



November 16th, 2023

Sharon Duncan, Chairman
Kingsport Regional Planning Commission
415 Broad Street
Kingsport, TN 37660

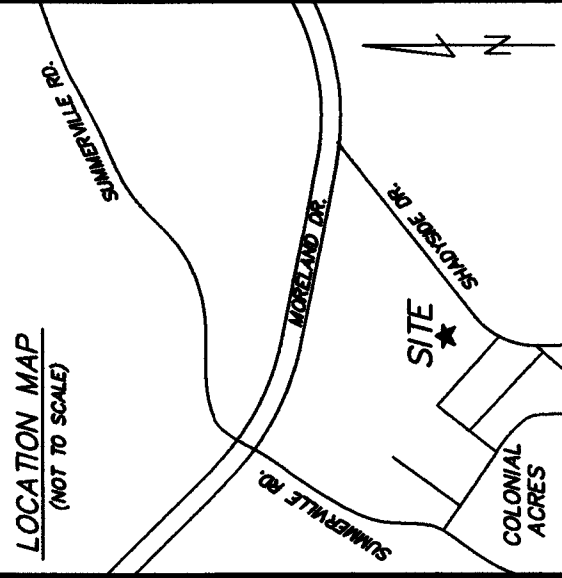
Chairman Duncan:

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. Hunt's Crossing Phase 3 lots 24 & 28
2. E. Stone Drive
3. Edinburgh Phase 14
4. Vanderpool Pvt. Drive
5. Brickyard Park Drive Lot 3
6. Providence Point
7. Samlola Road
8. Orleans Road

Sincerely,

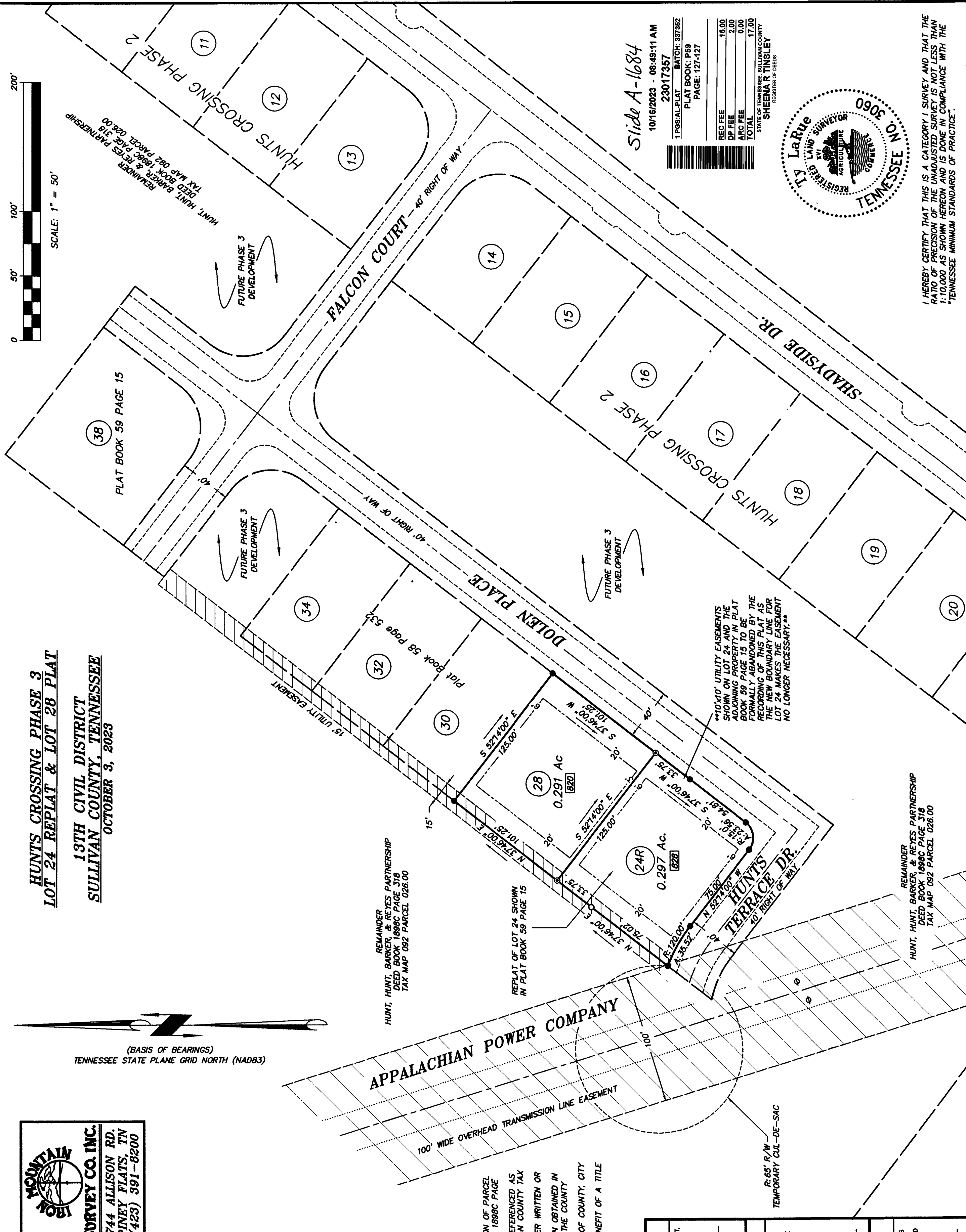
Ken Weems, AICP
Planning Manager
C: Kingsport Regional Planning Commission



MONTAINE SURVEY CO. INC.
 744 ALLISON RD.
 PINEY FLATS, TN
 (423) 391-6200

- LEGEND**
- IRON ROD OLD
 - IRON ROD NEW
 - 1/4" BEARS CAPPED "LARGE TMS3060"
 - 0/4" UTILITY LINE
 - CENTERLINE
 - BUILDING SETBACK
 - EASEMENT
 - FUTURE PHASE 3 DEVELOPMENT
 - BOUNDARY LINE (SURVEYED)
 - ADJOINER LINE/ R.O.W. MARGIN (NOT SURVEYED UNLESS NOTED)
 - DB DEED BOOK
 - R/W RIGHT OF WAY
 - ① LOT NUMBER
 - ZZZ ADDRESS

- SURVEY NOTES**
1. TITLE REFERENCE: THIS PROPERTY IS A PORTION OF PARCEL 318, 1/4 OF THE LAND DESCRIBED IN DEED BOOK 1898C PAGE 318.
 2. THIS PROPERTY IS A PORTION OF THE LAND REFERENCED AS TAX MAP 092 PARCEL 026.00 BY THE SULLIVAN COUNTY TAX OFFICE.
 3. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.
 4. DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE.
 5. PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY AND TOWN.
 6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 7. BUILDING SETBACKS: FRONT: 20' REAR: 20' SIDES: 3' OR 6' (SEE PLAT)



**HUNTS CROSSING PHASE 3
 LOT 24 REPLAT & LOT 28 PLAT**
 13TH CIVIL DISTRICT
 SULLIVAN COUNTY, TENNESSEE
 OCTOBER 3, 2023

(BASIS OF BEARINGS)
 TENNESSEE STATE PLANE GRID NORTH (NAD83)

CERTIFICATE OF THE APPROVAL FOR UTILITY ADJUSTMENTS

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

Cassandra Jacobelli
 CITY CLERK, DIVISION OF SULLIVAN COUNTY DIRECTOR OF UTILITY ENGINEERING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS

I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE SPECIFICATIONS; (2) ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

 CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF THE APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLES WITH THE CITY OF KINGSPORT'S POLICES ON CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

 TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE CITY OF KINGSPORT'S POLICES ON CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

 KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE CITY OF KINGSPORT'S POLICES ON CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

 AUTHORIZING AGENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE), HEREBY CERTIFY THAT I (AM (WE ARE)) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED HEREIN AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS NOTED.

Shirley Carter Hunt
 OWNERS

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN AND DESCRIBED HEREIN AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE CITY OF KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION IN THE AMOUNT OF \$1,000.00 PER VARIANCE. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$1,000.00 PER VARIANCE SHALL BE OBTAINED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

11/7/23
 SULLIVAN COUNTY MUNICIPAL/REGIONAL PLANNING COMMISSION

HUNTS CROSSING PHASE 3 - LOT 24 REPLAT & LOT 28

CITY OF KINGSPORT PLANNING COMMISSION

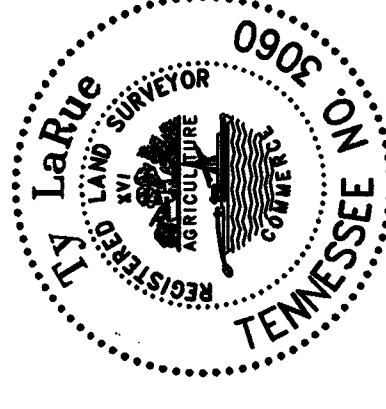
TOTAL ACRES: 0.588 AC. TOTAL LOTS: 2

ACRES NEW ROAD: 0 MILES NEW ROAD: 0

OWNER: HUNT, HUNT, BARKER & REYES PART. CIVIL DISTRICT 13TH

SURVEYOR: Ty LeRue CLOSURE ERROR: 1: 10,000

SCALE: 1" = 50'



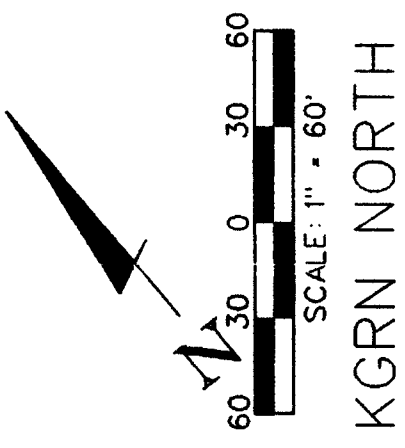
10/16/2023 - 08:49:11 AM
 Side A-1684

23017357

1 PGS./PLAT	BATCH: 337892
PLAT BOOK: P89	PAGE: 121-127
REC.FEE	16.00
D.P.FEE	2.00
ARC.FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
 SHEENIA R. TINSLEY
 REGISTERED SURVEYOR

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE".



DELORES MARTIN
D. B. 750C PG. 615

PHASE 14
AREA: 207.148 SQ. FT.
OR 4.755 ACRES

DELORES MARTIN
D. B. 750C PG. 615

JAME & HOLLY McBRIDE
D. B. 3548 PG. 366

JAME & HOLLY McBRIDE
D. B. 3548 PG. 366

EDINBURGH GROUP LLC
DB. 2378C, PG. 420

EDINBURGH PHASE 12
PB. 57 P. 40

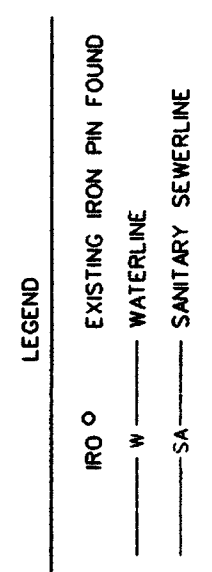
EDINBURGH PHASE 12
PB. 57 P. 40

EDINBURGH PHASE 12
PB. 57 P. 40

EVARTS VALLEY
COMMON SPACE

DELORES MARTIN
D. B. 750C PG. 615

VICINITY MAP



NOTES:
1. DEED REFERENCE: PARCEL 11.00, TAX MAP 119, 15th CIVIL DISTRICT, D.B. 2378C, P. 420.
2. PROPERTY IS ZONED P. D. THERE IS A 30 FOOT PERIPHERY YARD ALONG THE EXTERIOR BOUNDARY.
3. THIS PROPERTY IS SHOWN ON FIRM COMMUNITY PANEL #4716302300, REVISED SEPTEMBER, 2006, AND DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA.

Slide A-1686
10/23/2023 - 09:04:51 AM
230117763

REG FEE	15.00
DP FEE	2.00
ARG FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE SULLIVAN COUNTY
SHEENA R TINSLEY
REGISTERED SURVEYOR



PROJECT NO. 38367-00



DEVELOPER:
THE EDINBURGH GROUP, LLC
1562 CRESCENT DRIVE
KINGSPORT, TN 37664

EDINBURGH PHASE 14	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	4.755
ACRES NEW ROAD/ALLEYS	0.00
MILES NEW ROAD	0.00
OWNER	The Edinburgh Group, LLC
SURVEYOR	DAVID BRIAN HILL
CIVIL DISTRICT	15th
CLOSURE ERROR	1:10,000
SCALE	1" = 60'

<p>CERTIFICATE OF APPROVAL FOR PUBLIC WATER SYSTEM</p> <p>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.</p> <p>DATE: 10-17-23</p> <p>AUTHORIZING AGENT: [Signature]</p>	<p>CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM</p> <p>HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE SEWERAGE DISPOSAL SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 10-17-23</p> <p>TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION</p> <p>OR</p> <p>KINGSPORT AUTHORIZING AGENT: [Signature]</p>
<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE CITY OF KINGSPORT AND ANY REQUIRED CHANGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN APPROVED AS SHOWN.</p> <p>DATE: 20-23</p> <p>TRAFFIC ENGINEERING MANAGER: [Signature]</p>	<p>CERTIFICATE OF THE APPROVAL OF STREETS</p> <p>HEREBY CERTIFY THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE CITY OF KINGSPORT AND ANY REQUIRED CHANGES FOR THESE STREETS SHALL SERVE THESE INTERESTS AS PROPOSED.</p> <p>DATE: 20-23</p> <p>CITY ENGINEER OR COUNTY ROAD COMMISSIONER: [Signature]</p>

<p>CERTIFICATE OF ACCURACY</p> <p>HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED ACCURATELY REPRESENTS THE REALITY AS SHOWN HEREON.</p> <p>DATE: 20-23</p> <p>SURVEYOR: [Signature]</p>	<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>HEREBY CERTIFY THAT I (WE) ARE THE OWNER (S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND CHANGING THE ADDRESS OF THE PROPERTY TO THE ADDRESS SHOWN ON THIS PLAN. THE BUILDING LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>DATE: 10-17-23</p> <p>OWNER: [Signature]</p>
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<p>GOVERNMENT AND UTILITY ACCESS</p> <p>THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL ACCESS TO THE PUBLIC UTILITIES AND OTHER AGENCIES FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.</p> <p>MAINTENANCE OF COMMON OPEN SPACE</p> <p>THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR THE IMPROVEMENT, MAINTENANCE AND OPERATION OF ALL COMMON OPEN SPACE.</p> <p>DATE: 10-17-23</p> <p>OWNERS: [Signature]</p>	<p>CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT</p> <p>HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FIRM PLAN ARE APPROVED AS ASSIGNED.</p> <p>DATE: 10-17-23</p> <p>CITY CLERK: [Signature]</p>
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SECRETARY OF KINGSPORT CITY PLANNING COMMISSION

CONFIRMED BY KINGSPORT CITY PLANNING DIRECTOR _____ DATE _____

CONFIRMATION BY PLANNING DIRECTOR _____ DATE _____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER _____ DATE _____

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SULLIVAN COUNTY, 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. A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE CITY OF KINGSPORT COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CERTIFICATION OF THE APPROVAL OF RECORDING

CITY G.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE _____ DATE _____

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

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

AUTHORIZING AGENT _____ DATE _____

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

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

SURVEYOR _____ TN. REG. NO. _____

I HEREBY CERTIFY THAT THIS IS A CATEGORY _____ SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: _____

DATE _____

OCTOBER 12th 2023

SURVEYOR _____

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

CERTIFICATE OF ACCURACY

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 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

Notes

1. Deed Reference: DB 790C - PG 494 / DB 3000 - PG 1980

2. TAX MAP: 032 - 129.35 / Portion of 032 - 129.00

Legend

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

VICINITY MAP

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

DATE _____

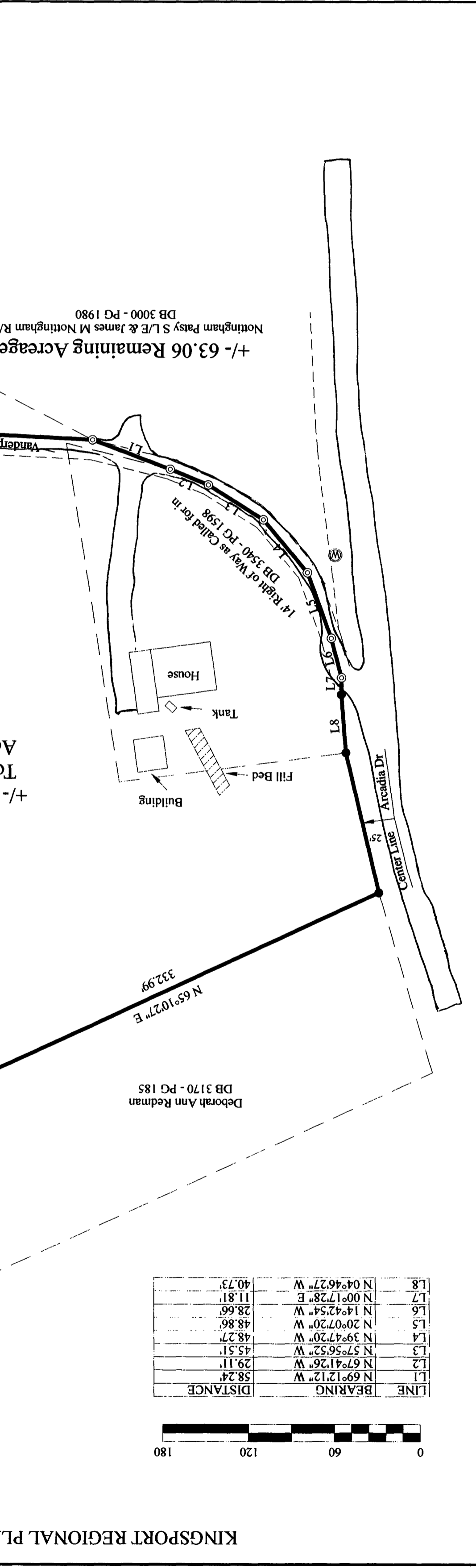
I HEREBY CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.

CERTIFICATION OF THE APPROVAL OF SEWAGE SYSTEM

OWNER _____ DATE _____

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

CERTIFICATE OF OWNERSHIP AND DEDICATION



SURVEY FOR: James Nottingham

Lot 1 of the Vanderpool Property Division

Date: 10-05-23
 Drawn By: SWS
 File: NOTNGHM-J.dwg
 Scale: 1" = 60'

Tenth (10th) Civil District
 Sullivan County, TN

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

Drawing Number 7941

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

10/23/2023 - 08:00 AM
 23017762
 1 PGS:AL-PLAT BATCH: 337667
 PLAT BOOK: P59
 PAGE: 132-132

REC FEE 15.00
 DP FEE 2.00
 ARC FEE 0.00
 TOTAL 17.00

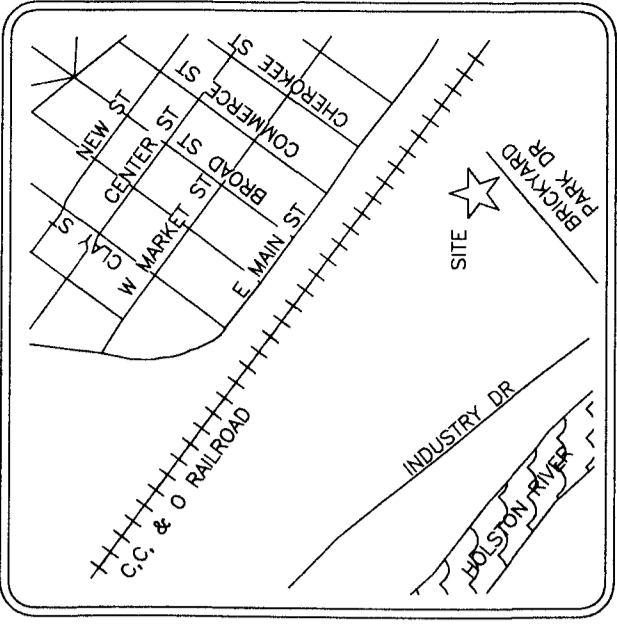
SHEENA R TINSLEY
 REGISTERED LAND SURVEYOR
 STATE OF TENNESSEE SULLIVAN COUNTY

10/23/2023 - 08:00 AM
 23017762
 PLAT BOOK: P59
 PAGE: 132-132

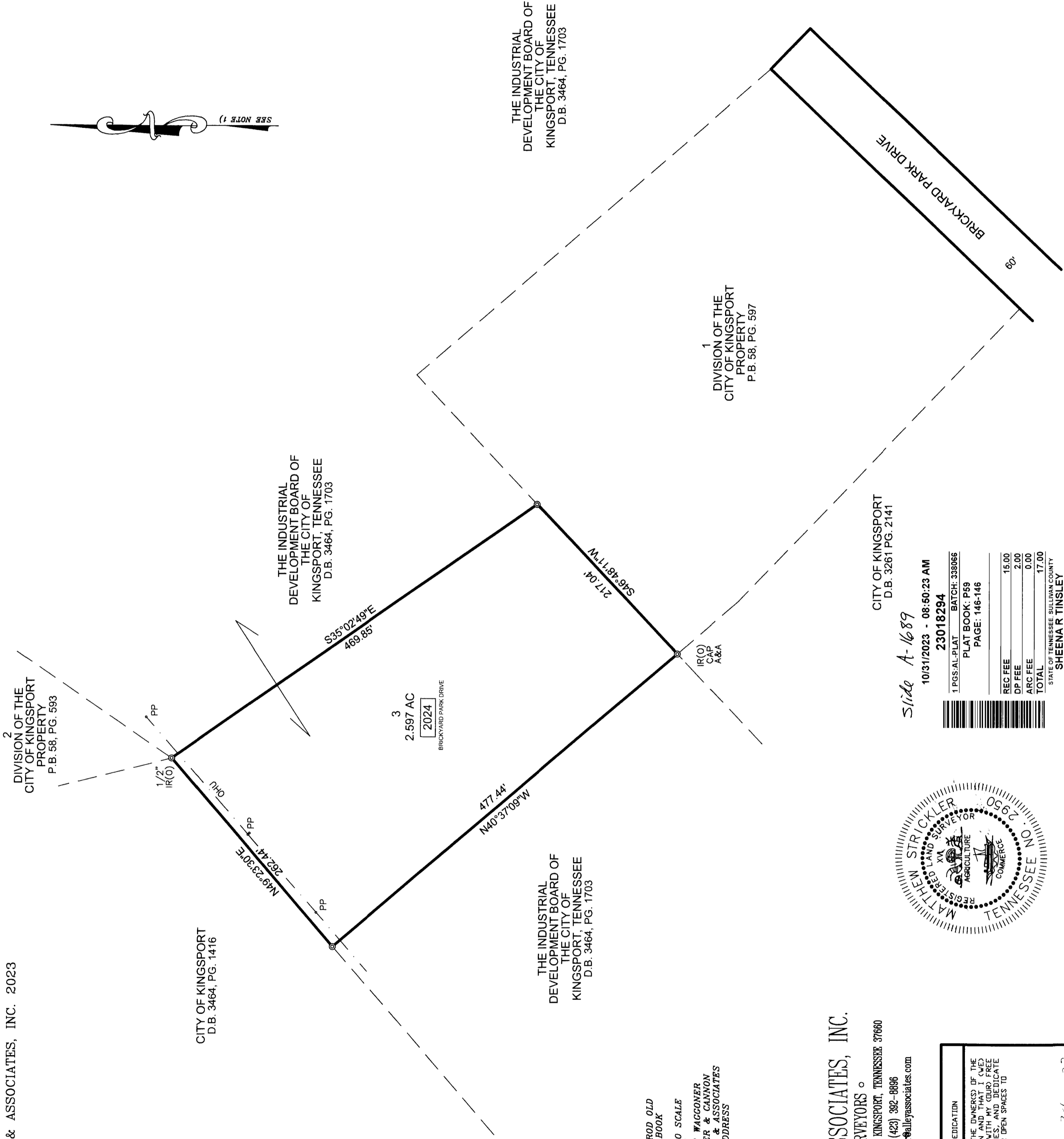
Side A-1686

TN State Plane

KINGSPORT REGIONAL PLANNING COMMISSION



LOCATION MAP
N.T.S.



THE INDUSTRIAL
DEVELOPMENT BOARD OF
THE CITY OF
KINGSPORT, TENNESSEE
D.B. 3464, PG. 1703

DIVISION OF THE
CITY OF KINGSPORT
PROPERTY
P.B. 58, PG. 597

THE INDUSTRIAL
DEVELOPMENT BOARD OF
THE CITY OF
KINGSPORT, TENNESSEE
D.B. 3464, PG. 1703

DIVISION OF THE
CITY OF KINGSPORT
PROPERTY
P.B. 58, PG. 593

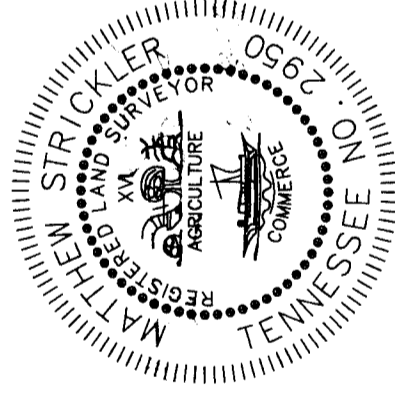
CITY OF KINGSPORT
D.B. 3464, PG. 1416

THE INDUSTRIAL
DEVELOPMENT BOARD OF
THE CITY OF
KINGSPORT, TENNESSEE
D.B. 3464, PG. 1703

LEGEND

- IR(O) IRON ROD OLD
- D.B. DEED BOOK
- P.B. PLAT BOOK
- N.T.S. NOT TO SCALE
- AC ACRES
- BARGE BARGE WAGGONER
- SUMNER & CANNON SUMNER & CANNON
- A&A ALLEY & ASSOCIATES
- 911 911 ADDRESS

ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E. MARKET STREET KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 382-8986
E-MAIL: mstrickler@alleyassociates.com



10/31/2023 - 08:50:23 AM
Slide A-1689
1 PGS:AL-PLAT BATCH: 338066
PLAT BOOK: P69
PAGE: 146-146
REC.FEE 15.00
DP.FEE 2.00
ARC.FEE 0.00
TOTAL 17.00
STATE OF TENNESSEE SULLIVAN COUNTY
SHEENA R TINSLEY
REGISTERED SURVEYOR

NOTES:

- 1) NORTH BASED ON KINGSPORT GEODETIC REFERENCE NETWORK
- 2) PROPERTY IS ZONED M-2 & PD
- 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION. THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00400 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 22-12718
- 5) ACAD FILE: 22-12718 KEDB BRICKYARD.DWG
- 6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
- 7) TAX MAP 046P "F", PART OF PARCEL 009.50
- 8) DEED REFERENCE: D.B. 3261, PG. 2141
- 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 11) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 12) 1/2" IRON RODS WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 13) THERE ARE APPROXIMATELY 10 ACRES± REMAINING IN THE ORIGINAL PARCEL.
- 14) LOT 3 IS TO BE ADDED TO TAX MAP 046P "F", PARCEL 9.00

LOT 3, DIVISION OF THE

<p>CERTIFICATE OF 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: 10-23-23 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND SURVEY TO THE ACCURACY REQUIRED BY THE TENNESSEE REGIONAL PLANNING COMMISSION HAVE BEEN PLACED AS SHOWN HEREIN.</p> <p>DATE: 10-23-23 REGISTERED SURVEYOR</p>	<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE ENVIRONMENTAL PROTECTION AGENCY AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 10-23-23 KINGSPORT SUPERVISOR</p>	<p>CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE LOCAL UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 10-23-23 KINGSPORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, ANY AS ARE NOTED IN THE MARGINS OF THIS PLAN. I HEREBY CERTIFY THAT THE AMOUNT OF 4" IRON RODS IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$_____, AND THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 10-23-23 SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION</p>	<p>CITY OF KINGSPORT, TENNESSEE PROPERTY</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 2.597 TOTAL LOTS 1</p> <p>ACRES NEW ROAD 0 MILES NEW ROAD 0</p> <p>OWNER THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSPORT, TENNESSEE CIVIL DISTRICT 11TH</p> <p>SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 110.000</p> <p>SCALE 1" = 80'</p>
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LEGEND:

- EIPC : EXISTING IRON PIN CAP (found)
- EIP : EXISTING IRON PIN (found)
- IPCS : IRON PIN W/CAP SET
- P : POINT
- C : CENTER LINE
- CAP : CORRUGATED METAL PIPE
- TBC : TOP OF BANK/CREEK
- WM : WATER METER
- BPP : BLACK PLASTIC PIPE
- WV : WATER VALVE
- U : UTILITY POLE
- ADJOINING PROPERTY LINE: (not surveyed unless noted)
- M : MANHOLE
- FHYD : FIRE HYDRANT
- CB : CATCH BASIN
- SMN : SET MAG NAIL

CURRENT ZONING DESIGNATION: R 1

BUILDING SETBACKS:

- Minimum Front: 30'
- Minimum Rear: 30'
- Minimum Side: 12'

NOTE: All future construction will conform to the requirements of the Sullivan County or Kingsport, TN Zoning Ordinance in effect at the time of construction.

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.

Owners: Holl, Jennifer A. & Jacob E.
 Lot 12 937 Childress Ferry Rd.
 Blountville, TN 37617
 Date 10/30/23

Owner: Ghieshaber, Lorena E.
 Lot 11 293 Sambla Rd.
 Blountville, TN 37617
 Date

CERTIFICATE OF THE APPROVAL OF STREETS

I hereby certify: (1) that construction plans have been approved; (2) that streets have been installed in an acceptable manner and according to the specifications; (3) that adequate rights-of-way dedication upon an existing public road shall serve these lots as proposed.

City Engineer or County Road Commissioner
 Date 10/19/2023

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Kingsport, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Sullivan County Register. If required a surety bond in the amount of \$2,000.00 has been posted with the Kingsport Planning Commission or assurance of completion of all required improvements in case of default.

Secretary, Kingsport Municipal / Regional Planning Commission
 Date 10/19/2023

CERTIFICATE OF APPROVAL OF STORMWATER SYSTEMS

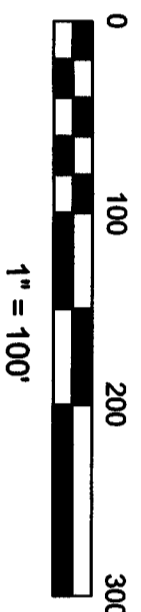
I hereby certify: (1) that construction plans have been approved; (2) storm water systems installed or proposed for installation fully meet City of Kingsport requirements. OR
 I hereby certify: (1) that total curtilative land disturbance for all lots is less than one (1) acre as shown; (2) No public stormwater improvements are proposed.

City Stormwater Manager
 Date

NOTES

- 1) New iron pins, (3" rebar w/ ID Cap) were set at all property corners unless otherwise noted.
- 2) This survey is subject to any assessments that may affect the subject property, whether of record or implied.
- 3) This survey was done without the benefit of a Title Report and may be subject to real estate rights and interests of others that might possibly be discovered by such a report from a Title Attorney.
- 4) The location of the utilities and in-ground structures shown are approximate and are not necessarily all that may exist in the area. Locations should be verified by the appropriate utility authority prior to any excavation or construction. Easements for all utilities are applicable.
- 5) Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation and maintenance of public utilities and drainage structures, including but not limited to: sanitary sewers, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines, as well as the drainage of surface water.
- 6) Lot 10R is not improved, Lot 11R is improved but the improvements were not located for this survey and are not shown.

GRAPHIC SCALE



LINE TABLE

LINE BEARING	DISTANCE
1 N 81°11'27" E	24.47
2 N 82°49'02" E	31.86
3 N 86°13'17" E	28.72
4 S 58°14'59" W	40.52
5 S 59°00'38" W	23.75

Approval is hereby granted for lots 10, 11, & 12 of SUNRISE VALLEY ESTATES II, defined as REPLAT of Lots 10, 11 & 12 of Sunrise Valley Estates II (Sambla 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.
 Environmental Scientist
 Division of Water Resources
 Date 10/19/2023

- 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 10R 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 10R 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, 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 11R has not been evaluated, pursuant to this plat review, for an SSD system and plat approval does not constitute approval of this lot or the existing system.
 - E) There shall be a 50-foot setback between all wells or springs and all SSD systems or duplication area.

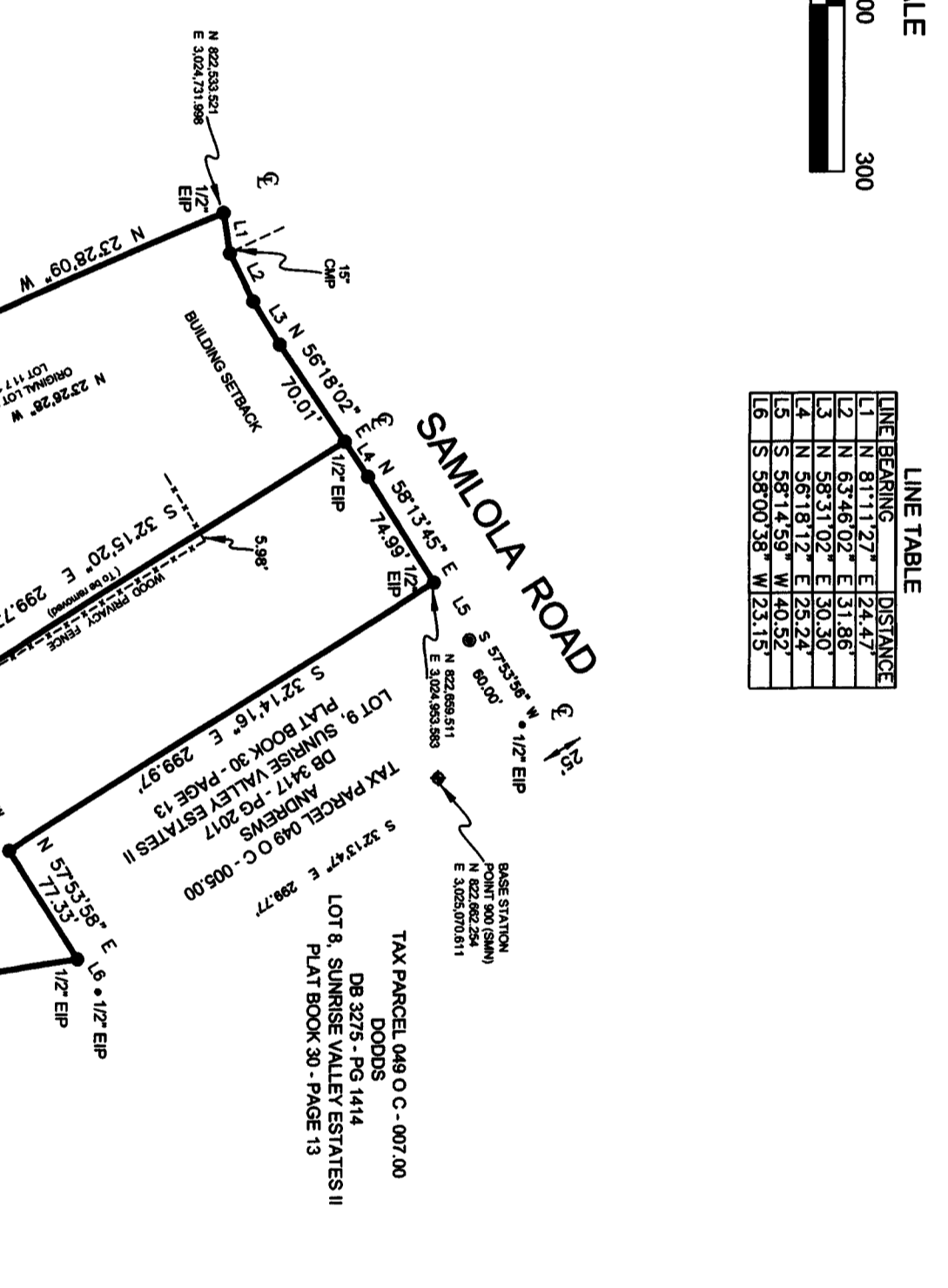
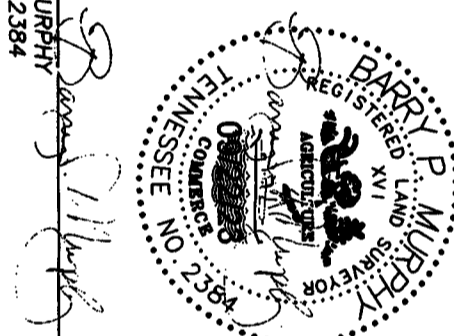
SURVEYOR CERTIFICATION

This is to certify that this survey has been prepared in accordance with the Standards of Practice for Land Surveys in the State of Tennessee

That on the dates shown I made an accurate survey of the premises shown hereon using the latest recorded deed and other information furnished to me, that there are no easements, encroachments or projections evident other than those show.

That I have examined the Federal Insurance Administration Flood Hazard Map and found the described is not located in a special flood hazard area.
 As Per FEMA, Map #17150C0070D Effective Date: Sept. 23, 2008.

SURVEYOR
 BARRY P. MURPHY
 TN RLS # 2384

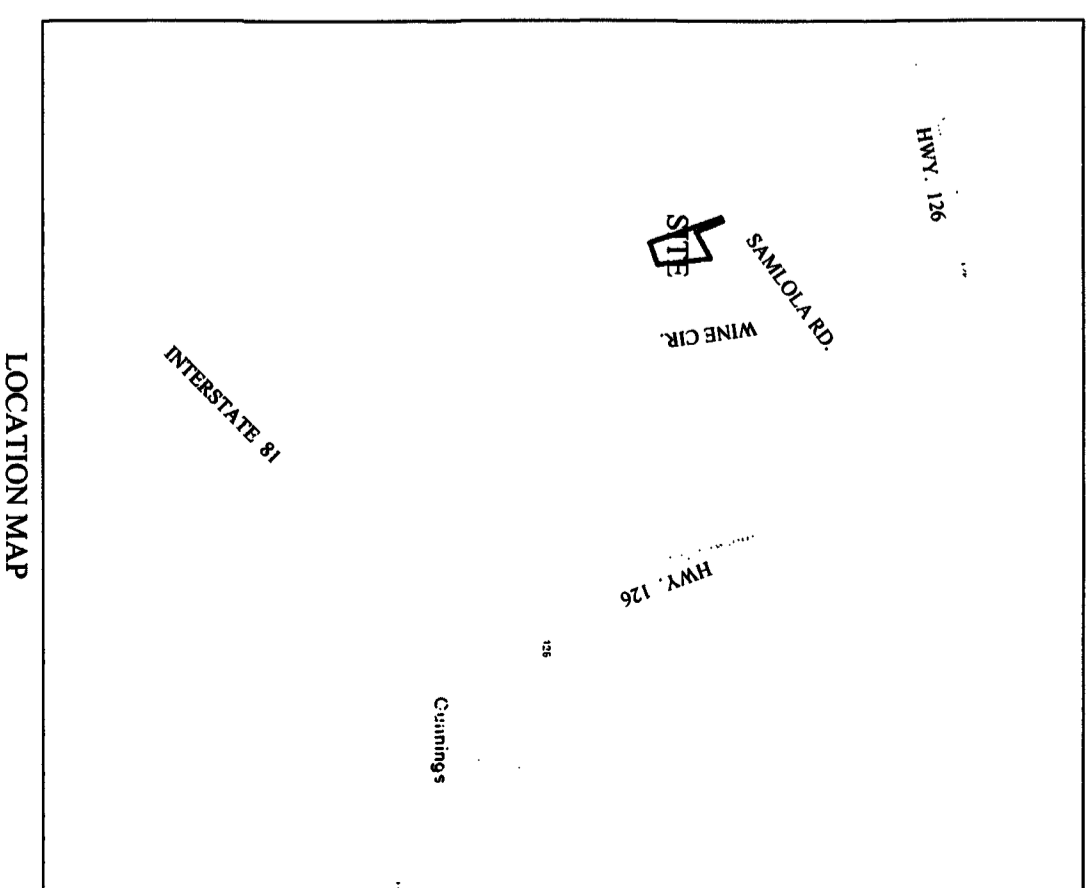


11/01/2023 - 08:00 AM
 23018446
 POS:AL-PLAT BATCH: 38177
 PLAT BOOK: P59
 PAGE: 150-150

REG FEE	16.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

Slide 4 of 90



CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

I hereby certify that the public water utility system installed or proposed for installation fully meets the requirements of the Tennessee Department of Environment & Conservation as shown.

Tennessee Department of Environment & Conservation
 Date 10/31/23

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I hereby certify that the street light system designed for this subdivision complies with the City of Kingsport's policies on roadway lighting within the City of Kingsport, and any required changes for the purchase and installation have been met.

Traffic Engineering Manager
 Date

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

I hereby certify that the sewerage disposal system installed or proposed for installation fully meets the requirements of the Tennessee Department of Environment & Conservation and is hereby approved as shown.

Tennessee Department of Environment & Conservation
 Date

CERTIFICATE OF ACCURACY

I hereby certify that the Plan shown and described hereon is a true and correct survey to the accuracy required by the Kingsport, Tennessee Regional Planning Commission and that the monuments have been placed as shown hereon.

Surveyor
 Date 09/22/23

I hereby certify that this is a category 1 survey and the ratio of precision of the undisturbed survey is 1 : 10,000 as shown hereon.

Surveyor
 Date

REPLAT OF LOTS 10, 11, & 12 OF SUNRISE VALLEY ESTATES II

KINGSPORT TENNESSEE REGIONAL PLANNING COMMISSION

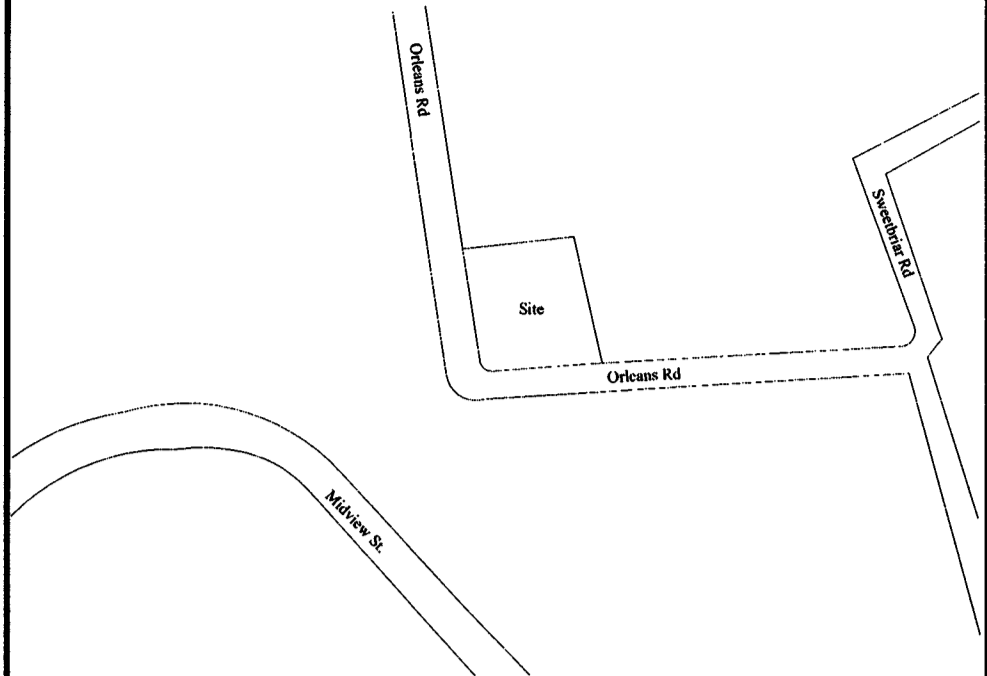
DISTRICT 5th COUNTY OF SULLIVAN WITHIN THE CITY OF WARD

LOT NO. 10,11,12 IN SUNRISE VALLEY ESTATES II

ROUTE NO. 30 BOX ADDRESS: LOT 10R, 289 Sambla Rd., LOT 11R, 293 Sambla Rd.
 PLAT BOOK 30 PAGE 13 SCALE 1" = 100'
 MAP C&B SLIDE DATE 09/22/23
 TAX MAP 049 O - C PARCEL 002.00, 003.00, 004.00
 WARRANTY DEED BK 2855C / PG 459 BK 3284 / PG 898 & BK 3417 / PG 2017
 CITY BLOCK NO. DRAWN BY B.P.M.
 BEARING BASE TSPCS NAAD 83
 TOTAL ACRES 3.306 +/-
 NEW LOTS 2 (10R & 11R)
 DRAWING NO. 23032ED

ADVANCED SURVEYING AND MAPPING
 BARRY P. MURPHY R.L.S. # 2384
 277 OLD WEAVER PARK
 BLOUF CITY, TN 37618
 PHONE: (423) 234-2134

VICINITY MAP
N.T.S.



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

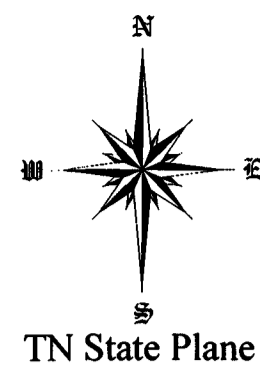
Notes
1. Deed Reference: DB 555 C - PG 528
2. TAX MAP: 029F - C - 007.00

Slide A-1691
11/06/2023 - 08:22:06 AM

23018734	
1 PGS:AL-PLAT	BATCH: 339641
PLAT BOOK: P69	
PAGE: 155-155	
REC FEE	16.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

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



BUILDING SETBACK NOTE

The building setbacks shall be as per the particular zoning ordinance in effect on subject property at the time of construction.

EASEMENT NOTE

This property is subject to all right of ways and easements, recorded and / or unrecorded.



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 #: 47163C0030D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 9-29-2006

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 11/2/23 20 23

Ally Van
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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

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 11-1 20 23

Glenda LaForce
OWNER

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 11/2 20 23

Ally Van
AUTHORIZING AGENT
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 November 1 20 23

Cosmi Caplan
CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING
OR HIS/HER AUTHORIZED REPRESENTATIVE

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 _____ 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 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 SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 11/2 20 23

CONFIRMED BY SULLIVAN COUNTY PLANNING DIRECTOR _____ DATE _____

SECRETARY OF THE KINGSPORT CITY 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 SULLIVAN COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE 10/31 2023

Larry M. Culbertson
SURVEYOR

(OR)
I HEREBY CERTIFY THAT THIS IS A CATEGORY _____ SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: _____

SURVEYOR _____ TN. REG. NO _____
DATE _____



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR: Kingsport Regional Planning Commission		
GLENDALAFORCE		
Date 08-16-2023	File: laforce-g.DWG Drawn By: SWS	Scale: 1" = 20'
Twelfth (12th) Civil District		Sullivan County, Tn
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 8065

Yesenia Rojas Luevano
DB 3439 - PG 261

Darien & Alishia
Dingus
DB 3339 - PG 513

