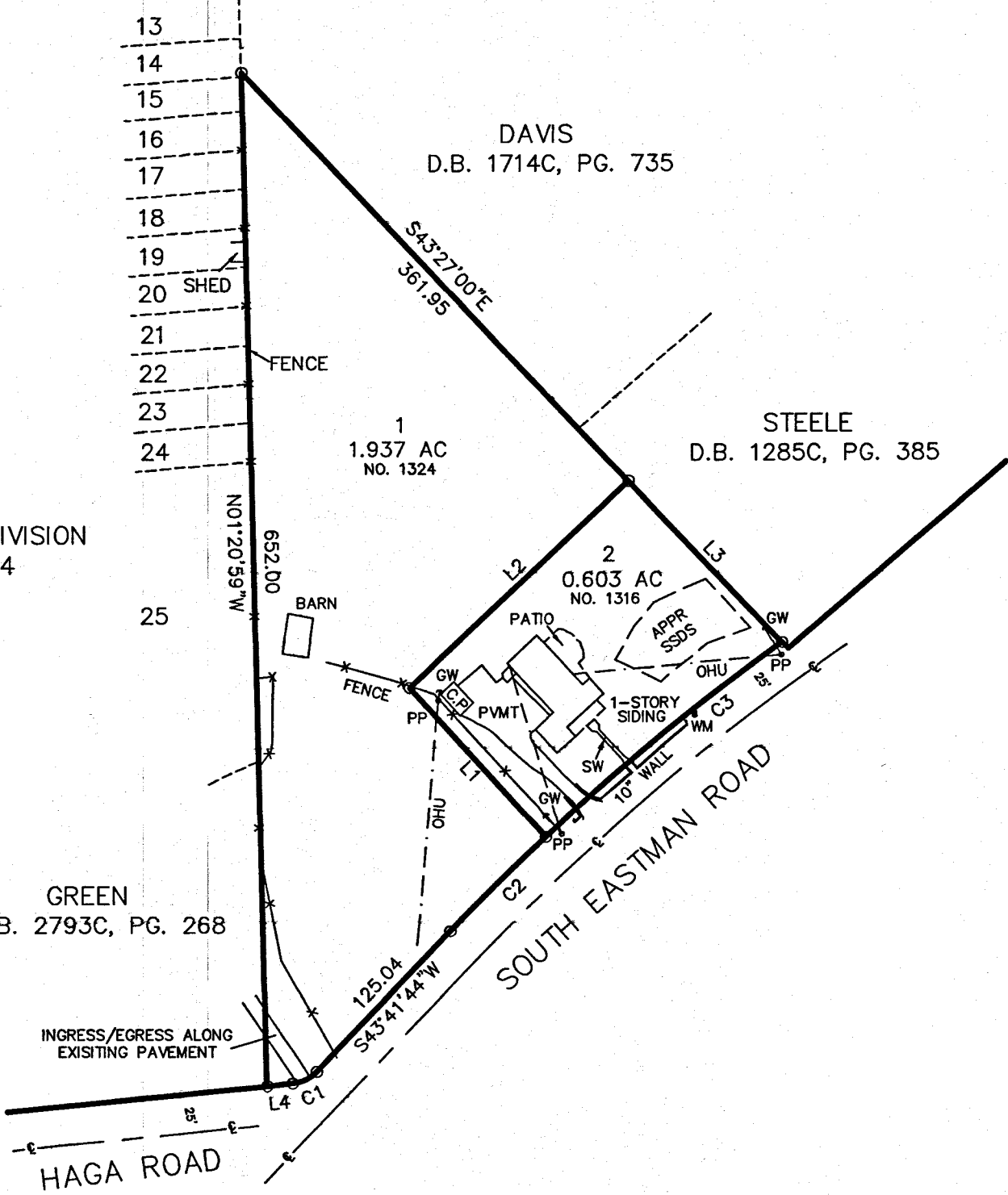
*Stephen Williams* 7/24/25  
OWNER DATE



DIVISION OF THE WILLIAMS PROPERTY	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES 2.540	TOTAL LOTS 2
OWNER: WILLIAMS	DATE: JUNE 28, 2025
CIVIL DISTRICT: 13TH	SCALE: 1 INCH = 100'
<b>CHARLES J. WELLS</b> TENNESSEE R.L.S. NO. 3254 4847 HIGHWAY 126 BLOUNTVILLE, TENNESSEE (423) 782-7196	

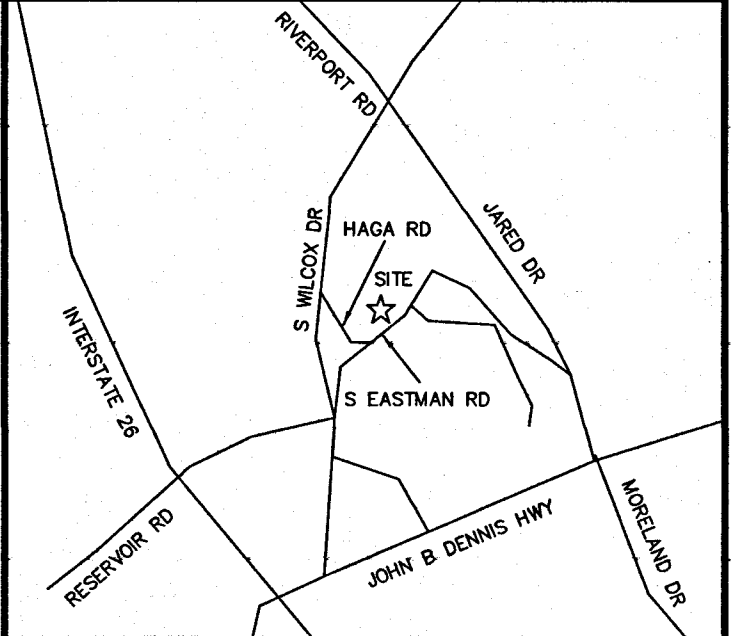


<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p><i>Charles Wells</i> 6-28-25 TENNESSEE REGISTERED LAND SURVEYOR DATE</p>	<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p><i>Stephen Williams</i> 7/24/25 OWNER DATE</p>	<p>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.</p> <p><i>Phil De</i> 7/24/25 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING DATE</p>	<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</p> <p>SEE NOTE ABOVE</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY:</p> <p>1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR,</p> <p>2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR</p> <p>3. PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.</p> <p><i>Jon B. Gray</i> 7-24-25 COMMISSIONER OF HIGHWAYS OR REPRESENTATIVE DATE</p>	<p>CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p><i>My</i> 25 JUL 2025 KINGSPORT WATER DISTRICT DATE</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SULLIVAN COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p><i>7/25/25</i> SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION DATE</p>
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LINE	BEARING	DISTANCE
L1	N42°19'58\"W	129.93
L2	N46°48'13\"E	193.89
L3	S43°27'00\"E	143.52
L4	S84°17'43\"W	16.45

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00	17.71	17.35	S63°59'43\"W
C2	1498.41	96.36	86.28	S45°20'43\"W
C3	1498.41	187.03	196.96	S50°45'48\"W



LOCATION MAP  
NOT TO SCALE

LEGEND

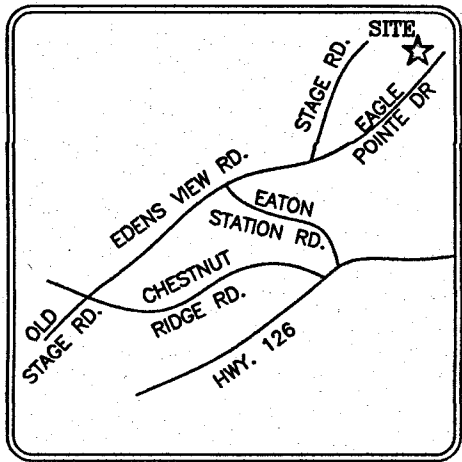
- |      |                                     |
|------|-------------------------------------|
| SW   | SIDEWALK                            |
| GW   | GUY WIRE                            |
| C.P. | CAR PORT                            |
| PVMT | PAVEMENT                            |
| D.B. | DEED BOOK                           |
| PG.  | PAGE                                |
| NO.  | NUMBER                              |
| P.B. | PLAT BOOK                           |
| APPR | APPROXIMATE                         |
| WM   | WATER METER                         |
| AC.  | ACRE                                |
| OHU  | OVERHEAD UTILITY                    |
| PP   | POWER POLE                          |
| SSDS | SUBSURFACE SEWERAGE DISPOSAL SYSTEM |
| CL   | CENTERLINE                          |

Slide A-1830

Sheena Tinsley, Register Sullivan County	
Rec #: 379280	Instrument #: 25013754
Rec'd: 15.00	Recorded
State: 0.00	7/25/2025 at 12:32 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 108-108

NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
- 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 3) TAX MAP 76B "A" PARCEL 059.00
- 4) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 6) DEED REFERENCES: D.B. 1161C, PG. 191
- 7) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 8) 5/8" IRON RODS WITH CAP #3254 ON ALL CORNERS UNLESS OTHERWISE NOTED.



LOCATION MAP  
N.T.S.

EAGLE POINTE SUBDIVISION  
PB. 50, PG. 917

38

37

22

HARDOBY  
DB. 1435C, PG. 348

S84°52'36"E 245.54'

LOT LINE TO BE REMOVED

23R  
4892

N18°45'07"W  
559.23'

S18°45'07"E  
459.84'

100' POWER  
LINE EASEMENT

APPROXIMATE  
FIELD LINES

DECK  
1-STORY  
BRICK/SIDING  
21.5' PORCH  
CONC.

571°14'53"W 224.53'  
EAGLE POINTE DRIVE (28' PAVEMENT WIDTH)

LEGEND

CONC. CONCRETE  
P.B. PLAT BOOK  
PC. PAGE  
N.T.S. NOT TO SCALE  
WM WATER METER  
123 911 ADDRESS  
C CENTERLINE

- NOTES:
- 1) NORTH BASED ON REFERENCED PLAT.
  - 2) PROPERTY IS ZONED R-1  
SETBACKS:  
FRONT 30'  
REAR 30'  
SIDE 12'
  - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.  
JOB NO. 25-13915  
ACAD FILE 25-13915 SIMUNOVICH.DWG  
TAX MAP 048G "E", PARCELS 023.00 & 024.00  
PRIOR PLAT REFERENCES: P.B. 51, PG. 765.  
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.  
THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.  
THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.  
7.5' UTILITY AND DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINES; 15' ALONG FRONT OF ALL LOTS.
  - 4) IRON RODS WITH ALLEY & ASSOCIATES CAPS ON ALL CORNERS UNLESS OTHERWISE NOTED.

COMBINATION OF LOTS 23 & 24

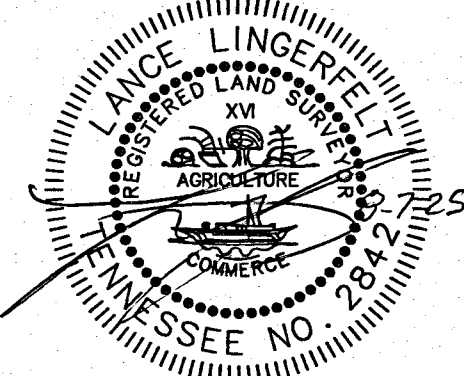
EAGLE POINTE SUBDIVISION, PHASE II

KINGSPORT REGIONAL PLANNING COMMISSION

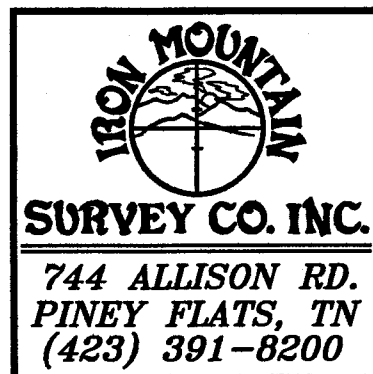
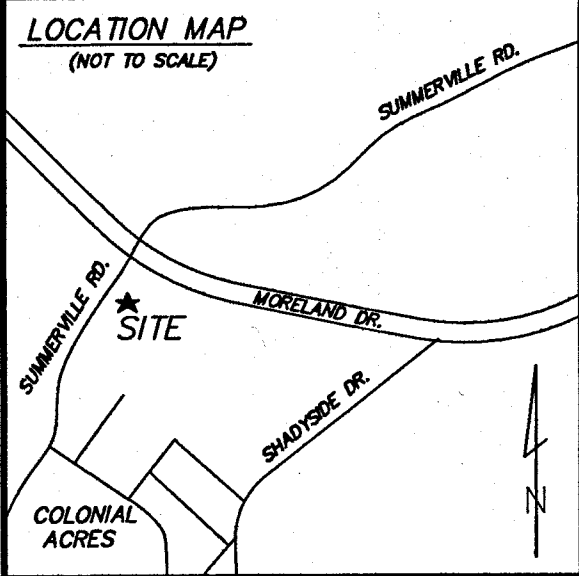
TOTAL ACRES 2.626 TOTAL LOTS 1  
ACRES NEW ROAD 0 MILES NEW ROAD 0  
OWNER SIMUNOVICH CIVIL DISTRICT 10TH  
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000  
SCALE 1"= 50' 50 25 0 50 100

Slide A-1833  
Sheena Tinsley, Register  
Sullivan County  
Rec #: 380027 Instrument #: 25014718  
Rec'd: 15.00 Recorded  
State: 0.00 8/8/2025 at 12:31 PM  
Clerk: 0.00 In Plat  
Other: 2.00 P60  
Total: 17.00 PGS 120-120

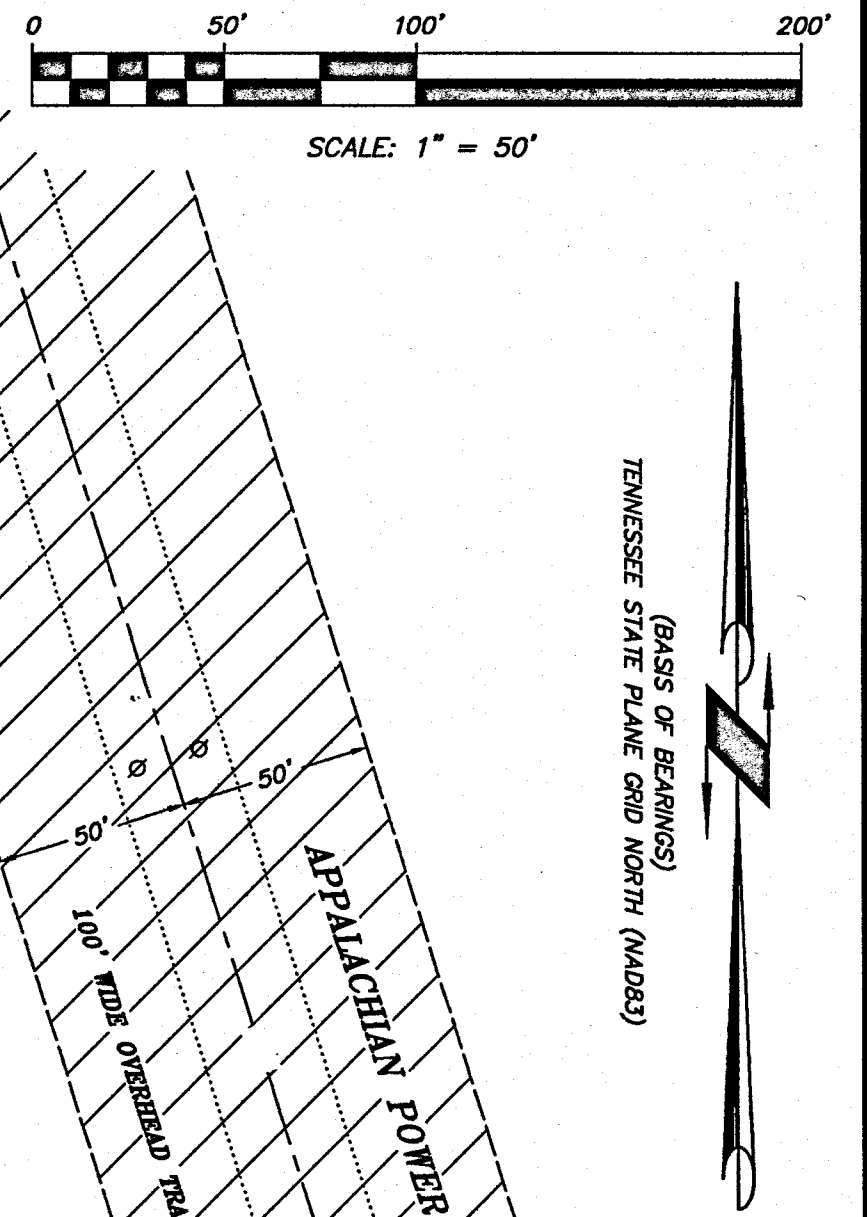
ALLEY & ASSOCIATES, INC.  
SURVEYORS  
422 E. MARKET STREET  
KINGSPORT, TENNESSEE 37660  
TELEPHONE (423) 392-8896  
EMAIL: llingerfelt@alleyassociates.com



<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>8-7 20 25 DATE OWNER</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p>8-7 20 25 DATE TENNESSEE REGISTERED LAND SURVEYOR</p>	<p>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>8-7 20 25 DATE SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING</p>	<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>8-6 20 25 DATE KINGSPORT AUTHORIZING AGENT</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSPORT PLANNING COMMISSION.</p> <p>8-7 20 25 DATE COMMISSIONER OF HIGHWAYS AND/OR REPRESENTATIVE</p>	<p>CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM</p> <p>LOTS 23 &amp; 24 WERE PREVIOUSLY APPROVED FOR A SUBSURFACE SEWERAGE SYSTEM SERVING A MAXIMUM OF 3 BEDROOM. PER P.B. 51, PG. 765.</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>8-8 20 25 DATE SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>
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**THE RETREAT AT HUNTS CROSSING**  
**PHASE 1C - LOTS 29 & 30**  
**13TH CIVIL DISTRICT**  
**SULLIVAN COUNTY, TENNESSEE**  
**JULY 25TH, 2025**



**LEGEND**

- IRON ROD OLD (FOUND)
- ⊙ IRON ROD NEW (SET)
- (1/2" REBAR CAPPED "LARUE TN#3060")
- \*\* DESIGNATES A PROPERTY CORNER THAT FALLS ON AN ELECTRIC TRANSFORMER BOX.
- Ø UTILITY POLE
- O/H UTILITY LINE
- CENTERLINE (C/L)
- BUILDING SETBACK
- EASEMENT MARGIN
- PAVED ROAD
- BOUNDARY LINE (SURVEYED)
- ADJOINER LINE/ R.O.W. MARGIN (NOT SURVEYED UNLESS NOTED)
- EP EDGE OF PAVEMENT
- R/W RIGHT OF WAY
- ## LOT NUMBER
- ## ADDRESS

Slide A-1832

Sheena Tinsley, Register  
Sullivan County  
Rec #: 379939 Instrument #: 25014600  
Rec'd: 15.00 Recorded  
State: 0.00 8/7/2025 at 8:03 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P60  
Total: 17.00 PGS 116-116

**CERTIFICATE OF THE APPROVAL  
FOR 911-ADDRESSING ASSIGNMENT**

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

*Carson Capshaw* August 6, 2025  
CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF  
911 ADDRESSING OR HIS/ HER AUTHORIZED  
REPRESENTATIVE

**CERTIFICATION OF THE APPROVAL OF  
STREETS AND STORMWATER SYSTEMS**

I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THAT STREETS AND STORM WATER SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS; (3) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

*John Smith* 8/6/25  
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

**CERTIFICATE OF THE APPROVAL  
OF STREET LIGHTING SYSTEM**

TRAFFIC ENGINEERING MANAGER

**SURVEY NOTES**

1. **TITLE REFERENCE:** THIS PROPERTY IS A PORTION OF PARCEL NO. 1 OF THE LAND DESCRIBED IN DEED BOOK 1898C PAGE 318.
2. THIS PROPERTY IS A PORTION OF THE LAND REFERENCED AS TAX MAP 092 PARCEL 026.00 BY THE SULLIVAN COUNTY TAX OFFICE.
3. SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.
4. DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE.
5. PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE RIGHT-OF-WAY.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
7. **BUILDING SETBACKS:** FRONT: 25' REAR: 20' SIDES: 3' AND 6' (SEE PLAT)
8. **TEMPORARY 65' RADIUS RIGHT OF WAY FOR TEMPORARY CUL-DE-SAC SHOWN BY PLATS FOR: THE RETREAT AT HUNTS CROSSING PHASE 1A (PLAT BOOK 58 PAGE 207) AND THE RETREAT AT HUNTS CROSSING PHASE 1B (PLAT BOOK 58 PAGE 543) HAS BEEN PERMANENTLY ABANDONED.**

**CERTIFICATION 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 & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

*Ms* 6 AUG 2025  
KINGSPORT AUTHORIZING AGENT

**CERTIFICATION OF THE 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 & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

*Ms* 6 AUG 2025  
AUTHORIZING AGENT

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

*Andrew S. Hef* 8/5/25  
OWNER(S)

**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, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$\_\_\_\_\_ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

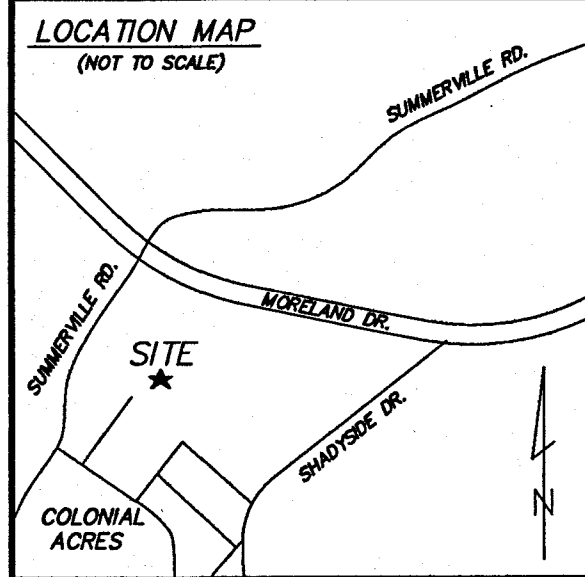
*Ms* 8/6/2025  
SECRETARY: KINGSPORT MUNICIPAL / REGIONAL PLANNING COMMISSION

**THE RETREAT AT HUNTS CROSSING PHASE 1C  
LOTS 29 & 30**

**CITY OF KINGSPORT PLANNING COMMISSION**

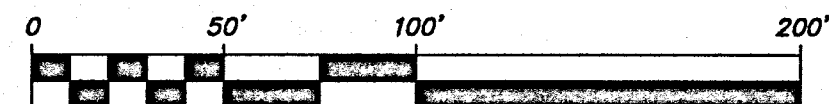
TOTAL ACRES 0.358 Ac. TOTAL LOTS 2  
ACRES NEW ROAD 0 MILES NEW ROAD 0  
OWNER HUNT, HUNT, BARKER, & REYES PART. CIVIL DISTRICT 13TH  
SURVEYOR Ty LaRue CLOSURE ERROR 1: 10,000  
SCALE: 1" = 50'



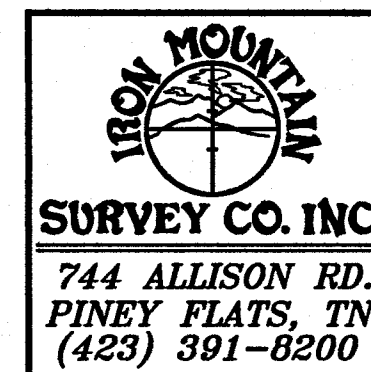


- LEGEND**
- IRON ROD OLD (FOUND)
  - IRON ROD NEW (SET)
  - (1/2" REBAR CAPPED "LARUE TN#3060")
  - CONCRETE MONUMENT
  - \*\* DESIGNATES A PROPERTY CORNER THAT FALLS ON A UTILITY BOX.
  - O/A UTILITY LINE
  - CENTERLINE (C/L)
  - BUILDING SETBACK
  - EASEMENT MARGIN
  - PAVED ROAD
  - BOUNDARY LINE (SURVEYED)
  - ADJOINER LINE - R/W MARGIN (NOT SURVEYED UNLESS NOTED)
  - PB PLAT BOOK
  - PG PAGE
  - R/W RIGHT OF WAY
  - EP EDGE OF PAVEMENT
  - ## LOT NUMBER
  - ### ADDRESS

- SURVEY NOTES**
1. TITLE REFERENCE: THIS PROPERTY IS A PORTION OF PARCEL NO. 1 OF THE LAND DESCRIBED IN DEED BOOK 1898C PAGE 318.
  2. THIS PROPERTY IS A PORTION OF THE LAND REFERENCED AS TAX MAP 092 PARCEL 026.00 BY THE SULLIVAN COUNTY TAX OFFICE.
  3. SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.
  4. DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE.
  5. PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE RIGHT-OF-WAY.
  6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
  7. BUILDING SETBACKS: FRONT: 25' REAR: 20' SIDES: 3' AND 6' (SEE PLAT)
  8. TEMPORARY 65' RADIUS RIGHT OF WAYS FOR TEMPORARY CUL-DE-SACS SHOWN BY PLATS FOR: THE RETREAT AT HUNTS CROSSING PHASE 1A (PLAT BOOK 58 PAGE 207), THE RETREAT AT HUNTS CROSSING PHASE 1B (PLAT BOOK 58 PAGE 543), AND HUNTS CROSSING PHASE 3 (PLAT BOOK 58 PAGE 532 AND PLAT BOOK 59 PAGE 15) HAVE BEEN PERMANENTLY ABANDONED.



SCALE: 1" = 50'

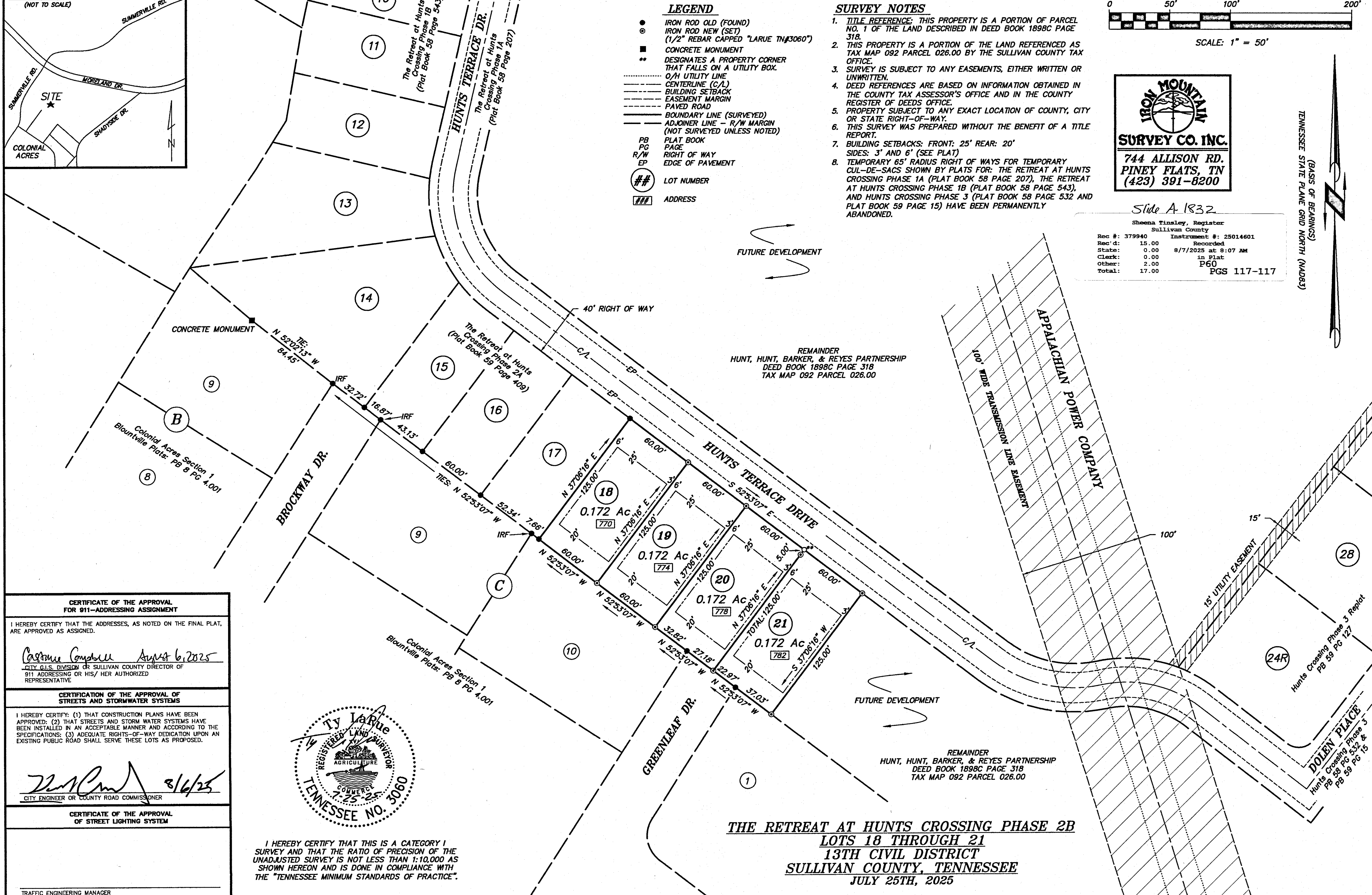


Slide A 1832

Sheena Tinsley, Register

Sullivan County  
Instrument #: 25014601  
Rec'd: 15.00  
State: 0.00  
Clerk: 0.00  
Other: 2.00  
Total: 17.00  
Recorded  
8/7/2025 at 8:07 AM  
in Plat  
P60  
PGS 117-117

(BASIS OF BEARINGS)  
TENNESSEE STATE PLANE GRID NORTH (NAD83)



**CERTIFICATE OF THE APPROVAL  
FOR 911-ADDRESSING ASSIGNMENT**

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

*Caroline Campbell* August 6, 2025  
CITY CLERK, DIVISION OF SULLIVAN COUNTY DIRECTOR OF  
911 ADDRESSING OR HIS/HER AUTHORIZED  
REPRESENTATIVE

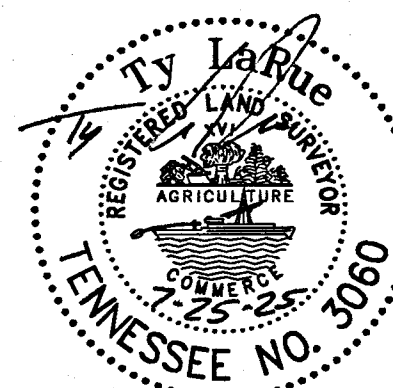
**CERTIFICATION OF THE APPROVAL OF  
STREETS AND STORMWATER SYSTEMS**

I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THAT STREETS AND STORM WATER SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS; (3) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

*[Signature]* 8/6/25  
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

**CERTIFICATE OF THE APPROVAL  
OF STREET LIGHTING SYSTEM**

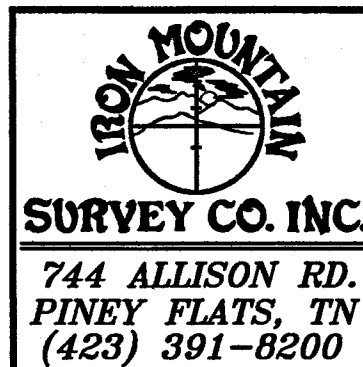
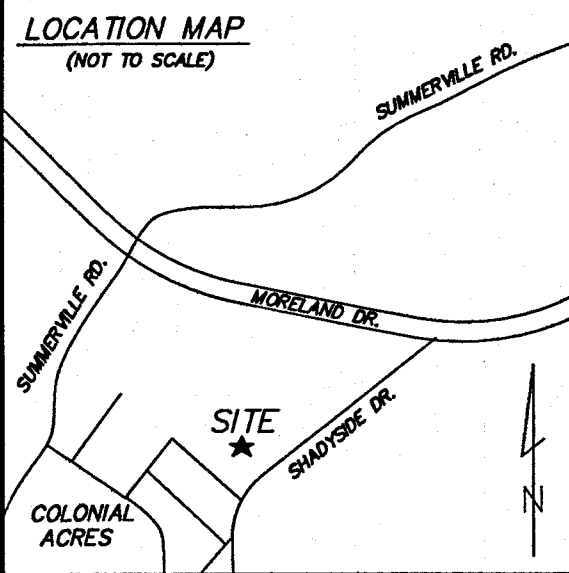
TRAFFIC ENGINEERING MANAGER



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE".

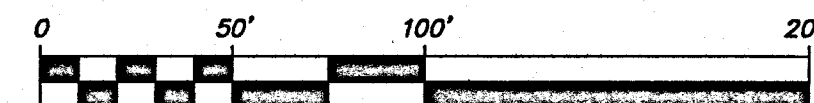
**THE RETREAT AT HUNTS CROSSING PHASE 2B  
LOTS 18 THROUGH 21  
13TH CIVIL DISTRICT  
SULLIVAN COUNTY, TENNESSEE  
JULY 25TH, 2025**

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS	CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL FOR RECORDING	THE RETREAT AT HUNTS CROSSING PHASE 2B LOTS 18 THROUGH 21 CITY OF KINGSFORT PLANNING COMMISSION
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.	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.	I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	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 AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. I FURTHER CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.	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 ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.	TOTAL ACRES 0.688 Ac. TOTAL LOTS 4 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER HUNT, HUNT, BARKER, & REYES PART CIVIL DISTRICT 13TH SURVEYOR Ty LaRue CLOSURE ERROR 1: 10,000 SCALE: 1" = 50'
<i>[Signature]</i> 6 AUG 2025 KINGSFORT AUTHORIZING AGENT	<i>[Signature]</i> 6 AUG 2025 AUTHORIZING AGENT	<i>[Signature]</i> 8/5/25 OWNER(S)	<i>[Signature]</i> 7-25-25 TENNESSEE REGISTERED LAND SURVEYOR #3060	<i>[Signature]</i> 8/6/2025 SECRETARY, KINGSFORT MUNICIPAL REGIONAL PLANNING COMMISSION	© COPYRIGHT I.M.S.C.I. 2025 C-20174C



**\*\*15' SANITARY SEWER & PUBLIC UTILITY EASEMENT NOTE\*\***  
(AS NOTED ON PREVIOUS PLATS FOR HUNTS CROSSING PHASE 2)  
-NOTHING EXCEPT GRASS SHALL BE PLACED OR GROWN ON THE UTILITY EASEMENT ALONG THE REAR OF ALL LOTS WITHOUT THE WRITTEN CONSENT OF THE JOHNSON CITY POWER BOARD OR IT'S SUCCESSOR. THIS INCLUDES TREES, FENCING, OR ANY PERMANENT STRUCTURES THAT WOULD PREVENT THE POWER COMPANY FROM ACCESSING THIS RIGHT OF WAY TO MAINTAIN OR REPAIR THEIR EQUIPMENT-

**HUNTS CROSSING PHASE 3**  
**LOTS 35, 37, & 39**  
**13TH CIVIL DISTRICT**  
**SULLIVAN COUNTY, TENNESSEE**  
**JULY 25TH, 2025**



SCALE: 1" = 50'

**LEGEND**

- IRON ROD OLD
- IRON ROD NEW
- (1/2" REBAR CAPPED "LARUE TN#3060")
- UTILITY POLE
- SEWER MANHOLE
- O/H UTILITY LINE
- CENTERLINE (C/L)
- BUILDING SETBACK
- EASEMENT MARGIN
- PAVED ROAD
- BOUNDARY LINE (SURVEYED)
- ADJOINER LINE/ R.O.W. MARGIN (NOT SURVEYED UNLESS NOTED)
- EP EDGE OF PAVEMENT
- R/W RIGHT OF WAY
- ## LOT NUMBER
- ## ADDRESS

**SURVEY NOTES**

- TITLE REFERENCE:** THIS PROPERTY IS A PORTION OF PARCEL NO. 1 OF THE LAND DESCRIBED IN DEED BOOK 1898C PAGE 318.
- THIS PROPERTY IS A PORTION OF THE LAND REFERENCED AS TAX MAP 092 PARCEL 026.00 BY THE SULLIVAN COUNTY TAX OFFICE.**
- SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.**
- DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE.**
- PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE RIGHT-OF-WAY.**
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.**
- BUILDING SETBACKS: FRONT: 20' REAR: 20' SIDES: 3' AND 6' (SEE PLAT)**

**CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT**

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

*Cashmere Campbell* August 6, 2025  
CITY CLERK, DIVISION OF SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/ HER AUTHORIZED REPRESENTATIVE

**CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS**

I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THAT STREETS AND STORM WATER SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS; (3) ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

*David Chan* 8/6/25  
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

**CERTIFICATE OF THE APPROVAL OF STREET LIGHTING SYSTEM**

TRAFFIC ENGINEERING MANAGER

**CERTIFICATION 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 & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

*My* 6 AUG 2025  
KINGSPORT AUTHORIZING AGENT

**CERTIFICATION OF THE 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 & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

*My* 6 AUG 2025  
AUTHORIZING AGENT

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

*Robert J. Hart* 8/5/25  
OWNER(S)

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. I FURTHER CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

*Ty LaRue* 7-25-25  
TENNESSEE REGISTERED LAND SURVEYOR #3060

**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, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$\_\_\_\_\_ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

*Ty LaRue* 8/6/2025  
SECRETARY: KINGSPORT MUNICIPAL/ REGIONAL PLANNING COMMISSION

**HUNTS CROSSING PHASE 3 - LOTS 35, 37, & 39**

**CITY OF KINGSPORT PLANNING COMMISSION**

TOTAL ACRES 0.658 Ac. TOTAL LOTS 3  
ACRES NEW ROAD 0 MILES NEW ROAD 0  
OWNER HUNT, HUNT, BARKER, & REYES PART. CIVIL DISTRICT 13TH  
SURVEYOR Ty LaRue CLOSURE ERROR 1: 10,000

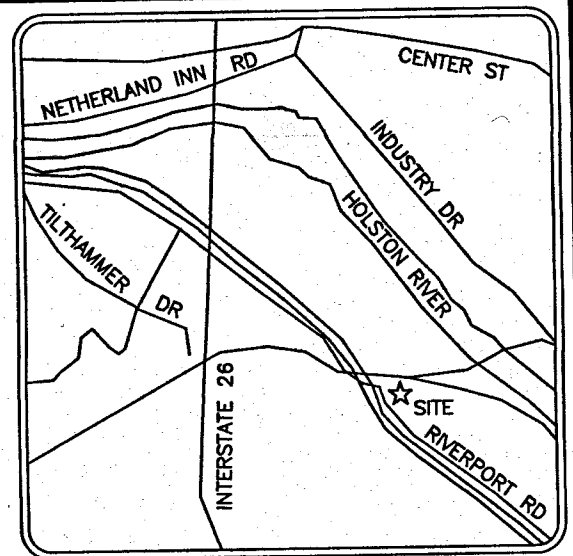
SCALE: 1" = 50'

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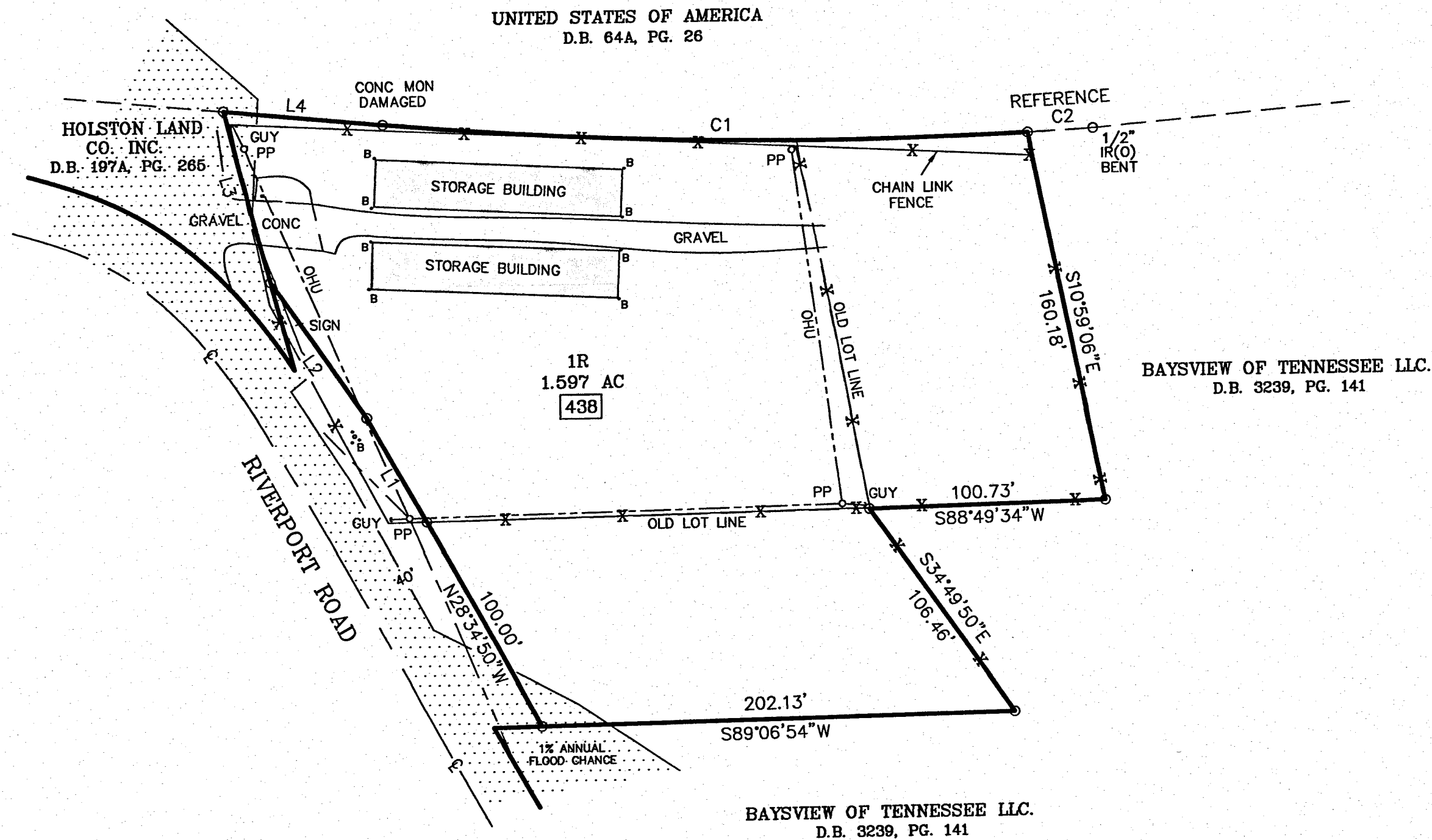
C-20174C



SEE NOTE 1



LOCATION MAP  
N.T.S.



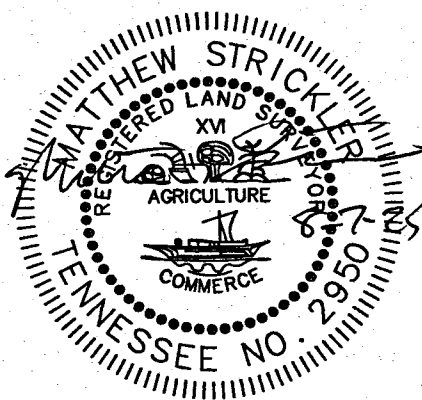
LEGEND

CONC MON IR(0) D.B. PG. AC. N.T.S. PP OHU 123

CONCRETE MONUMENT IRON ROD, OLD DEED BOOK PAGE ACRES NOT TO SCALE POWER POLE OVERHEAD CENTERLINE 911 ADDRESS

LINE	BEARING	DISTANCE
L1	N29°18'11"W	51.15'
L2	N34°39'06"W	70.67'
L3	N14°25'06"W	75.60'
L4	S84°31'06"E	68.05'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	2010.08'	275.95'	S88°27'02"E	275.73'
C2	2010.08'	27.76'	N87°13'16"E	27.76'



Slide A-1833

Sheena Tinsley, Register  
Sullivan County  
Rec #: 380029 Instrument #: 25014720  
Rec'd: 15.00 Recorded  
State: 0.00 8/8/2025 at 12:34 PM  
Clerk: 0.00 in Plat  
Other: 2.00 P60  
Total: 17.00 PGS 121-121

NOTES:

- NORTH BASED ON TENNESSEE STATE PLANE 4100. GPS POSITIONAL DATA WAS OBSERVED ON JULY 15, 2025 UTILIZING TRIMBLE R780I RECEIVERS GEOD18.
- PROPERTY IS ZONED M-2
- SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION
- THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0040D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
- JOB NO. 25-13936
- ACAD FILE 25-13936 DENTON.DWG
- FIELD INFORMATION ELECTRONICALLY COLLECTED
- TAX MAP 060, PARCEL 003.11 & PART OF PARCEL 003.10
- DEED REFERENCE: D.B. 3239, PG. 141
- PRIOR PLAT REFERENCE: P.B. 50, PG. 730
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- THERE ARE ±6.8 ACRES REMAINING IN TAX MAP 060, PARCEL 003.10.

RESUBDIVISION OF LOT 1

VICARS LOTS-RIVERPORT ROAD

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.597	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	BAYSVIEW OF TENNESSEE LLC	CIVIL DISTRICT	12TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000
SCALE 1"=50'	50 25 0 50 100		

<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> 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, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. _____ OWNER DATE 8/7/25		<b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b> I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET. _____ TRAFFIC ENGINEERING MANAGER		<b>CERTIFICATE OF ACCURACY</b> I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. _____ REGISTERED SURVEYOR	
<b>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</b> I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED. _____ CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING		<b>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</b> I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. _____ KINGSPORT AUTHORIZING AGENT		<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, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED. _____ CITY ENGINEER	
<b>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</b> 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. _____ KINGSPORT AUTHORIZING AGENT		<b>CERTIFICATE OF APPROVAL FOR 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 IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. _____ SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION		<b>RESUBDIVISION OF LOT 1</b> <b>VICARS LOTS-RIVERPORT ROAD</b> <b>KINGSPORT REGIONAL PLANNING COMMISSION</b> TOTAL ACRES 1.597 TOTAL LOTS 1 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER BAYSVIEW OF TENNESSEE LLC CIVIL DISTRICT 12TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000 SCALE 1"=50' 50 25 0 50 100	