



January 16, 2025

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. 1660 Lynn Garden Drive
2. 2009 Idle Hour Road
3. 2908 Viewforth Court
4. Caymus Court
5. 1747 Rock Springs Road
6. 1117 Delrose Drive
7. 345 Samlola Road
8. 5100 Moody Drive
9. 313 Galloway Road
10. Packing House Road
11. 2041 Burke Drive
12. 3815 Oakley Place
13. 669 Valley Drive

Sincerely,

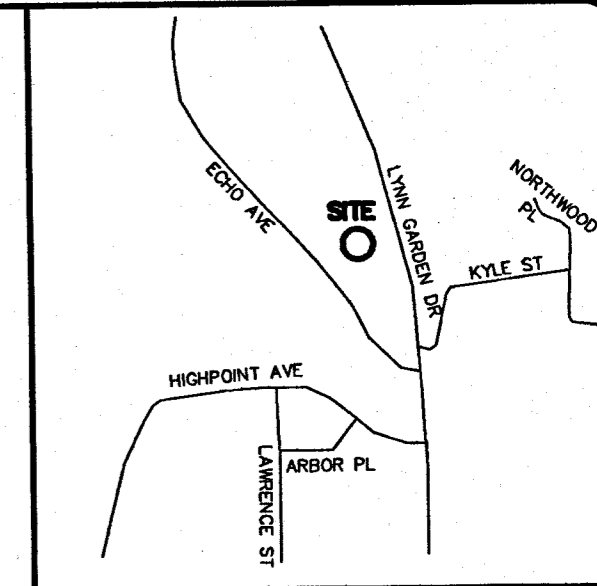
Ken Weems, AICP  
Planning Manager  
C: Kingsport Regional Planning Commission

NORTH RECONCILED TO GRID NORTH



LINE	BEARING	DISTANCE
L1	S 24°44'21" E	100.00'
L2	N 42°53'21" W	15.67'
L3	N 40°00'21" W	91.22'
L4	N 24°44'21" W	100.00'
L5	S 37°25'21" E	59.47'
L6	S 40°00'21" E	46.13'
L7	N 37°25'21" W	69.00'
L8	N 34°46'21" W	98.89'
L9	N 31°13'21" W	42.85'
L10	S 36°25'21" W	47.23'
L11	S 24°44'21" E	100.00'
L12	S 24°44'21" E	50.00'

LINE	BEARING	DISTANCE
L1	N 42°53'21" W	15.67'
L2	N 31°13'21" W	42.85'
L3	N 36°25'21" W	47.23'
L4	S 24°44'21" E	100.00'



LOCATION MAP NOT TO SCALE

KINGSPORT UTILITIES INC  
TAX MAP-012M "B"  
PARCEL-004.00  
D.B.-176A/PAGE-223

BRUCE CROSS  
TAX MAP-012M "B"  
PARCEL-004.50  
D.B.-707C/PAGE-745

JAMES SUMMERS "B"  
TAX MAP-012M "B"  
PARCEL-001.55  
D.B.-3237/PAGE-2390

LOT 4  
1.27 AC±

LOT 3  
0.91 AC±

LOT 2  
0.84 AC±

B & E COLLISION & AUTO SALES INC  
TAX MAP-012M "B"  
PARCEL-001.65  
D.B.-3001/PAGE-2293

KINGSPORT UTILITIES INC  
TAX MAP-012M "B"  
PARCEL-004.00  
D.B.-176A/PAGE-223

BRUCE CROSS  
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PARCEL-004.50  
D.B.-707C/PAGE-745

JAMES SUMMERS "B"  
TAX MAP-012M "B"  
PARCEL-001.55  
D.B.-3237/PAGE-2390

1660  
LOT 2R  
3.02 AC±

B & E COLLISION & AUTO SALES INC  
TAX MAP-012M "B"  
PARCEL-001.65  
D.B.-3001/PAGE-2293

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- UTILITY POLE

MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

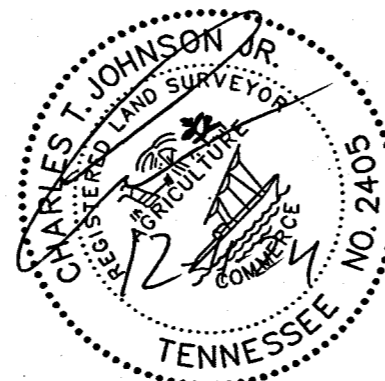
THIS SITE RECIEVES WATER FROM \_\_\_\_\_ UTILITY DISTRICT.

**FLOOD NOTE:** By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 47163C00300, which bears an effective date of 09/29/2006 and is not in a Special Flood Hazard Area.

Slide A-1781

Sheena Tinsley, Register  
Sullivan County  
Rec #: 367811 Instrument #: 24021147  
Rec'd: 15.00 Recorded  
State: 0.00 12/12/2024 at 9:00 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P59  
Total: 17.00 PGS 515-515

SURVEY BY: CHARLES T. JOHNSON JR  
NUMBER: 2405  
PROJECT:  
DATE:



I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE".

**TPSI** TN. PROFESSIONAL SURVEYING INC.

405 N BOONE STREET  
JOHNSON CITY TN, 37604 423-915-1136

B&E COLLISION & AUTO SALES INC  
1670 LYNN GARDEN DRIVE  
KINGSPORT, TN 37660  
TAX MAP 012M "B"  
PARCEL 001.56  
DEED BOOK 3001  
PAGE 2293  
B&E COLLISION CENTER LOT 4  
PLAT BOOK 51 PAGE 791

B&E COLLISION & AUTO SALES INC  
1650 LYNN GARDEN DRIVE  
KINGSPORT, TN 37660  
TAX MAP 012M "B"  
PARCEL 001.60  
DEED BOOK 3001  
PAGE 2293  
B&E COLLISION CNTR & AUTO LOT 2  
PLAT BOOK 51 PAGE 789

B&E COLLISION & AUTO SALES INC  
1660 LYNN GARDEN DRIVE  
KINGSPORT, TN 37660  
TAX MAP 012M "B"  
PARCEL 001.57  
DEED BOOK 3001  
PAGE 2293  
B&E COLLISION CENTER LOT 3  
PLAT BOOK 51 PAGE 790

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.  
DATED: December 10, 2024  
Charles Johnson  
CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF 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 SPECIFICATIONS; (3) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.  
DATED: \_\_\_\_\_  
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.  
DATED: 12/12/24  
Charles Johnson  
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION  
KINGSPORT 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 THE 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: James E. C. DATED: 12/10/24  
OWNER: Christina J. Sikes DATED: 12/19/24  
OWNER: \_\_\_\_\_ DATED: \_\_\_\_\_

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 TN REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.  
DATED: 12-4-24  
SURVEYOR

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

I HEREBY CERTIFY: (1) THAT CONSTRUCTIONS 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 CUMULATIVE LAND DISTURBANCE FOR ALL LOTS IS LESS THAN ONE (1) ACRE AS SHOWN; (2) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED.  
DATED: 12/10/24  
CITY STORMWATER MANAGER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

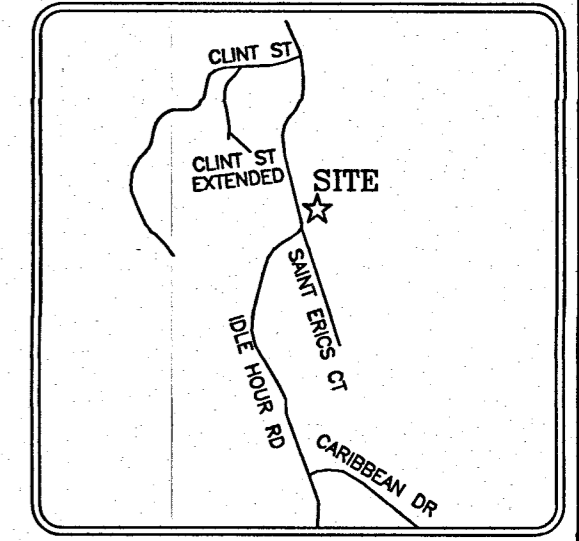
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN  
DATED: 12/10/24  
AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VIOLANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A 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.  
DATED: 12/10/24  
SECRETARY:  
KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

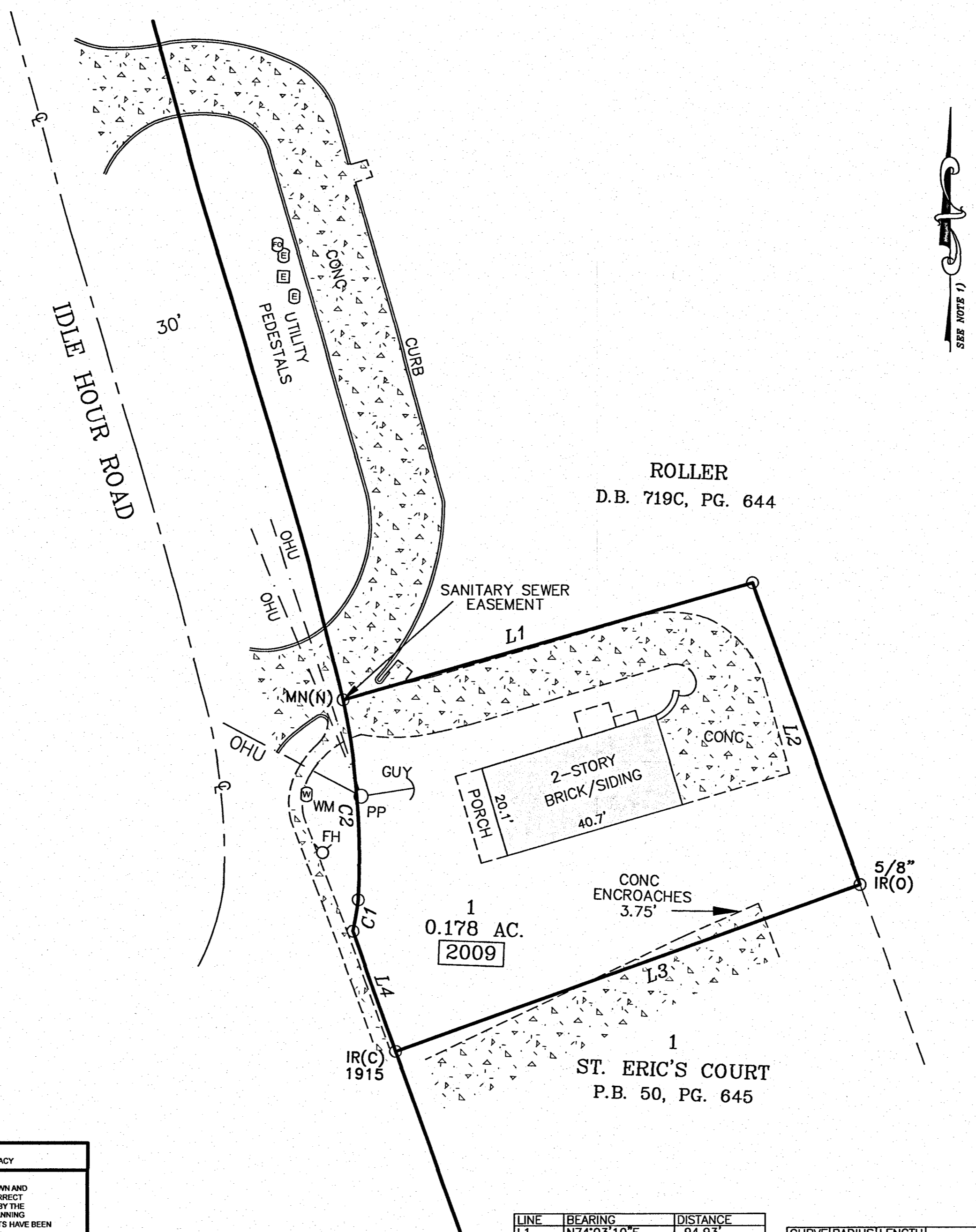
KINGSPORT REGIONAL PLANNING COMMISSION REPLAT OF B&E COLLISION CENTER LOTS 2-4

TOTAL ACRES <u>3.02</u>	TOTAL LOTS <u>1</u>
ACRES NEW ROAD <u>0</u>	MILES NEW ROAD <u>0</u>
COUNTY <u>SULLIVAN</u>	CIVIL DISTRICT <u>12TH</u>
SURVEYOR <u>CHARLES T. JOHNSON JR.</u> CLOSURE ERROR <u>1-10000</u>	
SCALE 1" = <u>100'</u> <u>100'</u> <u>0'</u> <u>100'</u> <u>200'</u>	



LOCATION MAP  
N.T.S.

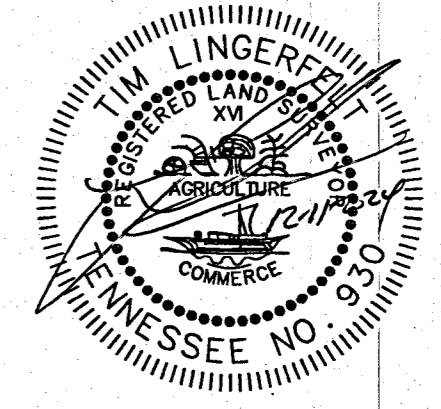
Slide A-1782  
Sheena Tinsley, Register  
Sullivan County  
Instrument #: 24021309  
Rec #: 367928  
Rec'd: 15.00  
State: 0.00  
Date: 12/13/2024 at 8:00 AM  
Other: 2.00  
Total: 17.00  
PGS 518-518



**LEGEND**

- MN(N) MAG NAIL, NEW
- IR(C) IRON ROD, CAP
- IR(O) IRON ROD, OLD
- P.B. PLAT BOOK
- PC PAGE
- D.B. DEED BOOK
- OHU OVERHEAD UTILITY
- PP POWER POLE
- WM WATER METER
- FH FIRE HYDRANT
- N.T.S. NOT TO SCALE
- AC ACRES
- CONC CONCRETE
- 911 ADDRESS
- € CENTERLINE

**ALLEY & ASSOCIATES, INC.**  
SURVEYORS  
422 E. MARKET STREET, KINGSFORT, TENNESSEE 37660  
TELEPHONE (423) 392-8896  
E-MAIL: tlingerfelt@alleyassociates.com



- NOTES:**
- 1) NORTH BASED ON N70°19'30"E PER P.B. 50, PG. 645.
  - 2) PROPERTY IS ZONED: PD
  - 3) SETBACKS TO CONFORM WITH CURRENT DESIGNATED ZONING.
  - 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00450 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 5) JOB NO. 24-13513
  - 6) ACAD FILE 24-13513 ROLLER.DWG
  - 7) FIELD INFORMATION ELECTRONIC DATA COLLECTED
  - 8) PART OF TAX MAP 046D "A", PARCEL 036.20
  - 9) DEED REFERENCES: DEED BOOK 719C, PAGE 644
  - 10) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED
  - 11) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
  - 12) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
  - 13) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
  - 14) THIS SURVEY IS SUBJECT TO ANY AND ALL SERVITUDES, COVENANTS, EASEMENTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

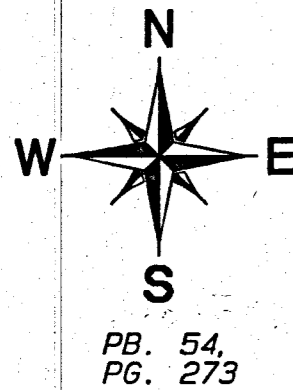
LINE	BEARING	DISTANCE
L1	N74°03'10"E	94.93'
L2	S19°37'39"E	71.23'
L3	S70°19'30"E	109.93'
L4	N19°42'51"W	28.31'

CURVE	RADIUS	LENGTH	CHORD
C1	88.87'	7.11'	N09°48'16"E 7.10'
C2	163.72'	44.63'	N04°19'11"W 44.50'

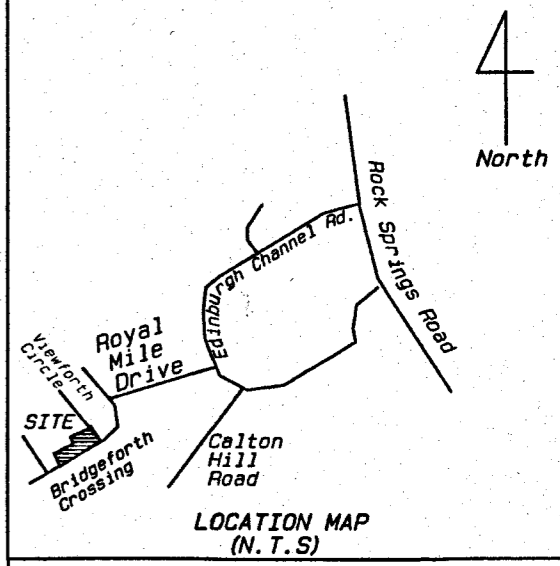
<p><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b></p> <p>I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>OWNER: <i>[Signature]</i> DATE: 12-11-24</p>		<p><b>CERTIFICATE OF ACCURACY</b></p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>REGISTERED SURVEYOR: <i>[Signature]</i> DATE: 12-11-24</p>	
<p><b>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</b></p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAN, ARE APPROVED AS ASSIGNED.</p> <p>DATE: December 12, 2024 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING</p>		<p><b>CERTIFICATION OF THE APPROVAL OF STREETS</b></p> <p>I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.</p> <p>DATE: _____ 20____ CITY ENGINEER</p>	

<p><b>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</b></p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT &amp; CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 12-11-24 KINGSFORT AUTHORIZING AGENT</p>		<p><b>CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM</b></p> <p>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.</p> <p>DATE: 12-11-24 KINGSFORT AUTHORIZING AGENT</p>		<p><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR 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.</p> <p>DATE: 12/12/24 SECRETARY, KINGSFORT REGIONAL PLANNING COMMISSION</p>	
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<p><b>DIVISION OF THE ROLLER PROPERTY</b></p> <p><b>KINGSFORT REGIONAL PLANNING COMMISSION</b></p>			
TOTAL ACRES	0.178	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	ROLLER	CIVIL DISTRICT	11TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000
<p>SCALE 1"=20'</p>			



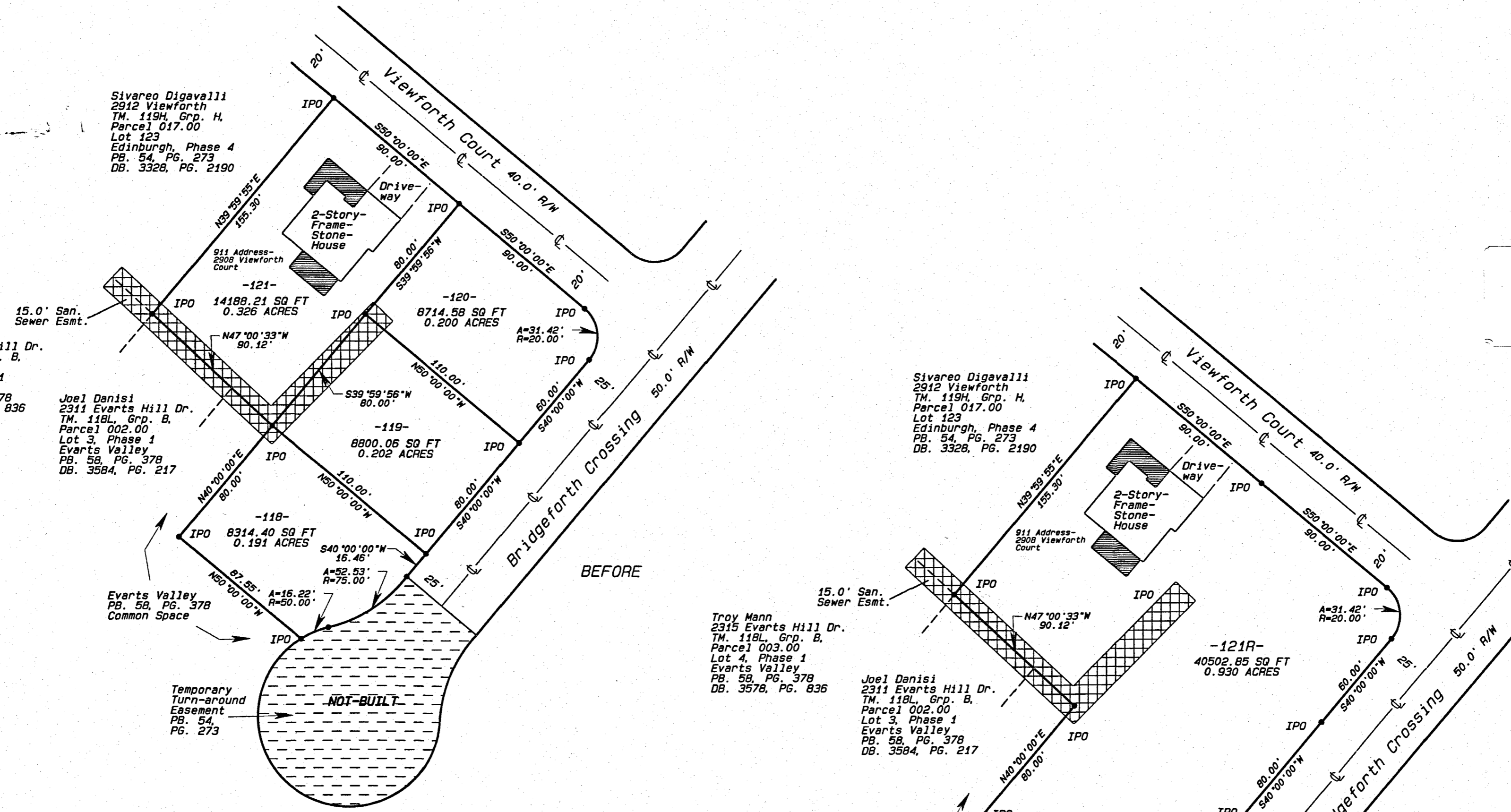
PB. 54, PG. 273



Slide A-1783

Sheena Tinsley, Register  
Sullivan County  
Instrument #: 24021579  
Rec #: 368160  
State: 15.00  
Recorded: 12/17/2024 at 11:55 AM  
Clerk: 0.00  
Other: 2.00  
Total: 17.00  
PGS 522-522

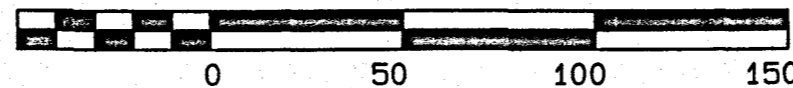
REGISTER OF DEEDS



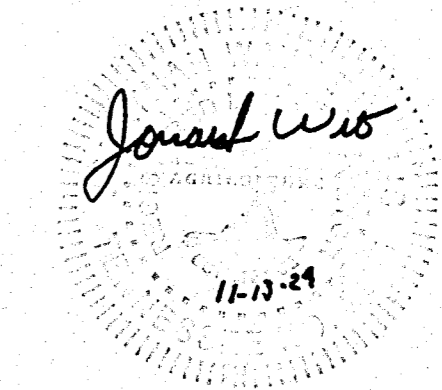
BEFORE

AFTER

GRAPHIC SCALE 1"=50'



Currently Zoned County PD- Planned Development



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

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, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

OWNER \_\_\_\_\_ 2024  
OWNER \_\_\_\_\_ 2024  
OWNER \_\_\_\_\_ 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 12/16/24  
Signature: [Signature]  
CITY CLERK, DIVISION OF SULLIVAN COUNTY DEPARTMENT OF 911 ADDRESSING ON HIS OR HER'S AUTHORIZED REPRESENTATIVE

IPN- Iron Pin New 1/2" Rebar  
RLS #2385  
IPO- Iron Pin Old

NOTES

- This survey is based upon existing monuments and evidence which were found in the field as of the above date.
- No title information was furnished to this surveyor. This survey is subject to an actual title search.
- This boundary survey is subject to all Rights-of-Way and easements whether of record or implied. No attempt was made to locate Rights-of-Way or easements.
- All future construction will conform to the requirements of the Planning & Zoning Ordinance in effect at the time of construction.
- There is a 15' utility Easement along front lot lines.
- This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map 47163C02300 Effective Date Sept. 29, 2006
- 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.
- Iron pins found on all corners unless otherwise noted.
- Current Owner- Jennifer De La Cruz, DB. 3490, PG. 1678, TM. 119H, Group H, Parcels 018.00 Thru 020.00, TM. 119H, Grp. H, Parcel 021.00 DB. 3493, PG. 496, PB. 54, PG. 273

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 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 BOND IN THE AMOUNT OF \$\_\_\_\_\_ HAS BEEN POSTED WITH THE KINGSPORT CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
DATE 12/17/24  
Signature: [Signature]  
SECRETARY, PLANNING COMMISSION

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISIONS REGULATIONS.  
DATE 11-13-2024  
Signature: Jonathan Willis  
JONATHAN WILLIS R.L.S. LICENSE NUMBER 2385

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS

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.  
DATE 12/16/24  
Signature: [Signature]  
AUTHORIZED SIGNATURE TITLE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

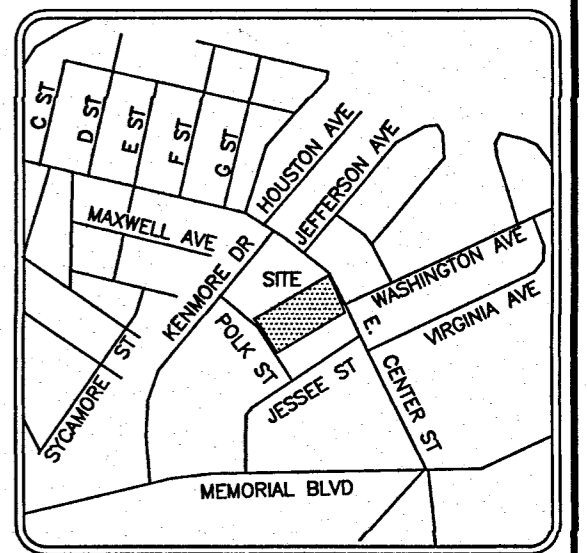
I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.  
DATE 12/16/24 2024  
Signature: [Signature]  
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR [Signature]  
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHT OF WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS.  
TITLE \_\_\_\_\_  
DATE \_\_\_\_\_ AUTHORIZED SIGNATURE \_\_\_\_\_

Replat of Lots 118- 121, Edinburgh-Phase 4

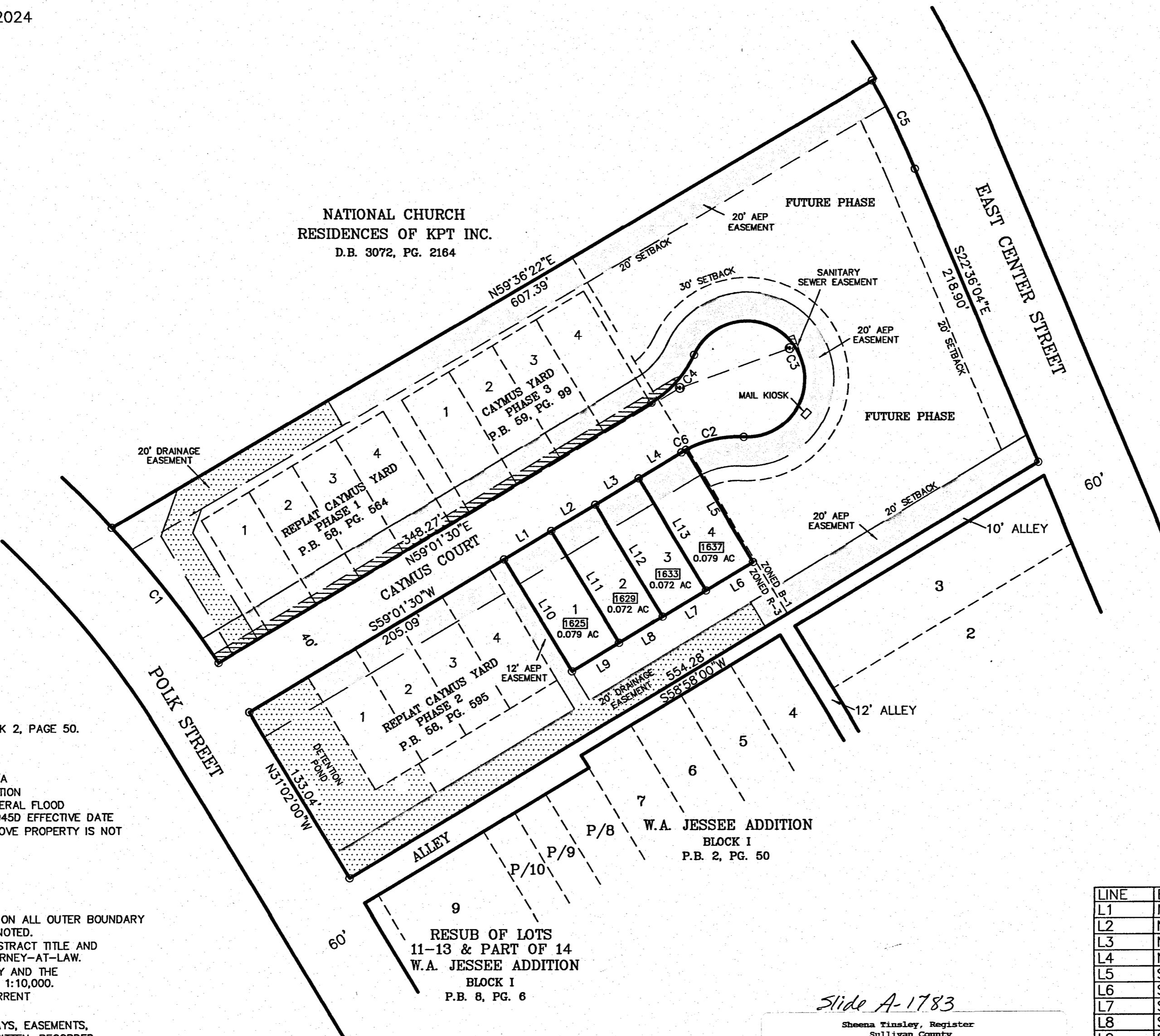
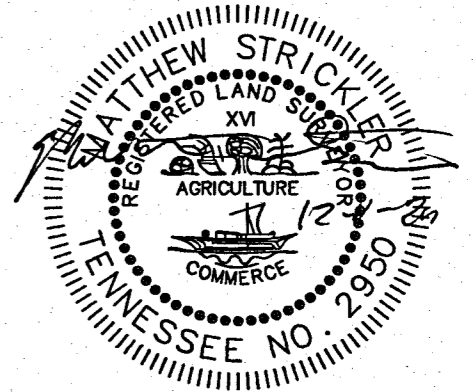
KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION	
TOTAL ACRES 0.930	TOTAL LOTS -1-
ACRES NEW ROAD -0-	MILES NEW ROAD -0-
OWNER De La Cruz	CIVIL DISTRICT 15th
SURVEYOR JONATHAN W. WILLIS CLOSURE ERROR 1: 10,000'	
SCALE: 1" = 50'	DRAWN BY J.W.



LOCATION MAP  
N.T.S.

LEGEND

- N.T.S. NOT TO SCALE
- D.B. DEED BOOK
- PG. PAGE
- P.B. PLAT BOOK
- AC ACRES
- AEP APPALACHIAN ELECTRIC POWER
- MANHOLE SANITARY SEWER MANHOLE



NOTES:

- 1) NORTH BASED ON S58°58'00"W AS SHOWN IN PLAT BOOK 2, PAGE 50.
- 2) PROPERTY IS ZONED R-3 & B-1
 

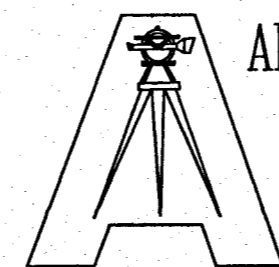
FRONT	N/A	FRONT	30'
REAR	N/A	REAR	20'
SIDE	N/A	SIDE	N/A
- 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION. THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 20-11912
- 5) ACAD FILE 20-11912 BEGLEY.DWG
- 6) FIELD INFORMATION ELECTRONICALLY COLLECTED
- 7) TAX MAP 62A "K", PARCEL 3.00
- 8) DEED REFERENCE: DEED BOOK 57, PAGE 380
- 9) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL OUTER BOUNDARY CORNERS AND ON ROAD BREAKS UNLESS OTHERWISE NOTED.
- 10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 13) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

LINE	BEARING	DISTANCE
L1	N59°01'30"E	38.00'
L2	N59°01'30"E	35.00'
L3	N59°01'30"E	35.00'
L4	N59°01'30"E	34.53'
L5	S30°58'30"E	89.92'
L6	S59°01'30"W	38.00'
L7	S59°01'30"W	35.00'
L8	S59°01'30"W	35.00'
L9	S59°01'30"W	38.00'
L10	N30°58'30"W	90.00'
L11	S30°58'30"E	90.00'
L12	S30°58'30"E	90.00'
L13	S30°58'30"E	90.00'

Slide A-1783

Rec #:	368161	Instrument #:	24021580
Rec'd:	15.00	Recorded:	
State:	0.00	12/17/2024 at 12:01 PM	
Clerk:	0.00	in Plat	
Other:	2.00	P59	
Total:	17.00	PGS 523-523	

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p><i>[Signature]</i> OWNER</p> <p>12-16-24 DATE</p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>12-11-24 TRAFFIC ENGINEERING MANAGER</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN 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 HEREIN.</p> <p>12-11-24 REGISTERED SURVEYOR</p>
<p>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.</p> <p>December 17, 2024 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING</p>	<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>12-10-24 KINGSPORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.</p> <p>12-10-24 CITY ENGINEER</p>
		<p>CERTIFICATION 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 TENNESSEE DEPARTMENT OF ENVIRONMENT &amp; CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>12-10-24 KINGSPORT AUTHORIZING AGENT</p>



**ALLEY & ASSOCIATES, INC.**  
SURVEYORS  
422 E. MARKET STREET  
KINGSPORT, TENNESSEE 37660  
TELEPHONE (423) 392-8896  
E-MAIL: mstrickler@alleyassociates.com

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	716.20'	118.55'	118.41'	N38°08'07"W
C2	75.00'	41.42'	40.90'	S77°30'12"W
C3	40.00'	173.56'	66.09'	S30°58'30"E
C4	75.00'	44.90'	44.23'	N41°52'28"E
C5	543.00'	67.52'	67.48'	S26°09'49"E
C6	75.00'	3.48'	3.48'	S60°21'10"W

**CAYMUS YARD, PHASE 4**

**KINGSPORT REGIONAL PLANNING COMMISSION**

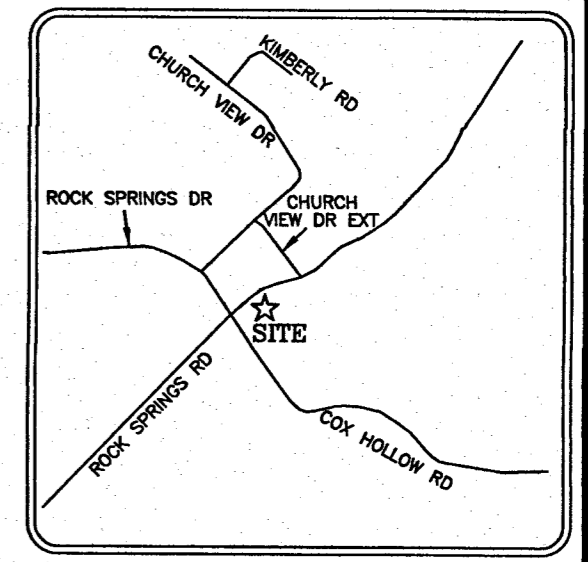
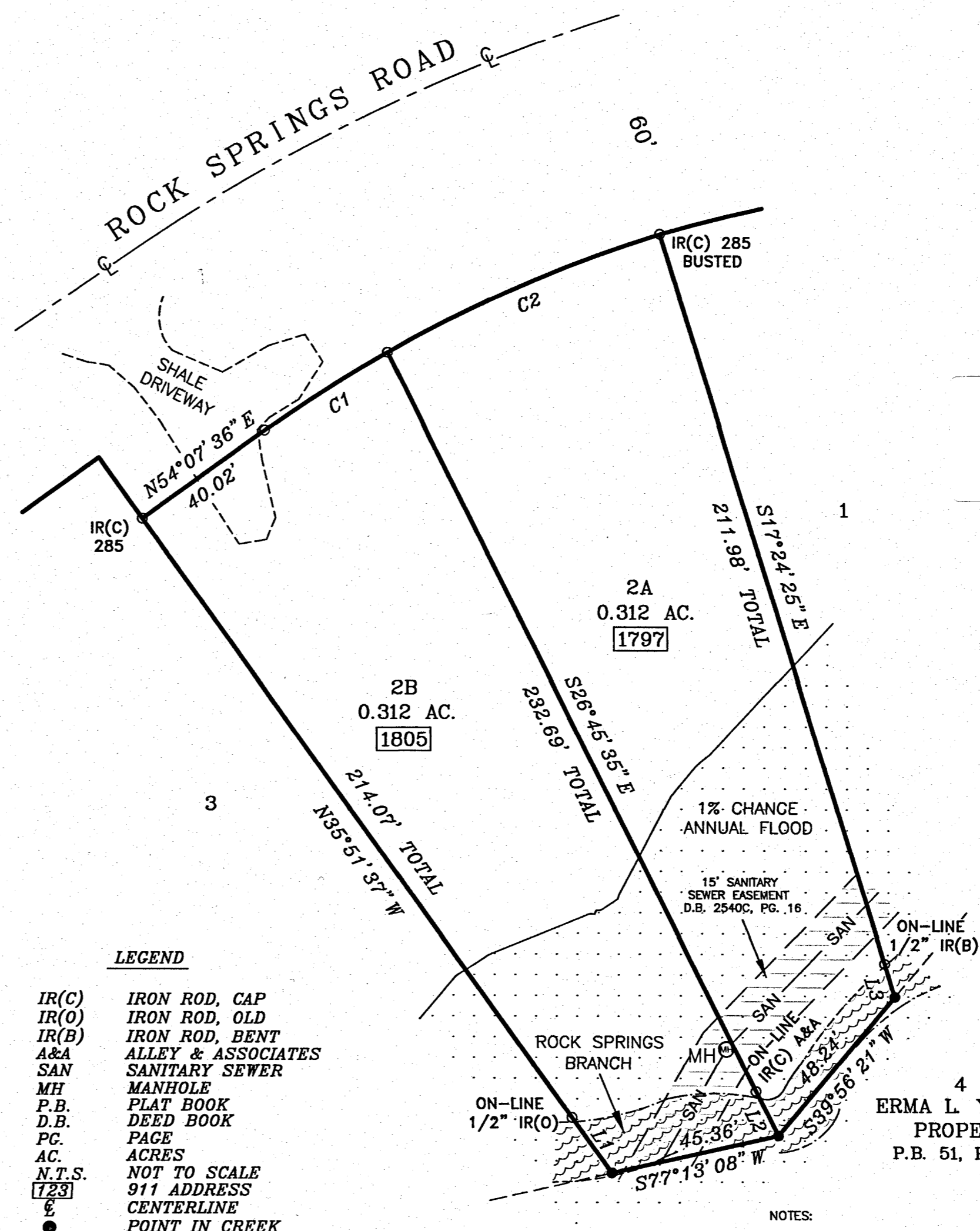
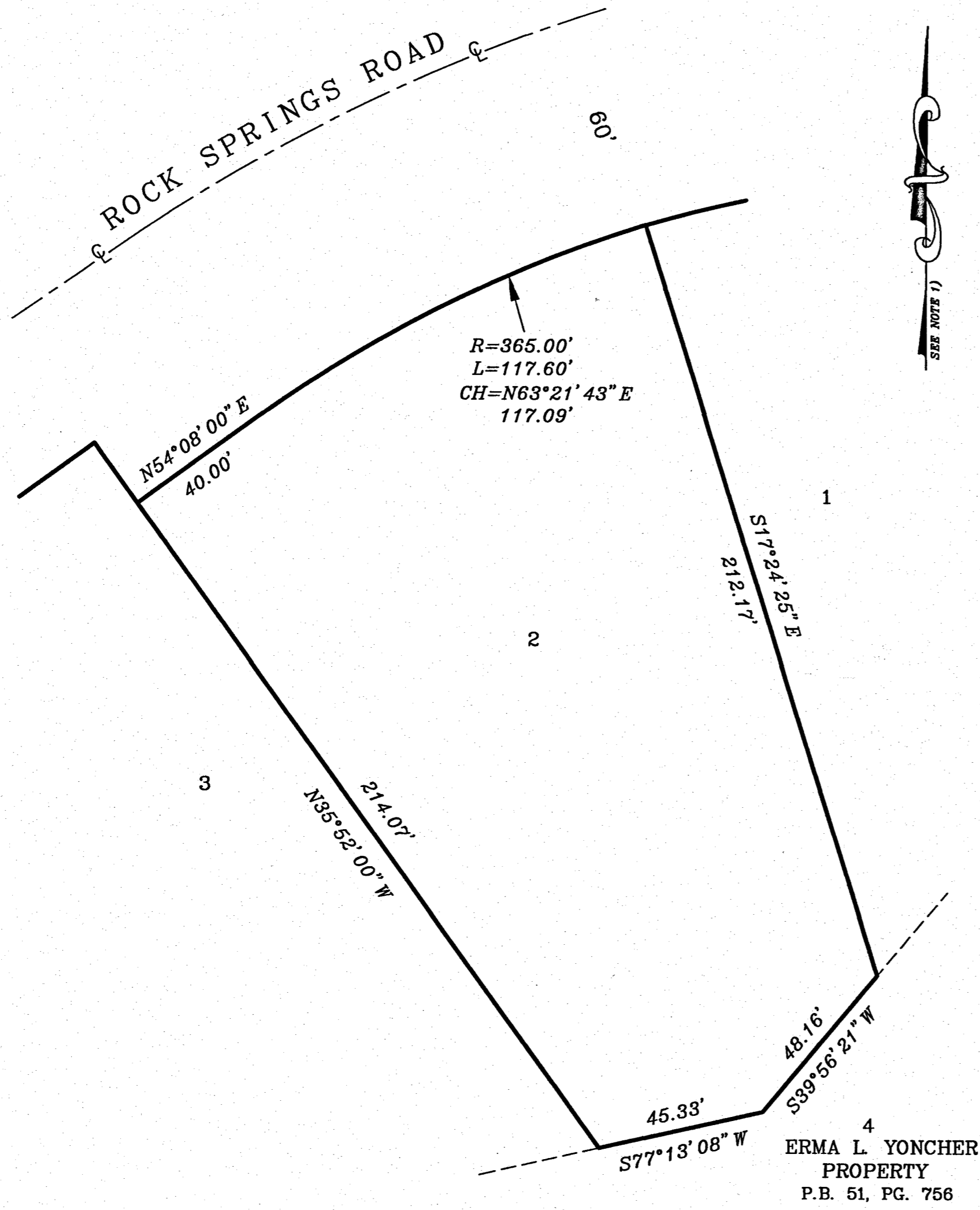
TOTAL ACRES: 0.302      TOTAL UNITS: 4

ACRES NEW ROAD: 0      MILES NEW ROAD: 0

OWNER: HYP, LLC.      CIVIL DISTRICT: 11TH

SURVEYOR: ALLEY & ASSOCIATES, INC.      CLOSURE ERROR: 1:10,000

SCALE 1"=60'



Slide A-1784  
 Sheena Tinsley, Register  
 Sullivan County  
 Rec #: 368291 Instrument #: 24021743  
 Rec'd: 15.00 Recorded  
 State: 0.00 12/19/2024 at 8:00 AM  
 Clerk: 0.00 in Plat  
 Other: 2.00 P59  
 Total: 17.00 PGS 525-525

**LEGEND**  
 IR(C) IRON ROD, CAP  
 IR(O) IRON ROD, OLD  
 IR(B) IRON ROD, BENT  
 A&A ALLEY & ASSOCIATES  
 SAN SANITARY SEWER  
 MH MANHOLE  
 P.B. PLAT BOOK  
 D.B. DEED BOOK  
 PC. PAGE  
 AC. ACRES  
 N.T.S. NOT TO SCALE  
 123 723  
 ● CENTERLINE  
 ● POINT IN CREEK

**NOTES:**  
 1) THERE IS A 7.5' UTILITY & DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES.

BEFORE

CURVE	RADIUS	LENGTH	CHORD
C1	365.00'	38.58'	N57°14'33" E 38.57'
C2	365.00'	79.03'	N66°28'27" E 78.88'

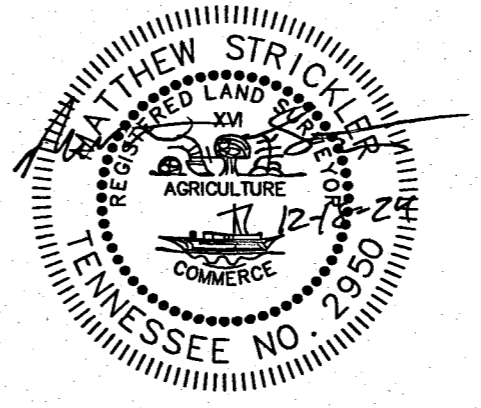
LINE	BEARING	DISTANCE
L1	N35°51'37" W	18.20'
L2	N26°45'35" W	13.15'
L3	N17°24'24" W	9.24'

AFTER

**NOTES:**  
 1) NORTH BASED ON S1724'25"E AS SHOWN IN PLAT BOOK 51, PAGE 756.  
 2) PROPERTY IS ZONED R-1B  
 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION  
 THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.  
 JOB NO. 24-13663  
 4) ACAD FILE 24-13663 ROSE.DWG  
 5) FIELD INFORMATION ELECTRONICALLY COLLECTED  
 6) TAX MAP 105J "C", PARCEL 008.00  
 7) DEED REFERENCE: DEED BOOK 3632, PAGE 1342  
 8) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.  
 9) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.  
 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.  
 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.  
 12) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.  
 13) THERE IS A 7.5' UTILITY & DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES.

<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> I 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.  Doror Rose 12-18-24 OWNER DATE	<b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b> 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.  20	<b>CERTIFICATE OF ACCURACY</b> I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.  12-18 20 24 REGISTERED SURVEYOR
<b>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</b> I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAN ARE APPROVED AS ASSIGNED.  December 19 20 24 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING	<b>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</b> I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.  12-13-20 24 KINGSPORT AUTHORIZING AGENT	<b>CERTIFICATE OF APPROVAL OF STREETS</b> I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED  20

**ALLEY & ASSOCIATES, INC.**  
 SURVEYORS  
 422 E. MARKET STREET  
 KINGSPORT, TENNESSEE 37680  
 TELEPHONE (423) 392-8896  
 E-MAIL: mstrickler@alleyassociates.com

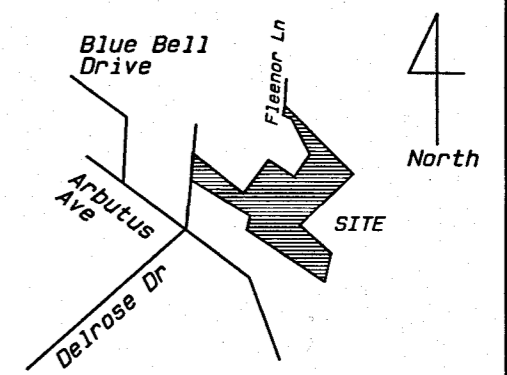
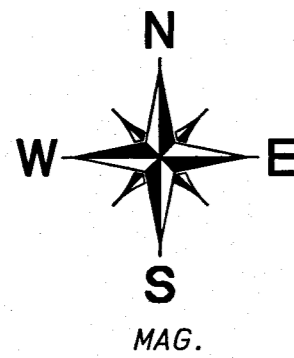


RESUBDIVISION OF

**LOT 2 ERMA L. YOCHER PROPERTY**  
**KINGSPORT REGIONAL PLANNING COMMISSION**

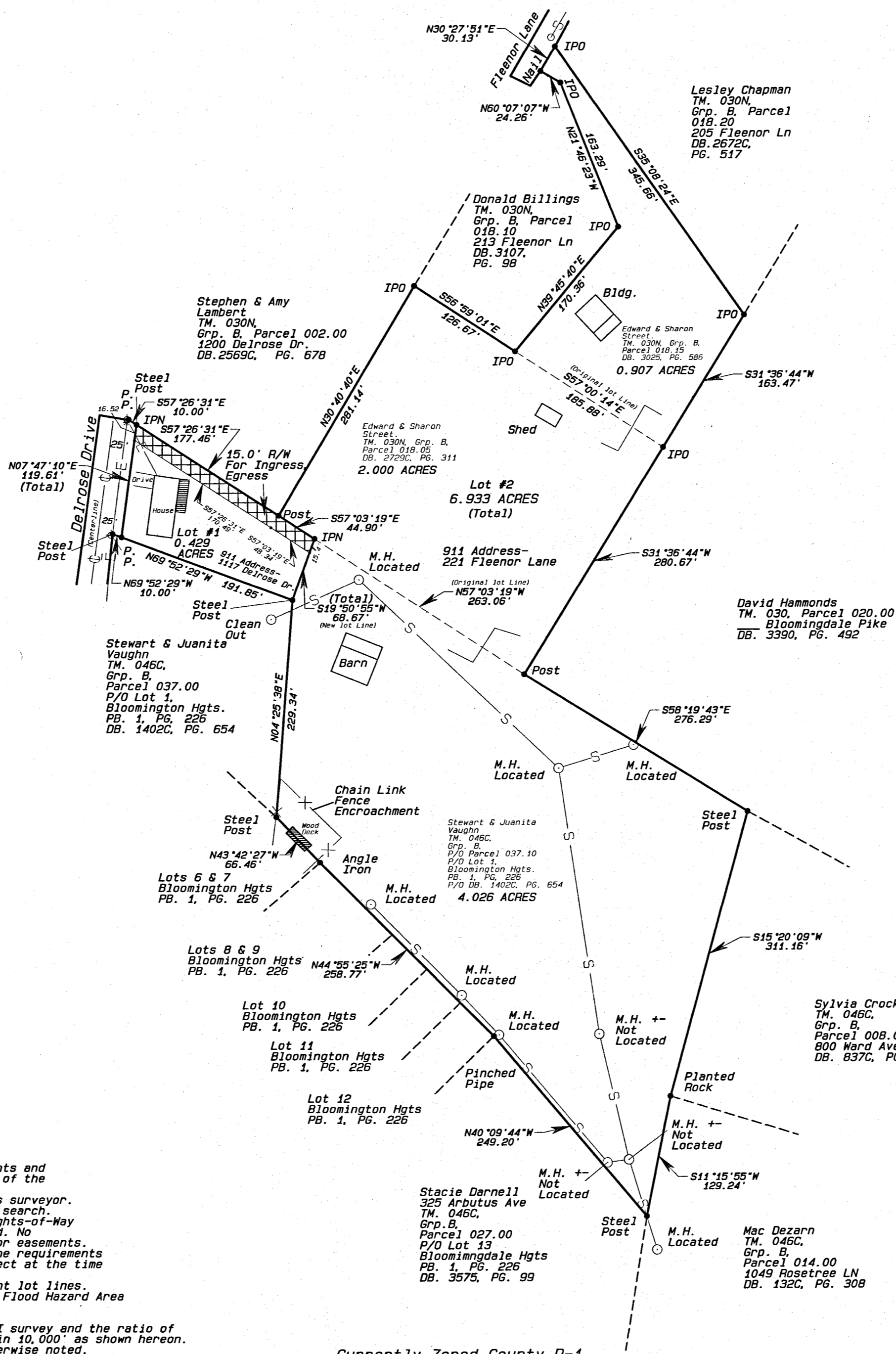
TOTAL ACRES	0.624	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	ROSE	CIVIL DISTRICT	13TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000

SCALE 1"=30'



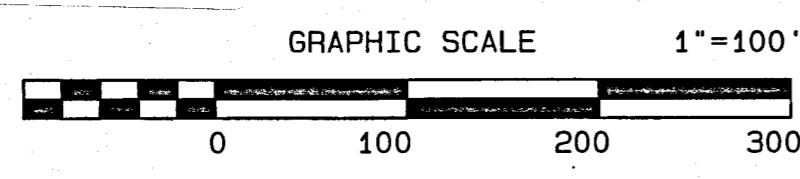
LOCATION MAP  
(N.T.S.)

REGISTER OF DEEDS



Slide A-1784

Sheena Tinsley, Register Sullivan County	
Rec #: 368291	Instrument #: 24021744
Rec'd: 15.00	Recorded:
State: 0.00	12/19/2024 at 8:00 AM
Clerk: 0.00	In Plat
Other: 2.00	P59
Total: 17.00	PGS 526-526



**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) ADAPT 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, SURFES, CUT AND FILL DAMPS, TRILET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

Edward Street  
2024  
OWNER

2024  
OWNER

2024  
OWNER

2024  
OWNER

- IPN- Iron Pin New 1/2" Rebar RLS #2385
- IPO- Iron Pin Old
- P.P. - Power Pole
- M.H. - Sewer Manhole

**NOTES**

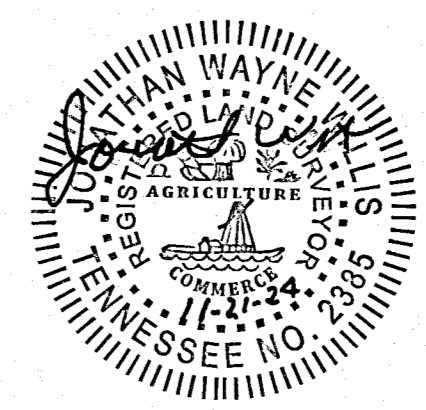
1. This survey is based upon existing monuments and evidence which were found in the field as of the above date.
2. No title information was furnished to this surveyor. This survey is subject to an actual title search.
3. This boundary survey is subject to all Rights-of-Way and easements whether of record 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 and 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 47163C0045D 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- As shown Above

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

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

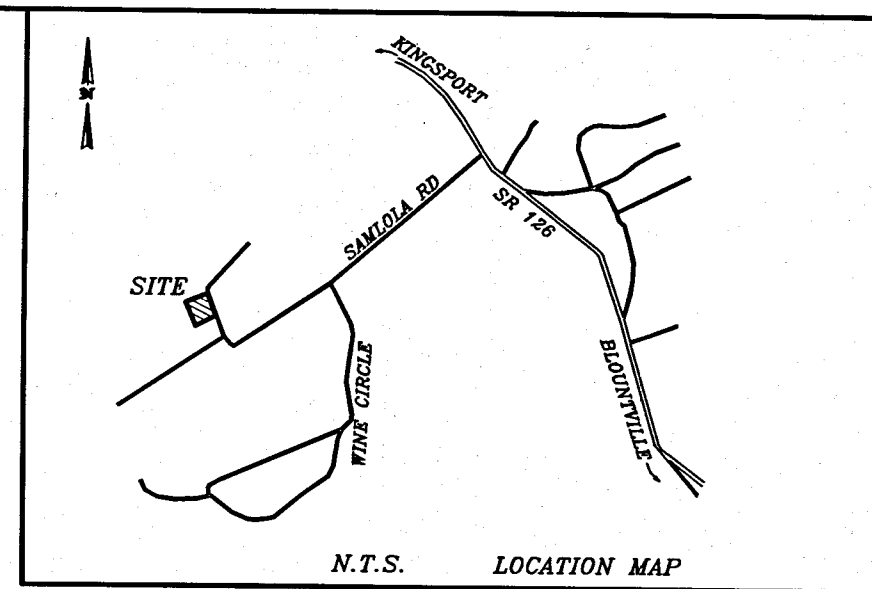
December 19, 2024  
Catherine Gardner  
CITY & COUNTY DIVISION OF SULLIVAN COUNTY DEPARTMENT OF 911 ADDRESSING ON HIS OR HERS AUTHORIZED REPRESENTATIVE

Currently Zoned County R-1



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

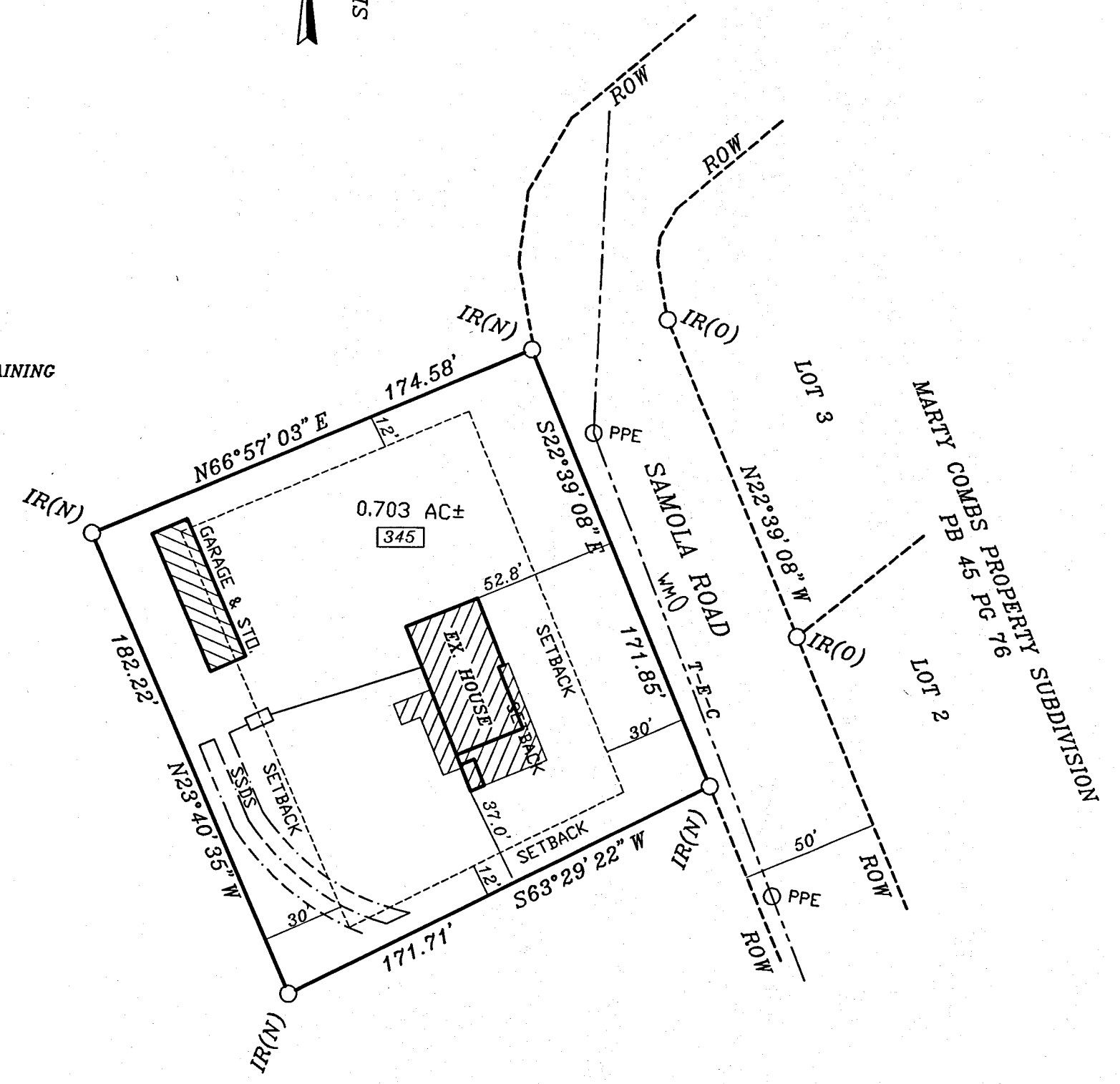
<b>CERTIFICATE OF APPROVAL FOR RECORDING</b>	<b>CERTIFICATE OF ACCURACY</b>	<b>CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS</b>	<b>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</b>	<b>CERTIFICATE OF APPROVAL OF STREETS</b>	Division of the Vaughan & Street Property KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION TOTAL ACRES 7.3620 TOTAL LOTS -2- ACRES NEW ROAD -0- MILES NEW ROAD -0- OWNER Vaughan & Street CIVIL DISTRICT 11th SURVEYOR JONATHAN W. WILLIS CLOSURE ERROR 1: 10,000' SCALE: 1" = 100' DRANN BY J.W.
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 THE COUNTY REGISTRAR, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT 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 KINGSPORT, 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 DATE 19 DEC 2024 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR KINGSPORT AUTHORIZING AGENT	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. DATE _____ AUTHORIZED SIGNATURE _____	



SEE NOTE 1

TESTER, ROSS A.  
DB 3300 PG 54  
TM 049 PAR 036.00  
ZONED R-1  
APPROX. 12.3 AC REMAINING

- LEGEND**
- IR(O) EXISTING IRON ROD WITHOUT SURVEYORS CAP
  - IR(N) NEW 5/8" IRON ROD WITH SURVEYORS CAP "RLS 891"
  - PPE POWER POLE EXISTING
  - T-E-C TELEPHONE, ELECTRIC, & CABLE
  - WM WATER METER
  - SSDS SUBSURFACE SEPTIC DISTRUBATION SYSTEM



- NOTES:**
- 1) BEARINGS ARE BASED ON THE ESTABLISHED BY PB 45 PG 76 "MARTY COMBS PROPERTY" (S22°39'08" E)
  - 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 47163C0070D, EFFECTIVE DATE SEPTEMBER 29, 2006, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 3) TAX MAP 049 PARCEL 036.00
  - 4) REFERENCE DEED: TESTER, ROSS A. DB 3300 PG 54
  - 5) PROPERTY ZONED: R-1
  - 6) BUILDING SETBACKS LIMITS: FRONT YARD = 30'  
REAR YARD = 30'  
SIDE YARD = 12'
  - 7) PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE SULLIVAN COUNTY ZONING ORDINANCE AND SUBDIVISION REGULATIONS.
  - 8) THERE SHALL BE A 15' FRONT EASEMENT FOR UTILITIES AND DRAINAGE.
  - 9) 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 SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.
  - 10) [345] = 911 ADDRESS.
  - 11) FIELD BOOK: 187-38
  - 12) ACAD FILE NAME: 24-6824TESTER\S24-6824TESTER.dwg
  - 13) THE PURPOSE OF THIS PLAT IS TO CREATE A STAND ALONE PARCEL THAT INCLUDES THE EXISTING HOUSE BUILT IN 1987.

TESTER, ROSS A.  
DB 3300 PG 54  
TM 049 PAR 036.00  
ZONED R-1  
APPROX. 12.3 AC REMAINING

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

*John R. Mize*  
Surveyor  
Tenn. Reg. No. 894

**MIZE & ASSOCIATES SURVEYORS**  
690 CROSS COMMUNITY ROAD  
Blountville, Tennessee 37617  
423-384-4562



CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

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

KINGSPORT CITY WATER SERVICE

DATE: 30 DEC 20 24

LOCAL UTILITY DISTRICT PROVIDER OR AUTHORIZED REPRESENTATIVE

CERTIFICATION OF EXISTING SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE TRACTS WITH EXISTING DWELLING 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 THIS TRACT WITH NO SIGNS OF FAILURE.

I HEREBY FURTHER CERTIFY THAT THE EXISTING SEPTIC SYSTEM ON THE 345 HOUSE (BUILT IN 1987) WAS PERMITTED BY TDEC WITH PERMIT ON FILE. NAME ON TDEC PERMIT: CLYDE GUINN DATE OF PERMIT: 7/31/1987.

OWNER 345 SIGNATURE: *Ross A. Tester* DATE: 12-14-24

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: 12-16-24

SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A 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.

CONFIRMED BY PLANNING DIRECTOR-PURSUANT T.C.A. 13-3-402

SECRETARY OF THE KINGSPORT REGIONAL PLANNING COMMISSION

DATE: 12/20/24

Slide A-1786

Sheena Tinsley, Register  
Sullivan County

Rec #: 368686 Instrument #: 24022314  
Rec'd: 15.00 Recorded  
State: 0.00 12/31/2024 at 10:39 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P59  
Total: 17.00 PGS 533-533

DATE: NOVEMBER 22, 2024  
REVISION: DECEMBER 17, 2024

SUBD. of ROSS A. TESTER PROPERTY

<b>KINGSPORT REGIONAL PLANNING COMMISSION</b>	
TOTAL ACRES 0.703 AC±	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER TESTER, ROSS A.	CIVIL DISTRICT 7th
SURVEYOR MIZE & ASSOCIATES	CLOSURE ERROR 1:10,000+
SCALE 1" = 50'	

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 ADAPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 12-18 20 24

OWNER

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 REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE: DEC 17 20 24

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY (CIRCLE ONE)

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 KINGSPORT REGIONAL PLANNING COMMISSION.

DATE: 12-18 20 24

OFFICE ENGINEER OR SULLIVAN COUNTY COMMISSIONER OF HIGHWAYS OR AUTHORIZED REPRESENTATIVE

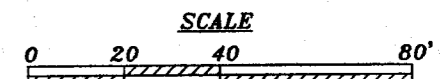


NOTES: (1) THIS SURVEY IS SUBJECT TO THE EXACT LOCATION OF THE RIGHT-OF-WAY OF THE PETTY JOHN ROAD & THE MOODY DRIVE.  
 (2) DEED REFERENCE: D.B.-2882C PG.-298  
 (3) TAX MAP 63-C GROUP-A PARCELS 48.00 & 48.01  
 (4) PROPERTY OWNER ADDRESS: BRIAN K JAMES  
 5100 MOODY DRIVE  
 KINGSFORT, TN 37664  
 (5) ADJOINING OWNERS AND DEED REFERENCES, AS SHOWN, ARE BASED UPON COUNTY TAX RECORDS AND SUBJECT TO THE ACCURACY THEREOF.  
 (6) UTILITIES HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THERETO.  
 (7) SURVEY HAS BEEN MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION DOCUMENTATION FOUND THEREIN.

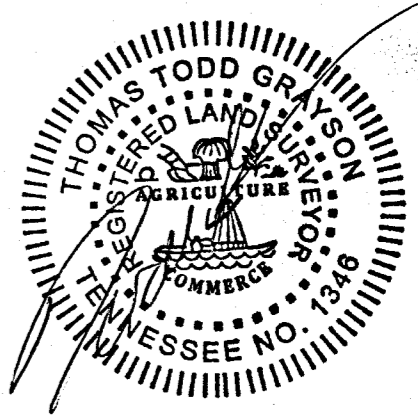
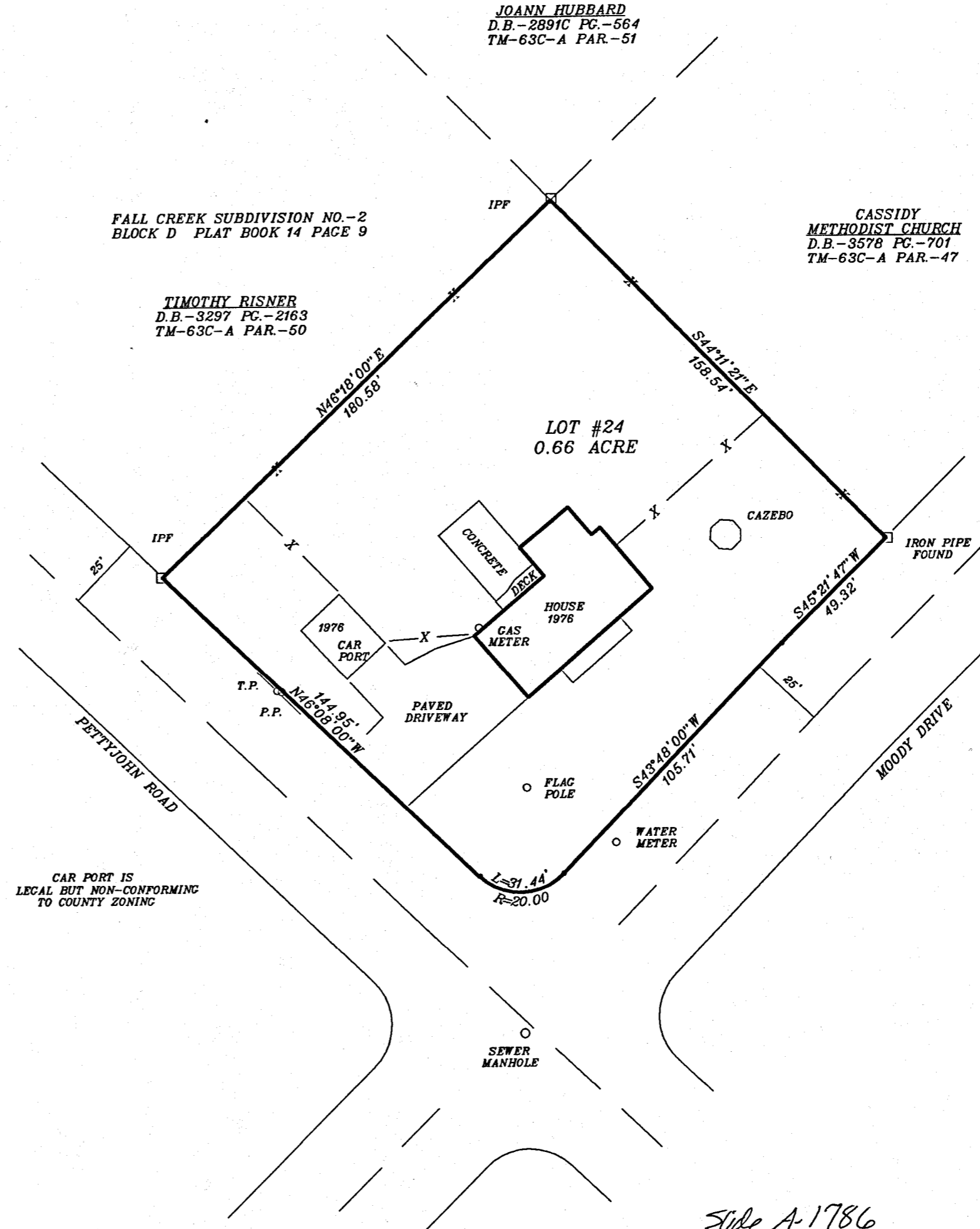
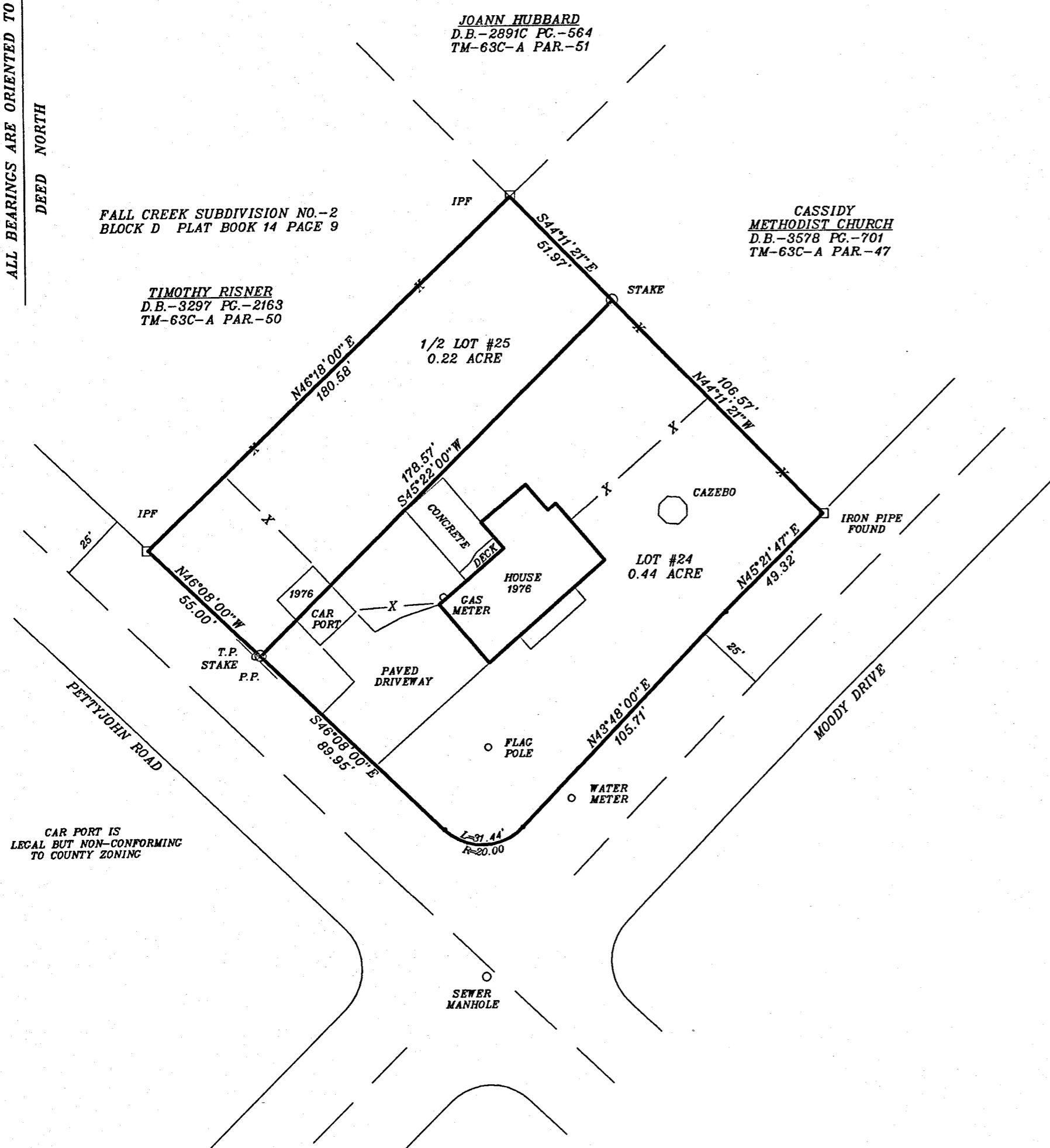
BUILDING SETBACKS LIMITS  
 FRONT - 30'  
 REAR - 30'  
 SIDES - 12'

**LEGEND**

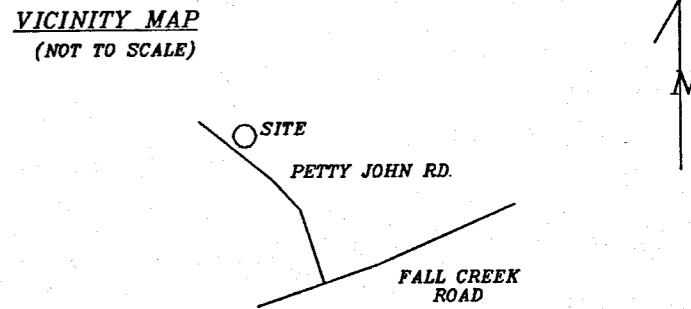
- IRON PIN SET
- IRON PIN FOUND
- △ MONUMENT FOUND
- UNMARKED POINT
- ⊗ TREE CORNER
- ADJOINER'S PROPERTY LINES
- ROADS
- X-X- FENCE
- STREAMS



ALL BEARINGS ARE ORIENTED TO DEED NORTH



THOMAS TODD GRAYSON, RLS 1346  
 THOMAS J. KERLEY, RLS 1823  
 APPALACHIAN LAND SURVEY CO.  
 P. O. BOX 410  
 MTN CITY, TN 37683



ADDRESS: 5100 MOODY DRIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SEEN VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE 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 CASES OF DEFAULT.

SECRETARY: \_\_\_\_\_ DATE: 12/30/24

KINGSFORT REGIONAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWERAGE 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 OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN

DATE: 30 DEC 24

\_\_\_\_\_  
 CITY SEWER DIRECTOR OR STATE ENVIRONMENTAL SPECIALIST

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND THAT THE SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

\_\_\_\_\_  
 APPALACHIAN LAND SURVEY COMPANY

Side A-1786

Sheena Tinsley, Register  
 Sullivan County  
 Rec #: 368689 Instrument #: 24022317  
 Rec'd: 15.00 Recorded  
 State: 0.00 12/31/2024 at 10:46 AM  
 Clerk: 0.00 in Plat  
 other: 2.00 P59  
 Total: 17.00 PGS 535-535

MAP: D14B-123 ACAD: 24-474G D/C: 24-474G

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p>	<p>CERTIFICATE OF ACCURACY</p>	<p>CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS</p>	<p>CERTIFICATE OF THE APPROVAL OF STREETS</p>	<p>CERTIFICATE OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p>	<p>REPLAT OF FALL CREEK SUBDIVISION #2 SECTION 1, BLOCK D, LOT #24 &amp; PART OF LOT #25        KINGSFORT REGIONAL PLANNING COMMISSION</p>
<p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALES, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>DATE: Dec 20 2024        Brian K James        OWNER(S)</p>	<p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY SULLIVAN COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS</p> <p>DATE: Dec 11 2024        _____        TENNESSEE REGISTERED LAND SURVEYOR</p>	<p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.</p> <p>DATE: 30 DEC 24        _____        LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE</p>	<p>I HEREBY CERTIFY (CIRCLE ONE)        (1) THAT 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 AS PROPOSED, OR        (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION</p> <p>DATE: 12-20-24        _____        CITY ENGINEER OR SULLIVAN COUNTY COMMISSIONER-HIGHWAYS</p>	<p>I HEREBY CERTIFY THAT THE ADDRESS, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED:</p> <p>DATE: 12-20-24        _____        SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE</p>	<p>TOTAL ACRE: 0.66 TOTAL LOTS: 1        ACRES NEW ROAD: 0 MILES NEW ROAD: 0</p> <p>OWNER: BRIAN K JAMES        SURVEYOR: THOMAS TODD GRAYSON CLOSURE ERROR: 1:10000</p> <p>SCALE: 1" = 40' 7th CIVIL DISTRICT</p>



**NOTES**

- \* All areas calculated by coordinate computation method.
- \* 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 surveyed. Any underground utilities shown are drawn based on observed above ground utilities. Sewer lines shown based on City of Kingsport GIS information and have not been verified. See Deed Book 2198 Page 331 for 15' wide sanitary sewer easement.
- \* Reference: Deed Book 3268 Page 2425. Tax Map 031 Parcel 045.10.
- \* The certification shown hereon is not a certification of title, zoning or freedom from encumbrances.
- \* A portion of the property is located in Special Flood Hazard Area Zone A as shown on FIRM No. 47163C0055D effective date 9/29/2006.

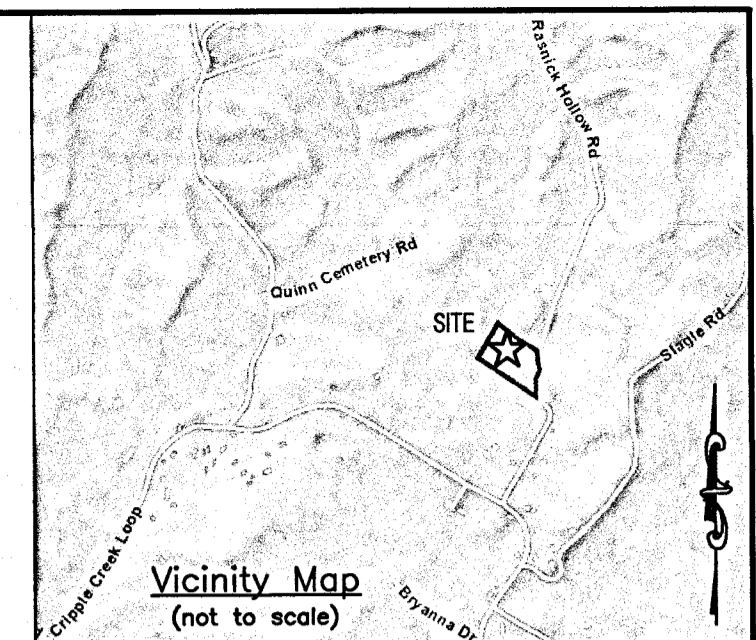
**NOTES FOR INDIVIDUAL LOTS:**

- \* Buildable area outside the Flood Zone: Lot 2 = 0.61 Acres Lot 3 = 0.70 Acres
- \* Each owner lot owner plans on securing an ARAP and Flood Permit for individual creek crossing driveway permit. If Lot owners desire to share a driveway/access, a platted and recorded easement is required.

**CITY OF KINGSFORT NOTES:**

- \* All building setbacks shall conform to the applicable zoning requirements in effect at such time of construction.
- \* Although the subject property is located outside the city limits of Kingsport, the lots may be served by the city's sanitary sewer system by paying the appropriate tap-on fee.
- \* Sanitary sewer service provided by the city of Kingsport, TN.
- \* Water service supplied by Bloomingdale Utility District.

**PEAKGEOMATICS**  
 P.O. Box 891 Johnson City, TN 37605  
 423.202.7093  
 matt@peakg.com  
 www.peakg.com



**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 AREAS 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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	670.43	226.03	224.96	N 73°50'17" W	19°19'01"
C2	670.43	159.37	159.00	N 57°22'10" W	13°37'12"
C3	670.43	125.72	125.53	N 45°11'15" W	10°44'39"
C4	670.43	22.18	22.18	N 38°52'04" W	1°53'43"

LINE	BEARING	DISTANCE
L1	S 73°57'58" E	23.87'
L2	S 78°38'01" E	44.81'
L3	S 83°29'48" E	33.15'
L4	S 37°54'48" E	27.84'

**Legend**

- Inaccessible Point
- ⊙ 5/8" Rebar w/Cap Set Flush (RBS)
- ⊙ Rebar Found (RBF as described)
- ⊙ Sanitary Sewer Manhole
- ⊙ Utility Pedestals
- ⊙ Clean Out
- ⊙ Utility Pole
- ⊙ Water Meter
- ⊙ Water Spicket
- SS — Sewer Line
- X — X — Fence
- SD — SD — Storm Drain
- Deed Line (not surveyed)
- Surveyed Boundary Line
- OU — OU — Overhead Utility Lines
- UE — UE — Underground Electric
- SFHA Zone A
- Centerline
- Right of Way Claimed by County
- Gravel
- Pavement
- P.B. Plat Book
- D.B. Deed Book
- PG. Page
- TRAN. Electric Transformer

**CERTIFICATE OF ACCURACY**

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

DATE 11/20/2024  
 SURVEYOR Matthew Lindvall



VELMA KAY VANOVER  
 D.B. 2375C PG. 0001  
 P.B. P56 PG. 421

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 11/20/2024

**REFERENCES**

Deed Book 3268 Page 2425  
 Tax Map 031 Parcel 045.10

Fieldwork Completed: 11/06/2024  
 Drawn By: MDL Checked By: ARS  
 Project # 24098

**DIVISION OF THOMLEY PROPERTY**  
**KINGSFORT REGIONAL PLANNING COMMISSION**

TOTAL ACRES	6.66±	TOTAL LOTS	4
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	JASSON THOMLEY	CIVIL DISTRICT	10th
SURVEYOR	MATTHEW LINDVALL	CLOSURE ERROR	1:10,000
SCALE 1"=50'		0 50' 100' 150'	

**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 AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.  
 DATE 12-31-24  
 TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
 OR Sam Cho  
 KINGSFORT AUTHORIZING AGENT

**CERTIFICATE OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT**  
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.  
 DATE 12-17-24  
 CITY G.I.S DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF 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 SPECIFICATION; (3) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.  
 DATE 12-12-2024  
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER

**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 KINGSFORT REQUIREMENTS.  
 OR  
 I HEREBY CERTIFY: (1) THAT TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL LOTS IS LESS THAN ONE (1) ACRE AS SHOWN; (2) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED.  
 DATE \_\_\_\_\_  
 CITY STORMWATER MANAGER

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS 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 12/31/24  
 SECRETARY: \_\_\_\_\_  
 KINGSFORT MUNICIPAL/REGIONAL PLANNING COMMISSION

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS 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 12/20/24  
 OWNER Jasson Thomley

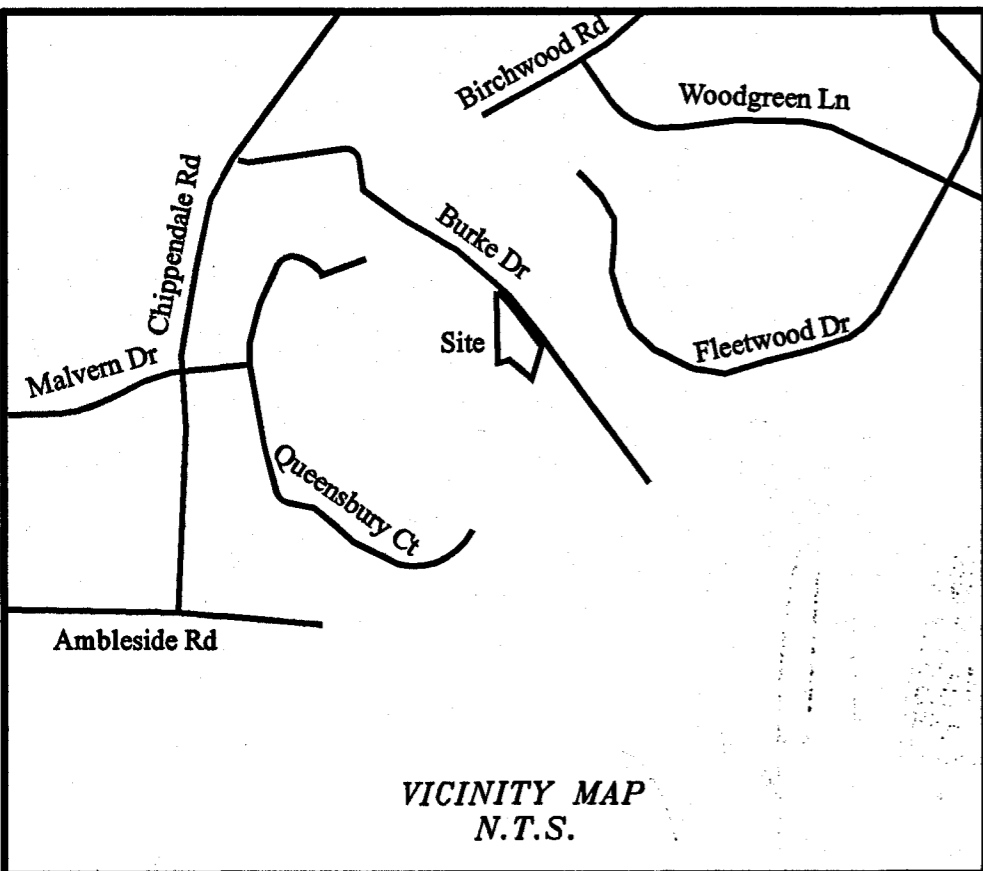
**CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM**  
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE \_\_\_\_\_ WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.  
 DATE 12-20-24  
 AUTHORIZING AGENT Charles Pappas

**CERTIFICATE OF APPROVAL OF LOT 1**  
 LOT 1 3.26± ACRES  
 907 PACKINGHOUSE RD.  
 Slide A-1786  
 Sheena Tinsley, Register  
 Sullivan County  
 Rec #: 368684 Instrument #: 24022312  
 Rec'd: 15.00 Recorded  
 State: 0.00 12/31/2024 at 10:35 AM  
 Clerk: 0.00 in Plat  
 Other: 2.00 P59  
 Total: 17.00 PGS 532-532

**CERTIFICATE OF APPROVAL OF LOT 2**  
 LOT 2 1.06± ACRES  
 917 PACKINGHOUSE RD.

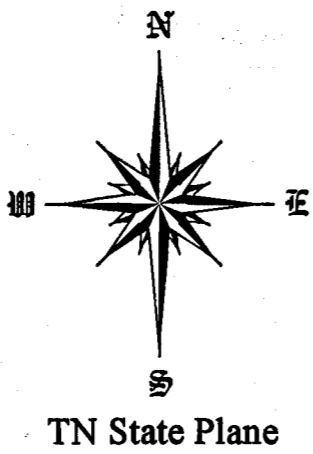
**CERTIFICATE OF APPROVAL OF LOT 3**  
 LOT 3 0.94± ACRES  
 925 PACKINGHOUSE RD.

**CERTIFICATE OF APPROVAL OF LOT 4**  
 LOT 4 1.40± ACRES  
 933 PACKINGHOUSE RD.

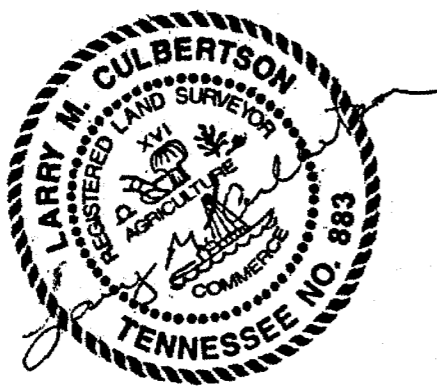


VICINITY MAP  
N.T.S.

- Legend**
- denotes Rebar Found
  - denotes Rebar Set
  - ⊙ denotes Calculated Point Unless otherwise Noted
  - denotes Highway Marker
  - ▲ denotes Railroad Spike
  - ⊕ denotes Water Meter
  - ▭ denotes Payment
  - ▨ denotes Gravel
  - ▩ denotes Concrete



- Notes**
1. Deed Reference: DB 941C - PG 440, DB 941C - PG 443
  2. TAX MAP: 060G - F - 008.00, 060G - F - 009.00
  3. Sewer may be added to the "Garage" Lot at any time but will be at the owners expense



**CERTIFICATION OF THE APPROVAL OF STREETS**

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

DATE \_\_\_\_\_ 20\_\_

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

**CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM**

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

DATE 1/6 20 25

Chad E. Smith  
AUTHORIZING AGENT  
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 SEWERAGE SYSTEM**

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

DATE 1/6 20 25

\_\_\_\_\_  
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Chad E. Smith  
KINGSPORT AUTHORIZED AGENT

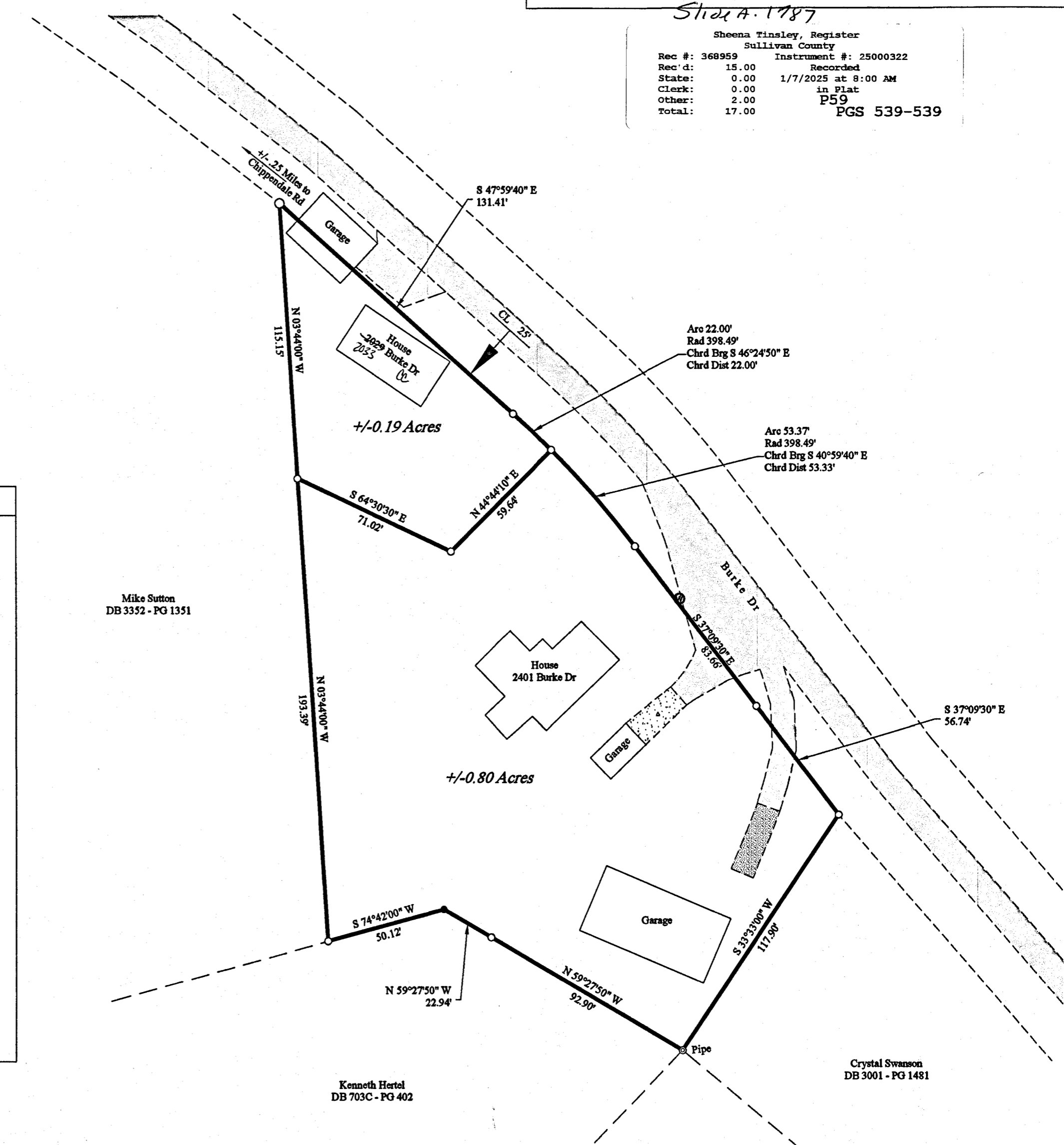
**FLOOD CERTIFICATION**

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FIRM MAP #: 47163C0040D  
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS  
EFFECTIVE DATE: 9/29/2006

Slide # 1787

Sheena Tinsley, Register Sullivan County	
Rec #: 368959	Instrument #: 25000322
Rec'd: 15.00	Recorded
State: 0.00	1/7/2025 at 9:00 AM
Clerk: 0.00	in Plat
Other: 2.00	P59
Total: 17.00	PGS 539-539



**CERTIFICATION OF THE APPROVAL OF SEPTIC SYSTEM**

\_\_\_\_\_  
KINGSPORT MUNICIPAL  
REGIONAL PLANNING COMMISSION

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

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

3  
DATE \_\_\_\_\_ 20 25

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

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

0 40 80 120

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

**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 KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

1/6/25  
KINGSPORT MUNICIPAL  
REGIONAL 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.

01-02 \_\_\_\_\_ 20 25  
DATE

Larry M. Culbertson  
SURVEYOR

(OR)

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000

01-02-2025 \_\_\_\_\_ 883  
SURVEYOR TN. REG. NO

DATE \_\_\_\_\_

**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.

Donna Brock \_\_\_\_\_ 12-3-25  
OWNER DATE

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

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

**SURVEY FOR: DONNA BROCK**

Date	File:brock-d.DWG	Scale:
01-02-2025	Drawn By: SWS	1" = 40'
Twelfth (12th) District Sullivan County, Tn		
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 8557

THIS MAP CANNOT BE USED FOR ANY OTHER PURPOSE THAN IS INTENDED ON THIS DATE.



THIS IS TO CERTIFY THAT THIS ZONING DEVELOPMENT PLAN HAS BEEN GRANTED PRELIMINARY/FINAL APPROVAL BY THE PLANNING COMMISSION ON 6-15-2006, SUBJECT TO ANY CONDITIONS AS NOTED ON THIS PLAN.

DIRECTOR OF PLANNING *[Signature]* DATE 1/7/25

Slide A-1787

Sheena Winsley, Register  
Sullivan County  
Instrument #: 25000321  
Rec #: 369958  
State: 15.00  
Clerk: 2.00  
Other: 2.00  
Total: 17.00  
Recorded: 1/7/2025 at 8:00 AM  
in Plat P59  
PGS 538-538

NOTES:

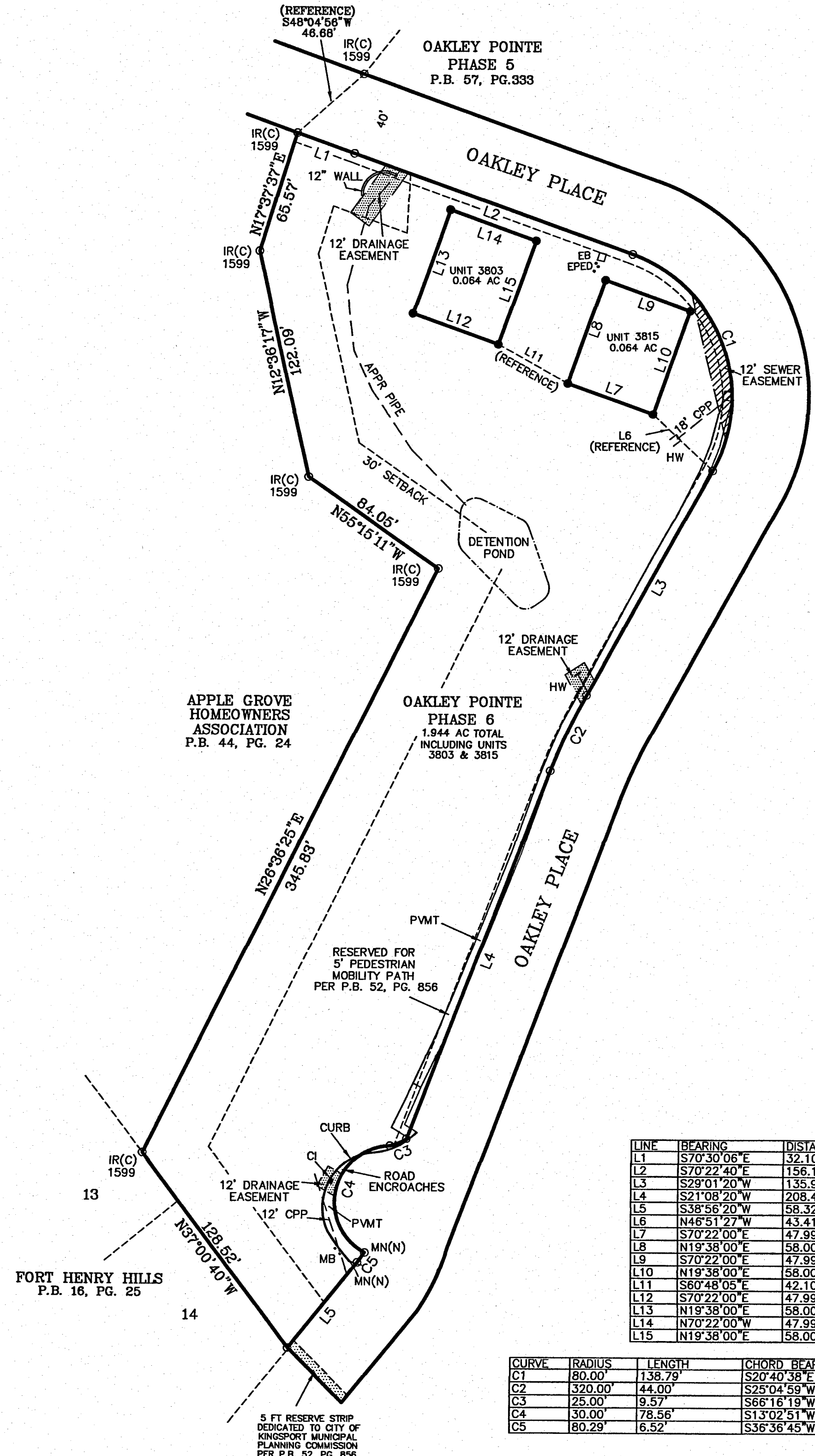
- 1) NORTH BASED ON S70°33'E AS SHOWN IN PLAT BOOK 57, PAGE 333.
- 2) PROPERTY IS ZONED PD
- 3) SETBACKS TO CONFORM TO ZONING DESIGNATION
- 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 5) JOB NO. 24-13258
- 6) ACAD FILE 24-13258 BARE.DWG
- 7) FIELD INFORMATION ELECTRONICALLY COLLECTED
- 8) TAX MAP 77H "B", PARCEL 002.00
- 9) PRIOR PLAT REFERENCE: PLAT BOOK 52, PAGE 856
- 10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 13) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 14) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.

FORT HENRY HILLS  
P.B. 16, PG. 25

APPLE GROVE HOMEOWNERS ASSOCIATION  
P.B. 44, PG. 24

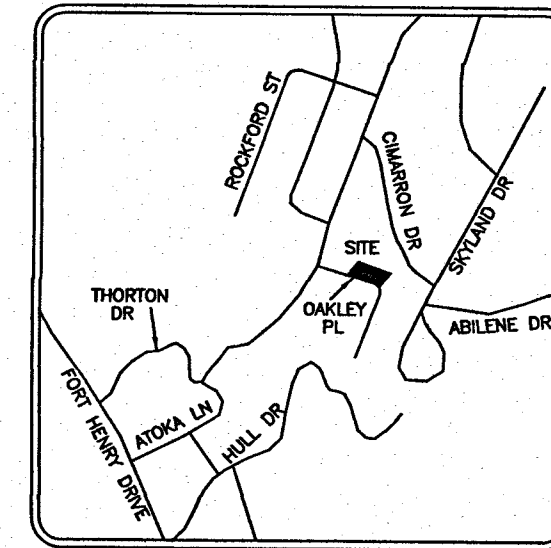
OAKLEY POINTE  
PHASE 5  
P.B. 57, PG.333

OAKLEY POINTE  
PHASE 6  
1.944 AC TOTAL  
INCLUDING UNITS  
3803 & 3815



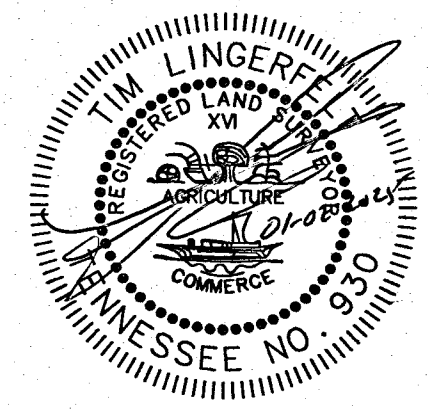
LINE	BEARING	DISTANCE
L1	S70°30'06" E	32.10'
L2	S70°22'40" E	156.17'
L3	S29°01'20" W	135.99'
L4	S21°08'20" W	208.46'
L5	S38°56'20" W	58.32'
L6	N46°51'27" W	43.41'
L7	S70°22'00" E	47.99'
L8	N19°38'00" E	58.00'
L9	S70°22'00" E	47.99'
L10	N19°38'00" E	58.00'
L11	S60°48'05" E	42.10'
L12	S70°22'00" E	47.99'
L13	N19°38'00" E	58.00'
L14	N70°22'00" W	47.99'
L15	N19°38'00" E	58.00'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	80.00'	138.79'	S20°40'38" E	122.03'
C2	320.00'	44.00'	S25°04'59" W	43.96'
C3	25.00'	9.57'	S66°16'19" W	9.51'
C4	50.00'	78.56'	S13°02'51" W	57.96'
C5	80.29'	6.52'	S36°36'45" W	6.52'

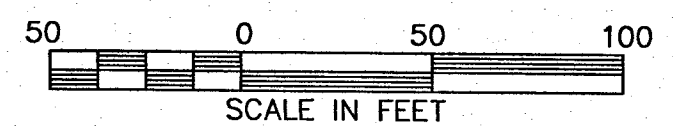


LOCATION MAP  
N.T.S.

- LEGEND**
- IR(C) IRON ROD (CAP)
  - MN(N) NAIL (NEW)
  - N.T.S. NOT TO SCALE
  - P.B. PLAT BOOK
  - PG. PAGE
  - AC ACRES
  - CI CURB INLET
  - MB MAILBOX
  - PVMT PAVEMENT
  - CPP CORRUGATED PLASTIC PIPE
  - EPED ELECTRIC PEDESTAL
  - EB ELECTRIC BOX
  - APPR APPROXIMATE
  - UNMARKED POINT



OAKLEY POINTE  
PHASE 6  
A PLANNED DEVELOPMENT  
11TH CIVIL DISTRICT  
SULLIVAN COUNTY, TENNESSEE  
DATE: JANUARY 2, 2025  
SCALE: 1"=50'

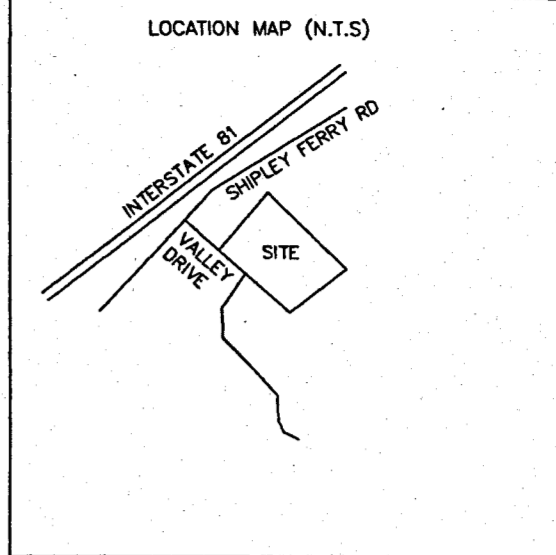


REVISIONS:	DATE:	BY:

OAKLEY POINTE  
PHASE 6  
KINGSPORT, TENNESSEE

ALLEY & ASSOCIATES, INC.  
SURVEYORS  
422 E. MARKET STREET, KINGSPORT, TENNESSEE 37660  
TELEPHONE: (423) 382-8898  
F-MAIL: tim@alleysurvey.com

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS RECORDED AND/OR UNRECORDED. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1-10,000+ AS SHOWN HEREON.



McCOY LAND SURVEYING  
806 EAST JACKSON BLVD STE 11  
JONESBOROUGH, TENN 37659  
PH- 423-753-9192

Slide A-1788

Sheena Tinsley, Register  
Sullivan County  
Rec #: 369006 Instrument #: 25000373  
Rec'd: 15.00 Recorded  
State: 0.00 1/8/2025 at 8:00 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P59  
Total: 17.00 PGS 541-541

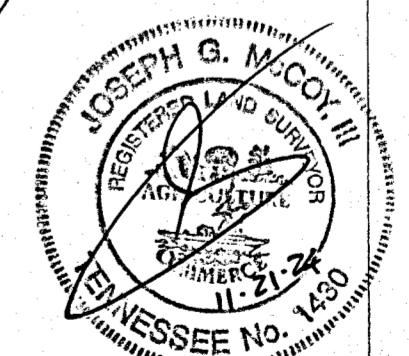
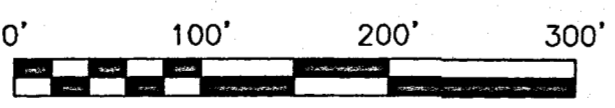
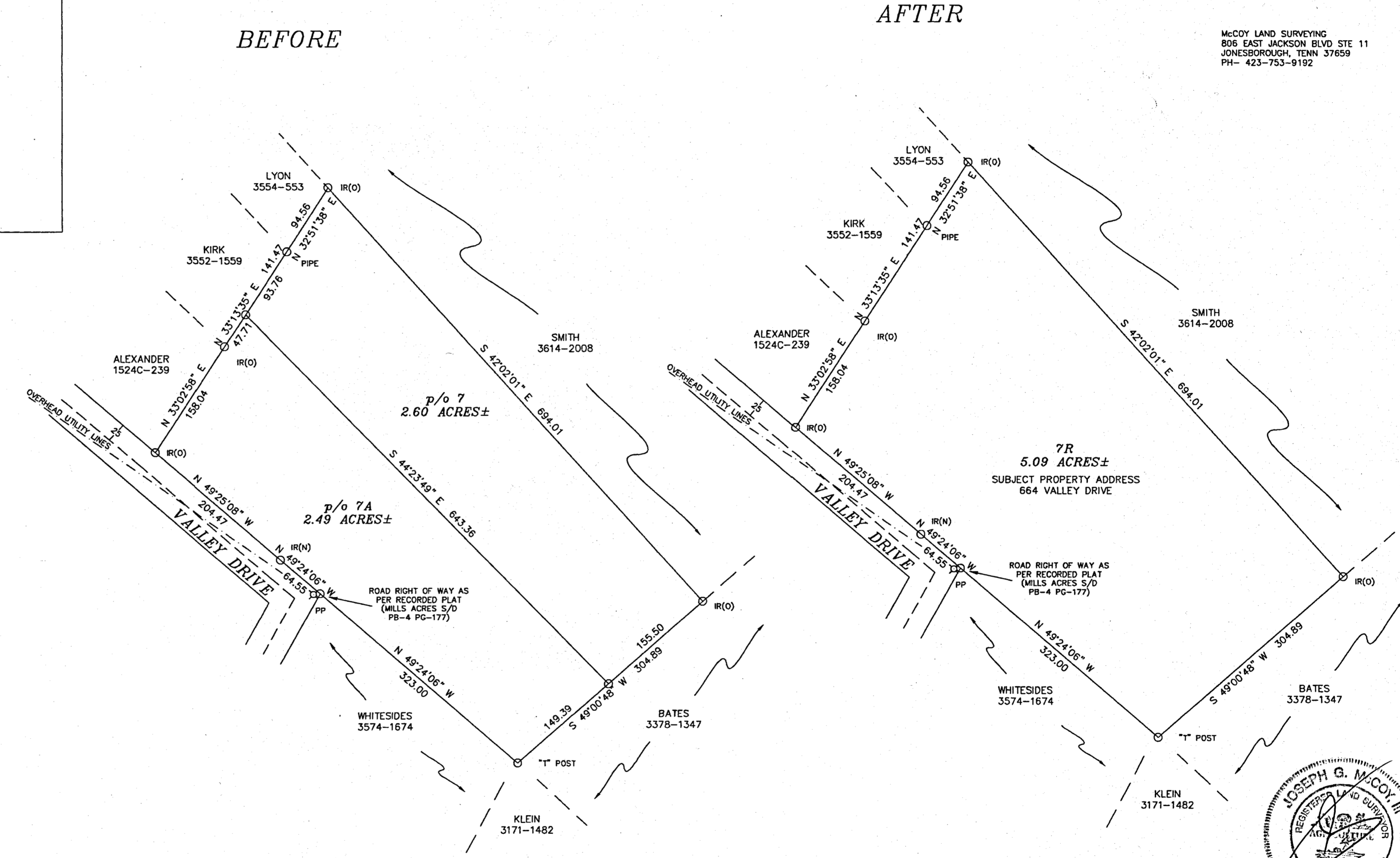
KINGSPORT UTILITY DISTRICT  
IR(O)- IRON ROD OLD  
IR(N)- IRON ROD NEW

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS PER FIRM MAP 47163C0070D DATED SEPTEMBER 29TH, 2006.  
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.  
BUILDING SETBACKS ARE TO CONFORM TO THE CURRENT ZONING.  
SUBJECT PROPERTY TAX MAP: 064 PARCELS: 100.00 & 100.10  
SUBJECT PROPERTY DEED REF: 3613-2099

NOTATION OF EASEMENTS  
THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5 FEET WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORM WATER RUNOFF FROM THE IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER EASEMENT 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 FOR 911-ADDRESSING ASSIGNMENT  
I hereby certify that the addresses, as noted on the final plat, are approved and assigned.  
Date: 1-2 20 25  
Sullivan County Director of 911 Addressing or His/Her authorized representative

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS  
I hereby certify that the plans for public sewerage disposal system installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation, Division of Ground Water Protection or the local sewer department, and are hereby approved as shown.  
Date: \_\_\_\_\_  
Kingsport Authorizing Agent



<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Kingsport, Tennessee, with the exception of each variance, if any, as are noted in the minutes of the Kingsport Regional Planning Commission and that it has been approved for recording by the Office of the County Register. If required, a security 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>Date: 1/8 20 25</p> <p>Confirmed by the Kingsport Regional Planning Director</p> <p>Secretary of the Kingsport Regional Planning Commission</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Sullivan County Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the subdivision regulations.</p> <p>Date: 11-21 20 24</p> <p>Registered Land Surveyor</p>	<p>CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS</p> <p>I hereby certify that the public water utility system or systems installed, or proposed for installation, fully meet the requirements of the local utility district, and are hereby approved as shown.</p> <p>Date: 8 20 25</p> <p>Local Utility District Provider or His/Her Authorized Representative</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I hereby certify (circle one):</p> <p>(1) that streets have been installed in an acceptable manner and according to the specifications or</p> <p>(2) dedicate rights-of-way dedication upon an existing public road shall occur these lots as proposed. Or</p> <p>(3) Plot has been approved with a performance guarantee set by the the Sullivan County Regional Planning Commission</p> <p>Date: 12-7 20 24</p> <p>City Engineer or Sullivan County Commissioner or Highway</p>	<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, porches and other open space to public or private use as noted.</p> <p>Date: 12-30 20 24</p> <p>Owner</p>	<p>REPLAT OF LOTS 7 &amp; 7A OF THE MILLS ACRES S/D</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES= 5.09± ACRES NEW ROAD= -0-</p> <p>TOTAL LOTS= 1 MILES NEW ROAD= -0-</p> <p>OWNER= THOMPSON SURVEYOR= McCOY SCALE= 1-100'</p> <p>CIVIL DISTRICT=5TH CLOSURE ERROR= 1-10000+</p>
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