



April 20th, 2023

Sam Booher, Chairman
Kingsport Regional Planning Commission
415 Broad Street
Kingsport, TN 37660

Chairman Booher:

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. 2020 McKinney Dr.
2. Millennium Dr.
3. Hunt's Crossing PH 3 Final
4. Dakota Drive
5. Russell Street
6. Forest View Road
7. Cooks Valley Road
8. Hunt's Crossing Phase 1B
9. Brookside Drive

Sincerely,

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

LOCATION MAP (NTS)

ZONING: R-1 SULLIVAN CO. TN.
FRONT SETBACK 30'
SIDE YARDS 12'
REAR YARDS 30'
MINIMUM SQ. FT. PER LOT 20,000
MINIMUM LOT WIDTH 80'



LARRY A. & TAMMY J. HAWKINS
DEED BK.2841C PG.521
TAX MAP NO.076B A 004.05
14,323 SQ. FT.
0.328 AC. ±

20,000 SQ. FT.
0.461 AC. ±

HAPPY HILL RD. (50'R/W)

MARY CRAWFORD
DEED BK.2464C PG.377
TAX MAP NO.076B A 002.00

JUDY WALKEY
DEED BK.1394C PG.63
TAX MAP NO. 076B A 002.10

DANIEL V. DAVIS
DEED BK.1659C PG.115
TAX MAP NO.076B A 003.00

NEW AC.:
248,728 SQ. FT.
5.710 AC. ±

WILLIAM GORDON JONES JR
DEED BK.3494 PG.301
TAX MAP NO.076B A 004.50
NEW AC.:
30,081 SQ. FT.
0.691 AC. ±

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS AN CURRENT FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS IN COMPLIANCE WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.
THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS, CONVEYANCES, EASEMENTS, RESTRICTIONS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.
CALLS IN PARENTHESIS DENOTE PLAT OR DEED OF RECORD.
NO TITLE REPORT FURNISHED TO THIS SURVEYOR.

L.K. ADDISON R.L.S. 958

LEGEND

SYMBOLS THAT MAY BE USED IN THIS DRAWING:
○ 1/2" IRON ROD FOUND OR SET

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

- NOTES:
1. THERE ARE 5 NEW LOTS AND TWO TRACTS (TM 076B A 004.05 AND 076B A 004.50) BEING BOUNDARY LINE ADJUSTED.
 2. ALL LOTS ARE SERVED BY PUBLIC WATER
 3. 1813 HAPPY HILL RD. PERMIT NO. 100678
 - 1825 HAPPY HILL RD. PERMIT NO. 100678
 - 1851 HAPPY HILL RD. PERMIT NO. 1647
 - 2016 MCKINNEY DR. PERMIT NOT FOUND BY TDEC
 - 2020 MCKINNEY DR. PERMIT NO. 1427

Line #	Length	Direction
11	9.05	N21° 14' 45"E
12	91.42	S75° 59' 03"E
13	13.38	S81° 44' 04"E
14	53.47	S91° 44' 04"E
15	52.83	N89° 06' 50"E
16	87.38	N82° 56' 40"E
17	59.07	N84° 12' 31"E
18	68.74	S83° 43' 25"E
19	33.98	S89° 43' 25"E
110	20.58	S47° 22' 00"E
111	38.25	S47° 22' 00"E
112	31.95	S31° 04' 11"E
113	41.39	S25° 47' 03"E
114	29.35	S29° 24' 55"W
115	49.75	S39° 14' 10"W
116	77.92	S46° 57' 34"W
117	83.74	S50° 38' 42"W
118	79.32	S54° 42' 42"W
119	146.65	S37° 09' 30"E
120	152.04	S37° 09' 15"E
121	53.80	S52° 50' 45"W
122	148.21	S53° 13' 05"E
125	87.86	S21° 06' 04"W
126	148.28	S21° 14' 45"W
127	10.85	S54° 42' 42"W

Slide A-1635

03/10/2023 - 08:47:00 AM

1 PGS AL PLAT BATCH: 319182

PLAT BOOK: P58

PAGE: 528-528

REC FEE 15.00

DP FEE 2.00

APC FEE 0.00

TOTAL 17.00

STATE OF TENNESSEE SULLIVAN COUNTY

SHEENA R TINSLEY

REGISTERED SURVEYOR

TAX MAP NO. 076B A 004.00

TAX MAP NO. 076B A 004.50

TAX MAP NO. 076B A 004.05

SCALE: 1" = 100'

ADDISON SURVEYORS

PHONE: (276) 676-3001 FAX: (276) 676-3190

432 EAST MAIN STREET

ABINGDON, VIRGINIA 24210

DIVISION OF THE LANDS OF

WILLIAM GORDON & BETTY JANE JONES

LOCATED AT THE INTERSECTION

OF HAPPY HILL RD. AND

MCKINNEY DR. KINGSPOINT, TN

IN THE 13TH CIVIL DISTRICT OF

SULLIVAN CO. TN.

PLAT NO. 9347

22,005

1" = 100'

JONES, EUGGIE DWG

KINGSPOINT CITY REGIONAL PLANNING COMMISSION

TOTAL ACRES 10.079 AC. ±

ACRES NEW ROAD 0.0

MILES NEW ROAD 0.0

CIVIL DISTRICT 13TH

CLOSURE ERROR 1.10,000

SCALE 1" = 100'

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION AND THAT THE SURVEYOR HAS SIGNED THE PLAT IN THE PRESENCE OF THE COUNTY REGISTRAR.

IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000.00 SHALL BE FILED WITH THE PLAT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CERTIFICATION 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 GROUND WATER PROTECTION AND ADEQUATELY SERVE THE LOTS AS SHOWN.

DATE: 3-6-23

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION AND ADEQUATELY SERVE THE LOTS AS SHOWN.

DATE: 3-6-23

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 TENNESSEE DEPARTMENT OF REVENUE AND THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

DATE: 12/19/22

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I, JAMES AND THE OWNERS OF THE LANDS SHOWN AND DESCRIBED HEREON, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 3/6/23

OWNER

OWNER

OWNER

OWNER

OWNER

OWNER

OWNER

OWNER

OWNER

OWNER

*Approval is hereby granted for lots 5012, 5013, 5014, 5015, 5016, 5017, 5018, 5019, 5020, 5021, 5022, 5023, 5024, 5025, 5026, 5027, 5028, 5029, 5030, 5031, 5032, 5033, 5034, 5035, 5036, 5037, 5038, 5039, 5040, 5041, 5042, 5043, 5044, 5045, 5046, 5047, 5048, 5049, 5050, 5051, 5052, 5053, 5054, 5055, 5056, 5057, 5058, 5059, 5060, 5061, 5062, 5063, 5064, 5065, 5066, 5067, 5068, 5069, 5070, 5071, 5072, 5073, 5074, 5075, 5076, 5077, 5078, 5079, 5080, 5081, 5082, 5083, 5084, 5085, 5086, 5087, 5088, 5089, 5090, 5091, 5092, 5093, 5094, 5095, 5096, 5097, 5098, 5099, 5100, 5101, 5102, 5103, 5104, 5105, 5106, 5107, 5108, 5109, 5110, 5111, 5112, 5113, 5114, 5115, 5116, 5117, 5118, 5119, 5120, 5121, 5122, 5123, 5124, 5125, 5126, 5127, 5128, 5129, 5130, 5131, 5132, 5133, 5134, 5135, 5136, 5137, 5138, 5139, 5140, 5141, 5142, 5143, 5144, 5145, 5146, 5147, 5148, 5149, 5150, 5151, 5152, 5153, 5154, 5155, 5156, 5157, 5158, 5159, 5160, 5161, 5162, 5163, 5164, 5165, 5166, 5167, 5168, 5169, 5170, 5171, 5172, 5173, 5174, 5175, 5176, 5177, 5178, 5179, 5180, 5181, 5182, 5183, 5184, 5185, 5186, 5187, 5188, 5189, 5190, 5191, 5192, 5193, 5194, 5195, 5196, 5197, 5198, 5199, 5200, 5201, 5202, 5203, 5204, 5205, 5206, 5207, 5208, 5209, 5210, 5211, 5212, 5213, 5214, 5215, 5216, 5217, 5218, 5219, 5220, 5221, 5222, 5223, 5224, 5225, 5226, 5227, 5228, 5229, 5230, 5231, 5232, 5233, 5234, 5235, 5236, 5237, 5238, 5239, 5240, 5241, 5242, 5243, 5244, 5245, 5246, 5247, 5248, 5249, 5250, 5251, 5252, 5253, 5254, 5255, 5256, 5257, 5258, 5259, 5260, 5261, 5262, 5263, 5264, 5265, 5266, 5267, 5268, 5269, 5270, 5271, 5272, 5273, 5274, 5275, 5276, 5277, 5278, 5279, 5280, 5281, 5282, 5283, 5284, 5285, 5286, 5287, 5288, 5289, 5290, 5291, 5292, 5293, 5294, 5295, 5296, 5297, 5298, 5299, 5300, 5301, 5302, 5303, 5304, 5305, 5306, 5307, 5308, 5309, 5310, 5311, 5312, 5313, 5314, 5315, 5316, 5317, 5318, 5319, 5320, 5321, 5322, 5323, 5324, 5325, 5326, 5327, 5328, 5329, 5330, 5331, 5332, 5333, 5334, 5335, 5336, 5337, 5338, 5339, 5340, 5341, 5342, 5343, 5344, 5345, 5346, 5347, 5348, 5349, 5350, 5351, 5352, 5353, 5354, 5355, 5356, 5357, 5358, 5359, 5360, 5361, 5362, 5363, 5364, 5365, 5366, 5367, 5368, 5369, 5370, 5371, 5372, 5373, 5374, 5375, 5376, 5377, 5378, 5379, 5380, 5381, 5382, 5383, 5384, 5385, 5386, 5387, 5388, 5389, 5390, 5391, 5392, 5393, 5394, 5395, 5396, 5397, 5398, 5399, 5400, 5401, 5402, 5403, 5404, 5405, 5406, 5407, 5408, 5409, 5410, 5411, 5412, 5413, 5414, 5415, 5416, 5417, 5418, 5419, 5420, 5421, 5422, 5423, 5424, 5425, 5426, 5427, 5428, 5429, 5430, 5431, 5432, 5433, 5434, 5435, 5436, 5437, 5438, 5439, 5440, 5441, 5442, 5443, 5444, 5445, 5446, 5447, 5448, 5449, 5450, 5451, 5452, 5453, 5454, 5455, 5456, 5457, 5458, 5459, 5460, 5461, 5462, 5463, 5464, 5465, 5466, 5467, 5468, 5469, 5470, 5471, 5472, 5473, 5474, 5475, 5476, 5477, 5478, 5479, 5480, 5481, 5482, 5483, 5484, 5485, 5486, 5487, 5488, 5489, 5490, 5491, 5492, 5493, 5494, 5495, 5496, 5497, 5498, 5499, 5500, 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5514, 5515, 5516, 5517, 5518, 5519, 5520, 5521, 5522, 5523, 5524, 5525, 5526, 5527, 5528, 5529, 5530, 5531, 5532, 5533, 5534, 5535, 5536, 5537, 5538, 5539, 5540, 5541, 5542, 5543, 5544, 5545, 5546, 5547, 5548, 5549, 5550, 5551, 5552, 5553, 5554, 5555, 5556, 5557, 5558, 5559, 5560, 5561, 5562, 5563, 5564, 5565, 5566, 5567, 5568, 5569, 5570, 5571, 5572, 5573, 5574, 5575, 5576, 5577, 5578, 5579, 5580, 5581, 5582, 5583, 5584, 5585, 5586, 5587, 5588, 5589, 5590, 5591, 5592, 5593, 5594, 5595, 5596, 5597, 5598, 5599, 5600, 5601, 5602, 5603, 5604, 5605, 5606, 5607, 5608, 5609, 5610, 5611, 5612, 5613, 5614, 5615, 5616, 5617, 5618, 5619, 5620, 5621, 5622, 5623, 5624, 5625, 5626, 5627, 5628, 5629, 5630, 5631, 5632, 5633, 5634, 5635, 5636, 5637, 5638, 5639, 5640, 5641, 5642, 5643, 5644, 5645, 5646, 5647, 5648, 5649, 5650, 5651, 5652, 5653, 5654, 5655, 5656, 5657, 5658, 5659, 5660, 5661, 5662, 5663, 5664, 5665, 5666, 5667, 5668, 5669, 5670, 5671, 5672, 5673, 5674, 5675, 5676, 5677, 5678, 5679, 5680, 5681, 5682, 5683, 5684, 5685, 5686, 5687, 5688, 5689, 5690, 5691, 5692, 5

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.[®]

13/15/2023

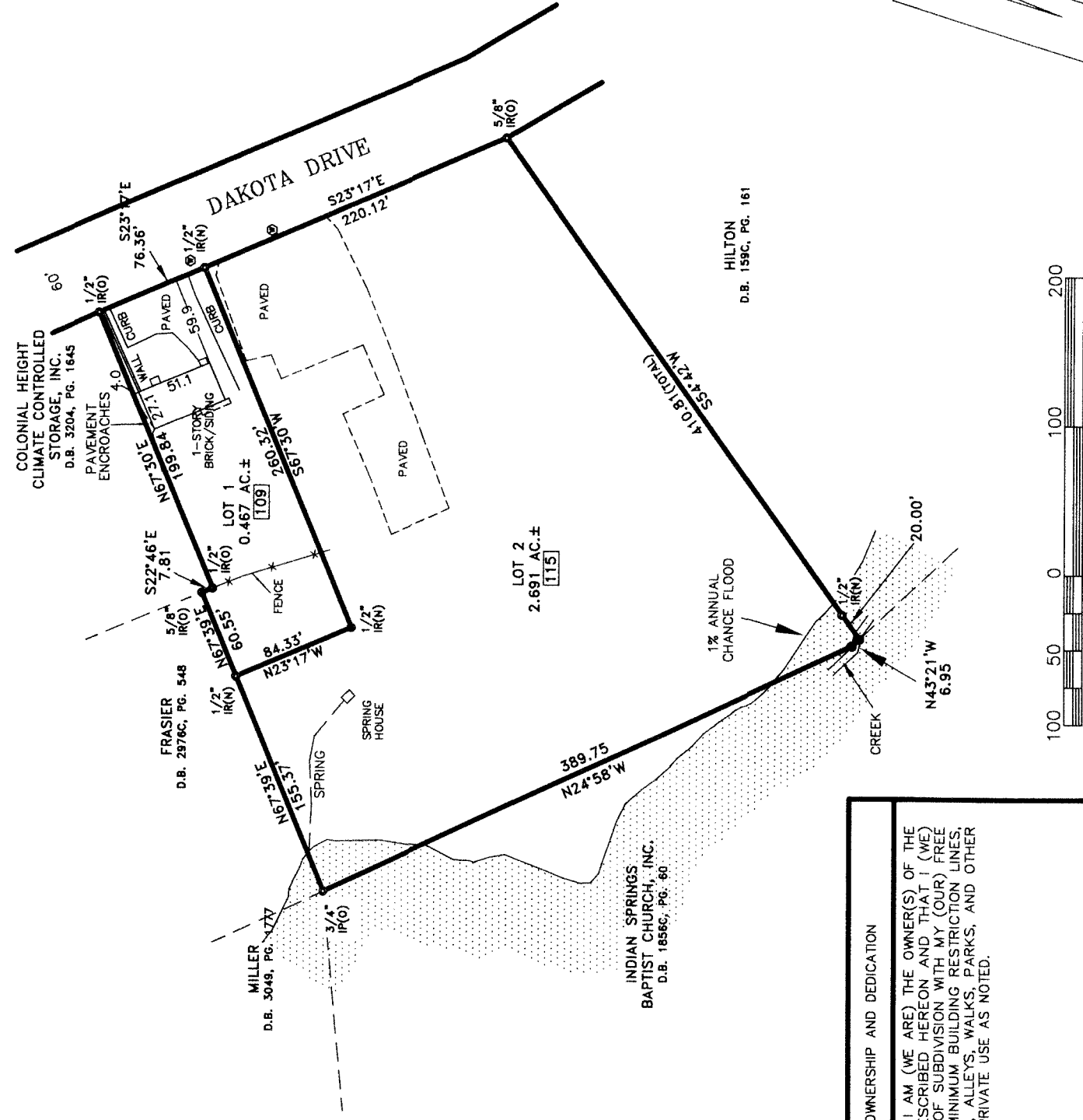
Environmental Scientist
Division of Water Resources

The following restrictions apply to the system on this property:

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

- A.) A permit for the installation of 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 2 has adequate, suitable soil to install and duplicate a 3 (Three) **bedroom** conventional subsurface sewage disposal (SSD) system. A pump system may be required for approval.
- C.) Lot 1 has adequate, suitable soil to install and duplicate a 1 (one) **bedroom** conventional subsurface sewage disposal (SSD) system. A pump system may be required for approval.
- D.) Lots 1 & 2 have 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, 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.
- E.) Lot 1 appears to have an existing septic system. Approval of this lot is based on an independent initial and duplicate soil mapped area located on the property. The existing septic system **has not been evaluated**, pursuant to this plat review, and plat approval does not constitute approval of the existing septic system.
- F.) There shall be a 50-foot setback between all wells or springs and all SSD systems or duplication area.

TDEC USE



SEE NOTE 1)

03/17/2023 - 12:08:55 PM

23004242

PGS:AL-PLAT BATCH: 319479
PLAT BOOK: P58
PAGE: 539-539

REC FEE	15.00
P FEE	2.00
RC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY

COLONIAL HEIGHTS
CLIMATE CONTROLLED
STORAGE, INC.
D.B. 3204, PG. 1645

FRASIER
t. 2976C, PG. 548

MILLER
D.B. 3049, PG. 1777

LUI Z
.691 AC.±

INDIAN SPRINGS
PTIST CHURCH, INC.
D.B. 1856C PG. 60

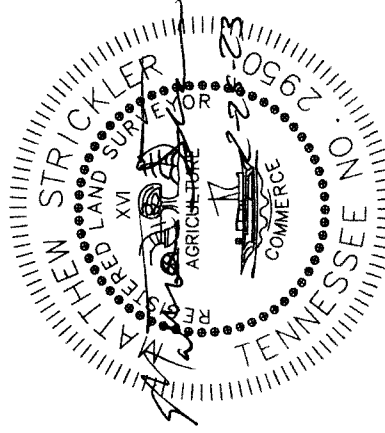
HILTON
D.B. 159C, PG. 161

LEGEND

IR(N)	IRON ROD(NEW)
IR(O)	IRON ROD(OLD)
IP(O)	IRON PIPE(OLD)
D.B.	DEED BOOK
PG	PAGE
AC.	ACRES
WM	WATER METER
N.T.S.	NOT TO SCALE
●	UNMARKED POINT
⊗	WATER METER
1231	911 ADDRESS

NOTES:


- 1) NORTH, BASED ON REFERENCED DEED.
2) PROPERTY IS ZONED B-1
3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION
4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD
5) INSURANCE ADMINISTRATION BOUNDARY MAP 4716300700 EFFECTIVE
6) DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY
7) IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
8) JOB NO. 22-12856
9) ACAD FILE: 22-12856 HILTON.DWG
10) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
11) TAX MAP 049P-B*, PARCEL 007.00
12) DEED REFERENCE: D.B. 1924, PG. 243
13) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT
14) TENNESSEE MINIMUM STANDARDS OF PRACTICE.
15) THE SURVEY REFERENCE CATEGORY IS "A".
16) THE RATIO OF PRECISION IS BETTER THAN 10:1.
17) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY,
18) EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN, AND
19) UNWRITTEN, RECORDED AND UNRECORDED.

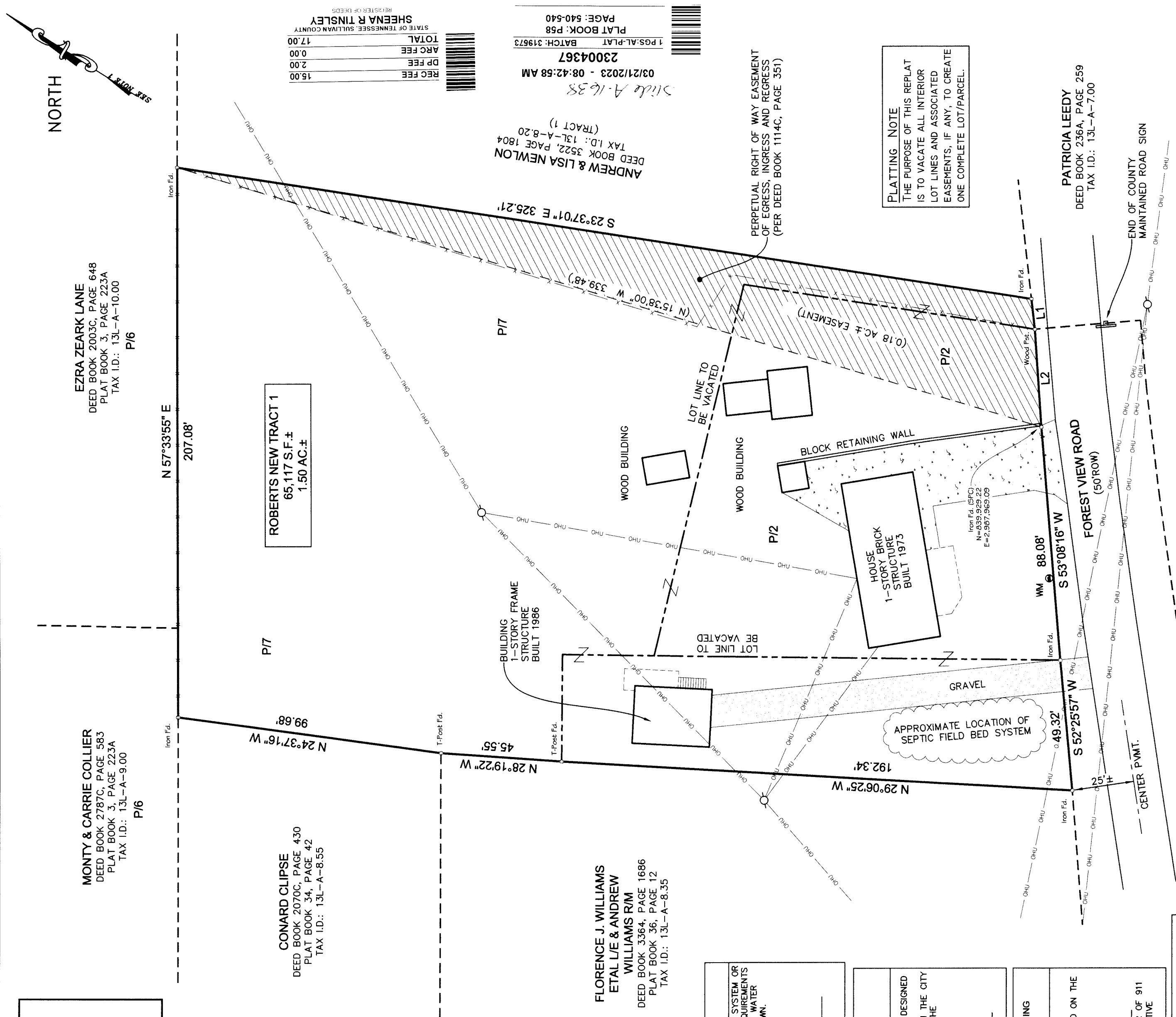


ALLEY & ASSOCIATES, INC.

◦ SURVEYORS ◦
243 E. MARKET STREET
COVINGTON, TENNESSEE 37606
TELEPHONE (423) 392-8896
FAX : (423) 392-8898

[illegible][illegible]

REVISIONS	
NO.	DATE DESCRIPTION
ACTIVE DESIGN PHASE	
CONCEPT DESIGN	
DESIGN DEVELOPMENT	
CONSTRUCTION BIDDING PHASE	
CONSTRUCTION DOCUMENTS	
CONSTRUCTION ADMINISTRATION	
PROJECT:	
REPLAT OF: ROBERTS PROPERTY (NEW TRACT 1)	
11TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE	
Property Owner & Survey For: Townsey I. & Mitch W. Roberts 3508 Forest View Road Kingsport, TN 37660	
Deed Reference: Deed Book 3102, Page 1744	
Plat Reference: Plat Book 36, Page 12 Plat Book 34, Page 42 Plat Book 3, Page 223A	
Tax Map Reference: Map 013L, Group A, Parcel 08.30	
	
Surveyor: Steven W. Hamby 193 Blountville Bypass Blountville, TN Phone: (423)688-1013 TN R.L.S. #1717 VA R.L.S. #2820	
DRAWING INFORMATION	
SCALE:	1" = 30'
DWG. ISSUED:	January 03, 2023
PROJ. ADMIN:	SWH
DRAWN BY:	SWH
CHECKED BY:	SWH
CLOSURE TITLE:	1-30, 189
REPLAT OF: PART OF LOT 2, CLIPSE SUBDIVISION, PART OF TRACT 7, J.M. DILLON HEIRS FARM, AND AN UNNUMBERED LOT, THE LATE E.B. CLIPSE	
SUR	
DRAWING NO:	



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 AND INTENT TO DEDICATE THE SAME TO THE USE OF PUBLIC STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED.

OWNER: Michael & Janet Blevett DATE: 3-20-2018
OWNER: Michael & Janet Blevett DATE: 3-20-2018

CERTIFICATION OF THE APPROVAL
OF STREETS

I HEREBY CERTIFY:

(1) THAT CONSTRUCTIONS PLANS HAVE BEEN APPROVED:
(2) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE
MANNER AND ACCORDING TO THE WAY DERIGATION UPON AN EXISTING
PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

DATE: 2/20 _____ 2023

Shirley J. McLaughlin
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

**CERTIFICATION OF THE APPROVAL
OF STORMWATER SYSTEMS**

I HEREBY CERTIFY:

(1) THAT CONSTRUCTIONS PLANS HAVE BEEN APPROVED;
STORM WATER SYSTEMS ARE ALLEED OR PROPOSED;
STORMWATER MANAGEMENT FULLY MEET CITY OF KINGSFORD REQUIREMENTS.
OR
(1) THAT TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL LOTS
LOCATED WITHIN THE PROJECT AREA ARE PROPOSED.
(2) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED.

DATE: _____, 2023

CITY STORMWATER MANAGER

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 ACT OF 1968, AS AMENDED, OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE _____

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

OR

KINGSFORTH AUTHORIZING AGENT

<p>CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR PROPOSED INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE PUBLIC WATER UTILITY ACT AND THE RULES THEREUNDER FOR A PUBLIC WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: <u>3-20-23</u></p> <p><u>Charles Pappas</u> AUTHORIZING AGENT</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 POLICES ON ROADWAY LIGHTING WITHIN THE CITY LIMITS AND THAT THE CITY ENGINEER HAS REVIEWED THE PLAN PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>DATE: _____</p> <p>_____ TRAFFIC ENGINEERING MANAGER</p>	<p>CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAN, ARE APPROVED AS ASSIGNED.</p> <p>DATE: <u>3-20-23</u></p> <p><u>John A. Smith</u> CITY CLERK CITY CLERK, DIVISION OF SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE.</p>
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CERTIFICATE OF APPROVAL FOR RECORDING	<p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION EASEMENT OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING. 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> 3/3/03</p> <p>SECRETARY, KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION</p> <p>DATE _____</p>
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CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE LAND REQUIRED BY THE KINGSDOM, TENNESSEE RECORDING PLANNING COMMISSION FOR THE PURPOSES TO HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 11 March C9, 2023

REGISTERED SURVEYOR: STANLEY W. HAMBLY

LICENSE NUMBER: 1717

I HEREBY CERTIFY THAT THIS IS A CATEGORY "I" SURVEY AND THE RATIO OF PRECISION OF THE UNDERGROUND SURVEY IS 1:10,000 AS SHOWN HEREON.

SURVEYOR: W. H. Hargis TN. REG. NO. #2717

I. NORTH IS REFERENCED TO Tn Grid, TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83), AND WAS ESTABLISHED BY BASE AND COVER RTK-GPS MEASUREMENTS, COMBINED WITH TOTAL STATION MEASUREMENTS, BASE POSITION ESTABLISHED BY STATIC OCCUPATION AND PROCESSED BY OPUS. [OBSERVATION DATE: 12/03-2022] COMBINED FACTOR 0.99996330.

2. THIS EXHIBIT DRAWING REPRESENTS A GROUND SURVEY OF THE REMAINING PORTION OF PROPERTY IDENTIFIED AS TOWNSEY I, 1/4 1744, W. ROBERTS PROPERTY AS DESCRIBED IN DEED BOOK 3102, PAGE 1774, RECORDED IN THE DEED OFFICE OF SULLIVAN COUNTY, TENNESSEE, AND WAS PERFORMED WITHOUT THE BENEFIT OF A THOROUGH TITLE DESCRIPTION SEARCH.

3. THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A FORMALLY PREPARED CHAIN OF TITLE REPORT AND IS, THEREFORE, SUBJECT TO THE FINDINGS OF AN ATTORNEY-AT-LAW WITH REGARD TO MATTERS OF TITLE.

4. THIS DRAWING IS SUBJECT TO BOTH PRESCRIPTIVE EASEMENTS AND THE RIGHTS OF OTHERS THAT MAY EXIST, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED. PROPERTY OWNERSHIP RECORDS, FOR THIS PROPERTY, ARE LIMITED TO REAL PROPERTY, AS SHOWN, SITUATED AND PLACED UPON THE LAND.

5. CERTIFICATION DEFINED:
THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

6. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A "SPECIAL FLOOD HAZARD AREA". (ZONE X) AS PER F.I.R.M. 471630C00350, DATED 09-29-2006.

7. OWNERS OF UTILITIES UPON PRIVATE LANDS MAY POSSESS EASEMENTS, RIGHTS, LICENSES OR PRIVILEGES, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.

8. THIS SURVEY DOES NOT TRANSFER OWNERSHIP OF THE SUBJECT PROPERTY, A WARRANTY DEED, OR OTHER SUITABLE INSTRUMENT, MUST BE PREPARED (BY AN ATTORNEY-AT-LAW), EXECUTED AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR SULLIVAN COUNTY, TENNESSEE.

9. THERE IS HEREBY ESTABLISHED AN EASEMENT AREA OF 7.5 FEET 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 SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.

10. THE AVAILABILITY OF ELECTRIC POWER IS SUBJECT TO ALL RULES AND REGULATIONS OF AEP IN EFFECT AT THE TIME OF SERVICE APPLICATION.

11. THE LOCATION OF EXISTING UTILITIES, WHETHER PUBLIC OR PRIVATE, ARE SHOWN BY SURFACE MARKS AND VISIBLE UTILITY APPEARANCES.

12. CONTACT ALL UTILITY OWNERS TO VERIFY THE EXISTENCE AND EXACT LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF ANY EXCAVATION ACTIVITIES.

