



February 19<sup>th</sup>, 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. 1248 and 1256 Buchelew Drive
2. Rippling Run/ Rock Springs Road
3. 925 Fairmont Ave
4. 1316 Ridgecrest Ave.
5. 4828 Southwind Drive
6. 908 Eastern Star Road
7. 230 Wadlow Gap Road
8. 137 Lebanon Road
9. 889 Cedar Branch Road
10. 365 Mesa Drive

Sincerely,

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

FINAL PLAT  
PART OF TAX MAP 106H,  
GROUP A, PARCEL 40  
DEED BOOK 3657, PAGE 2243  
DATE: DECEMBER 5, 2025



CERTIFICATION OF THE APPROVAL FOR 911-STREET ASSIGNMENT  
I HEREBY CERTIFY THAT THE ADDRESSES AS AS NOTED ON FINAL PLAT ARE APPROVED AS ASSIGNED.  
DATE: 12/26/2025  
Signature: *Carman Campbell*  
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  
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) HEREBY SHOW THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE, AS NOTED.

DATE: 12/26  
Signature: *Tyanna P. Jones*  
OWNER - SIGNATURE  
Signature: *Jeanette P. Jones*  
OWNER - SIGNATURE

OWNER - SIGNATURE

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

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: 12 JAN 2026  
Signature: *M*  
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. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.

DATE  
AUTHORIZED REPRESENTATIVE

REMAINING LANDS OF  
KIRK JONES, KEITH JONES & DAVID JONES  
TAX MAP 106H, GROUP A, PARCEL 40  
DEED BOOK 39A, PAGE 384  
(REMAINING LAND GREATER THAN 5 ACRES)

INGRESS/EGRESS EASEMENT BENEFITING TAX MAP 106H, GROUP A, PARCEL 40  
1211 SQ.FT.±

INGRESS/EGRESS EASEMENT BENEFITING TAX MAP 106H, GROUP A, PARCEL 40  
7047 SQ.FT.±

## NOTES

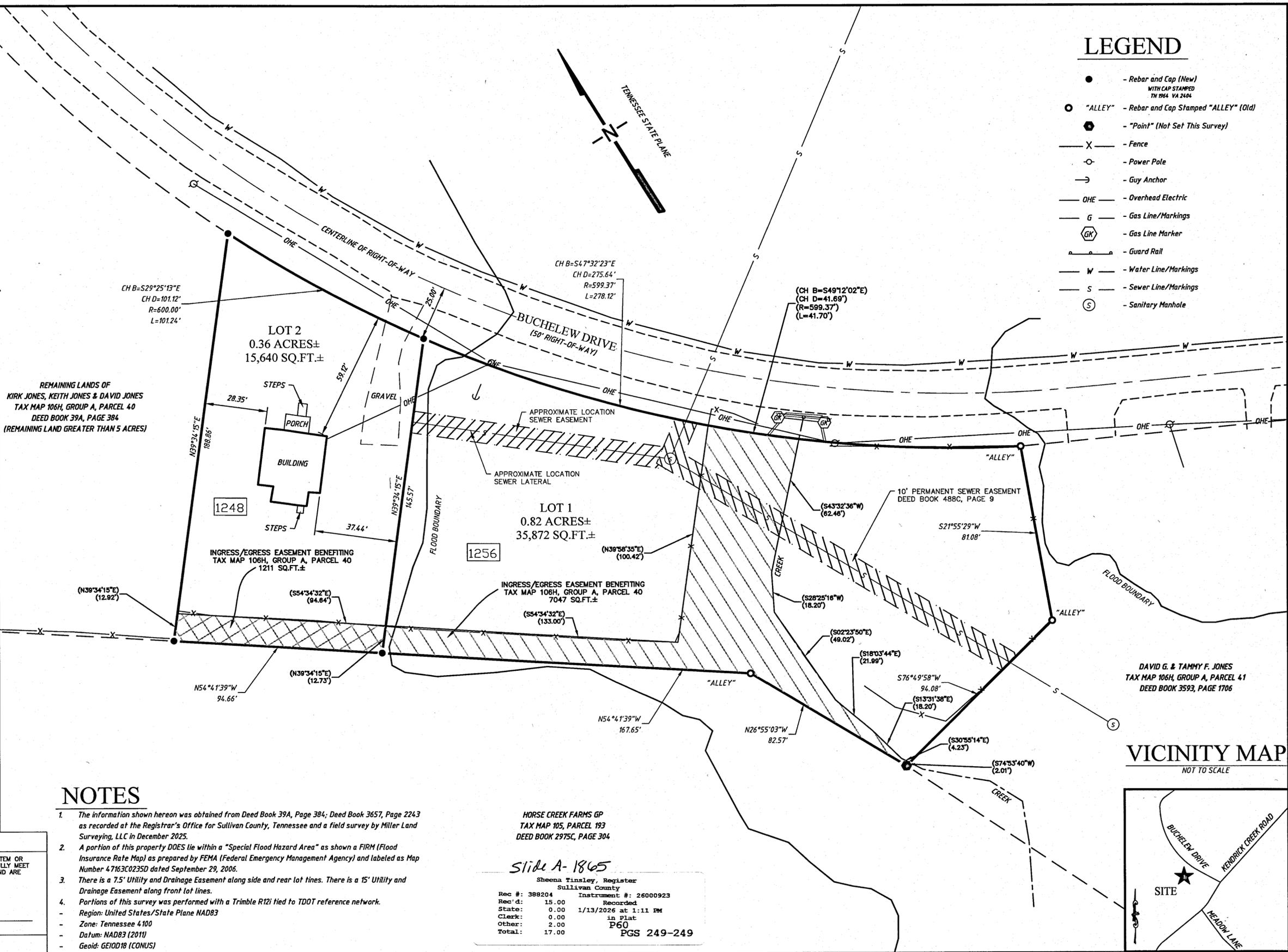
- The information shown hereon was obtained from Deed Book 39A, Page 384; Deed Book 3657, Page 2243 as recorded at the Registrar's Office for Sullivan County, Tennessee and a field survey by Miller Land Surveying, LLC in December 2025.
  - A portion of this property DOES lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47163C0235D dated September 29, 2006.
  - There is a 7.5' Utility and Drainage Easement along side and rear lot lines. There is a 15' Utility and Drainage Easement along front lot lines.
  - Portions of this survey was performed with a Trimble R12i tied to TDOT reference network.
- Zone: Tennessee 4100  
- Datum: NAD83 (2011)  
- Geoid: GEOID18 (CONUS)

HORSE CREEK FARMS GP  
TAX MAP 105, PARCEL 193  
DEED BOOK 2975C, PAGE 304

Slide A-1865  
Sheena Tinsley, Registrar  
Sullivan County  
Rec #: 398204 Instrument #: 26000923  
Rec'd: 15.00 Recorded  
State: 0.00 1/13/2026 at 1:11 PM  
Clerk: 0.00 in Plat  
Other: 2.00 P60  
Total: 17.00 PGS 249-249

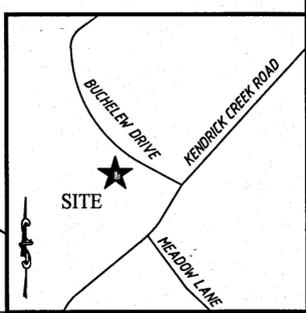
## LEGEND

- - Rebar and Cap (New) WITH CAP STAMPED TN 964 VA 2484
- - "ALLEY" - Rebar and Cap Stamped "ALLEY" (Old)
- - "Point" (Not Set This Survey)
- X - Fence
- - Power Pole
- - Guy Anchor
- OHE - Overhead Electric
- G - Gas Line/Markings
- GK - Gas Line Marker
- - Guard Rail
- W - Water Line/Markings
- S - Sewer Line/Markings
- ⊙ - Sanitary Manhole



## VICINITY MAP

NOT TO SCALE



CERTIFICATE OF ACCURACY	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM	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, 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. 12/05/2025	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.	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.	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: 12/05/2025 Signature: <i>Jeffery A. Miller</i> SURVEYOR	DATE: _____ AUTHORIZED REPRESENTATIVE	DATE: 12 JAN 2026 Signature: <i>M</i> AUTHORIZED REPRESENTATIVE	DATE: 1/13/2026 Signature: <i>1/13/2026</i> KINGSPORT REG. PLANNING COMMISSION

CECIL GLENN JONES SUBDMISION	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES 1.18±	TOTAL LOTS 2
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER KIRK, KEITH, AND DAVID JONES	CIVIL DISTRICT 14
SURVEYOR JEFFERY A. MILLER	CLOSURE ERROR 1:10,000
SCALE 1" = 30' 0 30' 60' 120'	

C:\Users\Owner\Miller\_Surveys\Dropbox\1889\_1249\_Kendrick\_Creek\_Road\Drawings\1889\_Existing.dwg

CERTIFICATE OF THE APPROVAL OF SEWAGE SYSTEMS

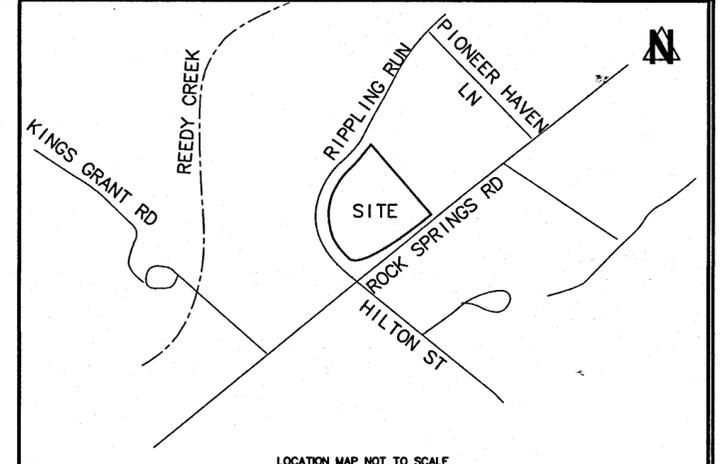
I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF GROUNDWATER PROTECTION OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED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

DATE 12 JAN 20 26  
CITY SEWER DIRECTOR OR STATE ENVIRONMENTAL SPECIALIST

NOTE:  
LOT 4 WILL BE SERVED BY A PRIVATE PUMP FOR SANITARY SEWER SERVICE. A 15' PRIVATE SANITARY SEWER EASEMENT SERVING LOT 4 BETWEEN THE LOT LINE OF LOT 1 & 2.

COURSE	BEARING	DISTANCE
1	N 48°53' 55" W	40.99'
2 - LC	N 21°05' 45" W	78.08'
3	N 06°42' 25" E	131.11'
4 - LC	N 21°49' 21" E	88.14'
5	N 36°56' 17" E	12.94'
6 - LC	N 29°06' 01" E	101.46'

CURVE	RADIUS	ARC LENGTH
2	83.70'	81.23'
4	169.00'	89.17'
6	372.00'	101.77'



LEGEND:

(O)	1/2 REBAR IRON PIN OLD
(X)	1/2 REBAR W/ CAP NEW LYONS 1608
—	FENCE
—	CENTER LINE
—	ADJOINER LINE
—	OVERHEAD UTILITIES
—	EX. CONCRETE ROW MONUMENT
—	MANHOLE SEWER
—	POWER POLE TYPICAL
—	SANITARY SEWER LINE

THIS IS A CATEGORY IV (REMOTE SENSING) SURVEY BOUNDARY SURVEY CONTROL AND OR TOPOGRAPHIC ASPECTS OF THIS SURVEY RTK GPS POSITIONAL DATA WAS OBSERVED UTILIZING A HEMISPHERE S631 GNSS RECEIVER, DUAL FREQUENCY RECEIVERS, RTK NETWORK, THE GRID COORDINATES AS SHOWN WERE DERIVED USING VRS NETWORK OF COOR STATIONS REFERENCED TO NAD83 (2011) (EPOCH 2010), GEOID 2018. POSITIONAL ACCURACY 10MM+ 1PPM HORIZONTAL, 15MM+ 1PPM VERTICAL.

NOTES:  
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR BETTER AS SHOWN & THAT THIS SURVEY MEETS CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.  
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND OR OTHER INFORMATION FURNISHED BY THE TITLE ATTORNEY AND/OR THE PROPERTY OWNER, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS AND FOUND THAT THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN PANELS 47163C0023D, EFFECTIVE DATE: 09-29-2008 FLOOD INSURANCE RATE MAPS FOR SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS.  
THIS SURVEY SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS AND OR SERVITUDES EITHER WRITTEN OR UNWRITTEN.  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND IS SUBJECT TO THE FINDINGS THEREOF.  
BUILDING SETBACK LINES SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR FUTURE BUILDINGS OR THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE RESTRICTIVE.  
THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION & 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 STRUCTURAL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY PLANNING COMMISSION.  
DEED REFERENCE: DEED BOOK 3676 - PAGE 913-914  
TAX REFERENCE: TAX MAP 092A, GROUP A, PARCEL 001.00 (SULLIVAN COUNTY, TENNESSEE)  
PROPERTY ADDRESS: \_\_\_\_\_ ROCK SPRINGS ROAD, KINGSPORT, TN, 37663  
IRON PINS SET ON ALL CORNERS UNLESS NOTED OTHERWISE.

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 1-13 20 26  
KINGSPORE / SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF SEWAGE SYSTEMS  
I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF GROUNDWATER PROTECTION OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.  
DATE 12 JAN 20 26  
CITY SEWER DIRECTOR OR STATE ENVIRONMENTAL SPECIALIST

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 THE 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 USE AS NOTED.  
DATE 1-13 20 26  
OWNER

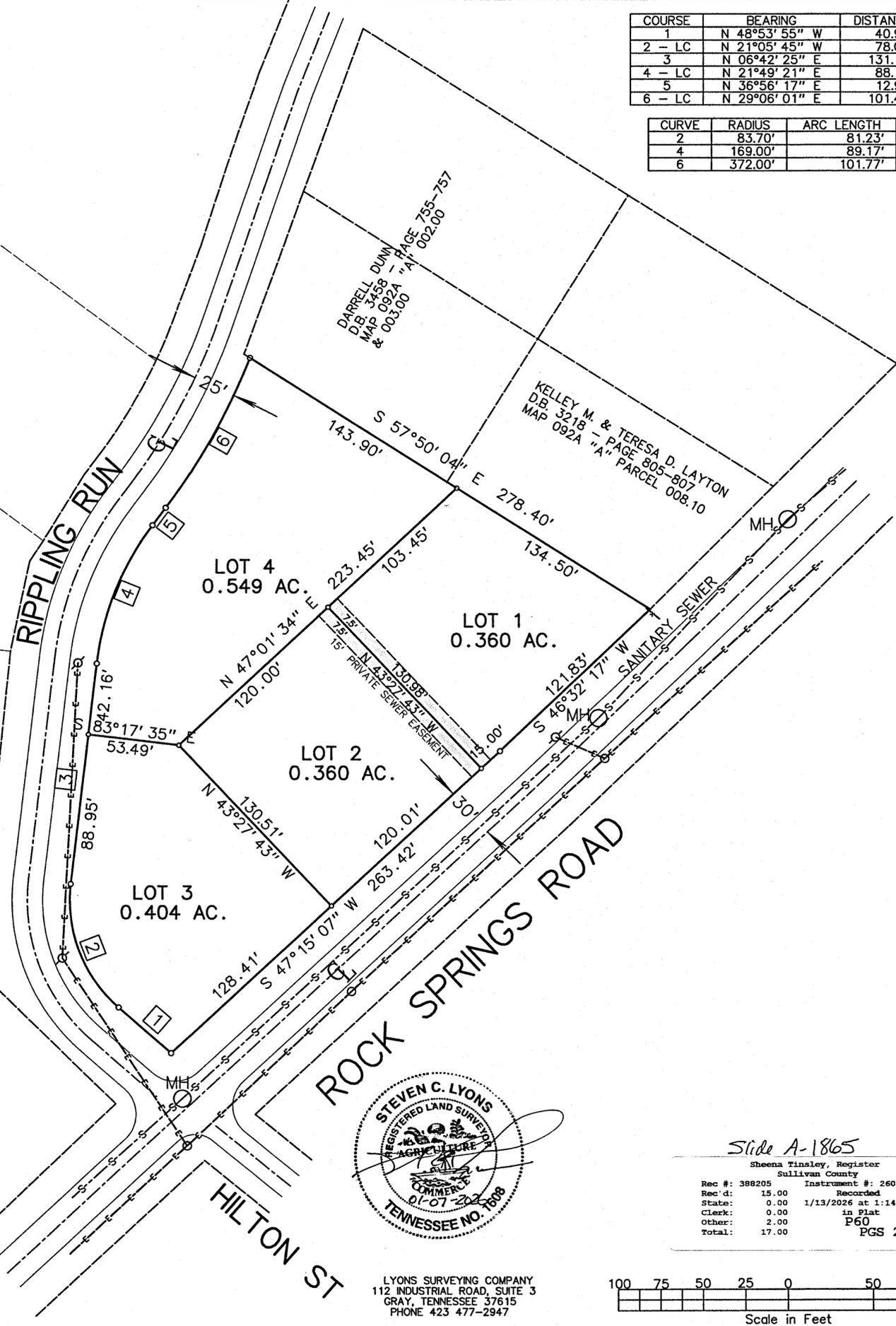
CERTIFICATE OF ACCURACY  
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.  
DATE DECEMBER-15TH 20 25  
TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE 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 ROAD SHALL SERVE THESE LOTS AS PROPOSED.  
DATE 1-13 20 26  
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

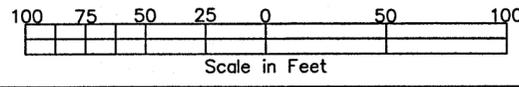
CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS  
I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.  
DATE 12 JAN 20 26  
LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE

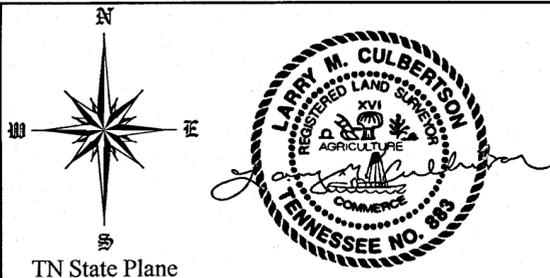
CERTIFICATE OF APPROVAL FOR RECORDING  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CITY OF KINGSPORE, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS NOTED IN THE MINUTES OF THE KINGSPORE REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. I REQUIRE A SURETY BOND IN THE AMOUNT OF \_\_\_\_\_ HAS BEEN POSTED WITH THE KINGSPORE REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
DATE 1/13/2026  
CONFIRMED BY COUNTY PLANNER/DIRECTOR  
SECRETARY OF THE KINGSPORE REGIONAL PLANNING COMMISSION

JOSEPH & PALMER BEGLEY (ROCK SPRINGS LOTS)	
KINGSPORE REGIONAL PLANNING COMMISSION	
TOTAL ACRES - <u>1.674</u>	TOTAL LOTS - <u>4</u>
ACRES NEW ROAD - <u>0</u>	MILES NEW ROAD - <u>0</u>
OWNERS - <u>JOSEPH &amp; PALMER BEGLEY</u>	CIVIL DISTRICT - <u>13</u>
SURVEYOR - <u>STEVEN C. LYONS</u>	CLOSURE ERROR - <u>1:10000</u>
SCALE 1" = 50'	



Slide A-1865  
Sheena Tinsley, Registrar  
Sullivan County  
Rec #: 398205 Instrument #: 2600924  
Rec'd: 15.00 Recorded  
State: 0.00 1/13/2026 at 1:14 PM  
Clerk: 0.00 in Plat  
Other: 2.00 P60  
Total: 17.00 PGS 250-250





- Legend**
- denotes Rebar Found
  - denotes Rebar Set
  - ⊙ denotes Calculated Point Unless otherwise Noted
  - denotes Highway Marker
  - ▲ denotes Railroad Spike
  - ⊕ denotes Water Meter

- Notes**
1. Deed Reference: PB 58 - PG 579
  2. TAX MAP 045D H 002.10 & 002.11
  3. Zoned R - 1 Set Backs to Conform To Zoning Designation

**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 Kingsport WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN.

DATE 1/22 20 26  
 AUTHORIZING AGENT Chl E  
 AUTHORIZED REPRESENTATIVE

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

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

DATE January 22 20 26  
Christine Campbell  
 CITY G.I.S. DIVISION OR KINGSFORT CITY DIRECTOR OF 911 ADDRESSING OR HIS/HER 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) 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.

DATE 1-20 20 26  
Holly Scott & June Matney  
 OWNER



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

**Combination of Lots 13 & 14 of Sevier Terrace Addition Block 28**

Date 12-29-2025	File:horton-h.dwg Drawn By: NLC	Scale: 1" = 20'
Eleventh (11th) Civil District		Sullivan County, TN
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 9025

**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#: 47163C0040D  
 SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS  
 EFFECTIVE DATE: 09-29-2006

**CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM**

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

DATE 1/22 20 26  
Chl E  
 TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
 City of Kingsport

**CERTIFICATION OF THE APPROVAL OF STREETS**

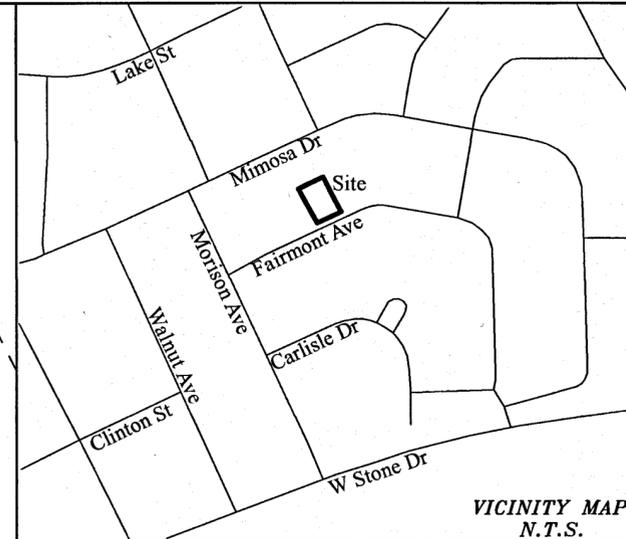
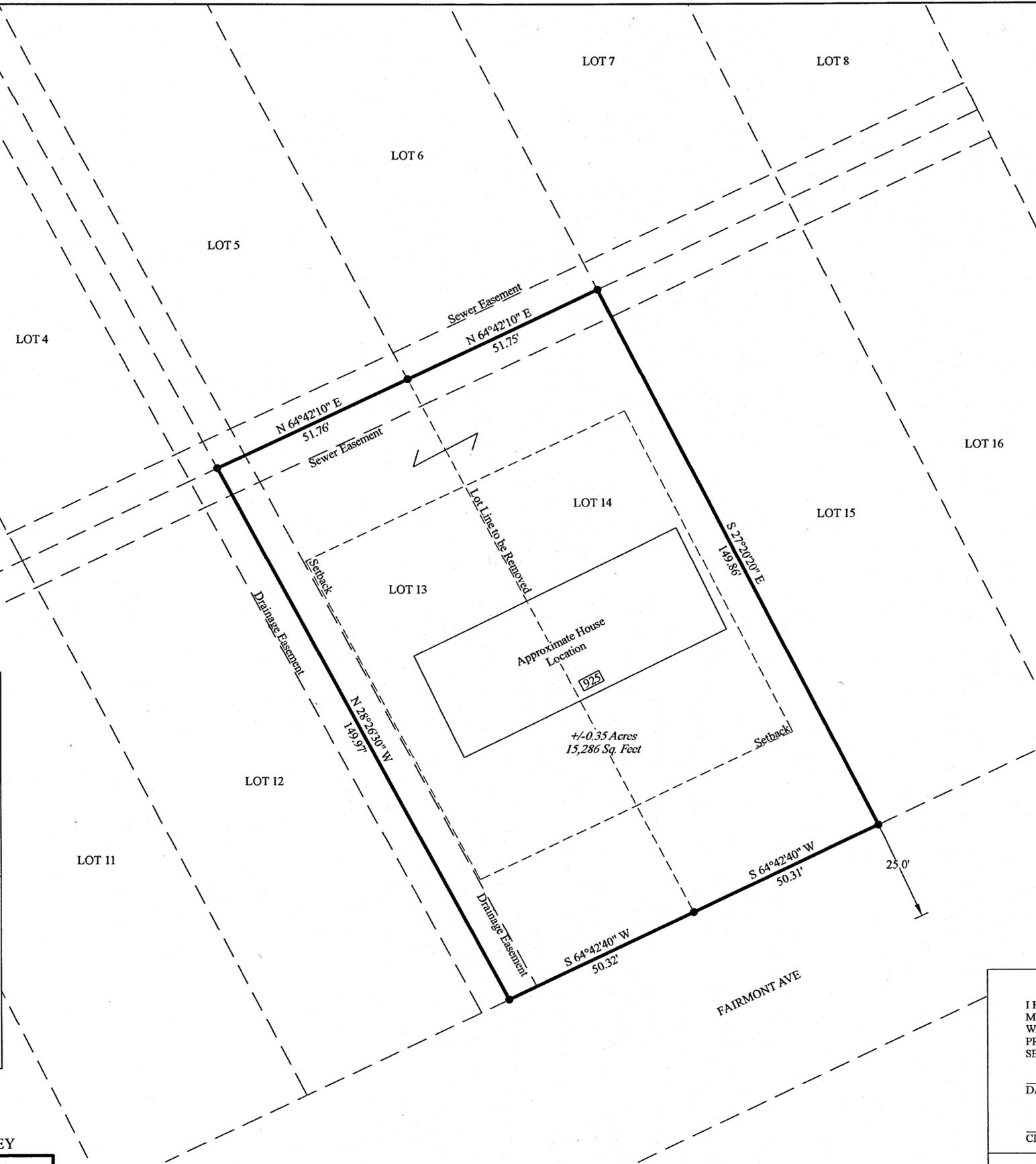
I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED. OR (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSFORT CITY PLANNING COMMISSION

DATE \_\_\_\_\_ 20\_\_\_\_  
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER

**CERTIFICATE OF APPROVAL FOR RECORDING  
 CONFIRMATION BY PLANNING DIRECTOR**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT CITY, 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 KINGSFORT CITY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 1/22/2026  
 SECRETARY OF THE KINGSFORT CITY PLANNING COMMISSION



THERE IS HEREBY ESTABLISHED AN EASEMENT AREA OF A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE 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 NONSTRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE KINGSFORT CITY REGIONAL PLANNING COMMISSION

Slide A-1868

Sheena Tinsley, Register	
Sullivan County	
Rec #: 388713	Instrument #: 26001562
Rec'd: 15.00	Recorded
State: 0.00	1/22/2026 at 1:02 PM
Class: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 262-262

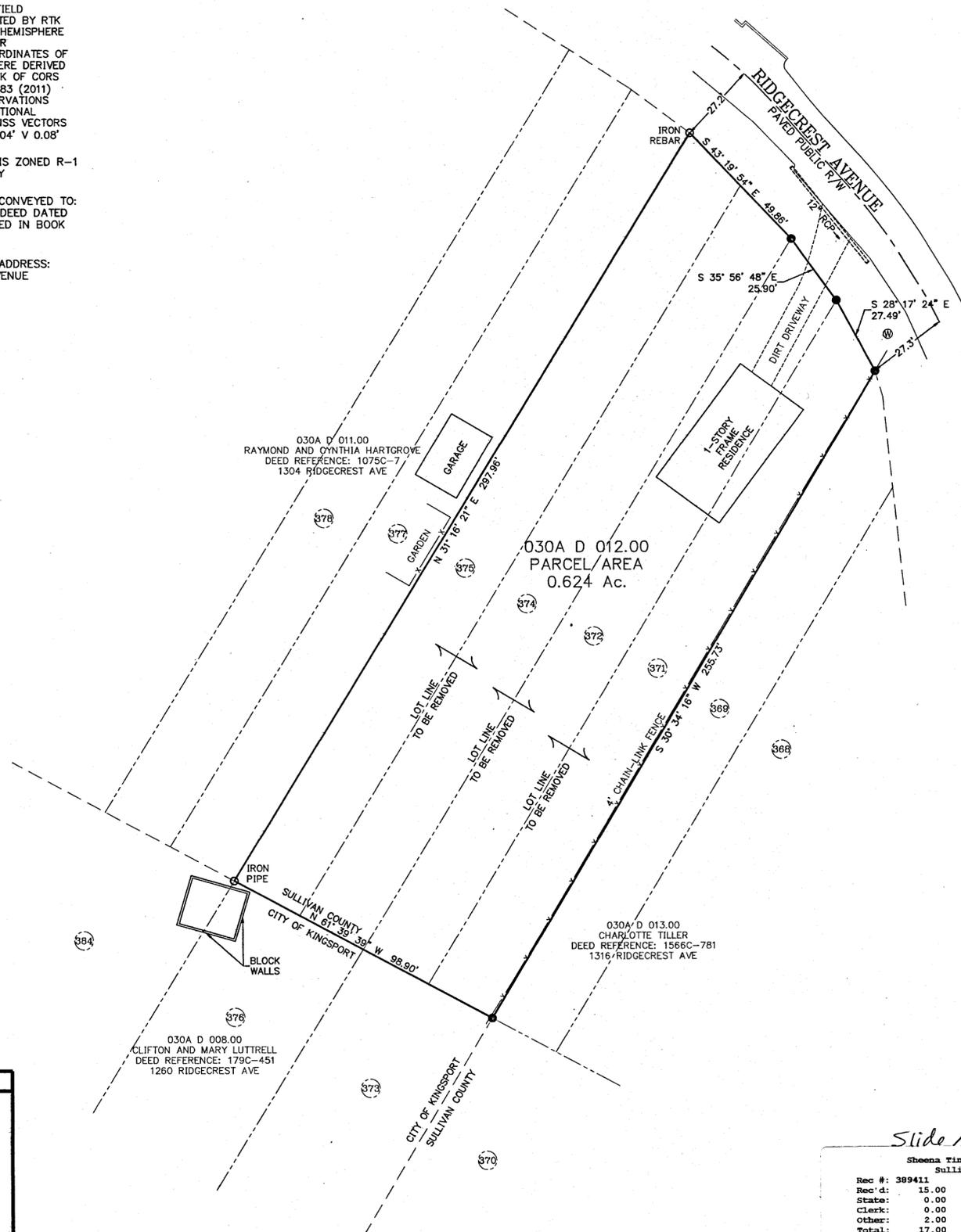
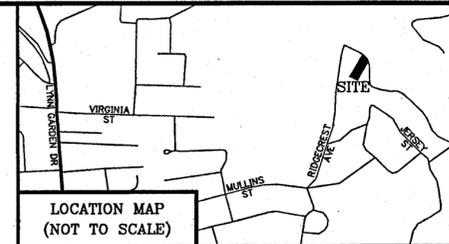
**CERTIFICATE OF ACCURACY**

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

DATE January 7th 20 26  
Larry M. Culbertson  
 SURVEYOR  
 (OR)  
 I HEREBY CERTIFY THAT THIS IS A CATEGORY \_\_\_\_\_  
 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS \_\_\_\_\_  
 SURVEYOR \_\_\_\_\_ TN. REG. NO \_\_\_\_\_  
 DATE \_\_\_\_\_

**NOTES:**

- 1 THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY THAT MIGHT LEGALLY AFFECT THIS PROPERTY. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.)
- 2 OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- 3 ADJOINING PROPERTIES' OWNER NAMES AND DEED REFERENCES AS SHOWN HEREON ARE SUBJECT TO THE ACCURACY OF COUNTY TAX RECORDS.
- 4 FIELD SURVEY CONDUCTED ON DATE(S): 8-5-24, 8-10-24 & 1-12-26
- 5 CAD FILE: 24074-R
- 6 FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD ACCORDING TO FEMA FIRM NUMBER 47163C0035D WITH EFFECTIVE DATE OF 09-29-2006.
- 7 A PORTION OF THIS FIELD SURVEY WAS CONDUCTED BY RTK GNSS METHOD USING HEMISPHERE S631 BASE AND ROVER RECEIVERS. GRID COORDINATES OF THE BASE STATION WERE DERIVED USING A RTN NETWORK OF CORS REFERENCED TO NAD 83 (2011) GEOID 12B. ALL OBSERVATIONS ARE FIXED WITH POSITIONAL ACCURACY OF THE GNSS VECTORS NOT EXCEEDING: H 0.04' V 0.08'
- 8 SUBJECT PROPERTY IS ZONED R-1 BY SULLIVAN COUNTY
- 9 SUBJECT PROPERTY CONVEYED TO JOHN GRAYBEAL BY DEED DATED 11-6-2024, RECORDED IN BOOK 3629 PAGE 977
- 10 SUBJECT PROPERTY ADDRESS: 1310 RIDGECREST AVENUE



**LEGEND**

- OLD/FOUND PROPERTY CORNER MONUMENT
- NEW/SET IRON REBAR
- ⊗ NON-MONUMENTED POINT
- ⊕ UTILITY POLE
- ⊙ WATER METER
- ③⑦⑧ LOT NUMBER FROM HILL CREST SUBDIVISION PLAT BOOK 3 PAGE 62B
- OVERHEAD UTILITY LINES
- CENTERLINE OF PAVED PUBLIC ROAD
- LOT LINE FROM LYNNCREST SUBDIVISION
- ADJOINING PROPERTY BOUNDARY, (APPROXIMATE)

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

OWNER: John Graybeal DATE: 1/28/26

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**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.

DATE: 1-29-2026

CITY ENGINEER OR COUNTY ROAD COMMISSIONER: \_\_\_\_\_

**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: 1-28-2026

CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE: \_\_\_\_\_

**CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM**

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

DATE: 4 FEB 2026

LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER 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 THE CITY OF KINGSPORT, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$\_\_\_\_\_ HAS BEEN POSTED WITH THE CITY OF KINGSPORT PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 1/24/2026

SECRETARY OF THE CITY OF KINGSPORT PLANNING COMMISSION: \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

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

DATE: 1-21-2026

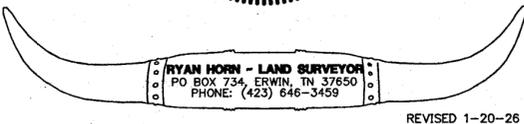
REGISTERED SURVEYOR: \_\_\_\_\_



Slide A-1872

Sheena Tinsley, Register  
Sullivan County

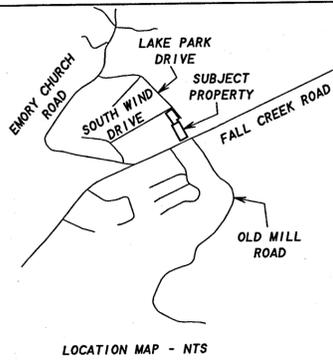
Rec #:	389411	Instrument #:	26002464
Rec'd:	15.00	Recorded:	
State:	0.00	2/5/2026 at 2:06 PM	
Clerk:	0.00	in Plat	
Other:	2.00	P60	
Total:	17.00	PGS 279-279	



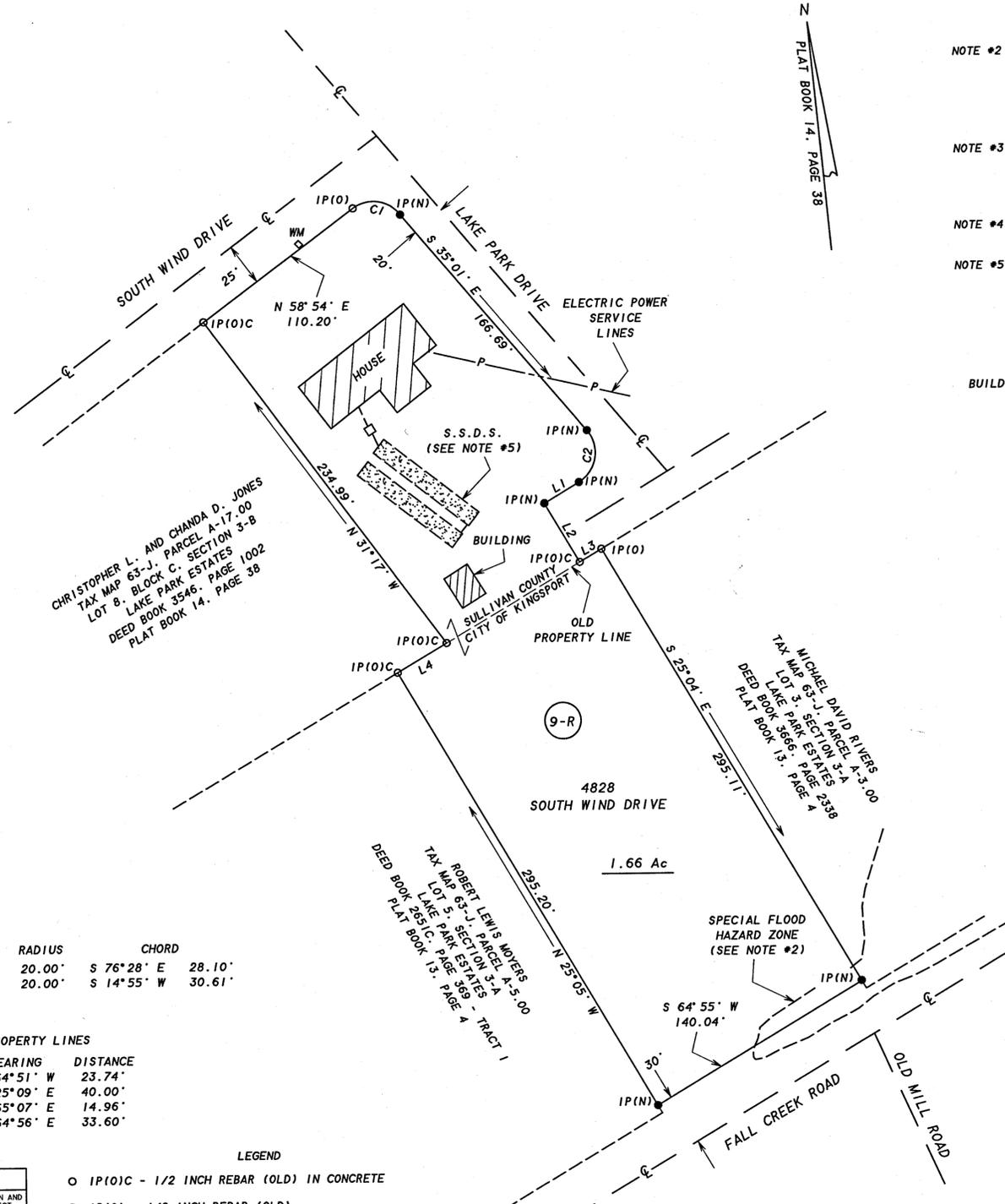
**HILL CREST SUBDIVISION**  
LOTS 371, 372, 374 & 375 RECOMBINATION

**KINGSPORT REGIONAL PLANNING COMMISSION**

TOTAL ACRES	0.624	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNERS	JOHN GRAYBEAL	CIVIL DISTRICT	11TH
SURVEYOR	RYAN HORN	CLOSURE ERROR	1:7,500
SCALE 1"=30'			



LOCATION MAP - NTS



PLAT BOOK 14, PAGE 38

"I HEREBY CERTIFY THAT THIS IS A CATEGORY "I" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1" - 18,500" AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE."

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



DAVIES LAND SURVEYING  
 P.O. BOX 152  
 BLUFF CITY, TN 37618  
 423-538-8855

CURVE	ARC LENGTH	RADIUS	CHORD
C 1	31.16'	20.00'	S 76°28' E 28.10'
C 2	34.86'	20.00'	S 14°55' W 30.61'

OLD PROPERTY LINES

LINE	BEARING	DISTANCE
L 1	S 64°51' W	23.74'
L 2	S 25°09' E	40.00'
L 3	N 65°07' E	14.96'
L 4	N 64°56' E	33.60'

- LEGEND
- IP(O)C - 1/2 INCH REBAR (OLD) IN CONCRETE
  - IP(O) - 1/2 INCH REBAR (OLD)
  - IP(N) - 1/2 INCH REBAR (NEW) - CAP "DAVIES SURVEYING"
  - WM - WATER METER

- NOTE #1 : THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT INCLUDE ALL EASEMENTS, SERVITUDES AND COVENANTS THAT SUCH A REPORT MIGHT REVEAL.
- NOTE #2 : THE LOT AS SHOWN IS SUBJECT TO A SPECIAL FLOOD HAZARD ZONE. REFERENCE ZONE "AE" ON FLOOD INSURANCE RATE MAP 47163C0065D - EFFECTIVE DATE SEPTEMBER 29, 2006. BASE FLOOD ELEVATION WITHIN SAID SPECIAL FLOOD HAZARD ZONE HAS NOT BEEN DETERMINED FOR THE PURPOSES OF THIS PLAT.
- NOTE #3 : ALL FUTURE CONSTRUCTION MUST COMFORM TO THE STANDARDS OF THE APPROPRIATE ZONING ORDINANCE IN EFFECT AT THE TIME OF SAID CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, TYPES OF DEVELOPMENT AND BUILDING SETBACKS.
- NOTE #4 : THE HOUSE ON LOT 9-R AS SHOWN HEREON IS ALREADY SERVICED BY PUBLIC UTILITIES INCLUDING ELECTRIC POWER AND WATER.
- NOTE #5 : THE SIZE AND LOCATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM #1 SERVING THE HOUSE AS SHOWN IS BASED ON S.S.D.S. PERMIT ON FILE AT THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION OFFICE  
 APPLICANT: SIDNEY EDGAR DATE : 4-05-78

BUILDING SETBACKS : CITY OF KINGSFORT  
 ZONE : R-1B  
 FRONT - 30'  
 REAR - 30'  
 SIDE - 8'  
 HEIGHT - 2 STORIES  
 MAXIMUM LOT COVERAGE - 30 PERCENT, INCLUDING ACCESSORY BUILDINGS

SULLIVAN COUNTY  
 ZONE: R-1  
 FRONT - 30'  
 REAR - 30'  
 SIDE - 12'  
 CORNER SIDE (ADDITIONAL ROAD FRONTAGE) - 30'  
 HEIGHT - 3 STORIES OR 50 FEET  
 MAXIMUM LOT COVERAGE - N/A  
 MAXIMUM COVERAGE BY ACCESSORY STRUCTURE - 10%

Side A-1873

Sheema Tinsley, Registrar	
Sullivan County	
Rec #: 389412	Instrument #: 26002465
Rec'd: 15.00	Recorded
State: 0.00	2/5/2026 at 2:10 PM
Clear: 0.00	to Plat
Other: 2.00	P60
Total: 17.00	PGS 280-280

OWNERS : SIDNEY W. EDGAR LIFE TRUST AGREEMENT, JOE MARK EDGAR AND SIDNEY A. EDGAR, CO-TRUSTEES

TAX MAP 63-J, PARCEL A-18.00  
 LOT 9, BLOCK C, SECTION 3-B, LAKE PARK ESTATES  
 PLAT BOOK 14, PAGE 38  
 DEED BOOK 3569, PAGE 1453  
 ZONE : R-1 (SULLIVAN COUNTY)

TAX MAP 63-J, PARCEL A-4.00  
 LOT 4, SECTION 3-A, LAKE PARK ESTATES  
 PLAT BOOK 13, PAGE 4  
 DEED BOOK 3569, PAGE 1450  
 ZONE : R-1B (CITY OF KINGSFORT)

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

*Joe Mark Edgar*  
 DATE 1/27/2026  
 REGISTERED SURVEYOR

CERTIFICATE OF ACCURACY

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

*Rick A. Davies*  
 DATE 1/27/2026  
 REGISTERED SURVEYOR

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

1-27/2026  
 DATE  
 KINGSFORT DIRECTOR OF 911 ADDRESSING OR REPRESENTATIVE  
 Sullivan Co. 911

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

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

4/26/2026  
 DATE  
 KINGSFORT AUTHORIZING AGENT

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM

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

4/26/2026  
 DATE  
 KINGSFORT AUTHORIZING AGENT

CERTIFICATION OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR ADEQUATE RIGHTS OF WAY DEDICATION UPON AN EXISTING PUBLIC SHALL SERVE THESE LOTS AS PROPOSED.

2-2-2026  
 DATE  
 CRISTIAN SULLIVAN  
 CITY ENGINEER

CERTIFICATE OF APPROVAL OF STREET LIGHTING

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

DATE 20\_\_\_\_  
 TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF APPROVAL FOR RECORDING

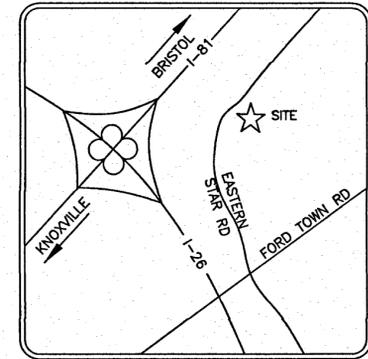
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN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

DATE 2026  
 SECRETARY, KINGSFORT REGIONAL PLANNING COMMISSION

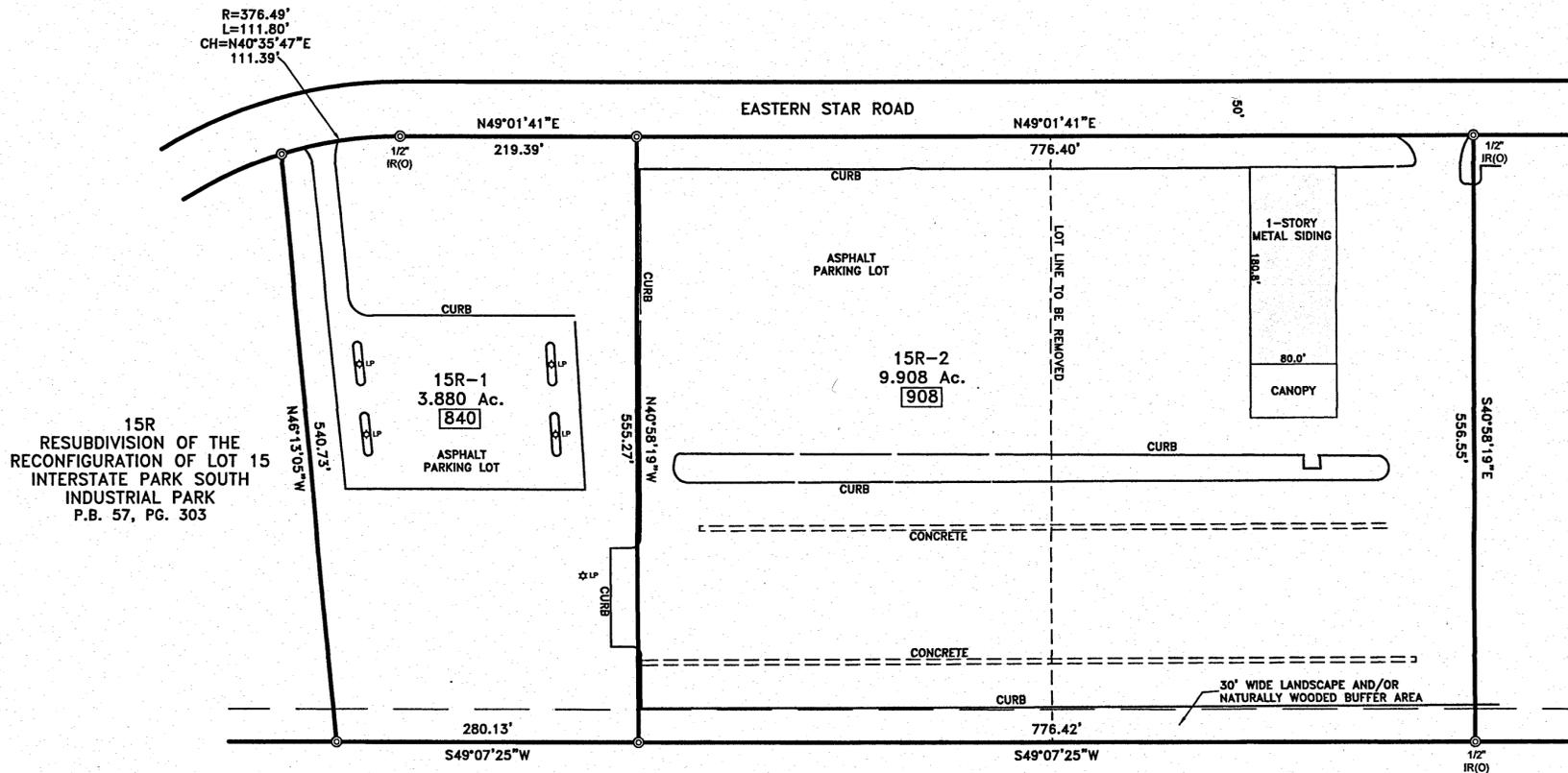
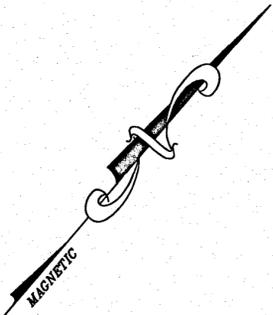
WORKNAME : TM63JPARA18.003.70 C-2428 / 125698

LAKE PARK ESTATES - COMBINATION OF LOT 4, SECTION 3A AND LOT 9, BLOCK C, SECTION 3-B

KINGSFORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES 1.66	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER SEE ABOVE	CIVIL DISTRICT 7
SURVEYOR RICK A. DAVIES	CLOSURE ERROR! 18.500'
SCALE 1" = 50' 50' 0 50' 100'	



LOCATION MAP



15R  
RESUBDIVISION OF THE  
RECONFIGURATION OF LOT 15  
INTERSTATE PARK SOUTH  
INDUSTRIAL PARK  
P.B. 57, PG. 303

14  
INTERSTATE PARK  
SOUTH INDUSTRIAL  
PARK  
P.B. 37 PG. 21-24

GRACE POINT  
FELLOWSHIP  
D.B. 3555, PG. 350  
P.B. 58, PG. 505

Slide A-1873

Sheena Tinsley, Register	
Sullivan County	
Rec #: 389413	Instrument #: 26002466
Rec'd: 15.00	Recorded:
State: 0.00	2/5/2026 at 2:17 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 281-281

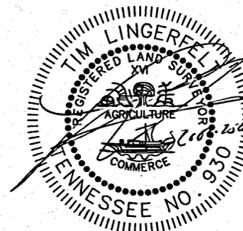
LEGEND

IR(O)	IRON ROD, OLD
N.T.S.	NOT TO SCALE
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
[911]	911 ADDRESS
R=	RADIUS
L=	LENGTH
CH=	CHORD
LP	LIGHT POLE
AC	ACRES

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT
- 2) PROPERTY IS ZONED MX. SETBACKS  
FRONT 30'  
REAR 30'  
SIDE 15'
- 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 NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 25-14047
- 5) ACAD FILE 25-14047 IC CONSTRUCTION COMPANY.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 106 PARCELS 026.44 & 026.45
- 8) PLAT REFERENCES: P.B. 57, PG. 303 & P.B. 36, PG. 21
- 9) DEED REFERENCE: D.B. 3327, PG. 1036
- 10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 13) 7.5' DRAINAGE AND UTILITY EASEMENT ALONG BOTH SIDES OF ALL SIDE LOTS AND A 15' EASEMENT ALONG ALL FRONT AND REAR LOT LINES.
- 14) IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS AND BREAKS UNLESS OTHERWISE NOTED.

**ALLEY & ASSOCIATES, INC.**  
o SURVEYORS o  
422 E. MARKET STREET  
KINGSPORT, TENNESSEE 37660  
TELEPHONE (423) 392-8896  
E-MAIL: tlingerfelt@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>DATE: 1/30/26 OWNER: Christopher A. Strahl</p>		<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>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.</p> <p>DATE: 2/26/26 TRAFFIC ENGINEERING MANAGER:</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>DATE: 4 Feb 26 KINGSPORT AUTHORIZING AGENT:</p>		<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT &amp; CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 4 Feb 26 KINGSPORT AUTHORIZING AGENT:</p>		<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE 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 SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 2/4/26 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION:</p>		<p>RESUBDIVISION OF THE RECONFIGURATION OF LOT 15 &amp; LOT 14 INTERSTATE PARK SOUTH INDUSTRIAL PARK</p> <p><b>KINGSPORT REGIONAL PLANNING COMMISSION</b></p> <p>TOTAL ACRES 13.788 TOTAL LOTS 2 ACRES NEW ROAD 0 MILES NEW ROAD 0</p> <p>OWNER HEARTLAND EXPRESS INC. CIVIL DISTRICT 14TH SURVEYOR ALLEY &amp; ASSOCIATES, INC. CLOSURE ERROR 1:10,000</p> <p>SCALE 1" = 100'</p>	
<p>CERTIFICATE 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>DATE: February 3, 2026 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING:</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 REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p>DATE: 02-02-26 TENNESSEE REGISTERED LAND SURVEYOR:</p>		<p>CERTIFICATE 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.</p> <p>DATE: 2/26/26 CITY ENGINEER:</p>		<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT &amp; CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 4 Feb 26 KINGSPORT AUTHORIZING AGENT:</p>		<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE 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 SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 2/4/26 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION:</p>		<p>RESUBDIVISION OF THE RECONFIGURATION OF LOT 15 &amp; LOT 14 INTERSTATE PARK SOUTH INDUSTRIAL PARK</p> <p><b>KINGSPORT REGIONAL PLANNING COMMISSION</b></p> <p>TOTAL ACRES 13.788 TOTAL LOTS 2 ACRES NEW ROAD 0 MILES NEW ROAD 0</p> <p>OWNER HEARTLAND EXPRESS INC. CIVIL DISTRICT 14TH SURVEYOR ALLEY &amp; ASSOCIATES, INC. CLOSURE ERROR 1:10,000</p> <p>SCALE 1" = 100'</p>	

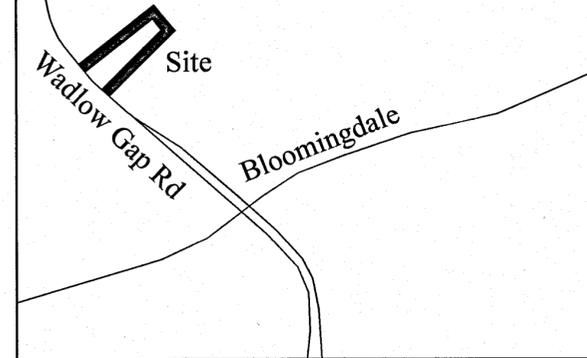


Gonzalo Moralez  
PB 3 - PG 73A  
Block 5 Lots 1-19

Baines Ave  
30' Undeveloped

Randy Price  
PB 3 - PG 73A  
Block 4 Lot 29

VICINITY MAP  
N.T.S.



Ryan Bise  
PB 52 - PG 495

Jackie Amos  
DB 3576 - PG 859  
Tract 2

Jackie Amos  
DB 3576 - PG 859  
Tract 1

+/-2.40 Acres

+/- 0.25 Mile to the  
Intersection of Wadlow  
Gap & Bloomingdale Rd

Mortgage or Boundary survey only.  
This drawing does not constitute a  
subdivision review or approval, nor  
Does this signature constitute  
compliance with the current zoning.

Planning Director

2/4/2026  
Date

Legend

- denotes Rebar Found
- denotes Rebar Set
- ⊙ denotes Calculated Point Unless otherwise Noted
- denotes Highway Marker
- ▲ denotes Railroad Spike
- ⊕ denotes Water Meter

Notes

1. Deed Reference: DB 3472 - PG 370
2. TAX MAP: 031A - C - 007.00
3. Zoned R - 2A Set Backs to Conform To Zoning Designation



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

BOUNDARY SURVEY FOR: **TRAVIS FLANARY**

Date	File:flanary-t3.dwg	Scale:
11-20-2025	Drawn By: NLC	1" = 50'

Tenth (10th) Civil District Sullivan County, TN

Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093	Drawing Number 8996
---	------------------------

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#: 47163C0035D  
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS  
EFFECTIVE DATE: 09-29-2006

Slide A-1872

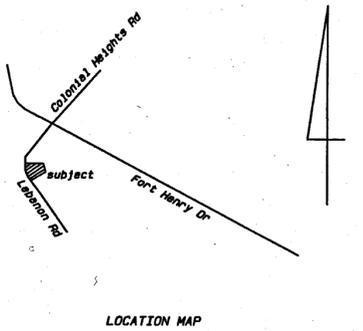
Sheena Tinsley, Register	
Sullivan County	
Rec #: 389409	Instrument #: 26002461
Rec'd: 15.00	Recorded
State: 0.00	2/5/2026 at 2:03 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
total: 17.00	PGS 278-278

CERTIFICATE OF APPROVAL FOR RECORDING  
CONFIRMATION BY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT CITY, 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 KINGSFORT CITY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

20  
DATE

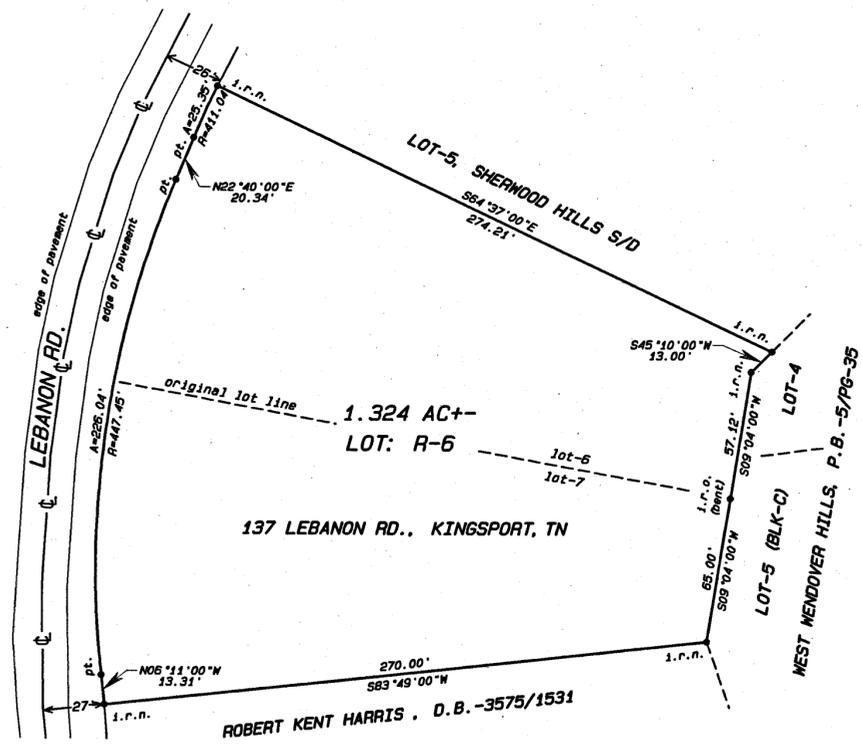
SECRETARY OF THE KINGSFORT CITY PLANNING COMMISSION



**GARBER LAND SURVEYING**  
**GORDON W. GARBER, P. L. S.**  
 P. O. BOX-56, JONESBOROUGH, TN 37659  
 (423) 773-4878, garbersurv@gmail.com



**LEGEND:**  
 I.R.O.: Iron rod (old)  
 I.R.N.: Iron rod (new)  
 ---: property adjoiner line  
 ---: centerline



TAX MAP: 092-J, "B", PARCEL-001.00 & 002.00

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT IT IS A CATEGORY "I" SURVEY HAVING A RATIO OF PRECISION OF 1:10000+ AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH "TENNESSEE MINIMUM STANDARDS OF PRACTICE"

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY BE IN EFFECT ON SAID PROPERTY EITHER RECORDED OR UNRECORDED.

THIS REPLAT DOES NOT ELIMINATE OR CHANGE THE DIMENSIONS OR THE LOCATION OF EXISTING EASEMENTS THAT ARE ASSOCIATED WITH ANY UNDISCOVERED UNDERGROUND UTILITY.

THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ON THE FLOOD INSURANCE RATE MAP, MAP # 47163C0235D EFFECTIVE DATE, 9-29-2006

ALL IMPROVEMENTS MUST CONFORM TO THE CURRENT ZONING AND SUBDIVISION REGULATIONS IN EFFECT BY THE RESPONSIBLE AGENCY.



Slide A-1873

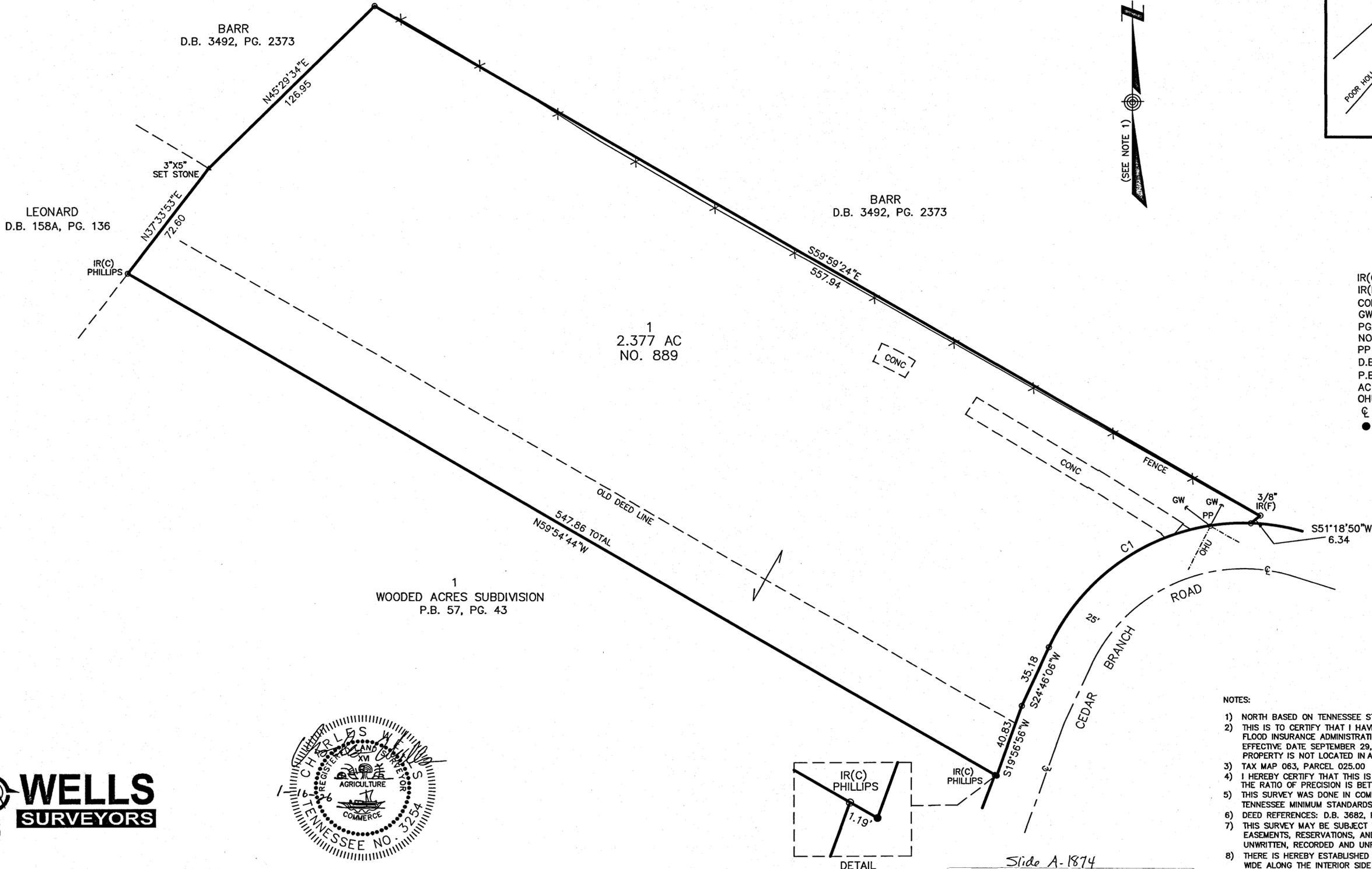
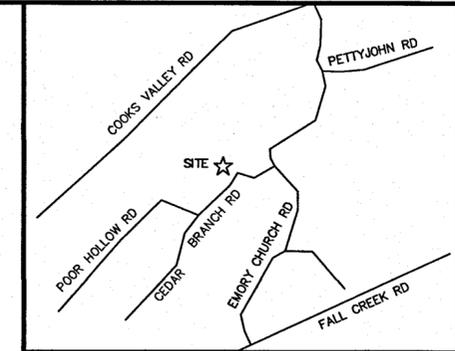
Sheena Tinsley, Register Sullivan County	
Rec #: 389416	Instrument #: 26002469
Rec'd: 15.00	Recorded
State: 0.00	2/5/2026 at 2:20 PM
Clock: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 282-282

CERTIFICATE OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT  
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.  
 DATE: January 4, 2026  
*Caroline Campbell*  
 KINGSFORT 911 REPRESENTATIVE

**REPLAT: COMBINING LOTS-6 & 7 SHERWOOD HILLS S/D, P.B. -5/P6-27**

KINGSFORT, TN		REGIONAL PLANNING COMMISSION	
TOTAL ACRES	<u>1.324 +-</u>	TOTAL LOTS	<u>1</u>
ACRES NEW ROAD	<u>0</u>	MILES NEW ROAD	<u>0</u>
OWNER	<u>BARBARA BUCKLEY</u>	CIVIL DISTRICT	<u>14TH</u>
SURVEYOR	<u>GORDON W. GARBER</u>	CLOSURE ERROR	<u>1:10000+</u>
SCALE: 1" = 50'			

<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. DATE <u>2/3/2026</u> <i>Barbara Buckley</i> OWNER	<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 TENNESSEE LAND SURVEYING ACT AND THE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECS. OF THE S/D REGS. DATE <u>1-29-26</u> <i>Gordon W. Garber</i> REGISTERED ENG. OR LAND SURVEYOR	<b>CERTIFICATION OF THE APPROVAL OF STREETS</b> I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER & ACCORDING TO THE SPECS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION FROM AN EXISTING PUBLIC RD. SHALL SERVE THESE (THIS) LOT AS PROPOSED. (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSFORT REGIONAL PLANNING COMMISSION. DATE _____ CO/ CITY ENGINEER OR COUNTY ROAD COMMISSIONER	<b>CERTIFICATION OF THE APPROVAL OF 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 LOCAL UTILITY DISTRICT & ARE HEREBY APPROVED. (KINGSFORT WATER) DATE <u>4 Feb 2026</u> <i>[Signature]</i> KINGSFORT AUTHORIZING AGENT	<b>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS</b> I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWERAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TN DEPT. OF ENVIRONMENT & CONSERVATION DIV. OF GROUND WATER PROTECTION OR THE LOCAL MUNICIPAL SEWER DEPT. & ARE HEREBY APPROVED AS SHOWN. DATE: <u>4 Feb 2026</u> <i>[Signature]</i> KINGSFORT 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 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 SULLIVAN COUNTY REGISTER. SECRETARY _____ REGIONAL PLANNING COMMISSION DATE <u>2/4/2026</u>
--	--	---	---	--	--



- LEGEND**
- IR(C) IRON ROD (CAP)
  - IR(F) IRON ROD (FOUND)
  - CONC CONCRETE
  - GW GUY WIRE
  - PG. PAGE
  - NO. NUMBER
  - PP POWER POLE
  - D.B. DEED BOOK
  - P.B. PLAT BOOK
  - AC ACRES
  - OHU OVERHEAD UTILITY
  - CL CENTERLINE
  - UNMARKED POINT

- 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 47163C00065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 3) TAX MAP 063, PARCEL 025.00
  - 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. 3682, PG. 888, D.B. 3681, PG. 1685
  - 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 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) 5/8" IRON RODS WITH CAP #3254 SET ON ALL CORNERS UNLESS OTHERWISE NOTED.



CURVE	RADIUS	ARC LENGTH	CHORD
C1	116.90	137.23	S58°23'53"W 129.48

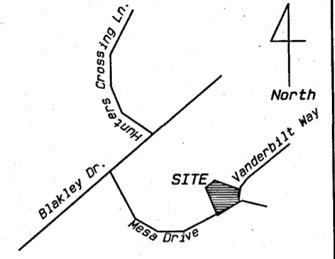
Slide A-1874

Sheena Tinsley, Register  
Sullivan County

Rec #: 399490 Instrument #: 26002551  
 Rec'd: 15.00 Recorded  
 State: 0.00 2/6/2026 at 1:35 PM  
 Clerk: 0.00 in Plat  
 Other: 2.00 P60  
 Total: 17.00 PGS 285-285

COMBINATION OF DEED PROPERTY	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES <u>2.377</u>	TOTAL LOTS <u>1</u>
OWNER: DEEL	DATE: JAN 16, 2026
CIVIL DISTRICT: <u>7TH</u>	SCALE: 1 INCH = <u>40'</u>

<p><b>CERTIFICATE OF ACCURACY</b></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> 1-16-26 TENNESSEE REGISTERED LAND SURVEYOR DATE</p>	<p><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b></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>Kim Deel</i> 2-4-26 OWNER DATE</p>	<p><b>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</b></p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.</p> <p><i>[Signature]</i> 2/6/26 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING DATE</p>	<p><b>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</b></p> <p>SEPTIC PERMIT ON FILE IN TDEC OFFICE</p> <p>NAME: JEFF AND KIM DEEL DATE: JAN 1, 2026</p>	<p><b>CERTIFICATION OF THE APPROVAL OF STREETS</b></p> <p>I HEREBY CERTIFY:</p> <ol style="list-style-type: none"> <li>1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR,</li> <li>2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR</li> <li>3. PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.</li> </ol> <p><i>[Signature]</i> 2-6-2026 COMMISSIONER OF HIGHWAYS OR AUTHORIZED AGENT DATE</p>	<p><b>CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS</b></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 CITY UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p><i>[Signature]</i> 6 Feb 26 KINGSPORT AUTHORIZING AGENT DATE</p>	<p><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></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><i>[Signature]</i> 2/6/26 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION DATE</p>
---	---	---	---	--	--	--

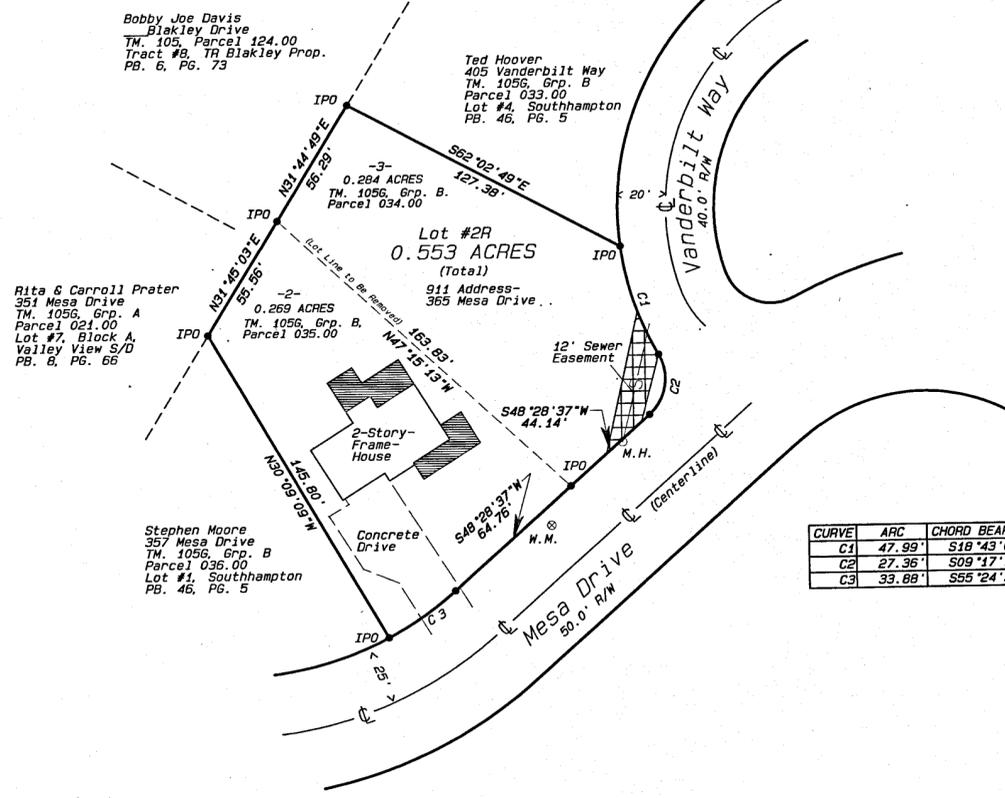


LOCATION MAP  
(N. T. S.)

Slide A-1874

Sheena Tinsley, Register  
Sullivan County  
Rec #: 389489 Instrument #: 26002550  
Recorded  
State: 0.00 2/6/2026 at 1:32 PM  
Clerk: 0.00 in Plat  
Other: 2.00 P60  
Total: 17.00 PGS 284-284

REGISTER OF DEEDS



CURVE DATA

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	47.99'	S18°43'07"E	120.00'	22°54'54"	47.67'	24.32'
C2	27.36'	S09°17'12"W	20.00'	76°22'50"	25.28'	16.31'
C3	33.88'	S55°24'37"W	140.00'	13°52'00"	33.80'	17.02'

- NOTES**
- This survey is based upon existing monuments and evidence which were found in the field as of the above date.
  - No title information was furnished to this surveyor this survey is subject to an actual title search.
  - This boundary survey is subject to all Right-of-Ways and easements whether of record or implied. No attempt was made to locate Right-of-Ways or easements.
  - There is hereby established an easement area a minimum of 7.5' wide along the interior side of all lot lines for the 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/civil engineer or that which may be required by the Kingsport Regional Planning Commission.
  - Current zoning- R-1  
"All Bldg. Setbacks shall conform to the applicable zoning requirements in effect at such time of construction"
  - Deed Reference- D8, 3278, Pg. 2285
  - I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1" in 10,000' as shown hereon.
  - Property does not lie in a flood zone as per Flood Insurance Rate Map 47163C0235D Effective Date Sept. 29, 2006
  - Property Owners are to contact the County Highway Dept. and/or State Highway Dept. before installing drains and driveways

**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) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENT FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL BANKS, TIE-INS AND OUTLET DITCHES OR CHANNEL CHANNELS BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

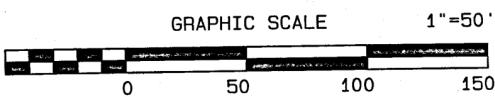
OWNER Rachel P. Gray 2026  
OWNER Charlie D. Gray 2026  
OWNER \_\_\_\_\_ 2026  
OWNER \_\_\_\_\_ 2026  
OWNER \_\_\_\_\_ 2026

**CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING**

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

DATE 1-27-2026

Jonathan Willis  
CITY CLERK DIVISION OF SULLIVAN COUNTY  
DEPARTMENT OF 911 ADDRESSING  
ON HIS OR HERS AUTHORIZED REPRESENTATIVE



Jonathan Wayne Willis  
(Land Surveyor #2385)  
170 Lakeview Lane,  
Gray, TN. 37615  
(423) 202-8667

Owner's- Charlie & Rachel Gray

Currently Zoned R-1

<p><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS, FOR KINGSFORT CITY, TENNESSEE. ACCEPT FOR RECORDED AND NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF COUNTY REGISTRAR. IF REQUIRED, A SHERIFF BOND IN THE AMOUNT OF _____ HAS BEEN POSTED WITH THE KINGSFORT CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SUBDIVISIONS REGULATIONS.</p> <p>DATE <u>1-27-2026</u></p> <p>SECRETARY, PLANNING COMMISSION</p>		<p><b>CERTIFICATE OF ACCURACY</b></p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SULLIVAN COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISIONS REGULATIONS.</p> <p>DATE <u>1-27-2026</u></p> <p><u>Jonathan Willis</u> 2385 JONATHAN WILLIS R.L.S. LICENSE NUMBER</p>		<p><b>CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS</b></p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS OR SYSTEMS INSTALLED SUBDIVISION OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.</p> <p>DATE <u>1-27-2026</u></p> <p><u>Jonathan Willis</u> AUTHORIZED SIGNATURE TITLE</p>		<p><b>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</b></p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT &amp; CONSERVATION AND IS HEREBY APPROVED AS SHOWN</p> <p>DATE <u>1-27-2026</u></p> <p>TENNESSEE DEPARTMENT OF ENVIRONMENT &amp; CONSERVATION OR <u>Jonathan Willis</u> KINGSFORT AUTHORIZING AGENT</p>		<p><b>CERTIFICATE OF APPROVAL OF STREETS</b></p> <p>I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF (2) ADEQUATE RIGHT OF WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS.</p> <p>TITLE _____ DATE _____ AUTHORIZED SIGNATURE _____</p>		<p><b>Consolidation of Lots 2 &amp; 3, SOUTHHAMPTON</b></p> <p>KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES <u>0.553</u> TOTAL LOTS <u>-1-</u> ACRES NEW ROAD <u>-0-</u> MILES NEW ROAD <u>-0-</u> OWNER <u>Gray</u> CIVIL DISTRICT <u>13th</u> SURVEYOR JONATHAN W. WILLIS CLOSURE ERROR 1: 10,000' SCALE: 1" = 50' DRAWN BY <u>J.W.</u></p>	
---	--	--	--	---	--	---	--	---	--	---	--