



May 7, 2024

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. 193 Rock City Road
2. 477 Cox Hollow Road
3. 1200 Tranbarger Drive
4. 1720 Pendleton Street

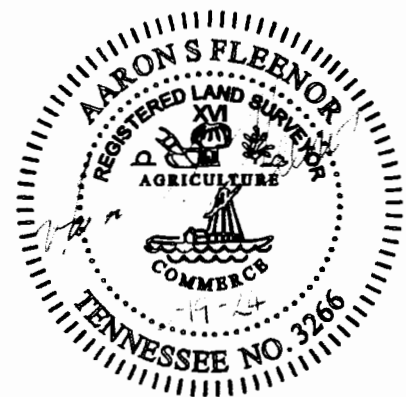
Sincerely,

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

GENERAL NOTES:

1. This property is subject to any and all restrictions, zoning, ordinances, rights of way, or easements of record whether shown or not shown hereon.
2. This survey has been completed without the benefit of a full and complete title search.
3. Deed References and Adjoining Land Owner information is based on information from the County tax assessors office and is subject to the accuracy thereof.
4. Septic Area Location based upon field location and Map performed by Kenton Brotherton TN Professional Soil Scientist No. 0012 Sealed Feb 14th, 2024.

8-103.9 Disturbance in Streams and Floodways - The applicant for proposed land disturbance activities in streams (defined by a blue line on a 7 1/2 minute United States Geological Survey quadrangle) and designated floodways shall be required to provide evidence of obtaining appropriate permits from federal and state regulatory agencies or a written waiver of such permits prior to the issuance of a grading permit by the county. In all cases where the development site has blue line streams and is not designated as a floodway on the most recent Flood Insurance Rate Map or other best available certified data, a minimum of 20 feet shall be reserved along the highest water mark or creek bank on both sides of the channel as a protected undisturbed riparian/buffer zone.



HIGHLANDS
SURVEYING and MAPPING LLC

36435 Kelly Chapel Rd. Glade Spring, VA 24340
(276) 477-4180 (276) 608-7777
afleenor@hsmllc.org

CERTIFICATE OF ACCURACY:

I hereby certify that this plat shown and described hereon is a true and correct to the accuracy required by the Sullivan County Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the subdivision regulations.

Date 4-25-2024

[Signature]
Tennessee Registered Land Surveyor

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 1951.
Year of Dwelling(s): _____

Owner(s) Signature _____ Date: _____

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I hereby certify that the sewerage disposal system installed fully meets the requirements of the Tennessee Department of Environment and Conservation and is hereby approved as shown

Date 4-25-2024

Tennessee Department of Environment and Conservation
or

Kingsport Authorizing Agent

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

I hereby certify that the addresses, as noted on the final plat, are approved as assigned.

Date 4-25-2024

City G.I.S. Division or Sullivan County 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 minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted.

Date 4-25-2024

Ethan Ralph Date _____
Owner
Ethan Ralph Date 4-25-24
Owner

CERTIFICATE OF THE APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Kingsport, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the _____ Register. If required, a surety bond in the amount of \$ _____ has been posted with the Kingsport Regional Planning Commission to assure completion of all required improvements in case of default.

Date 4/25-2024
Kingsport Municipal/Regional Planning Commission Secretary

CERTIFICATE OF THE APPROVAL OF STREETS

I hereby certify: (1) That streets have been installed in an acceptable manner and according to the specifications of (2) Adequate rights-of-way dedication upon an existing public road shall serve these lots as proposed.

Date 4-25-2024

[Signature]
City Engineer or County Road Commissioner

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS

I hereby certify that the public water utility system installed or proposed for installation fully meets the requirements of the Bloomingdale utility system, and are hereby approved as shown.

Date 4-24-2024

[Signature]
Authorizing Agent

BASIS OF BEARINGS:

TN State Plane

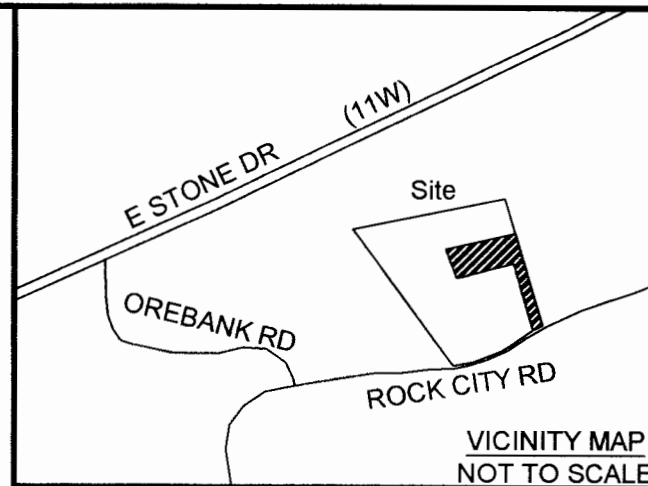
FLOOD NOTE:

This Property Lies within Zone X
of FIRM Map 47163C0065D
Effective on 09/28/2006

LEGEND:

- Existing Boundary
- Edge of Pavement
- Adjoining P/L
- Right of Way
- Approx Septic Area
- IR(N) Iron Rod New (Unless Noted)
- Point on RW

0 60 120 Feet



Approx Pond

Ethan Andrew Ralph
Parcel No. 032 079.00
D.B. 3496 Pg. 475

Remaining Area:
16 Ac +/-

Lot 1 Area:
2.765 Ac +/-

Mark Nathan Ralph
Parcel No. 032 078.00
D.B. 3484 Pg. 650

"Approval is hereby granted for lots 1 & 2, 3496 & 3484, as defined as **Replat of Property owned by: Ethan Andrew Ralph** (Rock City Rd) in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. Any cutting, filling or alteration of the soil conditions may void this approval."

[Signature] Madelyn Wood, ES3 04/17/2024
Environmental Scientist Date
Division of Water Resources

The following restrictions apply to the installation of a conventional subsurface sewage disposal system on this property:

- A) A permit for the installation of the subsurface sewage disposal system must be obtained from the Tennessee Department of Environment and Conservation's Division of Water Resources **before** any construction begins.
- B) **Lot 1** has adequate suitable soil to install and duplicate a **3 (three)** bedroom conventional subsurface sewage disposal system.
- C) **Lot 1** has specific areas designated for the SSD system. House location, Storm Water Pollution Prevention Plans, construction of dwellings with large floor plans, irregular configurations, excavated basements, in-ground swimming pools, as well as topography of property may result in reduction of bedrooms and/or SSD system requiring to be pumped. **Prior to construction** the property owner needs to contact this office to insure proper house site location.
- D) **Lot 1** has soil areas that require surface water protection. Gutter drains, footer drains, and all surface water must be controlled away from the subsurface sewage disposal area as designated by the soil map.
- E) There shall be a **50-foot** setback between all wells or springs and all SSD systems or duplication area.

Slide A-1729

04/25/2024 - 12:34:02 PM

24006638

1 PGS:AL-PLAT BATCH: 361994
PLAT BOOK: P59
PAGE: 307-307



REC FEE 15.00
DP FEE 2.00
ARC FEE 0.00
TOTAL 17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
REGISTER OF DEEDS

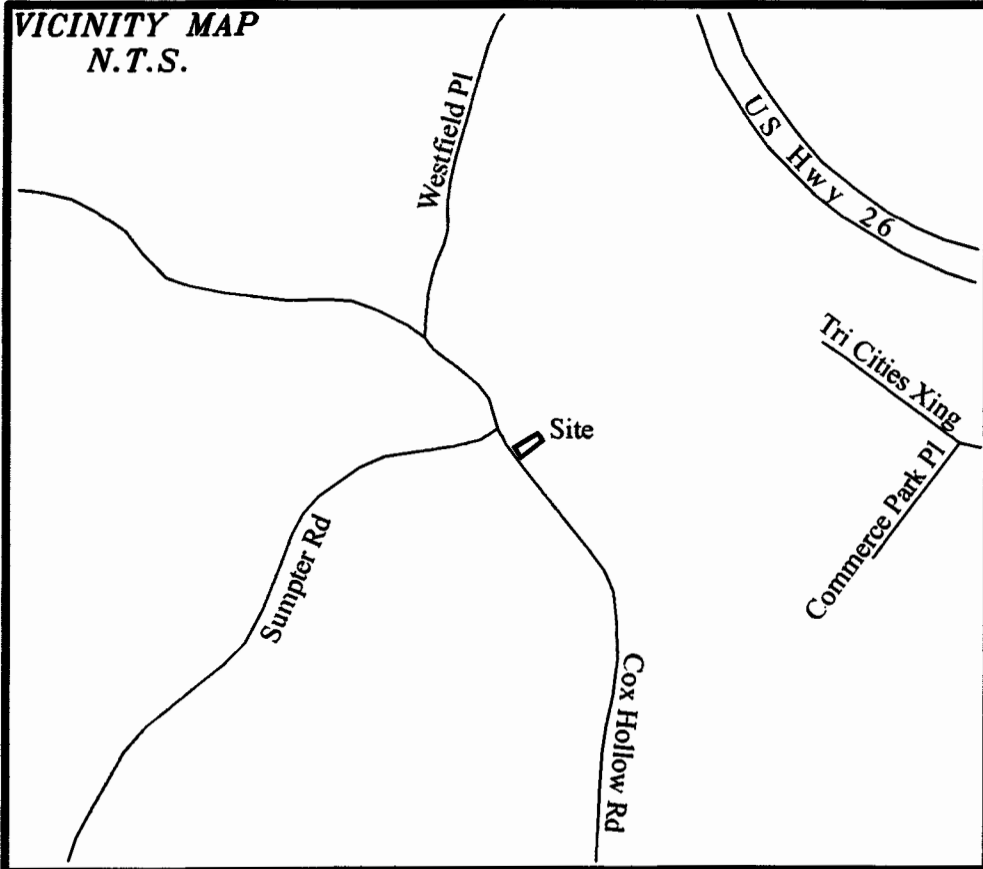
Re-Plat of Property owned by:
ETHAN ANDREW RALPH

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION

TOTAL ACRES 2.765 +/- TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER ETHAN ANDREW RALPH CIVIL DISTRICT 10
SURVEYOR Aaron S. Fleenor CLOSURE ERROR 1:10,000

SCALE: 1" = 60'



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

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEM

I HEREBY CERTIFY (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) STORM WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET CITY OF KINGSFORT REQUIREMENTS.

I HEREBY CERTIFY (1) THAT TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL LOTS IS LESS THAN ONE (1) ACRE AS SHOWN; (2) NO PUBLIC STOMWATER IMPROVEMENTS ARE PROPOSED

DATE 5/3/24
CITY STORMWATER MANAGER

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 5/3/24
AUTHORIZING AGENT
AUTHORIZED REPRESENTATIVE

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 5/3/24
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
OR
KINGSFORT AUTHORIZING AGENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER 05/03/24
OWNER
OWNER

COX HOLLOW ROAD (Variable Width)

CERTIFICATE OF ACCURACY

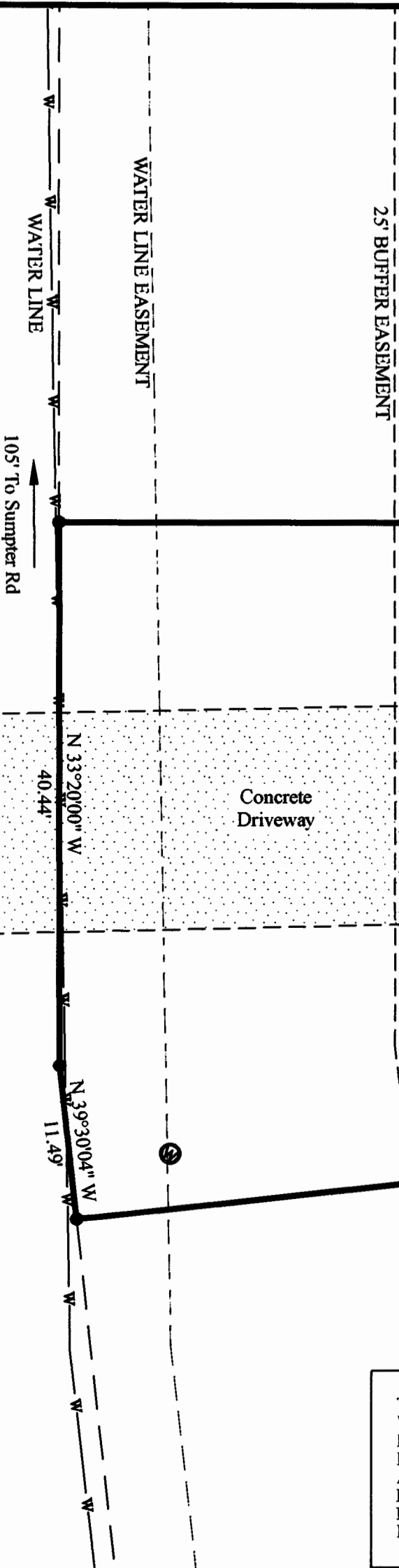
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE 04/19/2024
REGISTERED LAND SURVEYOR

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 5/3/24
CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING
OR HIS/HER AUTHORIZED REPRESENTATIVE



THERE IS HEREBY ESTABLISHED AN EASEMENT AREA OF A MINIMUM OF 7 1/2" WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORM WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORM WATER 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

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 GURANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION

DATE 5/3/24
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 CITY OF KINGSFORT, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ HAS BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CONFIRMED BY SULLIVAN COUNTY PLANNING DIRECTOR
SECRETARY OF THE CITY OF KINGSFORT



+/-0.13 Acres
5,472 Sq. Feet

Slide A-1732
05/06/2024 - 01:26:02 PM
24007267
1 PGS:AL-PLAT BATCH: 352467
PLAT BOOK: P59
PAGE: 318-318

REC FEE 15.00
DP FEE 2.00
ARC FEE 0.00
TOTAL 17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
REGISTER OF DEEDS

- 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 3544 - PG 138
2. TAX MAP: 105K - C - 053.00



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

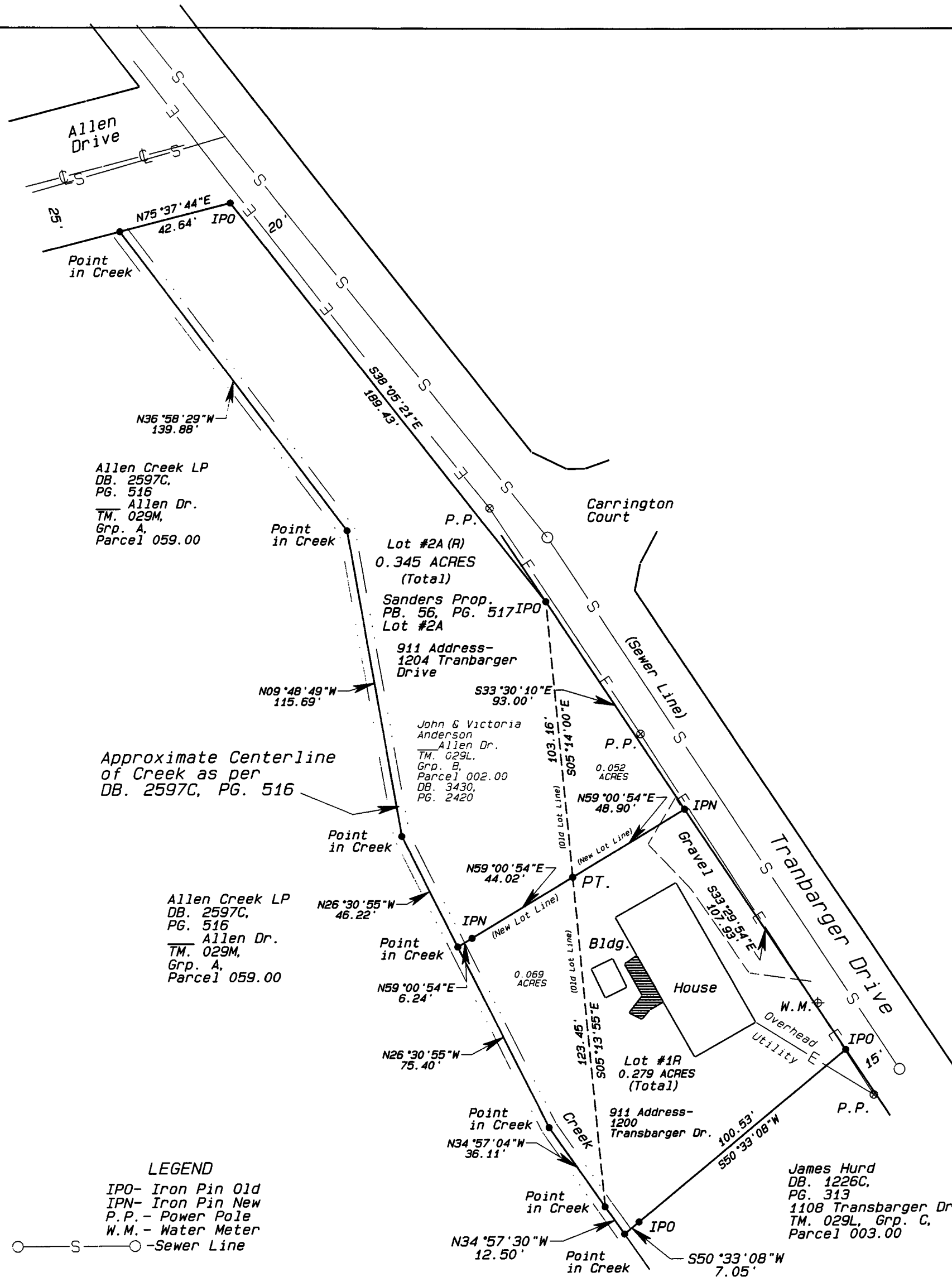
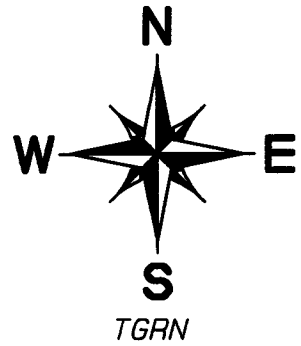
SURVEY FOR: City of Kingsport
Planning Region
Aaron Hayes Site Plan

Date 04-04-2024 File:hayes-a.dwg Scale: 1" = 30'
Drawn By: NLC

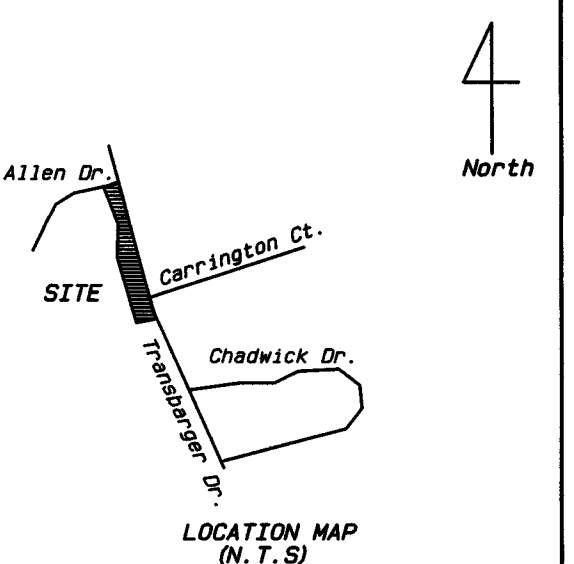
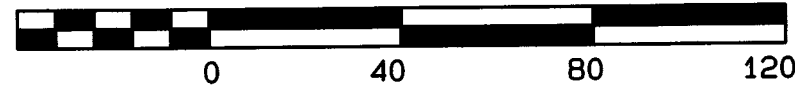
Thirteenth (13th) Civil District Sullivan County, TN

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

Drawing Number
8262-B



GRAPHIC SCALE 1"=40'



Slide A-1732
05/06/2024 - 01:29:11 PM
24007268

1 PGS:AL-PLAT	BATCH: 352468
PLAT BOOK: P59	PAGE: 319-319
REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00
STATE OF TENNESSEE, SULLIVAN COUNTY SHEENA R TINSLEY REGISTER OF DEEDS	

REGISTER OF DEEDS

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 EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL RAMP, DRAINAGE AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

OWNER: James Hurd 4/20/2024
OWNER: James Hurd 4/20/2024
OWNER: James Hurd 4/20/2024
OWNER: _____ 2024
OWNER: _____ 2024

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

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

DATE: 5/6/24

CITY CLERK, DIVISION OF SULLIVAN COUNTY
DEPARTMENT OF 911 ADDRESSING
ON HIS OR HER'S AUTHORIZED REPRESENTATIVE

LEGEND

- IPO- Iron Pin Old
- IPN- Iron Pin New
- P.P. - Power Pole
- W.M. - Water Meter
- Sewer Line

- NOTES**
1. This survey is based upon existing monuments and evidence which were found in the field as of the above date.
 2. No title information was furnished to this surveyor. This survey is subject to an actual title search.
 3. This boundary survey is subject to all Rights-of-Way and easements whether of record or implied. No attempt was made to locate Rights-of-Way or easements.
 4. All future construction will conform to the requirements of the Planning & Zoning Ordinance in effect at the time of construction.
 5. There is a 15' utility Easement along front lot lines.
 6. This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map 47163C0230D30D Effective Date Sept. 29, 2006
 7. 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.
 8. Iron pins found on all corners unless otherwise noted.
 9. Current Owner- See Above

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

Currently Zoned R-1B

CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATE OF ACCURACY	CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS	CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM	CERTIFICATE OF APPROVAL OF STREETS	Mims & Anderson Land Trade
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT CITY, TENNESSEE, EXCEPT FOR VARIANCES, IF ANY, 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 SURVEY FUND IN THE AMOUNT OF \$ _____ HAS BEEN DEPOSITED WITH THE CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.	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.	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.	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 (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHT OF WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS.	KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION
DATE: <u>5/6/24</u> SECRETARY, PLANNING COMMISSION	DATE: <u>3-17</u> JONATHAN WILLIS R.L.S. LICENSE NUMBER: <u>2385</u>	DATE: <u>5/3/24</u> AUTHORIZED SIGNATURE: <u>Chris Dan</u> TITLE: _____	DATE: <u>5/3</u> 2024 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR: <u>Chris Dan</u>	TITLE: _____ DATE: _____ AUTHORIZED SIGNATURE: _____	TOTAL ACRES: <u>0.6240</u> TOTAL LOTS: <u>-2-</u> ACRES NEW ROAD: <u>-0-</u> MILES NEW ROAD: <u>-0-</u> OWNER: <u>Mims & Anderson</u> CIVIL DISTRICT: <u>12th</u> SURVEYOR: <u>JONATHAN W. WILLIS</u> CLOSURE ERROR 1: <u>10,000'</u> SCALE: 1" = 40' DRAWN BY: <u>J.W.</u>

NOTES

* This is a survey of existing lots, being Lots 8 and 9 in Block B of West View Park Addition to Kingsport as shown on plat of record in the Register's Office for Sullivan County, TN in Plat Book A Page 32.

* This survey was prepared without benefit of abstract title and matters of title should be referred to an attorney-at-law.

* This survey may be subject to all rights-of-way, easements, reservations and restrictions, written and unwritten, recorded and unrecorded.

* No underground utilities were located.

* The certification shown hereon is not a certification of title, zoning or freedom from encumbrances.

* This property is subject to all zoning, setbacks, restrictions, and regulations as set forth by local planning and other agencies. Consult local authorities for additional information prior to any construction. ALWAYS CALL 811 BEFORE DIGGING.

* At time of Survey, property is zoned R-1B.
Setbacks- Front: 30' Rear: 30' Side: 8'

* Dashed Adjoiner lines not surveyed unless annotated.

Required Notes:

- 1) SETBACKS TO CONFORM TO ZONING DESIGNATION
- 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE RATE MAP NO. 47163C0030D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 3) SANITARY SEWER SERVICE PROVIDED BY THE CITY OF KINGSFORT, TN.
- 4) WATER SERVICE BY CITY OF KINGSFORT.

Side A-1733

05/06/2024 - 01:32:37 PM

24007269

1 PGS:AL-PLAT BATCH: 352469

PLAT BOOK: P59

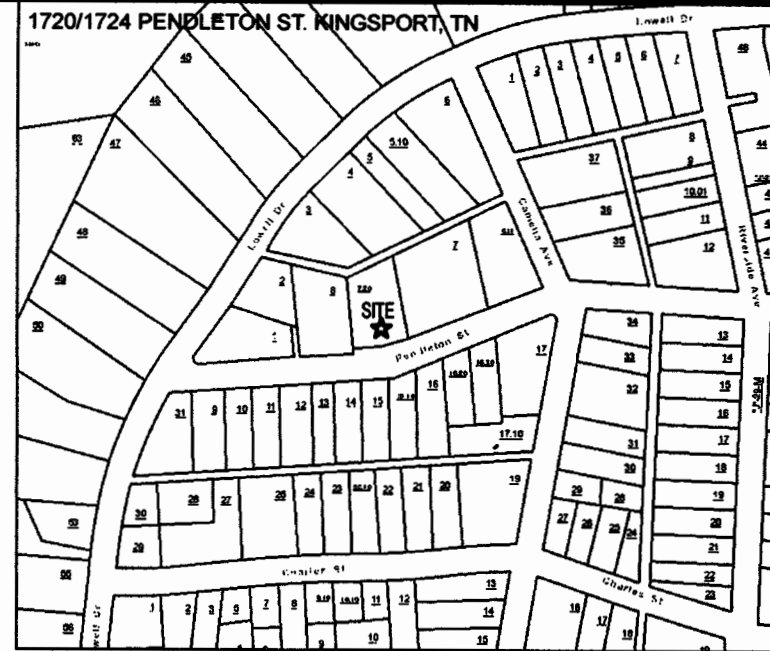
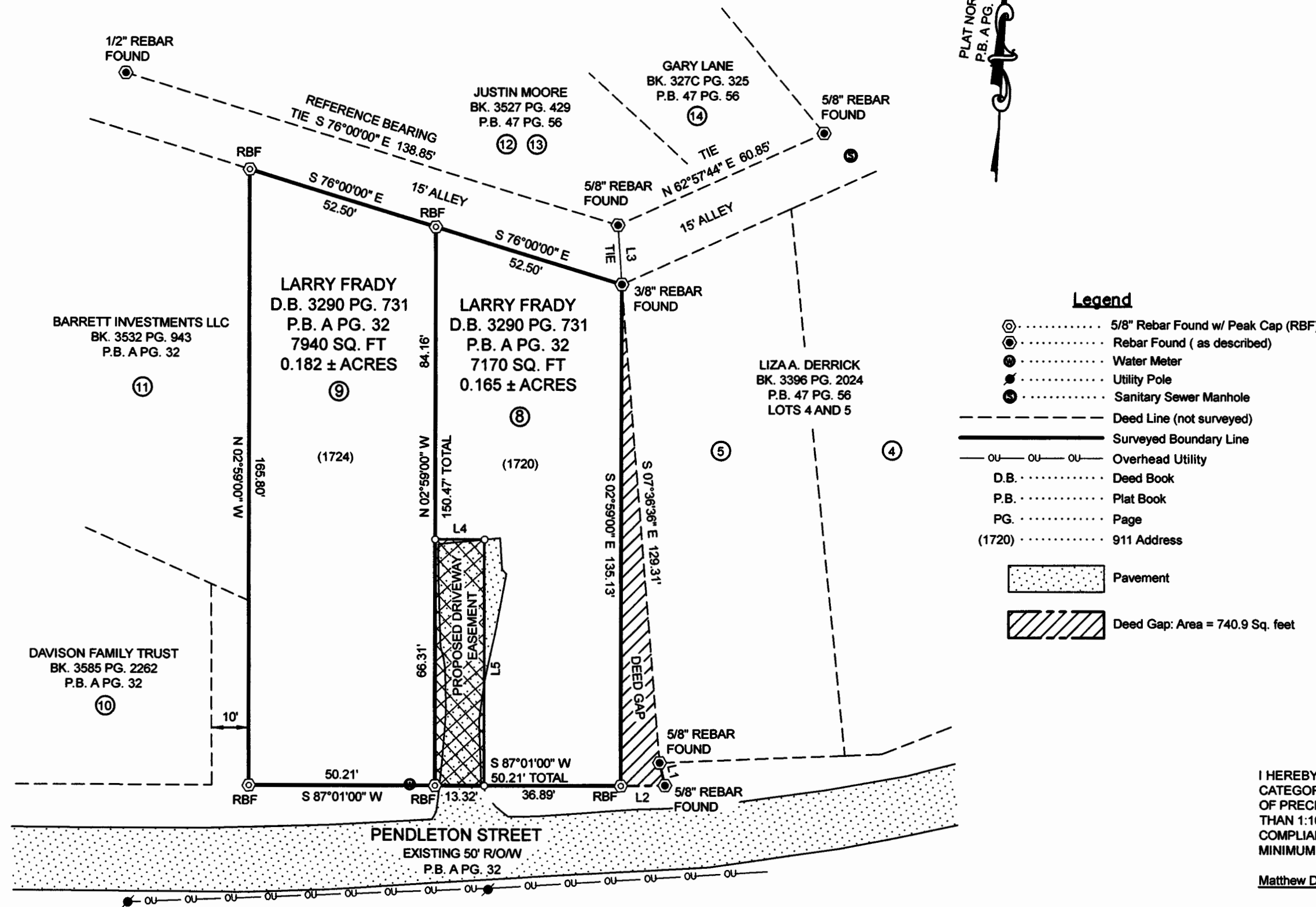
PAGE: 320-320

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
REGISTER OF DEEDS

PEAKGEOMATICS^{LLC}

Peak Geomatics, LLC
P.O. Box 891 Johnson City, TN 37605
423.202.7093
matt@peakg.com



Vicinity Map
(not to scale)

I HEREBY CERTIFY THAT THIS IS A
CATEGORY I SURVEY AND THAT THE RATIO
OF PRECISION OF THIS SURVEY IS BETTER
THAN 1:10,000 AND WAS DONE IN
COMPLIANCE WITH THE TENNESSEE
MINIMUM STANDARDS OF PRACTICE

Matthew D. Lindvall RLS # 2847 4/26/2024

LINE	BEARING	DISTANCE
L1	S 16°19'11" E	6.25'
L2	S 85°14'52" W	11.87'
L3	N 08°50'20" W	11.98'
L4	N 87°01'00" E	13.32'
L5	S 02°59'00" E	66.31'



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>John Frady</i> 5-2-24 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 KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. 4-26 2024 DATE Matthew Lindvall TENNESSEE REGISTERED LAND 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 KINGSFORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSFORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET. TRAFFIC ENGINEERING MANAGER DATE 20	EASEMENT FOR STORMWATER DRAINAGE NOTE: 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 AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE KINGSFORT REGIONAL PLANNING COMMISSION.		BOUNDARY RETRACEMENT SURVEY FOR LARRY FRADY REFERENCES Deed Book 3290 Page 731 Lots 8 and 9, Block 35 West View Addition to Kingsport, TN Plat Book A Page 32 Tax Map 029N Group F Parcel 008.00 12th Civil District, Washington County, TN FIELDWORK DATE: 4-12-24 DRAWN BY: ARS PROJECT #24039 CHECKED BY: MDL	
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 20	CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. 5/2 2024 DATE Alanna Dean KINGSFORT AUTHORIZING AGENT	CERTIFICATE OF 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 SULLIVAN COUNTY PLANNING COMMISSION. DATE 20	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 AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN. 5/2 2024 DATE Alanna Dean KINGSFORT 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 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. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE 5/6 2024	WEST VIEW ADDITION PLAT KINGSFORT REGIONAL PLANNING COMMISSION TOTAL ACRES 0.347 TOTAL LOTS 2 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER LARRY FRADY CIVIL DISTRICT 12th SURVEYOR MATTHEW LINDVALL CLOSURE ERROR 1:10,000 SCALE 1"=30'	