



July 20th, 2026

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. Magnolia Ridge Re-plat
2. 436/424 Poplar Grove Rd.
3. 930 Lebanon Rd.
4. 2055 Happy Hill Rd.
5. Airport Parkway Plat
6. The Arbor Phase II Final Plat
7. 881 Fall Creek Rd.
8. 437 Hooven Street
9. 1772 Stratford Rd.
10. 199 Stuffle Street
11. 450 Rock Springs Rd.

Sincerely,

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



FINAL PLAT
TAX MAP 78C GROUP D,
PARCELS 89, 90, 91, 92, 93, 94,
95, 96, 97, 98
PLAT BOOK 59, PAGE 280
DATE: MAY 27, 2026

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

MAGNOLIA RIDGE HOA INC
TAX MAP 78, PARCEL 44
DEED BOOK 3616, PAGE 636

6-27-2026
OWNER - SIGNATURE
OWNER - SIGNATURE

89R
JEFFREY A. & TERESA V. CASEY
TAX MAP 78C, GROUP D, PARCEL 10
DEED BOOK 3661, PAGE 15

6-27-2026
OWNER - SIGNATURE
OWNER - SIGNATURE

90R
BRAYDEN A. & DOROTHY-GRACE M. MASSEY
TAX MAP 78C, GROUP D, PARCEL 9
DEED BOOK 3653, PAGE 553

6/27/2026
OWNER - SIGNATURE
OWNER - SIGNATURE

91R
JAY CHANDLER
TAX MAP 78C, GROUP D, PARCEL 8
DEED BOOK 3657, PAGE 720

6/27/2026
OWNER - SIGNATURE
OWNER - SIGNATURE

92R
CALEB M. EVANS
TAX MAP 78C, GROUP D, PARCEL 7
DEED BOOK 3658, PAGE 2279

06/26/26
OWNER - SIGNATURE
OWNER - SIGNATURE

93R
HASSAN & JENNIFER K. ABDEL-MONEIM
TAX MAP 78C, GROUP D, PARCEL 6
DEED BOOK 3659, PAGE 2681

6/25/2026
OWNER - SIGNATURE
OWNER - SIGNATURE

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 AS SHOWN.

8 JULY 2026
DATE

AUTHORIZED REPRESENTATIVE

MAINTENANCE OF COMMON OPEN SPACE

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

7-6-26
DATE

AUTHORIZED REPRESENTATIVE

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'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE

AUTHORIZED AGENT

CERTIFICATION OF THE APPROVAL
FOR 911-STREET ASSIGNMENT

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

7-7-26
DATE

AUTHORIZED AGENT

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 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.

6-27-2026
DATE

AUTHORIZED REPRESENTATIVE

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, THE STATE OF TENNESSEE, AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

05/27/2026
DATE

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 PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY PLANNING COMMISSION.

DATE

AUTHORIZED REPRESENTATIVE

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 ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO SPECIFICATIONS; OR (3) THAT A SECURITY IN THE FORM OF _____ AND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

8 JULY 2026
DATE

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 AND WAIVERS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR, IF REQUIRED, A SECURITY IN THE FORM OF _____ AND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SEC. KINGSPORT REG. PLANNING COMMISSION DATE

MAGNOLIA RIDGE PHASE II - REPLAT LOTS 89-98

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.87± TOTAL LOTS 10

ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER SEE OWNER INFO DATA CIVIL DISTRICT 7

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

SCALE 1" = 30' 0 30' 60' 120'

LEGEND

- - Rebar and Cap WITH CAP STAMPED TN 1964 VA 2404
- - Non Monumented Point
- X - Fence
- CB - Catch Basin
- - - Storm Drain Line
- S - Sanitary Manhole
- S - Sanitary Sewer Line/Markings
- W - Water Line/Markings
- WM - Water Meter

NOTES

1. See Sheet 2 for complete Notes, Vicinity Map and Legend.

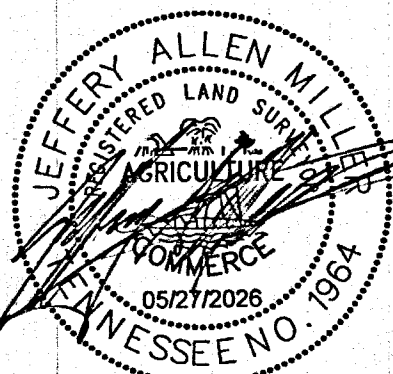
Slide A-1925

Sheena Tinsley, Register
Sullivan County
Rec #: 398646 Instrument #: 26014380
Rec'd: 30.00 Recorded
State: 0.00 7/15/2026 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 32.00 PGS 488-489

MILLER
Land Surveying, LLC

116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE: 423-552-5300
www.millersurveys.com
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SHEET 2 OF 2



FINAL PLAT
TAX MAP 78C GROUP D,
PARCELS 89, 90, 91, 92, 93, 94,
95, 96, 97, 98
PLAT BOOK 59, PAGE 280-283
DATE: MAY 27, 2026

CERTIFICATION OF THE APPROVAL
FOR 911-STREET ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED
ON FINAL PLAT ARE APPROVED AS ASSIGNED.

DATE: 7-7-26
AUTHORIZED AGENT

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

DATE: 7-7-26
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED
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KINGSPORT'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY
OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE
PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE
AUTHORIZED AGENT

CERTIFICATION OF THE APPROVAL OF
PUBLIC WATER SYSTEMS

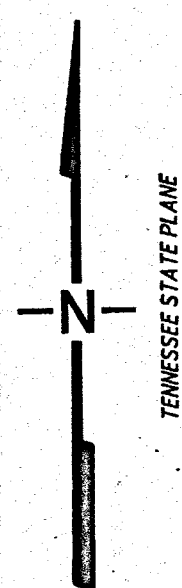
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR
SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET
THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE
HEREBY APPROVED AS SHOWN.

DATE: 8 July 2026
AUTHORIZED REPRESENTATIVE

MAINTENANCE OF COMMON OPEN
SPACE

THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND
RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND
OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED
ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM
ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE
DEDICATED 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.

DATE: 6-27-2026
AUTHORIZED REPRESENTATIVE



MAGNOLIA RIDGE HOA INC
TAX MAP 78, PARCEL 44
DEED BOOK 3616, PAGE 636

BRYAN & SARA SCOTT
TAX MAP 78C, GROUP C, PARCEL 41
DEED BOOK 3655, PAGE 2366

15' SANITARY
SEWER EASEMENT

BUILDING
LOT 98R
0.19 ACRES±

LOT 97R
0.19 ACRES±

LOT 96R
0.19 ACRES±

LOT 95R
0.19 ACRES±

LOT 94R
0.19 ACRES±

LOT 93R
0.19 ACRES±

LEGEND

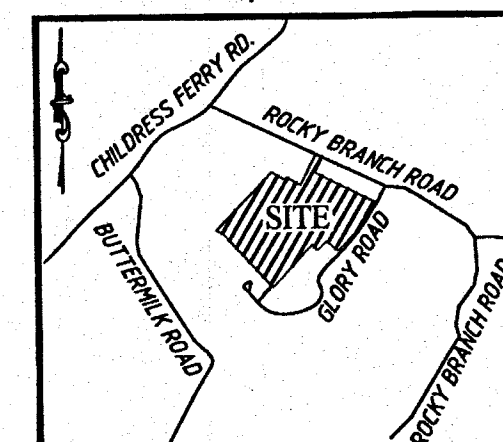
- - Rebar and Cap
WITH CAP STAMPED
TN 1964 VA 2404
- - Non Monumented Point
- X - Fence
- CB - Catch Basin
- - Storm Drain Line
- ⊙ - Sanitary Manhole
- S - Sanitary Sewer Line/Markings
- W - Water Line/Markings
- WM - Water Meter

NOTES

- The information shown hereon was obtained from Deed Book 3616, Page 636; Deed Book 3661, Page 15; Deed Book 3653, Page 553; Deed Book 3657, Page 720; Deed Book 3658, Page 2279; Deed Book 3659, Page 2681; Deed Book 3616, Page 636; Deed Book 3656, Page 1823; Deed Book 3645, Page 154; Deed Book 3644, Page 1497; Deed Book 3644, Page 1601; Deed Book 3647, Page 323 and Plat Book 59, Page 280 as recorded at the Registrar's Office for Sullivan County, Tennessee and a field survey by Miller Land Surveying, LLC in May 2026.
 - This property DOES NOT lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47163C0065D dated September 29, 2006.
 - This property is currently zoned PD. Setbacks to conform to current zoning.
 - This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title search. No title work was furnished to the surveyor.
 - Portions of this survey was performed with a Trimble R12i tied to TDDT reference network.
- Region: United States/State Plane NAD83
Zone: Tennessee 4100
Datum: NAD83 (2011)
Geoid: GEIOD18 (CONUS)

VICINITY MAP

NOT TO SCALE



Slide A-1925

Sheena Tinsley, Register
Sullivan County
Rec #: 3986646 Instrument #: 26014380
Rec'd: 30.00 Recorded
State: 0.00 7/15/2026 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 32.00 PGS 488-489

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, THE STATE OF TENNESSEE, AND
THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN
HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION
REGULATIONS. I HEREBY CERTIFY THAT THIS IS A CATEGORY
1 SURVEY AND THE RATIO OF PRECISION OF THE
UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

DATE: 05/27/2026
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
PUBLIC ROAD SHALL SERVE THESE LOTS, AS PROPOSED, (3) PLAT
HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY
PLANNING COMMISSION.

DATE
AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

DATE: 8 July 2026
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

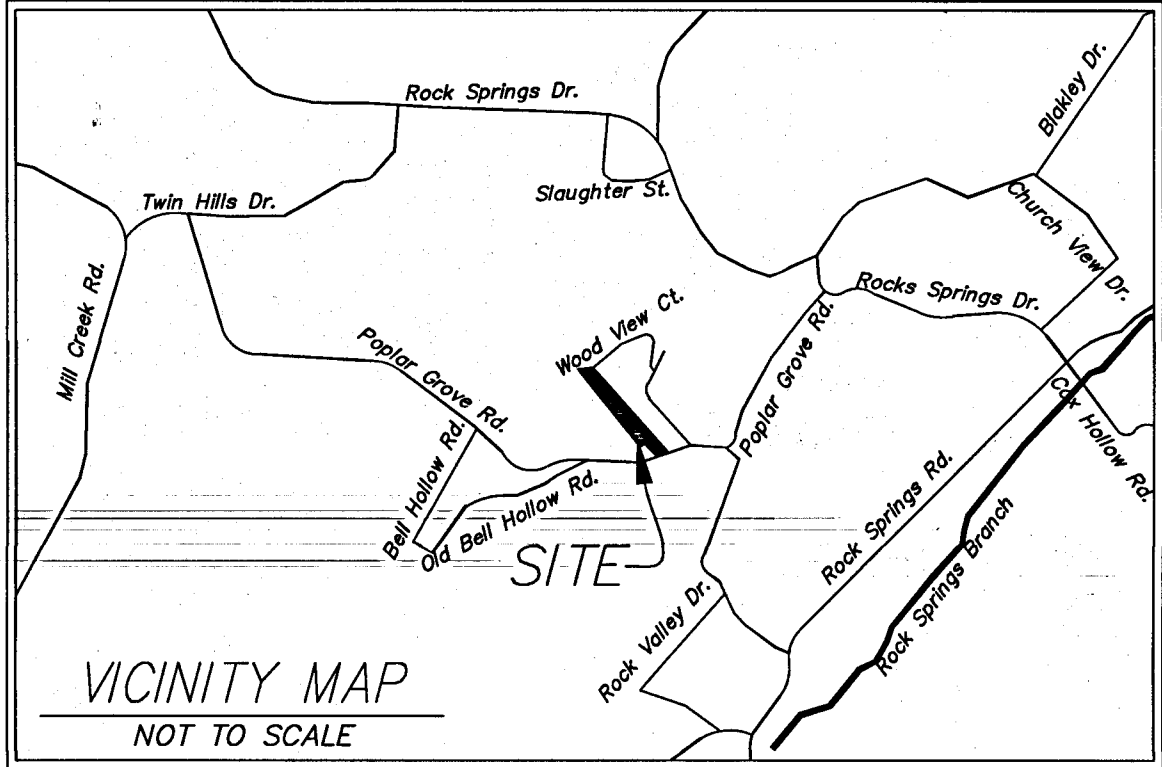
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE
HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR
KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES
AND WAIVERS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE
KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN
APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY
REGISTRAR. IF REQUIRED, A SECURITY IN THE FORM OF \$ _____
AND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH
THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE
COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 7/8/2026
SEC. KINGSPORT REG. PLANNING COMMISSION

MAGNOLIA RIDGE PHASE II - REPLAT LOTS 89-98

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.87± TOTAL LOTS 10
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER SEE OWNER INFO DATA CIVIL DISTRICT 7
SURVEYOR JEFFERY A. MILLER CLOSURE ERROR 1:10,000
SCALE 1" = 30' 0 30' 60' 120'



SURVEY NOTES:

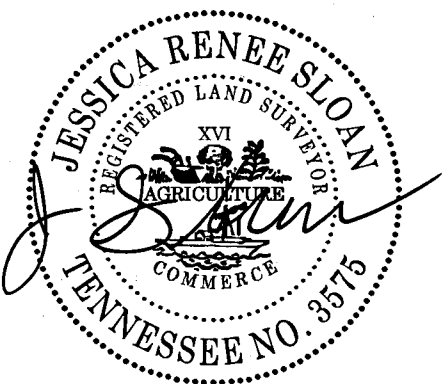
- 1) SURVEY REQUESTED BY WALTER PEAGLER
- 2) THE PROPERTY SHOWN HEREON ARE IN THE NAME OF: WALTER RUSSELL PEAGLER III & JILL MC DANIEL PEAGLER IN PLAT BOOK (P.B.) 45, PAGE (PG) 116, LOT 25, TAX MAP 1051, GROUP A, PARCEL 010.20 AND BRADLEY HENDERSON IN P.B. 5, PG. 87, LOT P 11, TAX MAP 1051, GROUP B, PARCEL 013.00 REGISTERS OFFICE OF SULLIVAN COUNTY, THIRTEENTH CIVIL DISTRICT, SULLIVAN COUNTY, TENNESSEE.
- 3) ALL PORTIONS OF THIS SURVEY WERE PERFORMED USING GNSS; SPECTRA SP-100 DUAL FREQUENCY RECEIVERS, REAL TIME KINEMATIC (RTK) GNSS ROVER, USING TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) GNSS REFERENCE NETWORK (VRS), DATA COLLECTED ON DATE 02-07-2026; HORIZONTAL ACCURACY $\pm 0.05'$ AND VERTICAL ACCURACY $\pm 0.1'$ COORDINATES ARE BASED ON TENNESSEE STATE PLANE COORDINATES SYSTEM NAD83/NAVD83 (2011) USING GDA018, EPOCH 2010. NO COMBINED SCALE FACTOR WERE USED.
- 4) THE SURVEY CONDUCTED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE WERE NO VISIBLE DISCREPANCIES, OVERLAPPING IMPROVEMENTS, OR ROADWAYS OBSERVED, EXCEPT AS SHOWN HEREON. RECORDED EASEMENTS SHOWN ON THIS PLAT WERE DISCOVERED DURING THE ORDINARY RESEARCH PROCESS. THIS PROPERTY HAS FRONTAGE ON A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.
- 5) PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS, REGULATIONS, RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN AT THE TIME OF THE SURVEY.
- 6) ADJOINER LINES DERIVED FROM D.B. & PG OR P.B. & PG LISTED ON MAP.
- 7) UNITS OF DISTANCE: US SURVEY FEET
- 8) SETBACKS: FRONT: 30' REAR: 30' SIDE: 12'
- 9) PROPERTIES ARE CURRENTLY ZONED: SULLIVAN COUNTY R-1
- 10) THIS PLAT REPRESENTS A RE-PLAT OF LOT 25 OF THE ADDITION TO WOODHAVEN SUBDIVISION, P.B. 45, PG. 11, & PART OF LOT 11 OF THE WORLEY SIMS SUBDIVISION P.B. 5, PG. 87 FOR THE PURPOSE OF REMOVING AN INTERIOR PROPERTY LINE & ADDING A NEW PROPERTY LINE. NO NEW LOTS ARE BEING CREATED.
- 11) THIS PROPERTY LIES IN A FLOOD ZONE X AS SHOWN ON FIRM MAP NO. 47163002300 DATED 09-29-2006
- 12) THESE LOTS ARE SERVED BY KINGSPORT PUBLIC WATER
- 13) THE LOCATION OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM AREA SHOWN HEREON IS DERIVED FROM THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION (TDEC) PERMIT FOR CONSTRUCTION. NO FIELD VERIFICATION OF THE SEPTIC TANK, FIELD LINES, OR ASSOCIATED COMPONENTS WAS PERFORMED AS PART OF THIS SURVEY. ACTUAL LOCATION MAY VARY.

Slide A-1923

Sheena Tinsley, Register
Sullivan County
Rec'd: 15.00 Instrument #: 26013842
State: 0.00 Recorded
Clerk: 0.00 7/9/2026 at 9:07 AM
Other: 2.00 in plat
Total: 17.00 P60
PGS 481-481

LEGEND

- DHU — OVERHEAD UTILITY WIRE
- x — x — x — x — FENCE
- — — — — DRAINAGE EASEMENT
- — — — — ADJOINER LINE
- — — — — DELETE LOT LINE
- C/L ROAD CENTERLINE
- ⊙ WATER METER
- ⊙ UTILITY POLE
- ⊙ GUY
- ⊙ FOUND REBAR
- SET REBAR
- OTP OPEN TOP PIPE
- POB POINT OF BEGINNING



IT IS HEREBY CERTIFIED THAT THIS SURVEY IS CORRECT TO MY KNOWLEDGE, EXPERTISE, AND BELIEF AND WAS PREPARED FROM AND ACTUAL SURVEY OF THE PROPERTY UNDER MY SUPERVISION, AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE," AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; FURTHER, I CERTIFY THIS IS A CATEGORY IV LAND SURVEY AS DEFINED IN STANDARDS OF PRACTICE ISSUED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

CERTIFICATE OF ACCURACY

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

J. Sloan 3/21/26
TENNESSEE REGISTERED LAND SURVEYOR DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION 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 THAT AMOUNT OF \$_____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS DEFAULT.

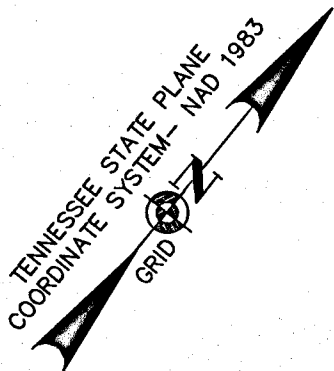
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION DATE

SLOAN LAND SURVEYING, PLLC

JESSICA R. SLOAN, TN RLS 3575
423-440-6198
SLOANSURVEYING@GMAIL.COM
PO BOX 303 ELIZABETHTON, TN 37644

COUNTY	DATE OF SURVEY	REV.	PROJECT
SULLIVAN	2-15-2026	# 2	# 4-100

0 70 140 210
SCALE: 1 INCH = 70 FEET



TRAVIS SALYERS
MAP 104, PARCEL 158.00
(D.B. 3844 PG. 2780)
ZONED R-1

JOHN & CAROLE SUMNER
MAP 104, PARCEL 158.00
(D.B. 3332 PG. 2380)
ZONED R-1

NANCY & ELIOT EASTERBROOK
MAP 1051, PARCEL 010.15
(P.B. 45 PG. 116, BLOCK B, LOT 24)
ZONED R-1

STEVE & DOLORES HUNT
MAP 104, PARCEL 130.80
(D.B. 17085 PG. 83, LOT 3-4)
ZONED R-1

WALTER & JILL PEAGLER
TAX MAP 1051, GROUP A, PARCEL 010.20
(P.B. 45 PG. 116, BLOCK B, LOT 25)
ZONED R-1

MARK AMSPOKER
MAP 1051, PARCEL 010.25
(P.B. 45 PG. 116, BLOCK A, LOT 18)
ZONED R-1

MATTHEW & CRYSTAL DOTY
MAP 1051, PARCEL 018.00
(P.B. 25 PG. 12, LOT 28)
ZONED R-1

PHILLIP & MELISSA YOST
MAP 1051, PARCEL 018.00
(P.B. 25 PG. 12, LOT 29)
ZONED R-1

DANIEL LISTON & REBECCA LYNN CO-TRUSTEES
MAP 1051, PARCEL 018.00
(P.B. 25 PG. 12, LOT 30)
ZONED R-1

MICHAEL LUTWINSKI & STACY LYNN TRUSTEES
MAP 1051, PARCEL 020.00
(P.B. 25 PG. 12, LOT 31)
ZONED R-1

RHONDA JOHNSON
MAP 1051, PARCEL 011.10
(D.B. 1641C PG. 665)
ZONED R-1

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, ESTABLISHED THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. BY SIGNING THIS BLOCK I (WE) STATE THAT I (WE) HAVE SEWER.

Walter Peagler 7/1/26
OWNER(S) DATE

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, ESTABLISHED THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. BY SIGNING THIS BLOCK I (WE) STATE THAT I (WE) HAVE SEWER.

Jill M. Peagler 7/1/2026
OWNER(S) DATE

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS

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

Angela Poon 7/2/26
AUTHORIZING AGENT DATE

CERTIFICATION OF APPROVAL OF STREETS AND STORMWATER SYSTEM

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

Jan S. 6/12/26
CITY ENGINEER OR COUNTY ROAD COMMISSIONER DATE

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

6-17-26
DATE
City G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

NORTH RECONCILED TO
TN GRID



LINE BEARING	DISTANCE
L1 S 54°41'07" E	5.76'

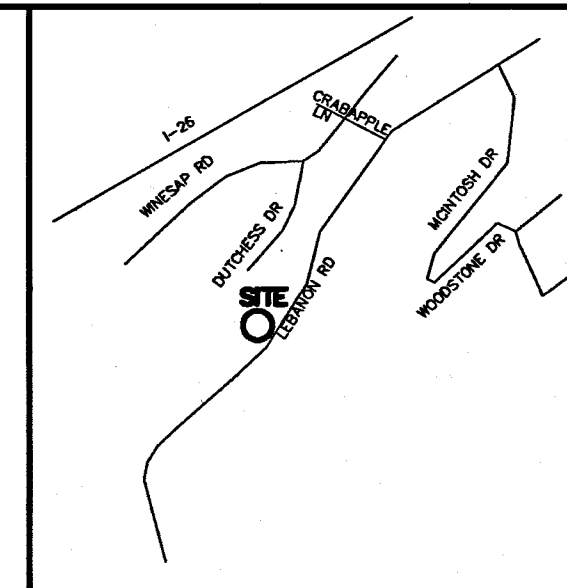
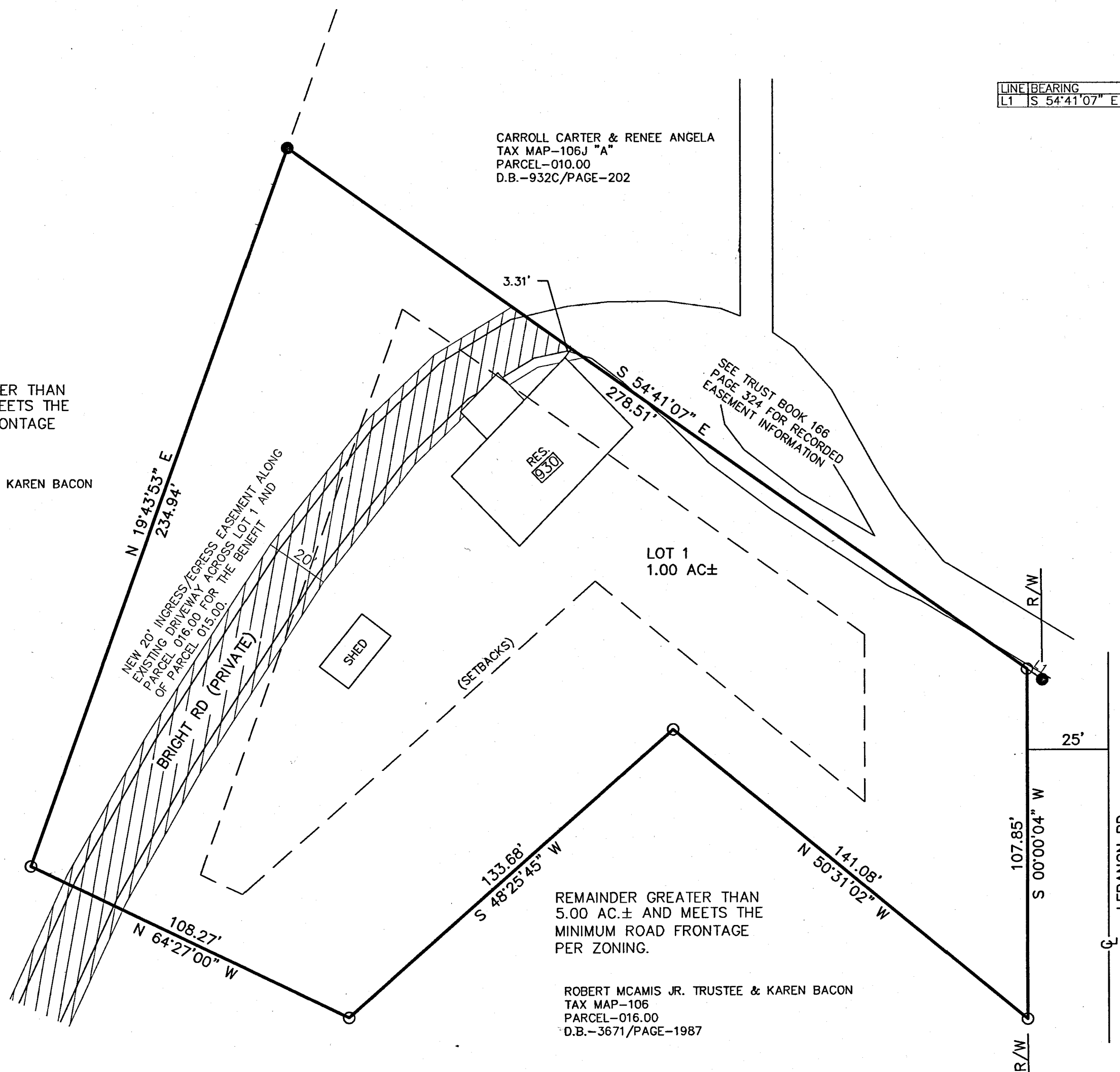
CARROLL CARTER & RENEE ANGELA
TAX MAP-106J "A"
PARCEL-010.00
D.B.-932C/PAGE-202

REMAINDER GREATER THAN
5.00 AC.± AND MEETS THE
MINIMUM ROAD FRONTAGE
PER ZONING.

ROBERT MCAMIS JR. TRUSTEE & KAREN BACON
TAX MAP-106
PARCEL-016.00
D.B.-3671/PAGE-1987

PROPERTY ZONED: A-1
SETBACKS-
FRONT: 50
SIDE: 20
REAR: 50

FLOOD NOTE: By graphic plotting only, this property is in Zone(s)
X of the Flood Insurance Rate Map, Community Panel No.
47163C0235D, which bears an effective date of
09/29/2006 and is not in a Special Flood Hazard Area.



LOCATION MAP
NOT TO SCALE

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- × POINT ON RIGHT-OF-WAY
- ⊙ WATER METER
- UTILITY POLE

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 RECIEVES WATER FROM _____ UTILITY DISTRICT.

OWNER RESPONSIBLE TO EXTEND PUBLIC SEWER IN THE FUTURE IF PUBLIC SEWER IS DESIRED.

Slide A-1926

Sheena Tinsley, Register
Sullivan County
Rec #: 398668 Instrument #: 26014408
Rec'd: 15.00 Recorded
State: 0.00 7/15/2026 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 490-490

ROBERT MCAMIS JR. TRUSTEE &
KAREN BACON
930 LEBANON ROAD
KINGSPORT, TN 37663
T.M. 106
PARCEL 016.00
D.B. 3671
PAGE 1987

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: July 10, 2026
Gabe Campbell
CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

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

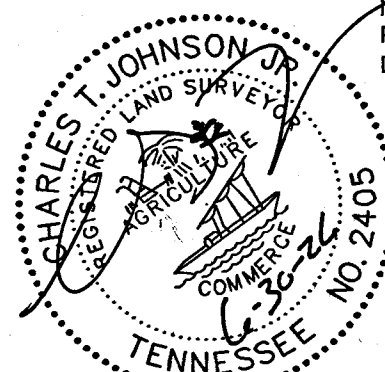
DATED: _____
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

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

DATED: _____
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 26029
DATE: 03/06/2026



I HEREBY CERTIFY THAT THIS IS A
CATEGORY I SURVEY AND THE RATIO OF
PRECISION OF THE UNADJUSTED SURVEY
IS 1:10,000 AS SHOWN HEREON AND IS
DONE IN COMPLIANCE WITH THE
TENNESSEE MINIMUM STANDARDS OF
PRACTICE.

TPSI TN. PROFESSIONAL
SURVEYING INC.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER: Robert Mcamis Jr. & Karen Bacon DATED: 6-30-26
OWNER: Karen Bacon DATED: 7-3-26
OWNER: _____ DATED: _____

CERTIFICATE OF ACCURACY

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

DATED: 6-30-26
SURVEYOR

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

I HEREBY CERTIFY: (1) THAT CONSTRUCTIONS PLANS
HAVE BEEN APPROVED; (2) STORM WATER SYSTEMS
INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET
CITY OF KINGSPORT REQUIREMENTS. OR
I HEREBY CERTIFY: (1) THAT TOTAL CUMULATIVE LAND
DISTURBANCE FOR ALL LOTS IS LESS THAN ONE (1)
ACRE AS SHOWN; (2) NO PUBLIC STORMWATER
IMPROVEMENTS ARE PROPOSED.

DATED: _____
CITY STORMWATER MANAGER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

DATED: 7-14-2026
AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN
FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT,
TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE
NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION
AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE
COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF
\$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL
PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED
IMPROVEMENTS IN CASE OF DEFAULT.

SECRETARY: _____
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

MCAMIS / BACON 1.00 AC± PROPERTY PARTITION

TOTAL ACRES 1.00 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
COUNTY SULLIVAN CIVIL DISTRICT 14TH
SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000
SCALE 1" = 30' 30' 30' 60'

SEE NOTE 1)

EASTMAN CHEMICAL
COMPANY
D.B. 985C, PG. 343

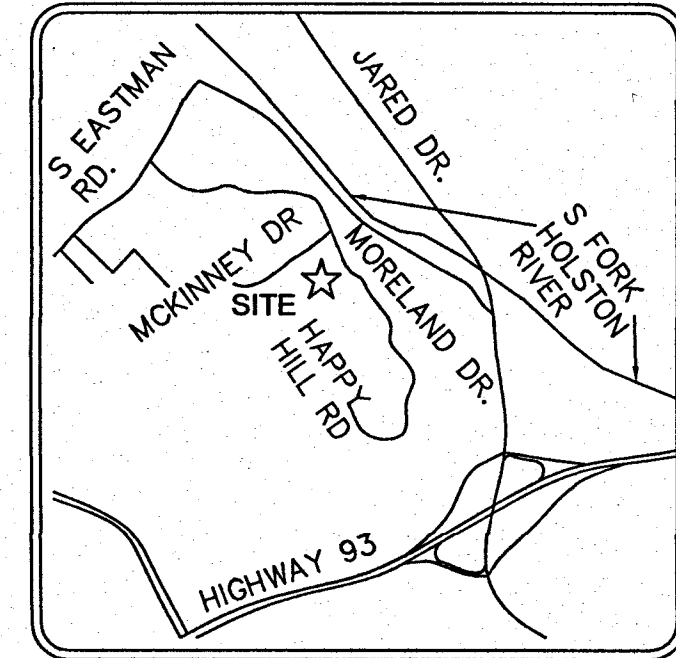
TANNER
D.B. 2882C, PG. 591

SHIPLEY
D.B. 1018C, PG. 718

CLARK
D.B. 3640, PG. 2462

1
P.B. 52, PG. 707

3
P.B. 52, PG. 707



LOCATION MAP
N.T.S.

LEGEND

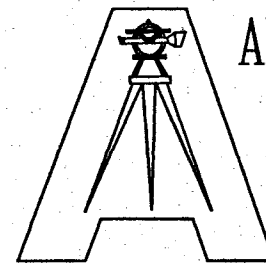
IP(0) IRON PIPE, OLD
D.B. DEED BOOK
P.B. PLAT BOOK
PG. PAGE
123 911 ADDRESS
N.T.S. NOT TO SCALE

5102A-1923

Sheena Tinsley, Register
Sullivan County
Rec #: 398215 Instrument #: 26013838
State: 15.00 Recorded
Clerk: 0.00 7/9/2026 at 9:00 AM
Other: 2.00 in Plat
Total: 17.00 P60
PGS 480-480

NOTES:

- 1) NORTH BASED ON RECORDED DEED.
- 2) PROPERTY IS ZONED R-1
SETBACKS:
FRONT=30'
REAR=30'
SIDE=12'
SETBACKS TO CONFORM TO ZONING DESIGNATION
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL
FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D
EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE
ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD
HAZARD AREA.
- 4) JOB NO. 26-14217
- 5) ACAD FILE: 26-14217 BERRY.DWG
- 6) TAX MAP 76B "A", PARCELS 29 & 31.50
- 7) PRIOR PLAT REFERENCE: P.B. 52, PAGE 707
- 8) DEED REFERENCE: D.B. 3513, PG. 1718
- 9) 12' EASEMENT ATTACHED TO ALL ELECTRIC POWERLINES.
- 10) THERE SHALL BE A 7.5' UTILITY AND DRAINAGE EASEMENT ALONG ALL
INTERIOR LOT LINES AND PROPERTY LINES.
- 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM
STANDARDS OF PRACTICE.
- 12) THE BOUNDARY INFORMATION SHOWN ON THIS PLAT IS FROM A PRIOR
RECORDED PLAT (P.B. 52, PG. 707) AND REPRESENTS A COMPOSITE PLAT
WITH ALL BOUNDARY INFORMATION COPIED FROM THE RECORDED PLAT.

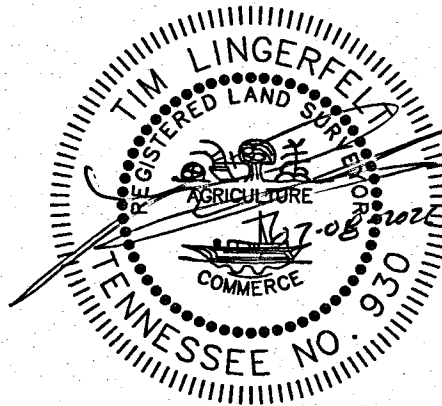


ALLEY & ASSOCIATES, INC.

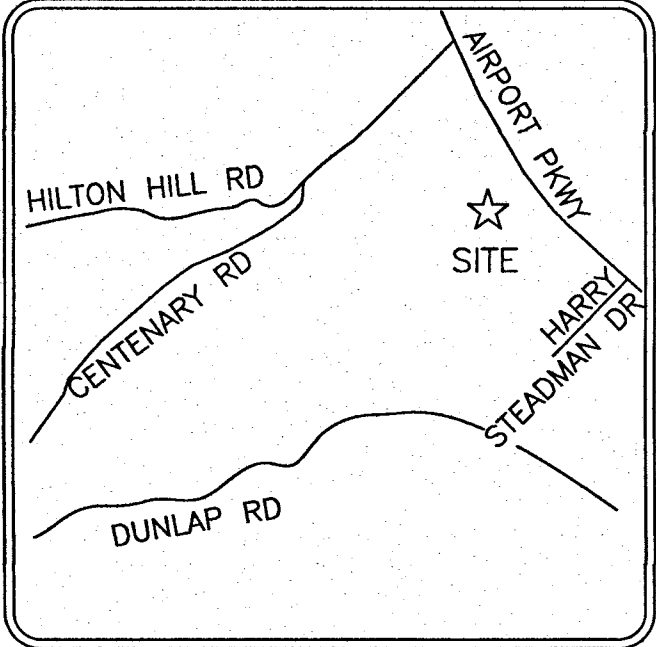
• SURVEYORS •

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

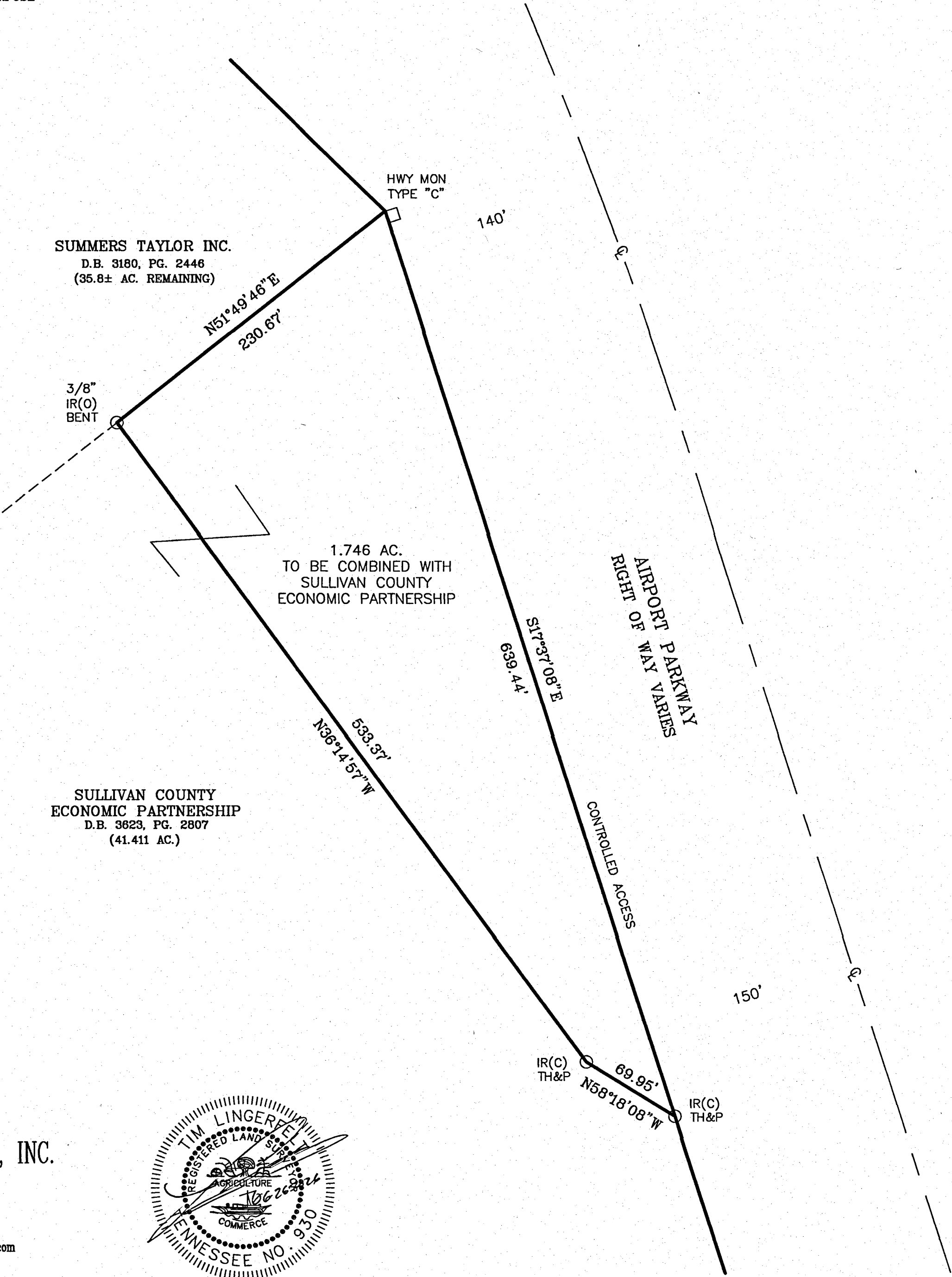
E-MAIL: tingerfelt@alleyassociates.com



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) 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. Samuel Berry 7-8-26 OWNER DATE		CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. 07-08-2026 DATE REGISTERED SURVEYOR		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'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET. DATE 20 TRAFFIC ENGINEERING MANAGER		CERTIFICATE OF APPROVAL OF STREETS 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 SULLIVAN COUNTY PLANNING COMMISSION. 7-8-2026 DATE COMMISSIONER OF HIGHWAYS OR 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 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 THE 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 DEFAULT. 7-8-2026 DATE SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION		COMBINATION OF LOTS 2 & 2A BOBBY GLENN LOVEGROVE PROPERTY KINGSPORT REGIONAL PLANNING COMMISSION TOTAL ACRES 0.9723 TOTAL LOTS 1 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER SAMUEL BERRY CIVIL DISTRICT 13TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10000 SCALE 1"=50'	
CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. 7-7-2026 DATE SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING		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 KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. 7-8-2026 DATE KINGSPORT AUTHORIZING AGENT									



LOCATION MAP
N.T.S.

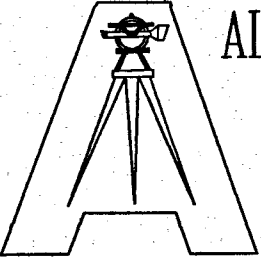


LEGEND

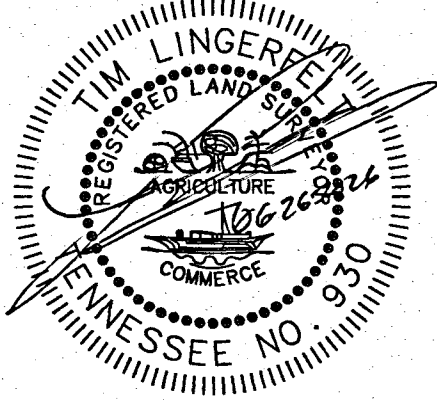
IR(C)	IRON ROD (CAP)
IR(O)	IRON ROD (OLD)
D.B.	DEED BOOK
PG.	PAGE
N.T.S.	NOT TO SCALE
HWY	HIGHWAY
MON	MONUMENT
TH&P	TYSINGER, HAMPTON & PARTNERS
AC	ACRES

NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE 4100. RTK GPS POSITIONAL DATA WAS OBSERVED ON MAY 22, 2026 UTILIZING TRIMBLE R780I RECEIVERS. GEOID18
- 2) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0260E EFFECTIVE DATE JULY 31, 2024 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 26-14227
- 5) ACAD FILE 26-14227 NETWORKS.DWG
- 6) TAX MAP 093, PART OF PARCEL 084.00
- 7) DEED REFERENCE: D.B. 3180, PG. 2446
- 8) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 9) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY.
- 10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN OR UNWRITTEN, RECORDED AND UNRECORDED.
- 11) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.



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



CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL FOR RECORDING
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN 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. 6-25-2026 OWNER	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN 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 HEREIN, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. 06-26-2026 TENNESSEE REGISTERED LAND SURVEYOR	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN. 7/1-2026 KINGSPORT AUTHORIZING AGENT	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. 7/2/2026 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

Slide A-1922

Rec #:	397905	Instrument #:	26013416
Rec'd:	15.00	Recorded	
State:	0.00	7/2/2026 at 9:51 AM	
Clerk:	0.00	in Plat	
Other:	2.00	P60	
Total:	17.00	PGS 477-477	

DIVISION OF SUMMERS TAYLOR PROPERTY			
KINGSPORT REGIONAL PLANNING COMMISSION			
TOTAL ACRES	1.746	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	SUMMERS TAYLOR, INC.	CIVIL DISTRICT	18TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10000
SCALE 1"=60'		60 30 0 60 120	

THE ARBOR - PHASE 2

RIVERBEND ROAD

KINGSPORT, TENNESSEE

CERTIFICATION OF OWNERSHIP AND DEDICATION
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 BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.
DATE 7-16-26
OWNER [Signature]

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 KINGSFORD, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
DATE 7-16-26
REGISTERED SURVEYOR [Signature]

CERTIFICATION OF THE APPROVAL OF STREETS
I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS, OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROVIDED.
DATE 7/15/26
CITY ENGINEER OR COUNTY ROAD COMMISSIONER [Signature]

CERTIFICATION OF THE APPROVAL STREET LIGHTING SYSTEM
I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLETES 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.
DATE 7-17-2026
TRAFFIC ENGINEERING MANAGER [Signature]

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED BY 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 SURVEY MADE IN THE AMOUNT OF 1/253,372.2 HAS BEEN POSTED WITH THE KINGSFORD REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DATE 7/17/2026
SECRETARY, KINGSFORD MUNICIPAL/REGIONAL PLANNING COMMISSION [Signature]

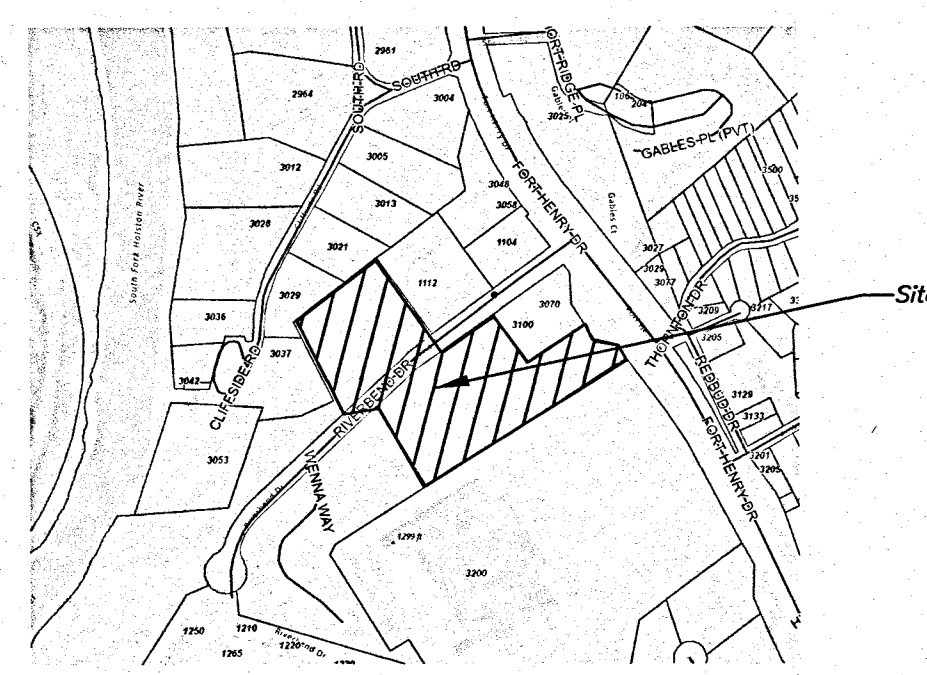
CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAN, ARE APPROVED AS ASSIGNED.
DATE July 17, 2026
LARRY M. CULBERTSON
DEPUTY SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

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.
DATE 17 JUL 2026
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR KINGSPORT AUTHORIZING AGENT [Signature]

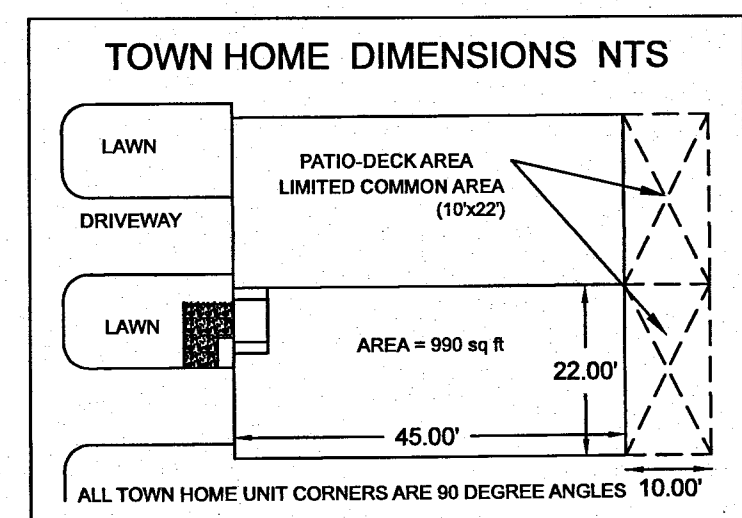
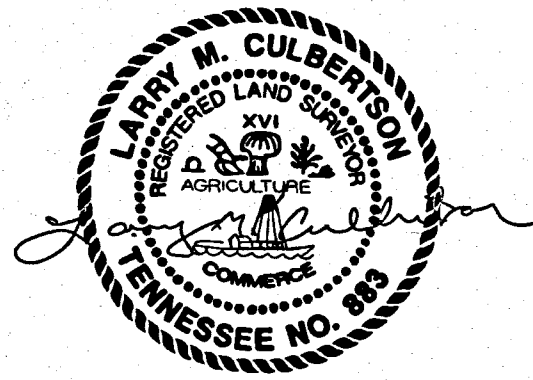
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSFORD WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.
DATE 17 JUL 2026
AUTHORIZING AGENT [Signature]

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 KINGSPORT 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.
DATE 17 JUL 2026

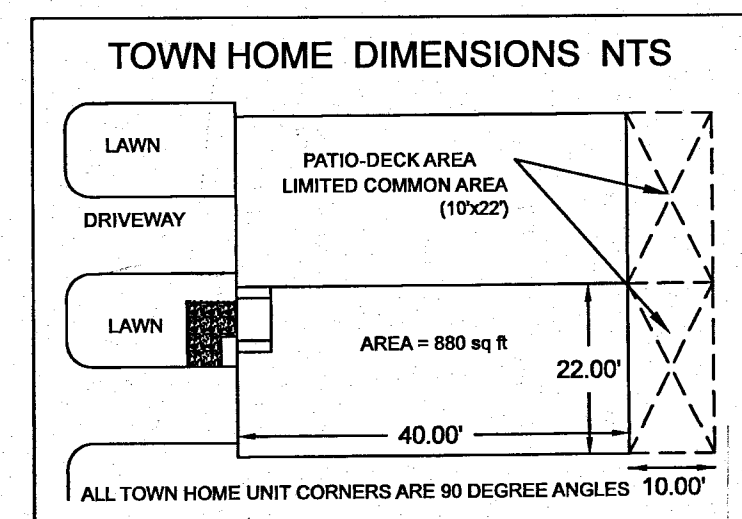
SEC. 114-304 PART 13 B AND C:
B. GOVERNMENT AND UTILITY ACCESS. THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.
C. MAINTENANCE OF COMMON OPEN SPACE. THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVES THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE DEDICATED 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. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.
OWNER [Signature]
DATE 7/16/26



LOCATION MAP
NTS



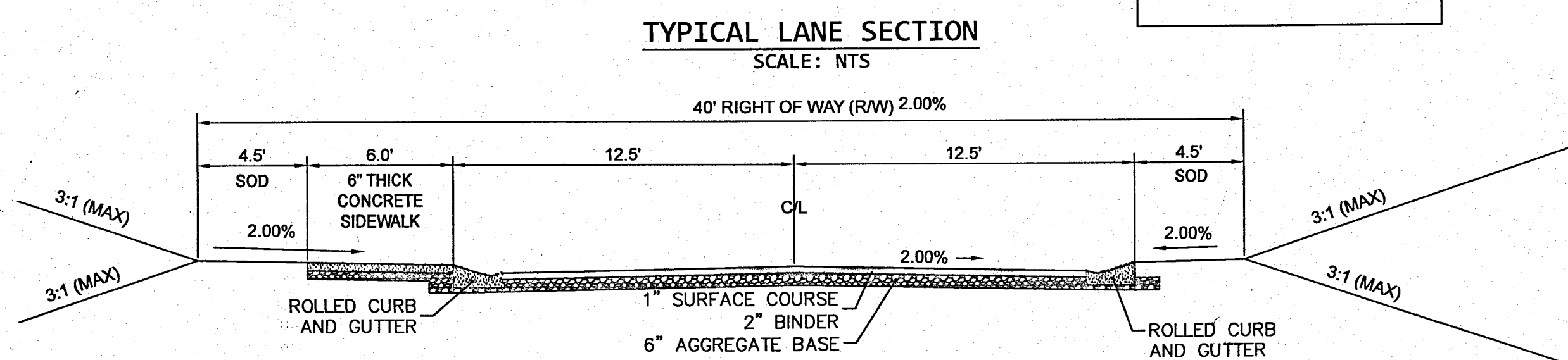
NOTE: UNITS 817, 821, 825, 829, 833, 837, 841, 845, 849, 853, 857, 861, 865, 869, 873, 804, 908, 912, 916, 920, 921, 924, 925, 928, 929, 932, 933, 936, 937, 944, 948, 952 and 956 AND 942 ARE 22' X 45'



NOTE: UNITS 804, 805, 808, 809, 813, 868, 872, 905, 909, 913, 917, 941, AND 945 ARE 22' X 40'

Slide A-1927

Sheena Tinsley, Register	
Sullivan County	
Rec #: 399121	Instrument #: 26014972
Rec'd: 45.00	Recorded
State: 0.00	7/22/2026 at 8:00 AM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 47.00	PGS 496-498



NOTE: ALL CONCRETE SIDEWALK, CONCRETE CURB AND GUTTER, AND ROADWAY PAVEMENT SECTIONS SHALL BE IN CONFORMANCE WITH THE CITY OF KINGSPORT STANDARDS AND SPECIFICATIONS (LATEST EDITION).

SITE & ZONING DATA

OWNER/DEVELOPER: LAND STAR DEVELOPMENT, LLC
367 HOG HOLLOW ROAD
JOHNSON CITY, TENNESSEE 37615

SITE ADDRESS: 1119 & 1120 RIVERBEND DRIVE

PRESENT ZONING: PROPERTY CURRENTLY ZONED PD (CITY OF KINGSPORT)

PROPOSED ZONING: PD (CITY OF KINGSPORT)

A. SETBACKS:

PERIMETER - 25' BUFFER
FRONT YARD - N/A
REAR YARD - N/A
SIDE YARD - N/A

TAX PARCELS: SULLIVAN COUNTY - 2 PARCELS:
NORTH (N) - 082077H C00110
SOUTH (S) - 082077H C00200

PROPOSED USE: 47 MULTI-FAMILY DWELLING UNITS (N+S)

PARKING SPACES: 2 PER UNIT (ONE IN DRIVEWAY AND ONE IN GARAGE)
+ 5 COMMON PARKING SPACES = 99 PARKING SPACES PROVIDED.

ALL WATER LINE EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSPORT.

ALL SANITARY SEWER EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSPORT.

ALL DRAINAGE EASEMENTS SHALL BE PRIVATE AND DEDICATED TO THE SUBDIVISION HOMEOWNERS ASSOCIATION. ALL STORMWATER OUTSIDE OF PUBLIC ROW ARE TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED.

THE ARBOR
PHASE 2 FINAL PLANNED DEVELOPMENT
CITY OF KINGSPORT PLANNING COMMISSION

TOTAL ACRES <u>9.248</u>	TOTAL UNITS <u>47</u>
ACRES NEW ROAD <u>0.882</u>	MILES NEW ROAD <u>0.196</u>
OWNER: <u>LAND STAR DEVELOPMENT, LLC</u>	CIVIL DISTRICT <u>11th</u>
SURVEYOR <u>LARRY CULBERTSON</u>	CLOSURE ERROR <u>1/10,000</u>
SCALE 1"=60'	DATE: 6-19-26
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093	
Sheet 1 of 3	

LEGEND
IR(O) = Iron Rod Found
IR(N) = Iron Rod Set
⊕ = Point Not Set
— = Boundary Line
--- = Adjoining Property Line

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	200.00'	25.19'	25.17'	N 47°18'26" E
C2	260.00'	32.80'	32.78'	S 47°16'27" W
C3	100.00'	97.93'	94.07'	S 85°43'41" E
C4	100.00'	181.90'	157.84'	N 14°06'16" E
C5	100.00'	150.17'	136.45'	S 82°08'13" E
C6	100.00'	148.82'	135.46'	N 12°12'29" E

LINE	BEARING	DISTANCE
L1	S 43°41'57" W	12.77'
L2	N 66°12'58" E	101.59'
L3	S 54°50'30" W	152.66'
L4	S 30°25'32" E	68.88'

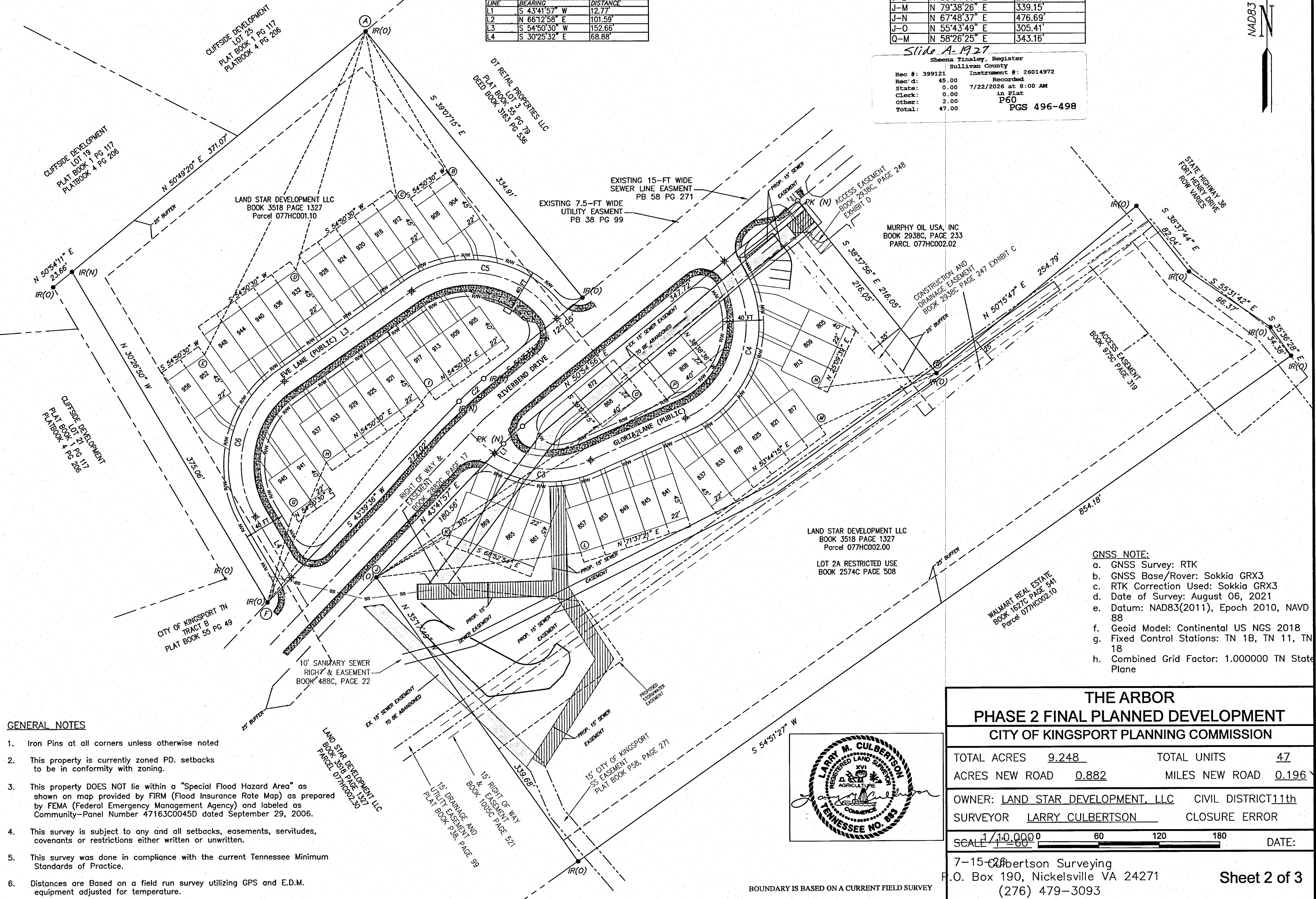
LINE	BEARING	DISTANCE
A-B	S 30°00'03" E	158.90'
A-C	S 08°57'48" E	156.95'
A-D	S 18°20'07" W	236.73'
A-E	S 28°06'31" W	348.54'
F-G	N 15°03'30" E	93.05'
F-H	N 26°14'38" E	144.08'
J-K	N 64°47'05" E	75.91'
J-L	N 85°54'05" E	203.46'
J-M	N 79°38'26" E	339.15'
J-N	N 67°48'37" E	476.69'
J-O	N 55°43'49" E	305.41'
Q-M	N 58°26'25" E	343.16'

Slide A-1927

Sheena Tinsley, Register
Sullivan County

Rec #: 399121 Instrument #: 26014972
Rec'd: 45.00 Recorded
State: 0.00 7/22/2026 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 47.00 PGS 496-498

NAD83



GENERAL NOTES

1. Iron Pins at all corners unless otherwise noted
2. This property is currently zoned PD. setbacks to be in conformity with zoning.
3. This property DOES NOT lie within a "Special Flood Hazard Area" as shown on map provided by FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community-Panel Number 47163C0045D dated September 29, 2006.
4. This survey is subject to any and all setbacks, easements, servitudes, covenants or restrictions either written or unwritten.
5. This survey was done in compliance with the current Tennessee Minimum Standards of Practice.
6. Distances are Based on a field run survey utilizing GPS and E.D.M. equipment adjusted for temperature.

GNSS NOTE:

- a. GNSS Survey: RTK
- b. GNSS Base/Rover: Sokkia GRX3
- c. RTK Correction Used: Sokkia GRX3
- d. Date of Survey: August 06, 2021
- e. Datum: NAD83(2011), Epoch 2010, NAVD 88
- f. Geoid Model: Continental US NGS 2018
- g. Fixed Control Stations: TN 1B, TN 11, TN 18
- h. Combined Grid Factor: 1.000000 TN State Plane

THE ARBOR
PHASE 2 FINAL PLANNED DEVELOPMENT
CITY OF KINGSPORT PLANNING COMMISSION

TOTAL ACRES 9.248 TOTAL UNITS 47
ACRES NEW ROAD 0.882 MILES NEW ROAD 0.196

OWNER: LAND STAR DEVELOPMENT, LLC CIVIL DISTRICT 11th
SURVEYOR: LARRY CULBERTSON CLOSURE ERROR

SCALE 1"=60' 60 120 180 DATE:

7-15-2026
Larry M. Culbertson Surveying
P.O. Box 190, Nickelsville VA 24271
(276) 479-3093

Sheet 2 of 3

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

LEGEND

IR(O) = Iron Rod Found

IR(N) = Iron Rod Set

⊕ = Point Not Set

— = Boundary Line

- - - = Adjoining Property Line

AREA OF PROPERTY (N): 3.164 AC.±
OPEN SPACE (N): 1.843 AC.±
PERCENTAGE OPEN SPACE (N): 58%±
PROPOSED DENSITY (N): 8 UNITS/ACRE

AREA OF PROPERTY (S): 6.084 AC.±
OPEN SPACE (S): 4.856 AC.±
PERCENTAGE OPEN SPACE (S): 80%±
PROPOSED DENSITY (S): 4 UNITS/ACRE

Sheena Tinsley, Register
Sullivan County
Rec #: 399121 Instrument #: 26014972
Rec'd: 45.00 Recorded
State: 0.00 7/22/2026 at 9:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 47.00 PGS 496-498

Side A-1928

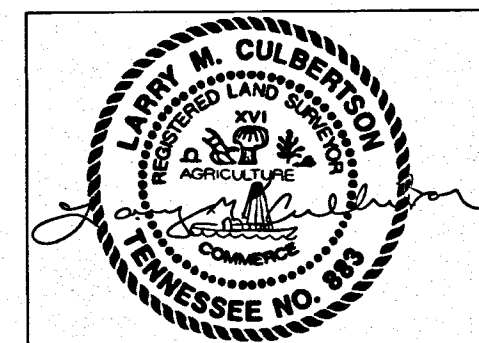
TOTAL OPEN SPACE
6.699 ACRES

GNSS NOTE:

- GNSS Survey: RTK
- GNSS Base/Rover: Sokkia GRX3
- RTK Correction Used: Sokkia GRX3
- Date of Survey: August 06, 2021
- Datum: NAD83(2011), Epoch 2010, NAVD 88
- Geoid Model: Continental US NGS 2018
- Fixed Control Stations: TN 1B, TN 11, TN 18
- Combined Grid Factor: 1.000000 TN State Plane

GENERAL NOTES

- Iron Pins at all corners unless otherwise noted
- This property is currently zoned PD. setbacks to be in conformity with zoning.
- This property DOES NOT lie within a "Special Flood Hazard Area" as shown on map provided by FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community-Panel Number 47163C0045D dated September 29, 2006.
- This survey is subject to any and all setbacks, easements, servitudes, covenants or restrictions either written or unwritten.
- This survey was done in compliance with the current Tennessee Minimum Standards of Practice.
- Distances are Based on a field run survey utilizing GPS and E.D.M. equipment adjusted for temperature.



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

THE ARBOR PHASE 2 FINAL PLANNED DEVELOPMENT CITY OF KINGSPORT PLANNING COMMISSION

TOTAL ACRES 9.248 TOTAL UNITS 47
ACRES NEW ROAD 0.882 MILES NEW ROAD 0.196

OWNER: LAND STAR DEVELOPMENT, LLC CIVIL DISTRICT 11th
SURVEYOR LARRY CULBERTSON CLOSURE ERROR

SCALE 1"=60' 60 120 180 DATE:

7-15-2026
P.O. Box 190, Nickelsville VA 24271
(276) 479-3093

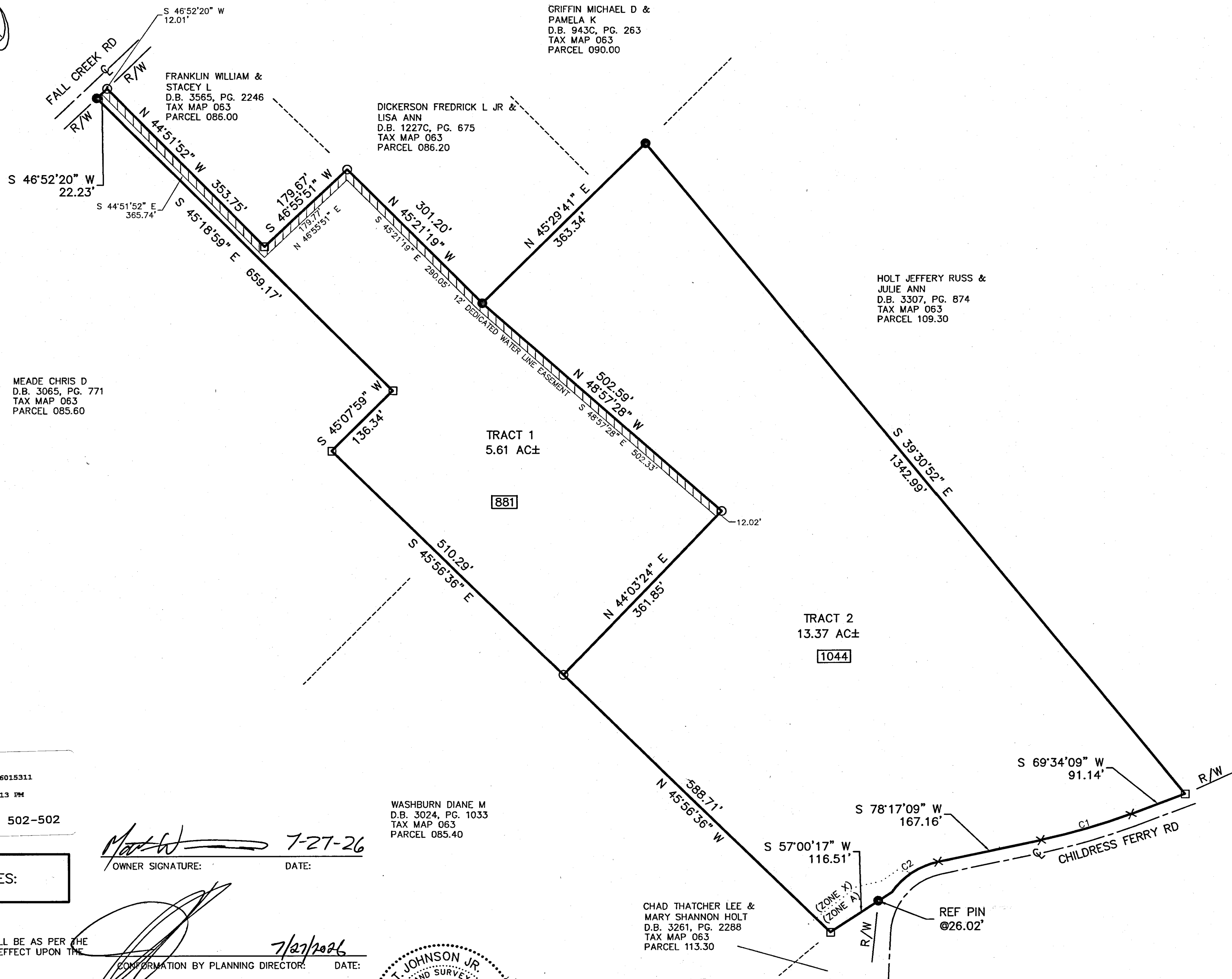
Sheet 3 of 3

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	980.00'	149.10'	148.95'	S 73°55'39" W	8°43'01"
C2	120.00'	89.36'	87.31'	S 56°57'13" W	42°39'53"

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- × POINT ON RIGHT-OF-WAY
- POST

* NORTH RECONCILED TO TN GRID



Slide A-1929

Sheena Tinsley, Register
Sullivan County
Rec #: 399381 Instrument #: 26015311
Rec'd: 15.00 Recorded
State: 0.00 7/27/2026 at 2:13 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 502-502

MISCELLANEOUS NOTES:

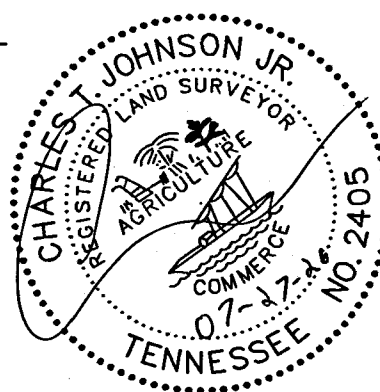
THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

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

I certify this plat qualifies under the provisions of section 13-3-401 of the Tennessee Code Annotated and is exempt from the requirements of the Sullivan County minimum subdivision regulations, because (A) no new street or utility construction is required and (B) all resultant tracts are over five (5) acres in size. Surveyor Charles T. Johnson Jr. Reg No 2405 Date 07/10/2026.

OWNER SIGNATURE: *[Signature]* DATE: 7-27-26

CONFIRMATION BY PLANNING DIRECTOR: *[Signature]* DATE: 7/27/2026



SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 26108
DATE: 07/10/2026

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1-7500 AS SHOWN HEREON.



TN. PROFESSIONAL SURVEYING INC.

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

PROPERTY REFERENCE:
MICHAEL MILLER TESTAMENTARY TRUST
LISA LAWSON TRUSTEE
D.B. 3701, PG. 2022
TAX MAP 063
PARCEL 113.00
881 FALL CREEK ROAD
BLOUNTVILLE, TN 37617

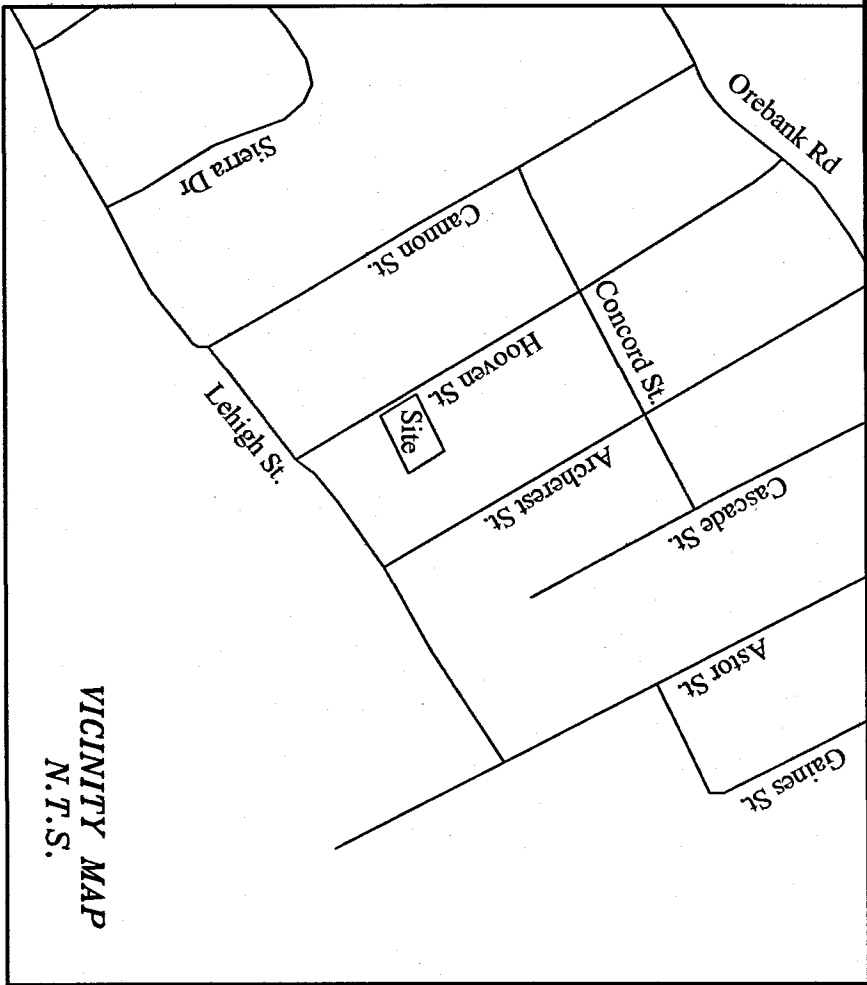
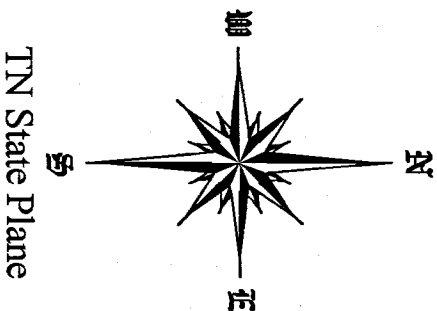
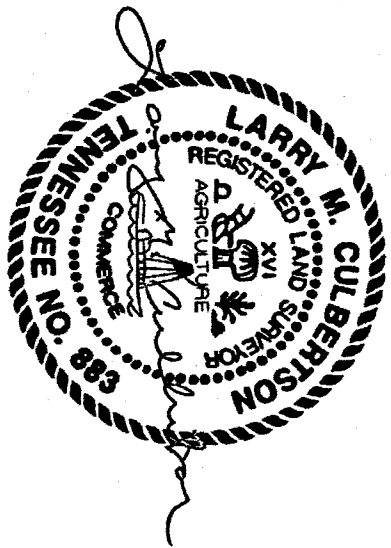
BOUNDARY SURVEY FOR
881 FALL CREEK ROAD
7TH CIVIL DISTRICT SULLIVAN CO. TN.

TPSI TN. PROFESSIONAL SURVEYING INC.

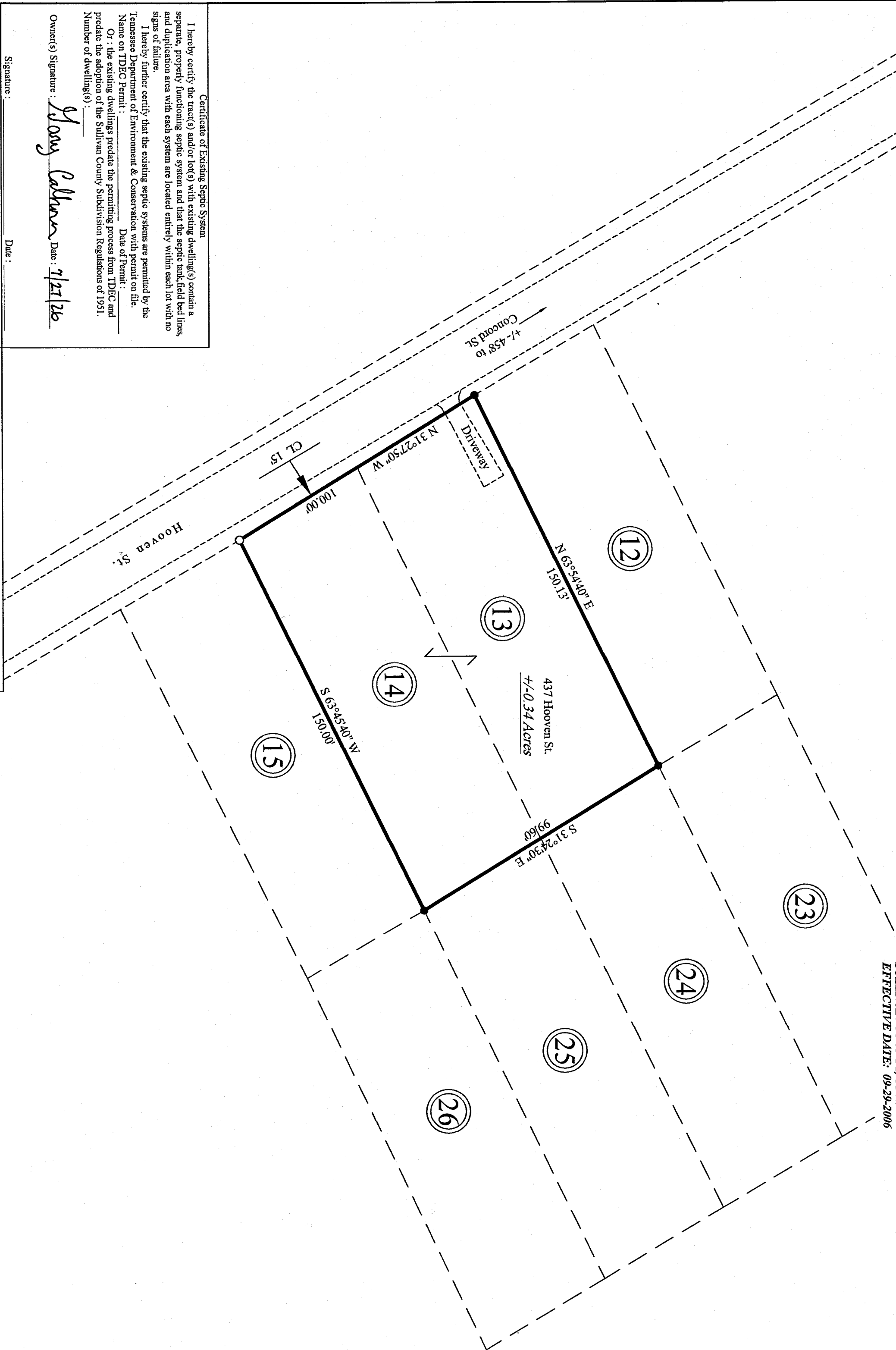
405 N BOONE STREET JOHNSON CITY, TN 37604

SCALE: 1"=120' DATE: 07/10/2026

PROJECT: 26108 DRAWN BY: MLJ



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
FIRM MAP#: 47163C0063D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 09-29-2006



Certificate of Existing Septic System
I hereby certify the tract(s) and/or lot(s) with existing dwelling(s) contain a separate, properly functioning septic system and that the septic tank field bed lines and duplication area with each system are located entirely within each lot with no signs of failure.
I hereby further certify that the existing septic systems are permitted by the Tennessee Department of Environment & Conservation with permit on file.
Name on TDEC Permit: _____ Date of Permit: _____
Or: the existing dwellings predate the permitting process from TDEC and predate the adoption of the Sullivan County Subdivision Regulations of 1991.
Number of dwelling(s): _____

Owner(s) Signature: Danny Calhoun Date: 7/27/26

Signature: _____ Date: _____

CERTIFICATE OF APPROVAL OF ELECTRIC SERVICE
THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING UTILITY LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAN.
NOTE THAT UTILITY LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO PUBLIC UTILITIES BEFORE SERVICE WILL BE EXTENDED TO THIS SITE.

DATE: _____

PUBLIC UTILITIES AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS, AS AMENDS NOTED IN THE COMMENTS OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE _____ REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 7/2, 2026

SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

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

DATE: 8/3, 2026

AUTHORIZED AGENT
AUTHORIZED REPRESENTATIVE

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) DESIRE THIS PLANNING AND RECORDING OF THE SUBDIVISION AND THE BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL RAMP, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

DATE: 7/27, 2026
OWNER: Danny Calhoun

OWNER

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

DATE: 07-24, 2026

REGISTERED LAND SURVEYOR
Danny Calhoun

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: 7-28-26, 2026

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

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM
I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC DISPOSAL SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION, DIVISION OF GROUNDWATER PROTECTION OR THE LOCAL MUNICIPAL SEWER DEPARTMENT AND ARE HEREBY APPROVED AS SHOWN.

DATE: _____

CITY SEWER DIRECTOR OR THE STATE ENVIRONMENTAL SPECIALIST

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

DATE: 7-29, 2024

CITY ENGINEER OR COUNTY ROAD COMMISSIONER
Danny Calhoun

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

Slide A-1930
Sheena Timelag, Registrar
Sullivan County
Rec #: 399814
Rec d: 12-00
Clock: 0:00
Clock: 0:00
Clock: 2:00
Total: 17.00
Instrument #: 26015909
8/4/2026 at 8:00 AM
IN PLAT
P60
PGS 509-509

- Notes**
1. **Dead Reference: E E Hooven Sub PB 2 - PG 128B**
2. **TAX MAP: 04-8H D 003.00**

- Legend**
● denotes Rebar Found
○ denotes Rebar Set
◎ denotes Calculated Point Unless otherwise Noted
■ denotes Highway Marker
▲ denotes Railroad Spike
⊗ denotes Water Meter



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

Survey of Combination Kingsport Regional Planning Commission
of Lots 13&14: GARY CALHOUN

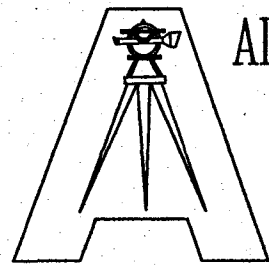
Date: 04-17-2026 File: calhoun-g-DWG Scale: 1" = 30'
Drawn By: SWS

Tenth (10th) Civil District Sullivan County, TN
Culbertson Surveying
P.O. Box 190, Nickelsville VA 24271
(276) 479-3093
Drawing Number 9133

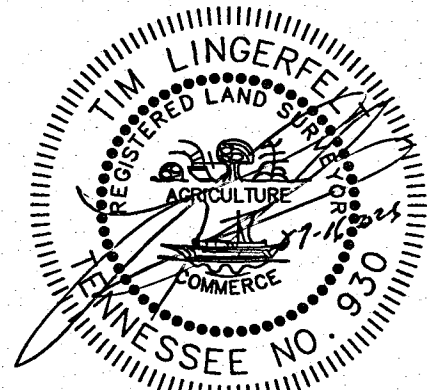
LEGEND
IR(0) IRON ROD, OLD
IR(C) IRON ROD, CAP
P.B. PLAT BOOK
D.B. DEED BOOK
PG. PAGE
TBR TO BE REMOVED
CONC CONCRETE
AC. ACRES
SSMH SANITARY SEWER MANHOLE
123 911 ADDRESS
N.T.S. NOT TO SCALE
CL CENTERLINE
● POINT IN CREEK

NOTES:

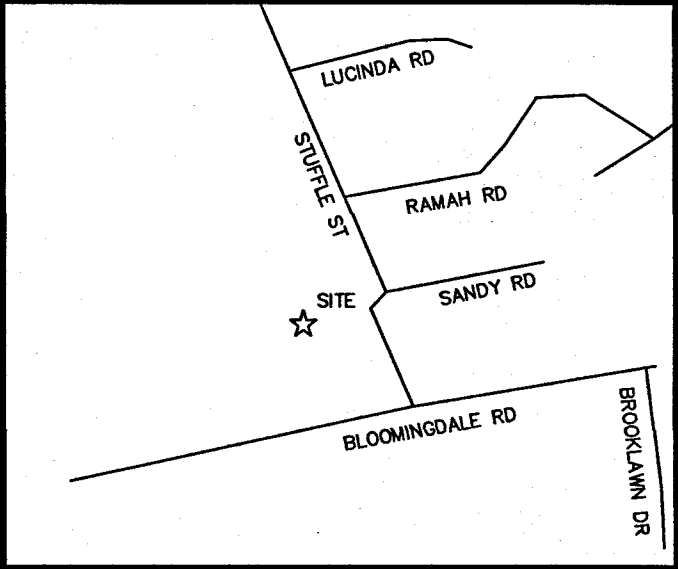
- 1) NORTH BASED P.B. 52, PG. 685.
- 2) PROPERTY IS ZONED R-1B
SETBACKS:
FRONT 30'
REAR 30'
SIDE 8'
- 3) SETBACKS TO CONFORM TO ZONING DESIGNATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD
INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE
DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY
IS NOT LOCATED IN A SPECIAL FLOOD.
- 4) JOB NO. 26-14159
- 5) ACAD FILE: 26-14158 ARNEY.DWG
- 6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
- 7) TAX MAP 062J "B", PARCELS 035.21, 035.30, & 035.15.
- 8) DEED REFERENCE: D.B. 2043C, PG. 574; D.B. 2149C, PG. 590.
- 9) PLAT REFERENCE: P.B. 52, PG. 685 AND P.B. 56, PG. 329
- 10) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL
CORNERS AND UNLESS OTHERWISE NOTED.
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE
MINIMUM STANDARDS OF PRACTICE.
- 13) ALL RIGHT OF WAYS AND PROPERTY CORNERS WERE ESTABLISHED BY
DEEDS OF RECORD.
- 14) THIS SURVEY MY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS,
RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN,
RECORDED OR UNRECORDED.



ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8896
E-MAIL: tlingerfelt@alleyassociates.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) 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. <i>Richard Flatt</i> 7-23-26 OWNER DATE <i>Mike Flatt</i> 7-23-26 OWNER DATE		CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. 07-16-2026 DATE REGISTERED SURVEYOR		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'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET. _____ DATE TRAFFIC ENGINEERING MANAGER	
CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED. August 3, 2026 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING		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 KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. 8/3/2026 DATE KINGSPORT AUTHORIZING AGENT		CERTIFICATE OF APPROVAL OF STREETS 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. _____ DATE CITY ENGINEER	
CERTIFICATE OF 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. 8/3/2026 DATE KINGSPORT 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, 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 THE 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 DEFAULT. 8/3/2026 DATE SECRETARY KINGSPORT REGIONAL PLANNING COMMISSION		KINGSPORT REGIONAL PLANNING COMMISSION TOTAL ACRES 2.696 TOTAL LOTS 2 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER ARNEY & FLATT CIVIL DISTRICT 11TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10000 SCALE 1"=40' 40 20 0 40 80	



LOCATION MAP
NOT TO SCALE



MUELLER, VAUGHN & CHILDS
D.B. 3641, PG. 1931

STUFFLE HEIGHTS
BLOCK A
P.B. 6, PG. 66

LEGEND

- IR(C) IRON ROD (CAP)
- IR(F) IRON ROD (FOUND)
- IP(F) IRON PIPE (FOUND)
- GW GUY WIRE
- PG. PAGE
- NO. NUMBER
- PP POWER POLE
- D.B. DEED BOOK
- AC ACRES
- OHU OVERHEAD UTILITY
- APPR APPROXIMATE
- P.B. PLAT BOOK
- BLDG BUILDING
- C.P. CAR PORT
- CB CATCH BASIN
- CONC CONCRETE
- RCP REINFORCED CONCRETE PIPE
- SSDS SUBSURFACE SEWERAGE DISPOSAL SYSTEM

Slide A-1931

Sheena Tinsley, Register
Sullivan County
Rec #: 400250 Instrument #: 26016492
Rec'd: 15.00 Recorded
State: 0.00 8/11/2026 at 8:05 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 510-510

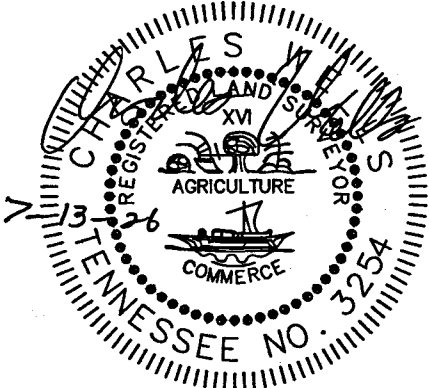
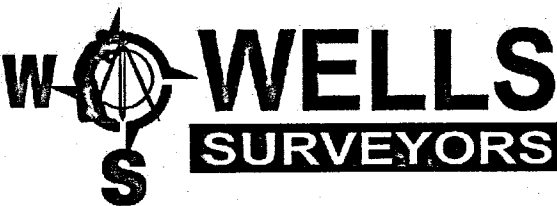
LOT 1 CONTAINS AN EXISTING SEPTIC SYSTEM. NO EVALUATION, TESTING OR VERIFICATION OF THE FUNCTIONALITY OF THE SYSTEM OR ADEQUATE AREA FOR DUPLICATION SHOULD THAT SYSTEM FAIL HAS BEEN COMPLETED. SHOULD THE EXISTING SYSTEM FAIL, NO GUARANTEE IS MADE AS TO WHETHER THERE ARE ADEQUATE SOILS FOR A NEW SEPTIC 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 1 STATE TO THE BEST OF MY KNOWLEDGE, THE EXISTING SEPTIC SYSTEM IS FUNCTIONING PROPERLY.

Angela M. Vaughn 8/7/26
OWNER DATE
Hester M. Childs 8/7/26
OWNER DATE
OWNER DATE

STUFFLE
D.B. 1945C, PG. 121

JIM BERRY BUILDERS INC
D.B. 2141C, PG. 422



60 30 0 60 120
SCALE IN FEET

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 47163C0035D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 3) TAX MAP 031H "A" PART OF PARCEL 001.00
- 4) I HEREBY CERTIFY THAT THIS IS CATEGORY 1 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. 3641, PG. 1931
- 7) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 8) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.
- 9) THE REMAINING PARCEL IS GREATER THAN 5 ACRES.

DIVISION OF THE
MUELLER, VAUGHN & CHILDS PROPERTY
KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 3.873 TOTAL LOTS 1
OWNER: MUELLER, VAUGHN & CHILDS DATE: JULY 13, 2026
CIVIL DISTRICT: 11TH SCALE: 1 INCH = 60'

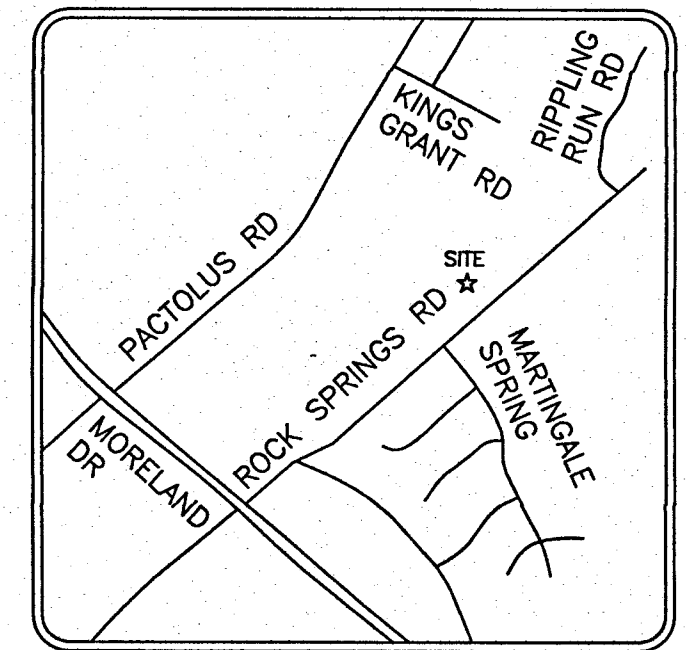
CHARLES J. WELLS
TENNESSEE R.L.S. NO. 3254
4847 HIGHWAY 126
BLOUNTVILLE, TENNESSEE
(423) 782-7196

CERTIFICATE OF ACCURACY	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL FOR RECORDING
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.	(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.	I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.	SEPTIC PERMIT ON FILE AT TDEC OFFICE NAME: HELEN MUELLER DATE: 5-25-2021	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 SULLIVAN COUNTY PLANNING COMMISSION.	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.	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 \$25,000 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
Charles Wells 7-13-26 TENNESSEE REGISTERED LAND SURVEYOR DATE	Angela M. Vaughn 8/7/26 Hester M. Childs 8/7/26 OWNER DATE	Lee Murch 8/7/26 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING DATE		Jan S. Smith 8-7-26 COMMISSIONER OF HIGHWAYS OR AUTHORIZED AGENT DATE	Cheri Page 8-10-26 LOCAL UTILITY DISTRICT DATE	8/10/2026 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION DATE



P/9
MABEL FORD TODD
HEIRS PROPERTY, SECTION 1
P.B. 27, PG. 42

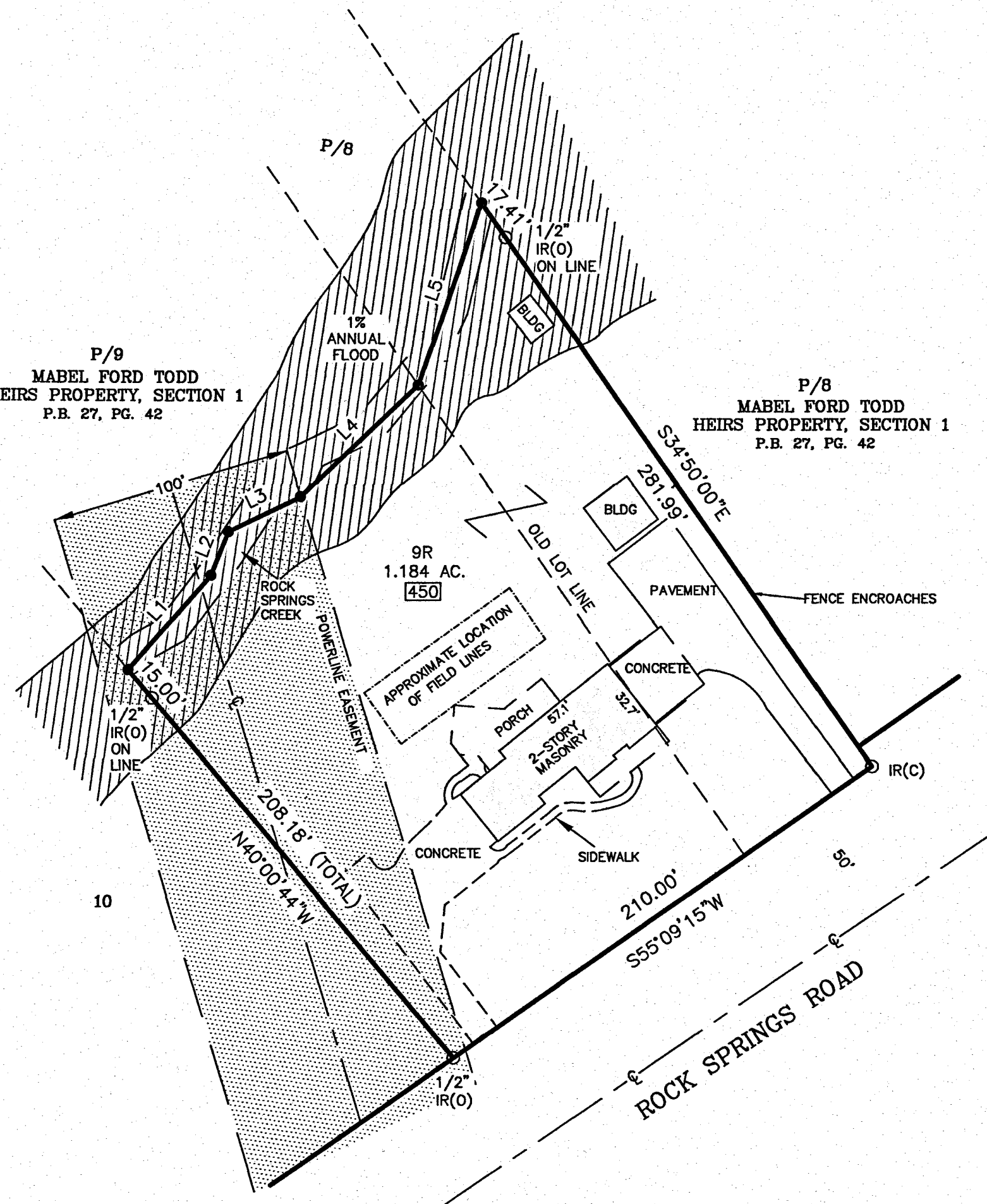
P/8
MABEL FORD TODD
HEIRS PROPERTY, SECTION 1
P.B. 27, PG. 42



LOCATION MAP
N.T.S.

NOTES:

- 1) NORTH BASED RECORDED PLAT: P.B. 27, PG. 42.
- 2) PROPERTY IS ZONED R-1
SETBACKS:
FRONT 30'
REAR 30'
SIDE 12'
SETBACKS TO CONFORM TO ZONING DESIGNATION
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS SHOWN.
- 4) JOB NO. 26-14263
- 5) ACAD FILE: 26-14263.DWG
- 6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
- 7) TAX MAP 092A "A", PARCEL 022.00.
- 8) DEED REFERENCE: D.B. 3673, PG. 75
- 9) PLAT REFERENCE: P.B. 27, PG. 42
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY.
- 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 12) ALL RIGHT OF WAYS AND PROPERTY CORNERS WERE ESTABLISHED BY DEEDS OF RECORD.
- 13) THIS SURVEY MY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED OR UNRECORDED.



LEGEND

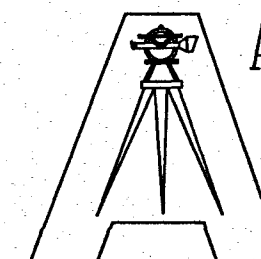
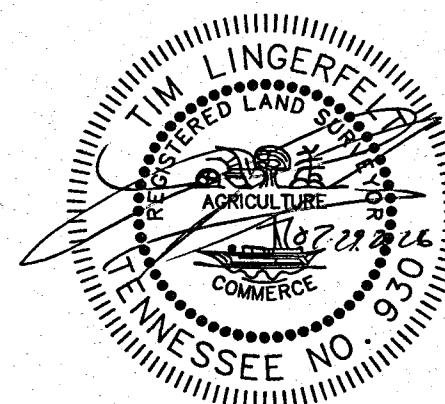
IR(O) IRON ROD, OLD
IR(C) IRON ROD, CAP
D.B. DEED BOOK
P.B. PLAT BOOK
PG. PAGE
AC. ACRES
BLDG. BUILDING
P/ PART OF
[123] 911 ADDRESS
N.T.S. NOT TO SCALE
C CENTERLINE
● POINT IN CREEK

Slide A-1932

Sheena Tinsley, Register
Sullivan County
Rec #: 400403 Instrument #: 26016689
Rec'd: 15.00 Recorded
State: 0.00 9/13/2026 at 8:06 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 514-514

LINE	BEARING	DISTANCE
L1	N41°03'00"E	51.49'
L2	N21°47'00"E	19.24'
L3	N64°19'00"E	32.84'
L4	N46°32'00"E	67.14'
L5	N19°02'00"E	79.21'

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 OR PRIVATE USE AS NOTED. OWNER: <u>[Signature]</u> 8/6/26 DATE: <u>8-11</u> 20 <u>26</u> SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING	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, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. DATE: <u>07-29</u> 20 <u>26</u> REGISTERED SURVEYOR: <u>[Signature]</u> TRAFFIC ENGINEERING MANAGER: _____	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'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET. DATE: _____ CITY ENGINEER: _____
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: <u>8-11</u> 20 <u>26</u> SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING	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 KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. DATE: <u>12 AUG</u> 20 <u>26</u> KINGSPORT AUTHORIZING AGENT: <u>[Signature]</u>	CERTIFICATE OF APPROVAL OF STREETS 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. DATE: _____ CITY ENGINEER: _____



ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E. MARKET STREET
KINGSPORT, TENNESSEE 37680
TELEPHONE (423) 392-8896
E-MAIL: tlingerfel@alleyassociates.com

DESUBDIVISION OF PARTS OF
LOTS 8 & 9, MABEL FORD TODD
HEIRS PROPERTY, SECTION 1

KINGSFORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.184	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	HAMMOND	CIVIL DISTRICT	13TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10000
SCALE 1"=50'	50	25	0
	50	25	0