



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: LORI PYATTE, PLANNING TECHNICIAN

DATE: FEBRUARY 19TH, 2026

SUBJECT: SURETY BOND FOR SAINT ANDREWS GARTH PHASE 2 LOTS 11-18, 29-35

FILE NUMBER: PD24-0114

The City Engineering Department has calculated an estimate to cover the required improvements to meet the Minimum Subdivision Regulations for the Final Plat of Saint Andrews Garth Phase 2 Lots 11-18, and 29-35. The estimate is for the amount \$3,334.23. The remaining improvements is the completion of sidewalk.

The Surety Bond will have an approval expiration date of February 19th, 2027. The Surety Bond states that the improvements will be completed on or before the Surety Date, which is set to November 19th, 2026.

Staff Recommends extension of the Surety Bond approval in the amount of \$3,334.28 as calculated by the City Engineering Division, to cover all remaining improvements for Saint Andrews Garth Phase 2 Lots 11-18, and 29-35.

**BOND ESTIMATE (REDUCTION)
St. Andrews Garth Ph. 2**

FILE NO. 2021-D32

February 10, 2026

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
Sidewalks					
1	80	S.F.	6" Sidewalk, 5' Wide - Driveway Crossings w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 1,600.00
2	105	S.F.	4" Sidewalk, 5' Wide w/ (4" Base Stone and Spray-Lok)	\$ 12.50	\$ 1,312.50
				SUBTOTAL	\$ 2,912.50
CONTINGENCIES (6%)					\$ 174.75
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 3,087.25
					\$ 246.98
				TOTAL	\$ 3,334.23

February 10, 2026

Date



**Garret Burton
Civil Engineer I
City of Kingsport**



THE MAP CAN NOT BE USED FOR ANY OTHER PURPOSE THAN IS IN INTEREST ON THE DATE

LOT	ACRES
#11	0.130 AC.
#12	0.098 AC.
#13	0.103 AC.
#14	0.110 AC.
#15	0.126 AC.
#16	0.136 AC.
#17	0.112 AC.
#18	0.111 AC.
#29	0.160 AC.
#30	0.166 AC.
#31	0.184 AC.
#32	0.166 AC.
#33	0.148 AC.
#34	0.134 AC.
#35	0.168 AC.

LINE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH	CHORD DISTANCE
01	S56°47'16"E	54.12	S56°47'16"E	54.12	54.12
02	S50°43'06"E	80.74	S50°43'06"E	80.74	80.74
03	S50°43'06"E	85.96	S50°43'06"E	85.96	85.96
04	S50°43'06"E	90.80	S50°43'06"E	90.80	90.80
05	S50°50'00"E	96.45	S50°50'00"E	96.45	96.45
06	N69°04'24"W	95.03	N69°04'24"W	95.03	95.03

LINE	BEARING	DISTANCE
1	S56°47'16"E	54.12
2	S50°43'06"E	80.74
3	S50°43'06"E	85.96
4	S50°43'06"E	90.80
5	S50°50'00"E	96.45
6	N69°04'24"W	95.03

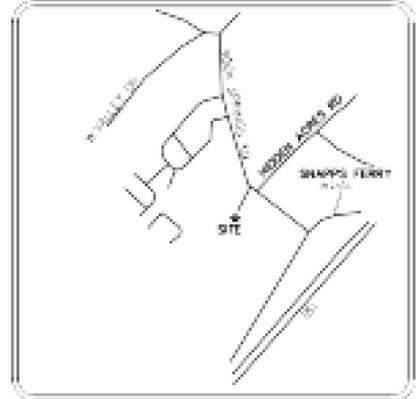
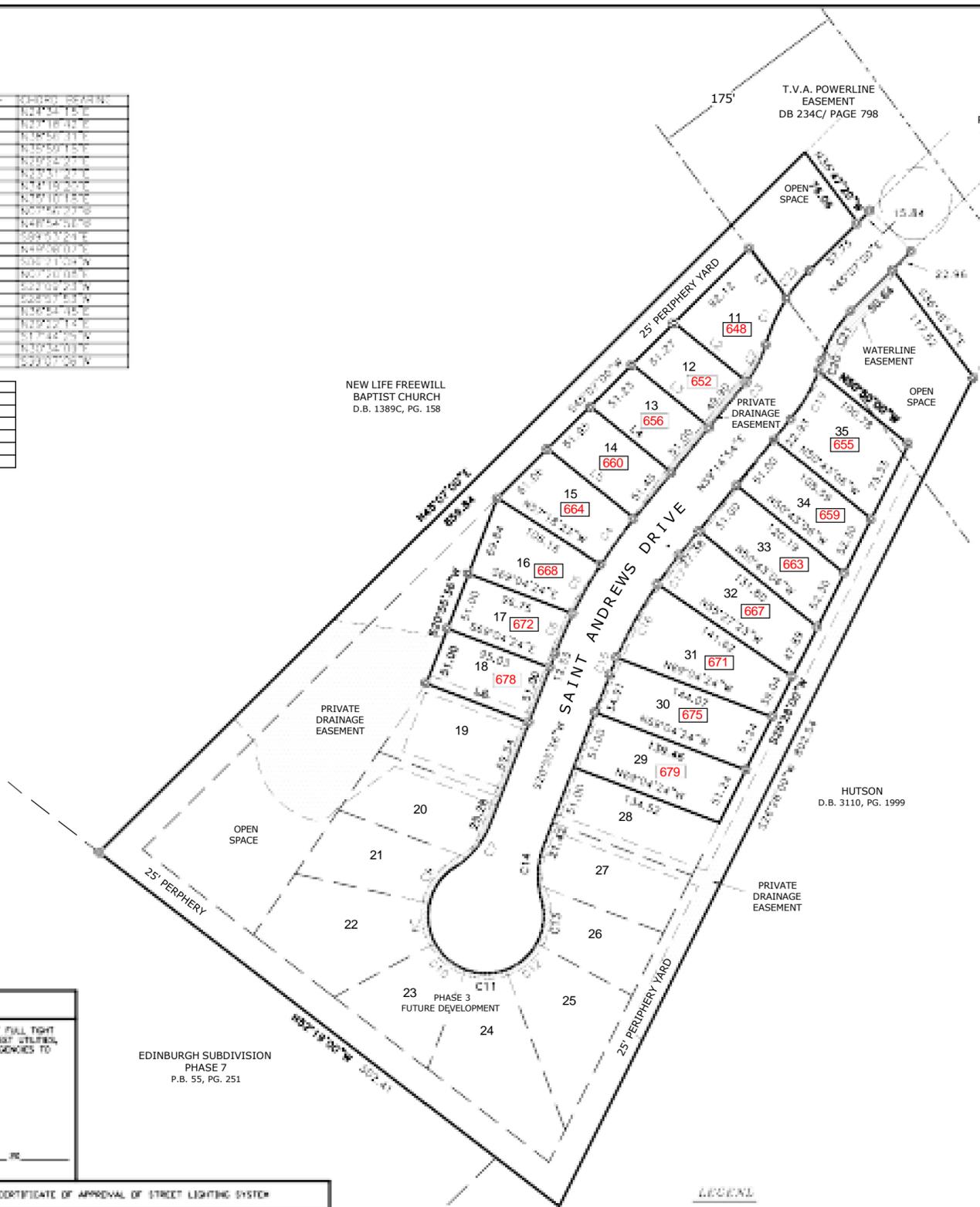
DENSITY CALCULATIONS

TOTAL ACRES: 6.947
 OPEN SPACE: 2.247 AC (32.3%)
 NEW ROAD ACRES: 0.932 AC

PHASE 2: ACRES/LOTS: 2.052/15 (13.7%)
 FUTURE PHASE 3: ACRES/LOTS: 1.114/10 (17.1%)

NOTES

- NORTH BASED ON REFERENCED PLAT
- PROPERTY IS ZONED PL
- THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAPS 47163002300 EFFECTIVE DATE SEPTEMBER 25, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- JOB NO. 19-11502
- ARCAD FILE 19-11502 IS DESIGN (S.A.C.)/DRG
- PERIMETER BOUNDARY TAKEN FROM REFERENCED DEED
- TAX MAP 119 PARCEL 15.2L
- DEED REFERENCE: U.B. 3310, PG. 1690
- PLAT REFERENCE: P.B. 55, PG. 319
- I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATE OF PRECISION IS BETTER THAN 1:10,000.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WHATEVER AND UNWRITTEN, RECORDED AND UNRECORDED.



LOCATION MAP N.T.S.



SEE NOTE 1.

CERTIFICATE OF APPROVAL OF STREETS	GOVERNMENT AND UTILITY ACCESS
I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, AS ADEQUATE RIGHTS-OF-WAY DESIGNATION UPON AN EXISTING PUBLIC ROAD SHALL DRIVE THESE LOTS AS PROVIDED	THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHT OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.
_____/_____/_____ CITY ENGINEER	_____/_____/_____ OWNER

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM	CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS	CERTIFICATE OF APPROVAL OF STREET LIGHTING 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	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	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.
_____/_____/_____ KINGSPORT AUTHORIZING AGENT	_____/_____/_____ KINGSPORT AUTHORIZING AGENT	_____/_____/_____ TRAFFIC ENGINEERING MANAGER

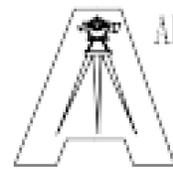
CERTIFICATE OF APPROVAL FOR YUI ADDRESSING ASSIGNMENT	CERTIFICATE OF ACCURACY	MAINTENANCE OF COMMON OPEN SPACE	CERTIFICATE OF OWNERSHIP AND DESIGNATION	CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS ACCURATE	I HEREBY CERTIFY THAT THE PLAN SHOWN AND RECORDED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE REQUIREMENTS HAVE BEEN PLACED AS SHOWN HEREON	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 THE PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE DESIGNATED TO FOR PUBLIC USE AT A LATER DATE, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAKE THE COMMON OPEN SPACE AND DRAINAGE FACILITIES FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DESIGNATED TO PUBLIC USE WITHOUT COMPENSATION.	I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND RECORDED HEREON AND THAT I HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH MY OWN FULL CONSENT, ESTABLISH THE NECESSARY BOUNDARY LINES, AND DESIGNATE ALL STREETS, ALLEYS, WALLS, FENCES, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	I HEREBY CERTIFY THAT THE SUBDIVISION PLAN 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 RESULTS OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE KINGSPORT 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.
_____/_____/_____ CITY AND DIVISION DIRECTOR OF YUI ADDRESSING	_____/_____/_____ REGISTERED SURVEYOR	_____/_____/_____ OWNER	_____/_____/_____ OWNER	_____/_____/_____ CITY ENGINEER

EDINBURGH SUBDIVISION PHASE 7
P.B. 55, PG. 251

HUTSON
D.B. 3110, PG. 1999

NEW LIFE FREEWILL BAPTIST CHURCH
D.B. 1389C, PG. 158

PHASE ONE SAINT ANDREWS GARTH
P.B. 53, PG. 319



ALLEY & ASSOCIATES, INC.
 SURVEYORS
 405 E. ARBON STREET
 KINGSPORT, TENNESSEE 37603
 TELEPHONE (423) 362-8000
 E-MAIL: bauren@mail@psosales.com

SAINT ANDREWS GARTH PH. 2, LOTS 11-18, 29-35			
KINGSPORT REGIONAL PLANNING COMMISSION			
TOTAL ACRES	6.947	TOTAL LOTS	15
ADDS NEW ROAD	0.932	MILES NEW ROAD	0.14
OWNER - USED SURETY		CITY DISTRICT	1.01
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSING FEE/ACR	110.00
SCALE	1"=50'		

INCREASE PENALTY RIDER

BOND AMOUNT \$70,824.50 BOND NO. 9473403

To be attached and form a part of Bond No. 9473403 dated the 24th Day of January, 2025, executed by Fidelity and Deposit Company of Maryland as surety, on behalf of DR Horton, Inc. as current principal of record, and in favor of City Of Kingsport, TN, as Obligee for Saint Andrew's Garth Ph. 2 - sidewalks, and in the amount of Seventy Thousand Eight Hundred Twenty Four Dollars and 50/100 (\$70,824.50).

In consideration of the agreed premium charged for this bond, it is understood and agreed that Fidelity and Deposit Company of Maryland hereby consents that effective from the 24th Day of January, 2025, said bond shall be amended as follows:

THE BOND PENALTY SHALL BE INCREASED:

FROM: Seventy Thousand Eight Hundred Twenty Four Dollars and 50/100 (\$70,824.50)

TO: Seventy Thousand Eight Hundred Thirty Four Dollars and 50/100 (\$70,834.50)

The INCREASE of said bond penalty shall be effective as of the 24th Day of January, 2025, and does hereby agree that the continuity of protection under said bond subject to changes in penalty shall not be impaired hereby, provided that the aggregate liability of the above mentioned bond shall not exceed the amount of liability assumed by it at the time the act and/or acts of default were committed and in no event shall such liability be cumulative.

Signed, sealed and dated this 6th Day of February, 2025



DR Horton, Inc.
PRINCIPAL

BY

[Signature]

Fidelity and Deposit Company of Maryland
SURETY

BY

[Signature]
Noah William Pierce, ATTORNEY-IN-FACT

THE ABOVE BOND IS HEREBY AGREED TO AND ACCEPTED BY:

City Of Kingsport, TN
OBLIGEE

BY

[Signature]
City Attorney
TITLE

Bond Number: 9473403

Obligee: City Of Kingsport, TN

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

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

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

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



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

By: *Robert D. Murray*
Vice President

By: *Dawn E. Brown*
Secretary

**State of Maryland
County of Baltimore**

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

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

Genevieve M. Maison

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



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

EXTRACT FROM BY-LAWS OF THE COMPANIES

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

CERTIFICATE

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

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

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

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

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

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 6th day of February, 2025.



MJ Pethick

By: Mary Jean Pethick
Vice President

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

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

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