



April 25, 2024

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

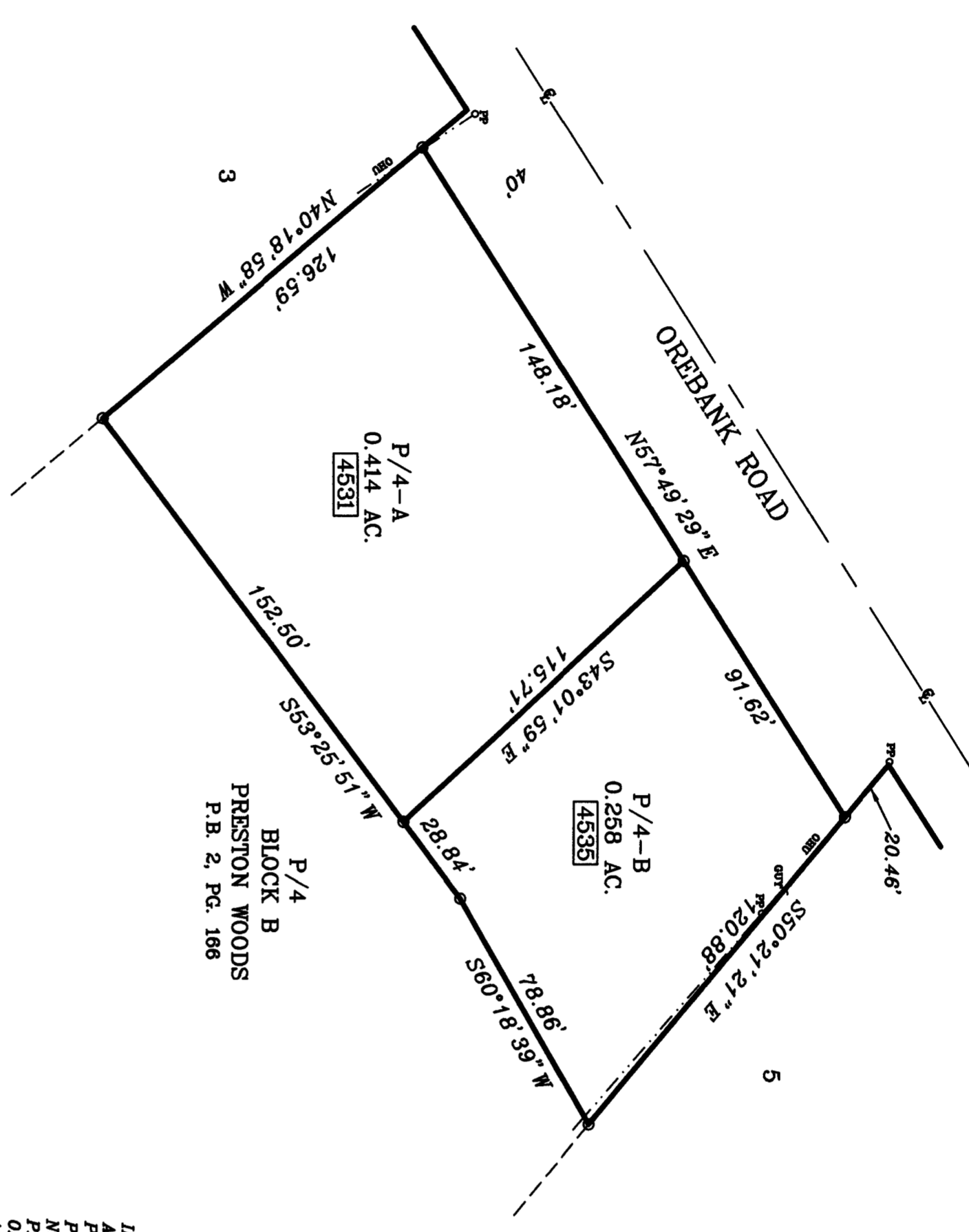
Chairman Duncan:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

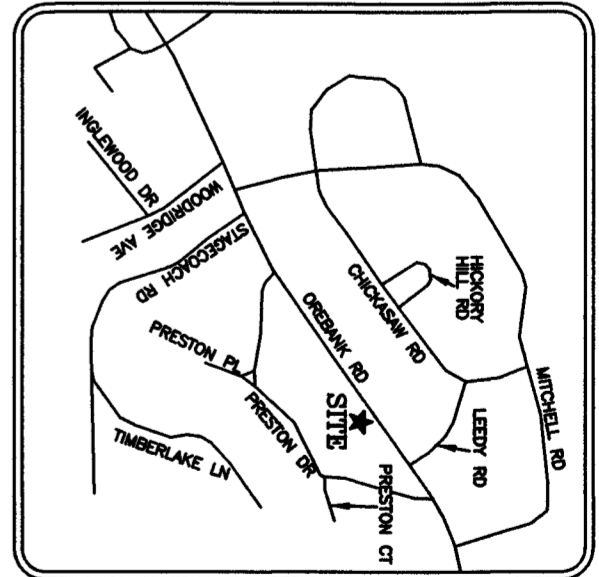
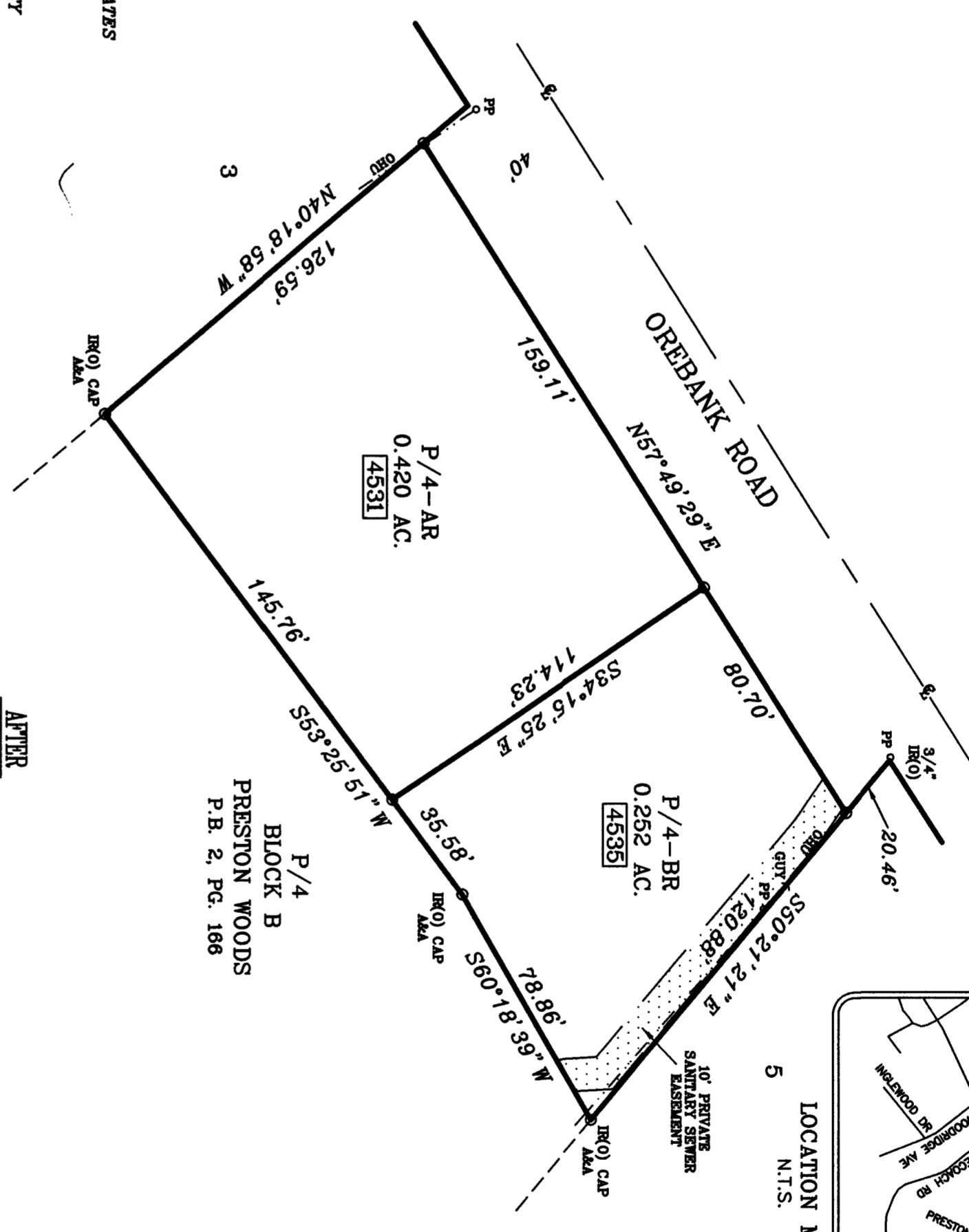
1. Magnolia Ridge Phase 2
2. 3378 E. Stone Drive
3. 606 Rock Springs Drive
4. 5429 Lonesome Pine Road
5. 3128-3138 Tiffany Court
6. 1657 Granby Road
7. 1335 Bloomingdale Pike
8. 4531 Orebank Road

Sincerely,

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



**LEGEND**  
 (R/O) IRON ROD, OLD  
 M&A ALLEY & ASSOCIATES  
 P.B. PLAT BOOK  
 N.T.S. NOT TO SCALE  
 PP POWER POLE  
 OHU OVERHEAD UTILITY  
 AC ACRES  
 & CENTERLINE  
 911 ADDRESS



Slide A-1726

04/12/2024 - 12:43:35 PM

240059865

1) PREL. PLAT	BATCH: 35142E
PLAT BOOK: P39	
PAGE: 285-289	
REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

NOTES:  
 1) D.B. 146A, PAGE 284 STATES: EACH LOT OF SAID SUBDIVISION SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES. NONE OF SAID LOTS SHALL BE SUBDIVIDED EXCEPT FOR ADDITIONS TO OTHER LOTS. THE INTENT BEING THAT NONE OF SAID LOTS SHALL BE SOLD IN A SIZE SMALLER THAN THAT SHOWN ON SAID MAP.

**BEFORE**

**AFTER**

NOTES:  
 1) NORTH BASED ON PLAT BOOK 58, PAGE 577  
 2) PROPERTY IS ZONED R-1A  
 SETBACKS:  
 FRONT: 40'  
 REAR: 30'  
 SIDE: 10'

CERTIFICATE OF OWNERSHIP AND DEDICATION I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE LAND SHOWN AND I HAVE ADOPTED THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES, OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	CERTIFICATE OF ASURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND THE SURVEY TO THE ACCURACY REQUIRED BY THE CONCEPT, DIMENSION, REMAINING PLACED AS SHOWN HEREON.	CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLETES WITH THE CITY OF KINGSPORT'S POLICES ON ACCEPTABLE LIGHTING AND ACCORDING TO THE SPECIFICATIONS OR CHANGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.
OWNER DATE	REGISTERED SURVEYOR DATE	TRAFFIC ENGINEERING NUMBER DATE

**ALLEY & ASSOCIATES, INC.**  
 o SURVEYORS o  
 422 E. MAIN STREET  
 KINGSPORT, TENNESSEE 37660  
 TELEPHONE (423) 382-0898  
 B-MAIL: info@alleyandassociates.com

CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE CONSTITUTION AND THE TENNESSEE PLANNING ACT AND I HAVE REVIEWED THE RECORDING INFORMATION IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED APPROVALS IN CASE OF DEFAULT.	DIVISION OF LOT 4, BLOCK B PRESTON WOODS KINGSPORT REGIONAL PLANNING COMMISSION
DATE	OWNER SURVEYOR

TOTAL ACRES	0.672	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	DUDO CONSTRUCTION LLC	CIVIL DISTRICT	11TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000
SCALE 1"=40'	40	20	0
	40	80	

**PART OF THE DAVID HAMMONDS PROPERTY**  
CITY OF KINGSPORT REGIONAL PLANNING COMMISSION

11TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE

CLIENT: DAVID HAMMONDS

SURVEY COMPLETED: 11-18-2023

DASHED LINES SHOWN HEREON WERE CALCULATED USING PUBLIC RECORD AND EVIDENCE FOUND DURING THE CURRENT SURVEY. SAID LINES ARE SHOWN FOR REFERENCE ONLY AND DO NOT REPRESENT THE SURVEYOR'S OPINION AS TO THE LOCATION OF ANY BOUNDARY

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS AND/OR ENCUMBRANCES NOT KNOWN TO THE SURVEYOR NOT SHOWN HEREON.

THIS PROPERTY WAS DETERMINED TO BE IN FEMA FLOOD ZONE "X" BY MAP SCALING ONLY USING FEMA FIRM MAPS 47163C0035D EFFECTIVE DATE 09/29/2006 AND 47163C0045D EFFECTIVE DATE 09/29/2006. NO TOPOGRAPHIC SURVEY WAS PERFORMED.

THERE IS HEREBY ESTABLISHED A 15' DRAINAGE AND UTILITY EASEMENT CENTERED ALONG ALL INTERIOR LOT LINES.

THE MINIMUM BUILDING SETBACK ALONG WARD AVENUE SHALL BE THAT ESTABLISHED BY THE CURRENT ZONING REGULATIONS PLUS AN ADDITIONAL 30' TO PROVIDE SPACE FOR ANY FUTURE WIDENING OF WARD AVENUE. ANY FUTURE WIDENING PROJECT SHALL REQUIRE CONVEYANCE OF RIGHT OF WAY.

TRACTS 1 & 2 DO NOT HAVE SEWER ALONG THEIR FRONTAGE ALONG WARD AVE. ANY EXTENSION TO SERVE THESE TRACTS WOULD BE AT THE EXPENSE OF THE OWNER/ DEVELOPER

TOTAL AREA: 35.99 ACRES

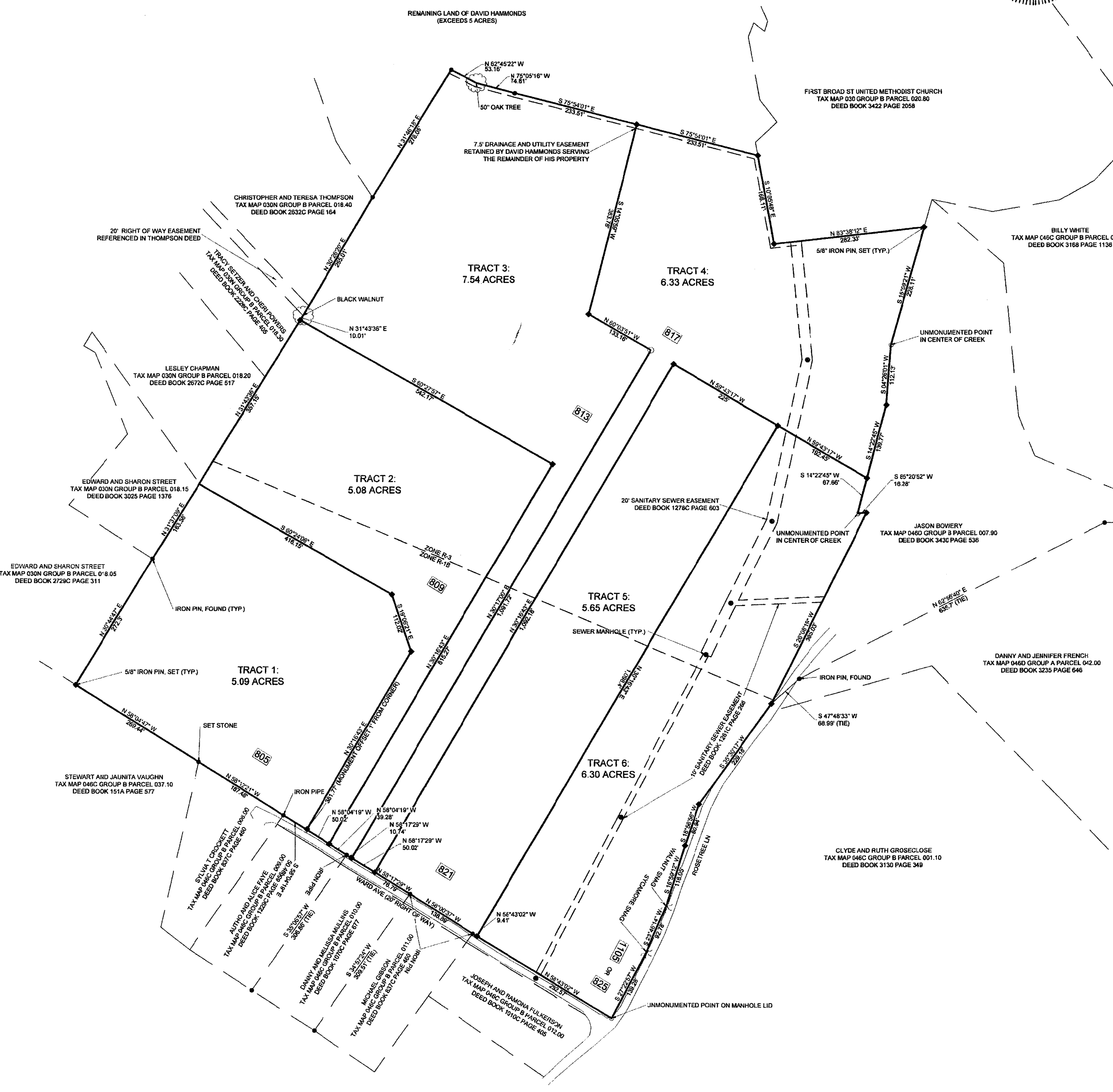
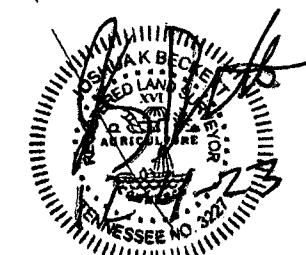
ALL PROPOSED TRACTS CONTAIN A MINIMUM OF 50' OF PUBLIC STREET FRONTAGE ALONG WARD AVENUE

ZONES LOCATED BY MAP SCALING ONLY

VICINITY MAP  
SITE



GNSS SURVEY STYLE: RTK
GNSS ROVER: CARLSON BRX7
RTK CORRECTIONS: ON-SITE BASE
GNSS BASE: CARLSON BRX7
DATUM: TENNESSEE SPC (NAD 83)
GEOID MODEL: 18
DATUM ADJUSTMENT FACTOR: N/A
OBSERVATION LENGTHS: SIDE SHOTS: 3 SECONDS
CONTROL POINTS: 3X 5 MINUTES, AVERAGED
I CERTIFY THIS SURVEY AS A CATEGORY IV SURVEY, BEING DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THE POSITIONAL ACCURACY OF THE GNSS VECTORS OBSERVED DOES NOT EXCEED 0.08'



REGISTER OF DEEDS

T.C.A. 13-3-401 STATEMENT		CERTIFICATION OF OWNERSHIP AND DEDICATION	
I HEREBY CERTIFY THAT THIS PLAT QUALIFIES UNDER THE PROVISIONS OF SECTION 13-3-401 OF THE TENNESSEE CODE ANNOTATED AND IS EXEMPT FROM THE REQUIREMENTS OF THE CITY OF KINGSPORT MINIMUM SUBDIVISION REGULATIONS BECAUSE NO NEW STREET OR UTILITY CONSTRUCTION IS REQUIRED AND THE RESULTANT TRACTS ARE OVER 3 ACRES IN SIZE.		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 PLAT 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: 12-23-23		DATE: 11/23/23
REGISTERED PROFESSIONAL SURVEYOR		OWNER(S)	

*Slide A-1724*

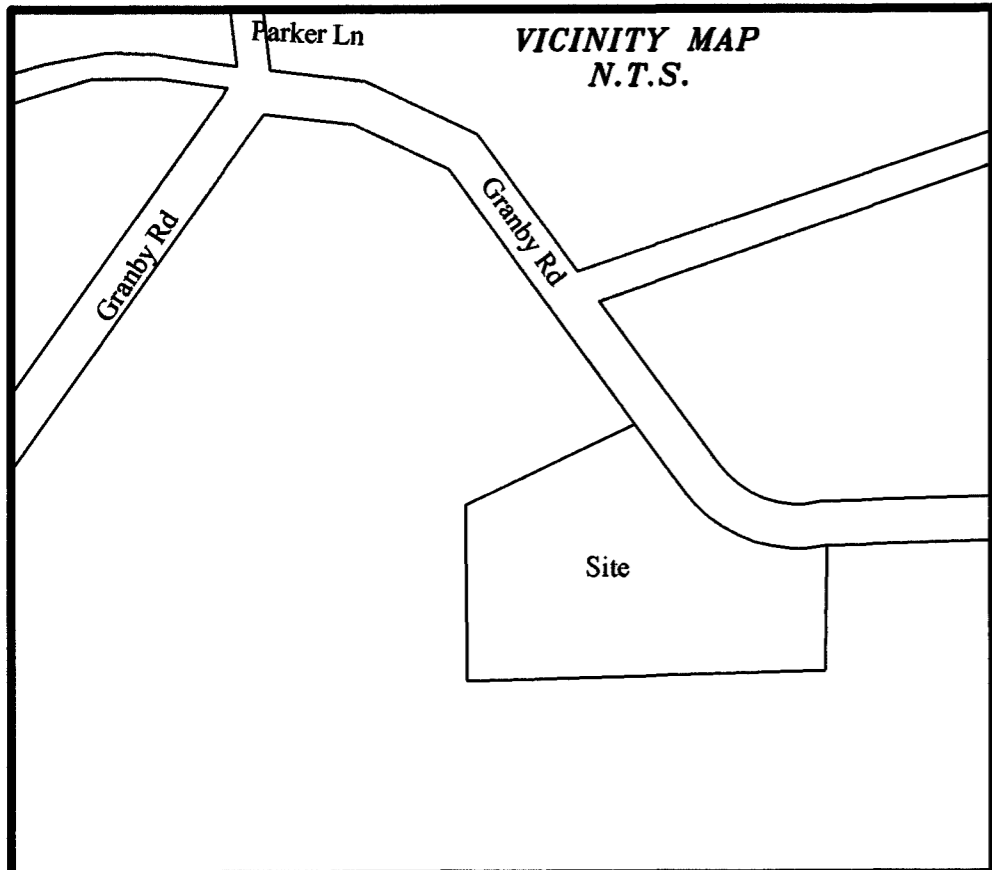
04/04/2024 - 08:57:35 AM  
24005438  
1 PGS: AL-PLAT BATCH: 349947  
PLAT BOOK: P59  
PAGE: 284-284

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

0 100 200 300

JOSHUA K BECKETT, PLS
TN REGISTRATION # 3227
758 WHISPERING RD
GREENVILLE, TN 37743
(423) 278-6493
jbeckett@beckettsurveys.com
WILL BOOK 3288 PAGE 1152
DEED BOOK 1111C PAGE 211
TAX MAP 030 PARCEL 020.00 (PART OF)
SCALE: 1"=100'
ZONING CLASS: R-1B, R-3
COPYRIGHT



**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 COMM' \_\_\_\_\_

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

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

DATE: 4/1 20 24

\_\_\_\_\_  
AUTHORIZING AGENT  
\_\_\_\_\_  
AUTHORIZED REPRESENTATIVE

**CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM**

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

DATE: 4/1 20 24

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

Slide A-1722  
04/04/2024 - 08:54:54 AM  
24005436

1 PGS:AL-PLAT BATCH: 349945  
PLAT BOOK: P59  
PAGE: 279-279

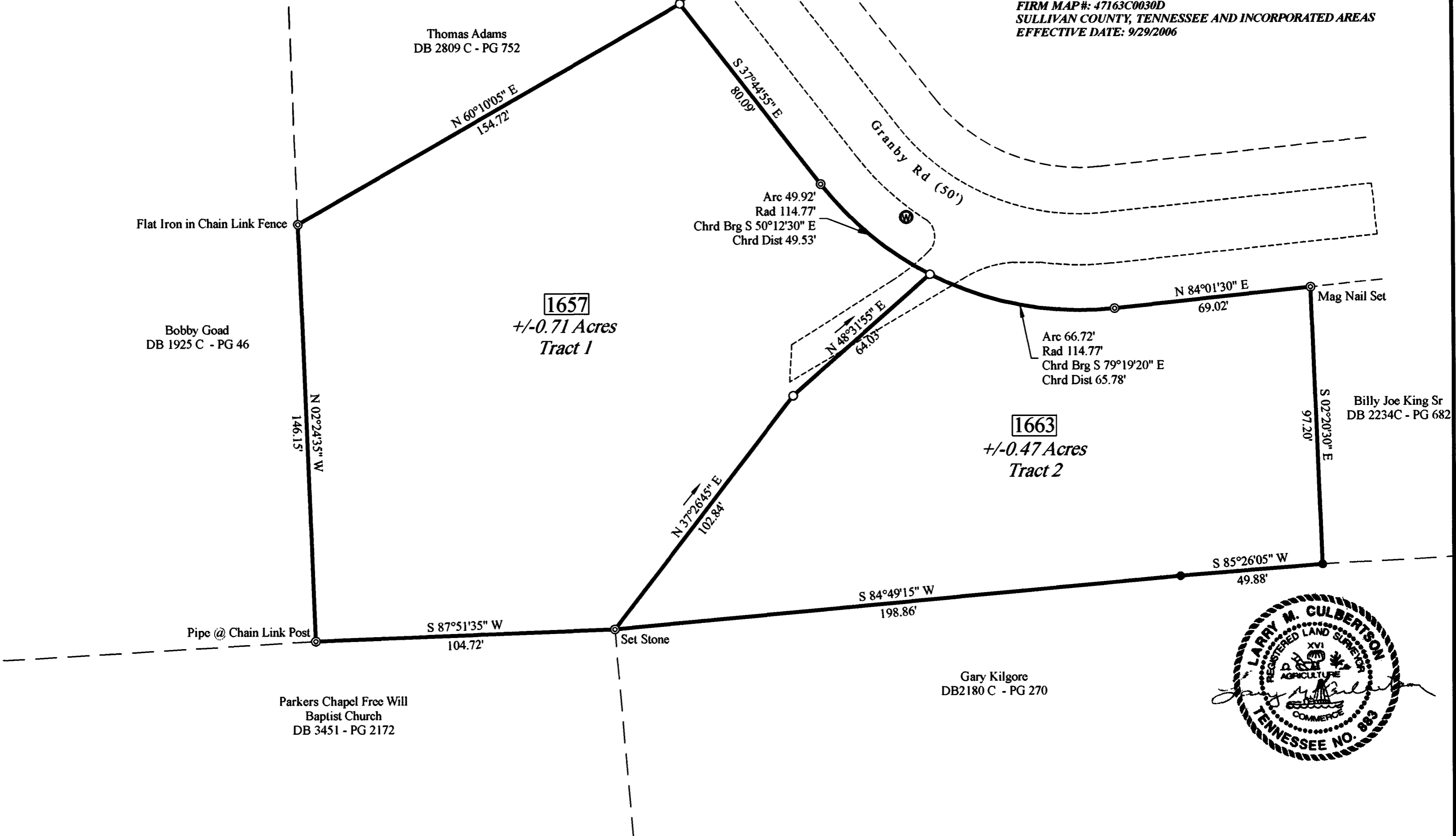
REC FEE 15.00  
DP FEE 2.00  
ARC FEE 0.00  
TOTAL 17.00

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

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

**Notes**

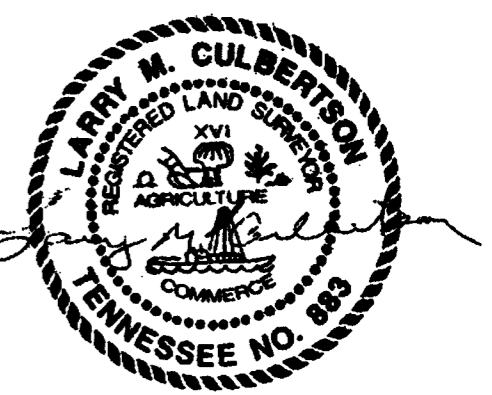
1. Deed Reference: DB 3572 - PG 216
2. TAX MAP: 0290 - A - 023.00
3. Property is currently zoned R-1B and will conform to all setbacks



**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



**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 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. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CONFIRMED BY SULLIVAN COUNTY PLANNING DIRECTOR \_\_\_\_\_ DATE: 4/1 20 24

SECRETARY OF THE CITY OF KINGSPORT \_\_\_\_\_

**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: April 1 20 24

\_\_\_\_\_  
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-adsuted survey is 1-10,000+ as shown hereon.

0 30 60 90

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

**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 STRIPTS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

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

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

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

**CERTIFICATE OF ACCURACY**

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

DATE: February 26th 20 24

\_\_\_\_\_  
SURVEYOR

(OR)

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

SURVEYOR \_\_\_\_\_ TN. REG. NO \_\_\_\_\_  
DATE \_\_\_\_\_

**City of Kingsport Planning Region**

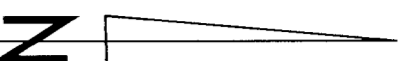
**SURVEY FOR: MARTY PARKER**

Date	File:parker-m.DWG	Scale:
02-23-2024	Drawn By: SWS	1" = 30'

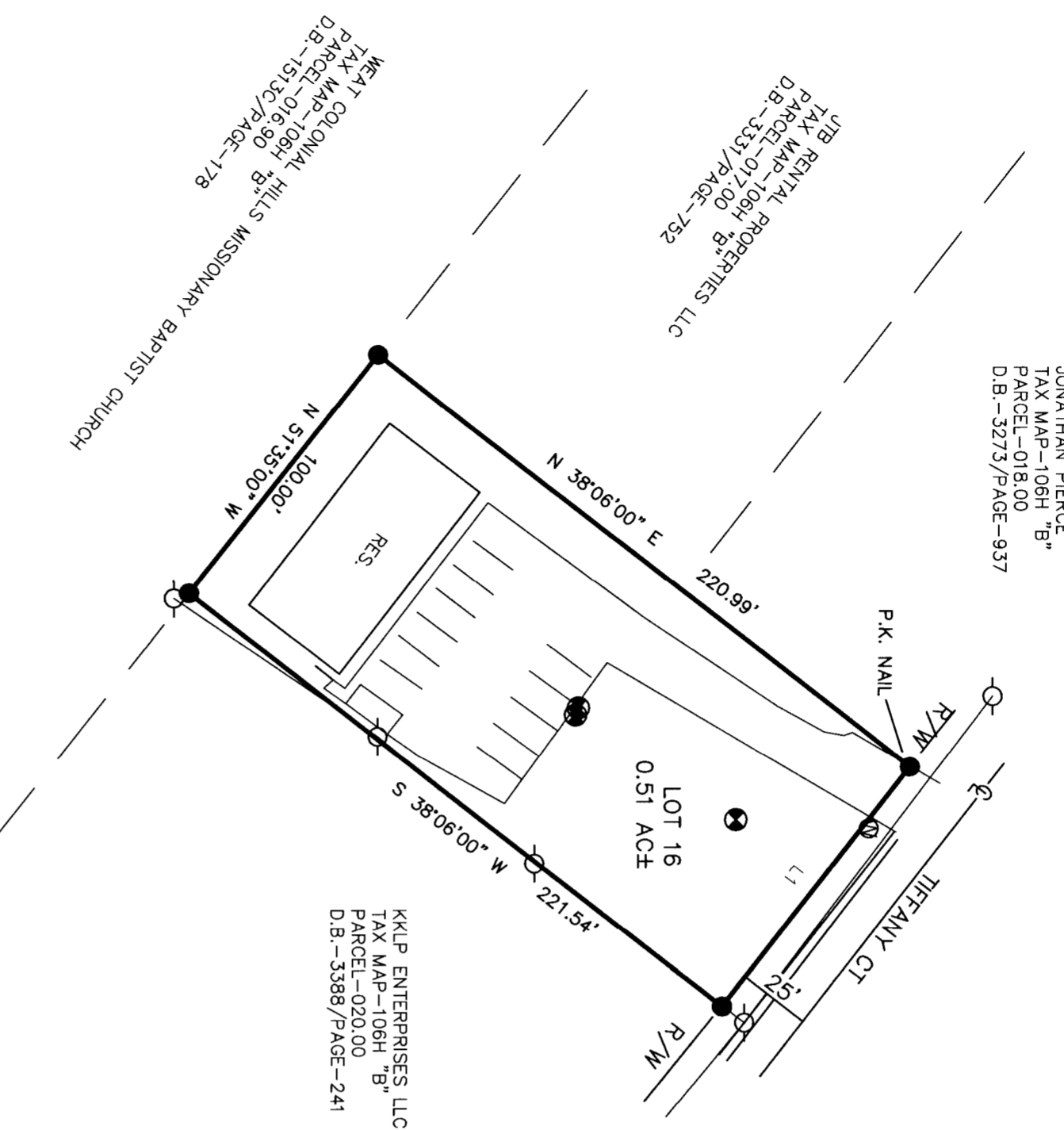
Twelfth (12th) Civil District Sullivan County, TN

Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093	Drawing Number 8222
---	------------------------

NORTH RECONCILED TO PLAT



LINE BEARING DISTANCE  
L1 S 51°54'00" E 100.00'



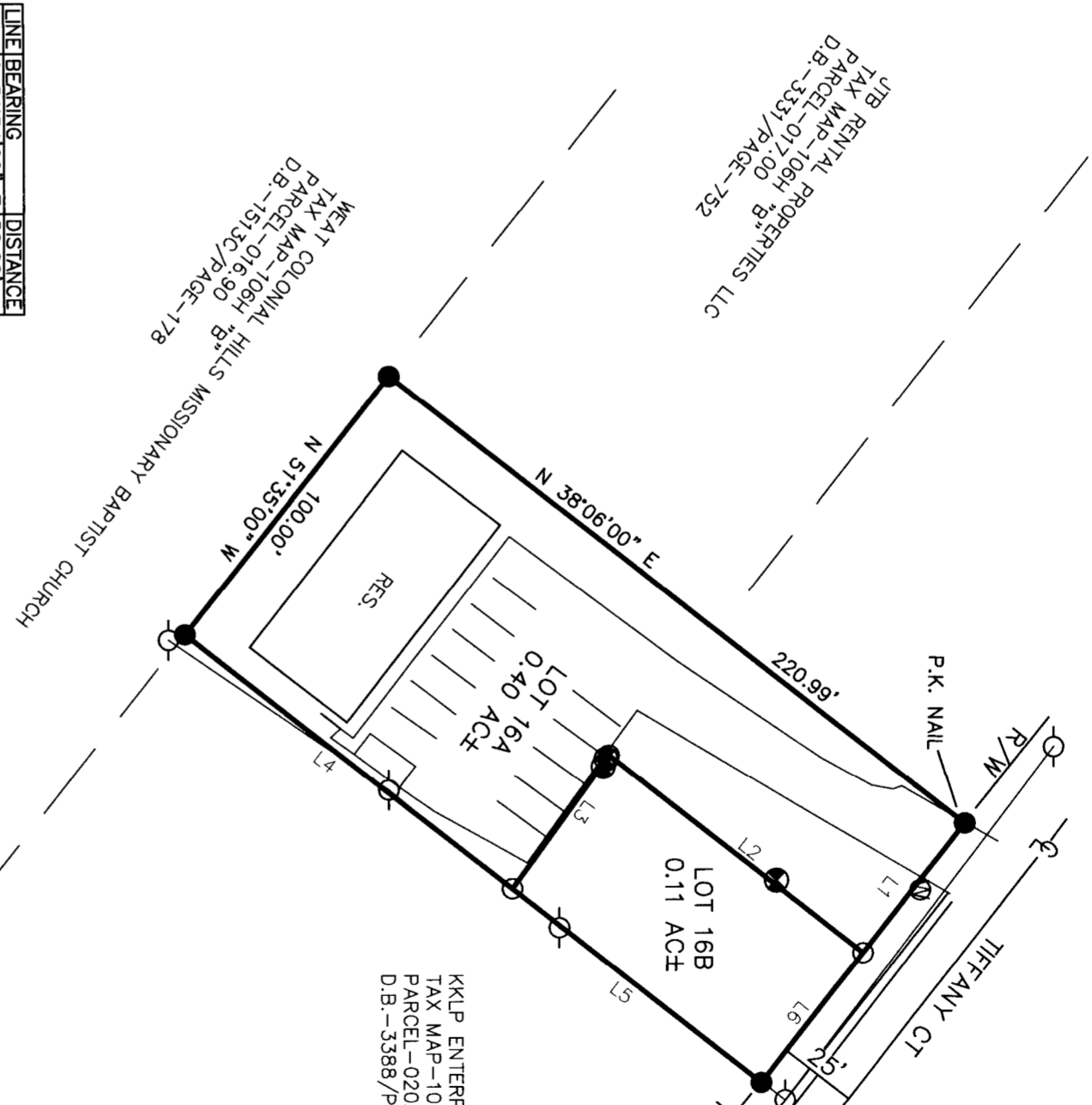
JONATHAN PIERCE  
TAX MAP-106H "B"  
PARCEL-018.00  
D.B.-3273/PAGE-937

JTB RENTAL PROPERTIES LLC  
TAX MAP-106H "B"  
PARCEL-017.00  
D.B.-3331/PAGE-732

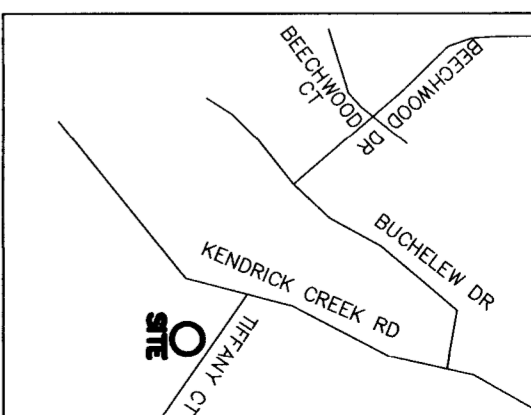
KLP ENTERPRISES, LLC  
TAX MAP-106H "B"  
PARCEL-020.00  
D.B.-3388/PAGE-241

JONATHAN PIERCE  
TAX MAP-106H "B"  
PARCEL-018.00  
D.B.-3273/PAGE-937

JTB RENTAL PROPERTIES LLC  
TAX MAP-106H "B"  
PARCEL-017.00  
D.B.-3331/PAGE-732



KLP ENTERPRISES, LLC  
TAX MAP-106H "B"  
PARCEL-020.00  
D.B.-3388/PAGE-241



LOCATION MAP  
NOT TO SCALE

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- CLEAN OUT
- ⊗ WATER METER
- 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 RECEIVES 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. 47163C02350, which bears an effective date of 09/29/2006, and is not in a Special Flood Hazard Area.

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: \_\_\_\_\_  
CITY ENGINEER OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

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.  
DATED: 8/11/2024  
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 (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: \_\_\_\_\_ DATED: 4/6/24  
OWNER: \_\_\_\_\_ DATED: \_\_\_\_\_  
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 REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.  
DATED: 4-5-24  
SURVEYOR

CERTIFICATION OF THE 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 THE KINGSPORT REQUIREMENTS, OR HEREBY APPROVED AS SHOWN.  
I HEREBY CERTIFY: (1) THAT TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL LOTS IS LESS THAN ONE (1) ACRE AND (2) STORMWATER IMPROVEMENTS ARE PROPOSED.  
DATED: 8/02/2024  
CITY STORMWATER MANAGER



SURVEY BY: CHARLES T. JOHNSON JR  
NUMBER: 2405  
PROJECT: 22469  
DATE: 12/13/2022

BEFORE REPLAT

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 KINGSPORT REGIONAL PLANNING COMMISSION, AND IS HEREBY APPROVED AS SHOWN.  
DATED: 8/11/2024  
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 VARIANCES, IF ANY, AS ARE NOTED IN THE PLAT. THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE COUNTY REGISTERAR, 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.  
SECRETARY: \_\_\_\_\_  
KINGSPORT REGIONAL PLANNING COMMISSION

TN. PROFESSIONAL SURVEYING INC.  
2909 E. OAKLAND AVE. SUITE 102  
JOHNSON CITY TN, 37601 423-915-1136



PROPERTY REFERENCE:  
CHRISTOPHER & BARBARA BROWN  
3128-3138 TIFFANY COURT  
PARCEL 019.00  
TAX MAP 106H "B"  
PLANTATION MANOR #4 LOT 16  
PLAT BOOK 15  
PAGE 3  
DEED BOOK 3462  
PAGE 2124

KINGSPORT REGIONAL PLANNING COMMISSION

REPLAT OF LOT 16 OF PLANTATION MANOR #4  
TOTAL ACRES 0.51  
TOTAL LOTS 2  
ACRES NEW ROAD 0  
MILES NEW ROAD 0

COUNTY SULLIVAN  
CIVIL DISTRICT 14TH  
SURVEYOR CHARLES T. JOHNSON, JR. CLOSURE ERROR 1-10000  
SCALE 1" = 50'  
50' 0' 50' 100'

04/04/2024 - 09:05:57 AM

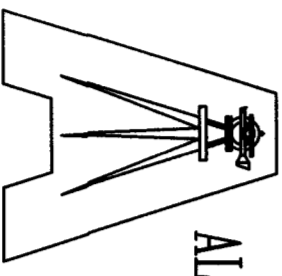
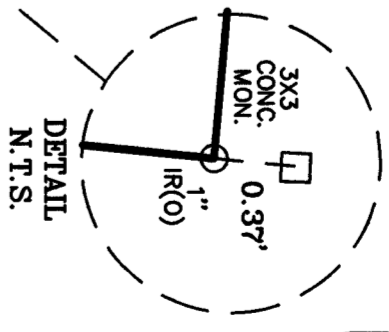
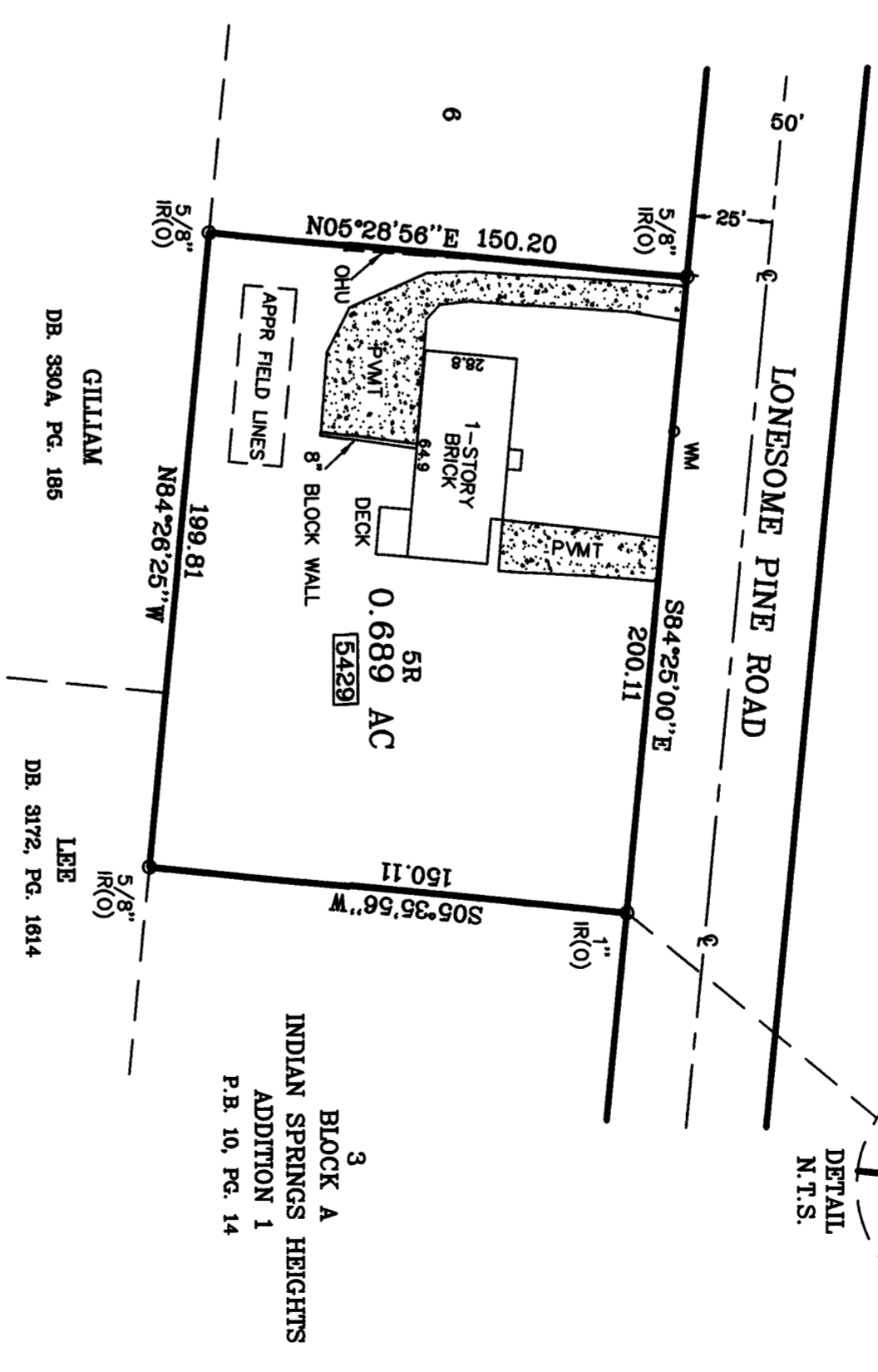
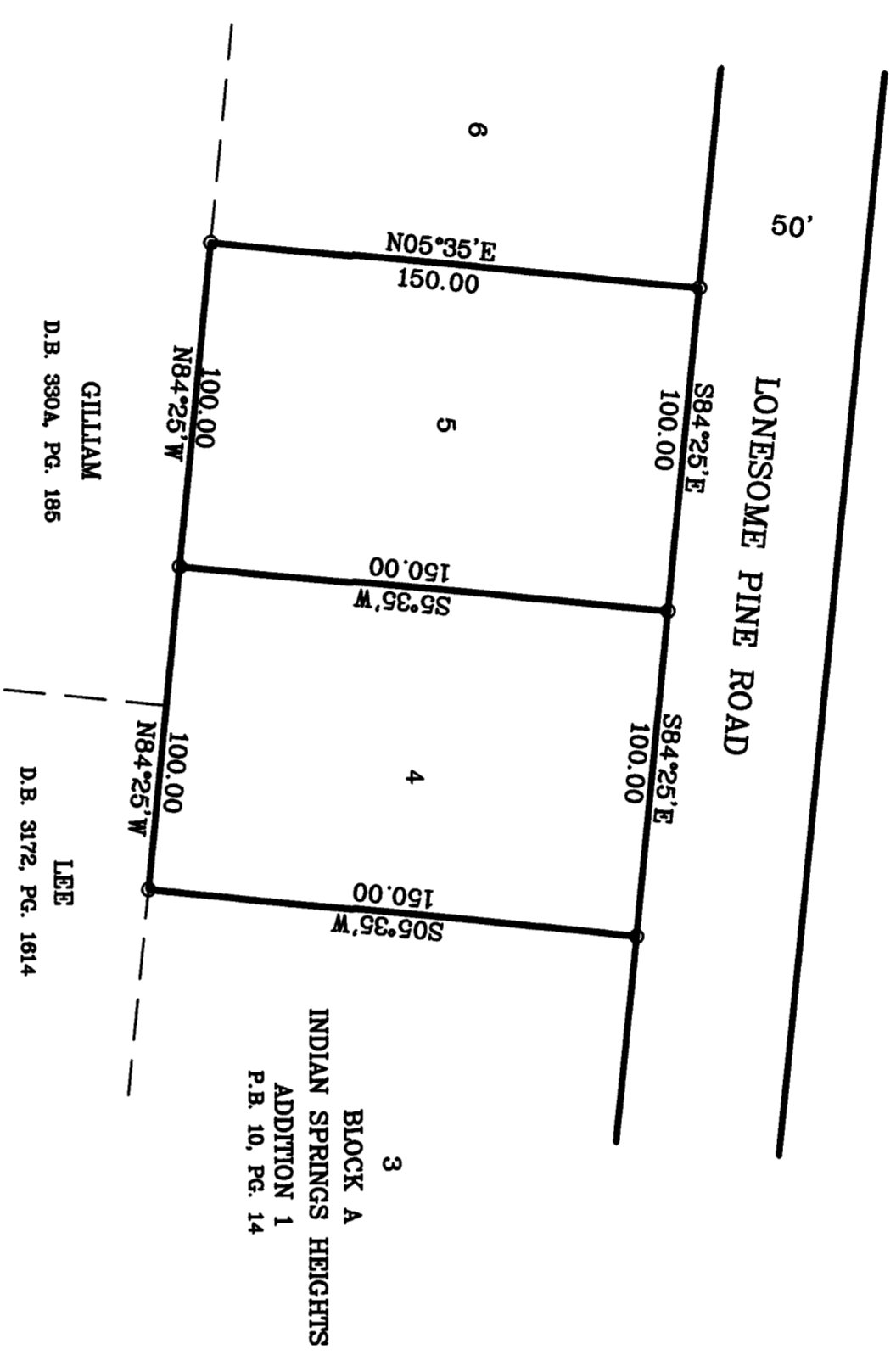
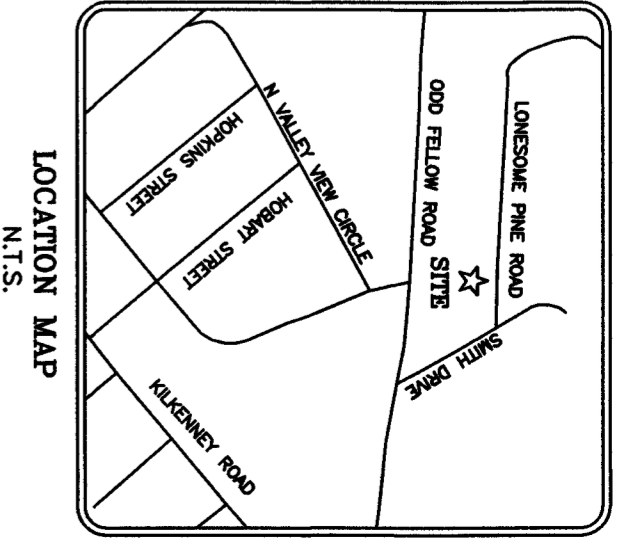
24005440

1983-A-PLAT BATCH: 348948  
 PLAT BOOK: P39  
 PAGE: 286-286

REC.FEE	14.00
DP.FEE	2.00
ARC.FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY  
 PROSEUTOR OF DEPTHS  
 SHEENA R TINSLEY

Slide A-1724



**ALLEY & ASSOCIATES, INC.**  
 • SURVEYORS •  
 422 E. MARKET STREET  
 KINGSPORT, TENNESSEE 37660  
 TELEPHONE (423) 362-8886  
 EMAIL: mitchell@alleyassociates.com



**LEGEND**  
 IR(O) IRON ROD, OLD  
 CONC. CONCRETE  
 MON. MONUMENT  
 D.B. DEED BOOK  
 PG. PAGE  
 APPR APPROXIMATE  
 PAVT PAVEMENT  
 AC. ACRES  
 N.T.S. NOT TO SCALE  
 WM WATER METER  
 1723 911 ADDRESS

NOTES:  
 1) NORTH BASED ON S84°25'00"E PER REFERENCED PLAT.  
 2) PROPERTY IS ZONED R-1  
 SETBACKS:  
 FRONT 30'  
 SIDE 12'  
 REAR 30'  
 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47183C0070D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.  
 JOB NO. 24-13256  
 TAX MAP 048M "A" PARCEL 29.00.  
 ACAD FILE 24-13256 WILLIAMS.DWG  
 DEED REFERENCE: D.B. 3458, PG. 1799  
 4) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.  
 5) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.  
 6) PRIOR PLAT REFERENCE PLAT BOOK 10, PAGE 14  
 7)  
 8)  
 9)  
 10)  
 11)

**RESUBDIVISION OF LOTS 4 & 5, BLOCK A  
 INDIAN SPRINGS HEIGHTS, ADDITION 1**

**KINGSPORT REGIONAL PLANNING COMMISSION**

TOTAL ACRES	0.689	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	WILLIAMS	CIVIL DISTRICT	7TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000
SCALE: 1"=50'			

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE (THESE) LOT(S) SHOWN HEREIN AND I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE AND SOLE CONSENT AND SUBJECT TO THE STIPULATIONS, RESTRICTIONS, AND OTHER CONDITIONS OF THIS INSTRUMENT AS NOTED.

DATE: 3-27-24  
 OWNER: [Signature]

CERTIFICATE OF THE APPROVAL OF THE SYSTEM OF PUBLIC WATER UTILITY  
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR THE LOTS SHOWN HEREIN ARE IN ACCORDANCE WITH THE KINGSPORT REGIONAL PLANNING COMMISSION AND APPROVED AS SHOWN.

DATE: 3-27-24  
 APPROVING AGENT: [Signature]

CERTIFICATE OF THE APPROVAL OF THE SYSTEM OF SEWERAGE  
 I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR THE LOTS SHOWN HEREIN ARE IN ACCORDANCE WITH THE KINGSPORT REGIONAL PLANNING COMMISSION AND APPROVED AS SHOWN.

DATE: 3-27-24  
 APPROVING AGENT: [Signature]

CERTIFICATE OF THE APPROVAL OF THE STREETS  
 I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR CONDITIONS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND APPROVED AS SHOWN.

DATE: 3-27-24  
 APPROVING AGENT: [Signature]

CERTIFICATE OF THE APPROVAL OF THE RECORDING OF THE INSTRUMENT  
 I HEREBY CERTIFY THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE RECORDING ACT AND IS BEING RECORDED IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, I HAVE BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 3-27-24  
 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]

CERTIFICATE OF THE APPROVAL FOR THE RECORDING OF THE INSTRUMENT  
 I HEREBY CERTIFY THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE RECORDING ACT AND IS BEING RECORDED IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, I HAVE BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 3-27-24  
 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]

CERTIFICATE OF THE APPROVAL FOR THE RECORDING OF THE INSTRUMENT  
 I HEREBY CERTIFY THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE RECORDING ACT AND IS BEING RECORDED IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, I HAVE BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 3-27-24  
 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]

CERTIFICATE OF THE APPROVAL FOR THE RECORDING OF THE INSTRUMENT  
 I HEREBY CERTIFY THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE RECORDING ACT AND IS BEING RECORDED IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, I HAVE BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 3-27-24  
 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]

CERTIFICATE OF THE APPROVAL FOR THE RECORDING OF THE INSTRUMENT  
 I HEREBY CERTIFY THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE RECORDING ACT AND IS BEING RECORDED IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, I HAVE BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 3-27-24  
 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]

CERTIFICATE OF THE APPROVAL FOR THE RECORDING OF THE INSTRUMENT  
 I HEREBY CERTIFY THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE RECORDING ACT AND IS BEING RECORDED IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, I HAVE BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 3-27-24  
 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]

CERTIFICATE OF THE APPROVAL FOR THE RECORDING OF THE INSTRUMENT  
 I HEREBY CERTIFY THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE RECORDING ACT AND IS BEING RECORDED IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, I HAVE BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 3-27-24  
 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]

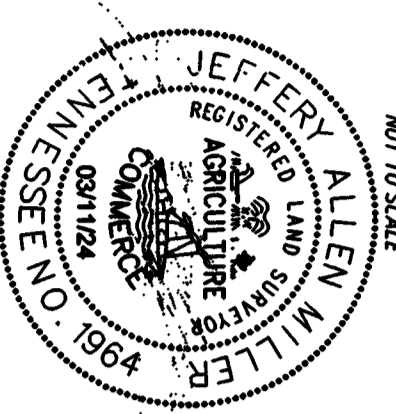
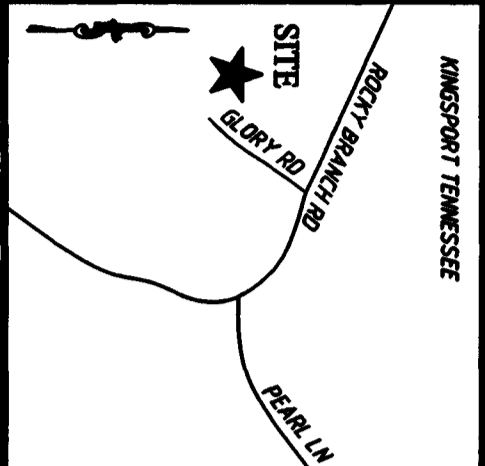
CERTIFICATE OF THE APPROVAL FOR THE RECORDING OF THE INSTRUMENT  
 I HEREBY CERTIFY THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE RECORDING ACT AND IS BEING RECORDED IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, I HAVE BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 3-27-24  
 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]

**MILLER**  
Land Surveying, LLC  
116 ROBINDALE COURT  
KINGSFORD, TENNESSEE 37663  
PHONE: 423-552-5300  
WWW.MILLERSURVEYS.COM  
CONTRACTORS: ALL RIGHTS RESERVED

**SHEET 1 OF 4**

FINAL PLAT  
TAX MAP 78, PARCEL 44  
DEED BOOK 3459, PAGE 412  
DATE: MARCH 11, 2024



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 ALL NECESSARY RECORDS, INCLUDING THE NECESSARY RECORDS OF RECORDS, PLANS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.  
DATE: 03/11/24  
OWNER - SIGNATURE: *Jeffery A. Miller*

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM  
I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESCRIBED HEREON FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSFORD'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY OF RECORDS AND REGULATION HAVE BEEN MET.  
DATE: 3.11.2024  
AUTHORIZED AGENT: *Jeffery A. Miller*

CERTIFICATE OF APPROVAL OF PUBLIC 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 NOT SUBJECT TO ANY OTHER RECORDS AS SHOWN.  
DATE: 4/3/24  
AUTHORIZED REPRESENTATIVE: *Jeffery A. Miller*

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT  
I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THIS PLAN HAVE BEEN APPROVED AS ASSIGNED.  
DATE: 4/11/24  
AUTHORIZED AGENT: *Jeffery A. Miller*

**NOTES**

1. See Sheet 3 for complete Notes and Sheet 4 for Legend

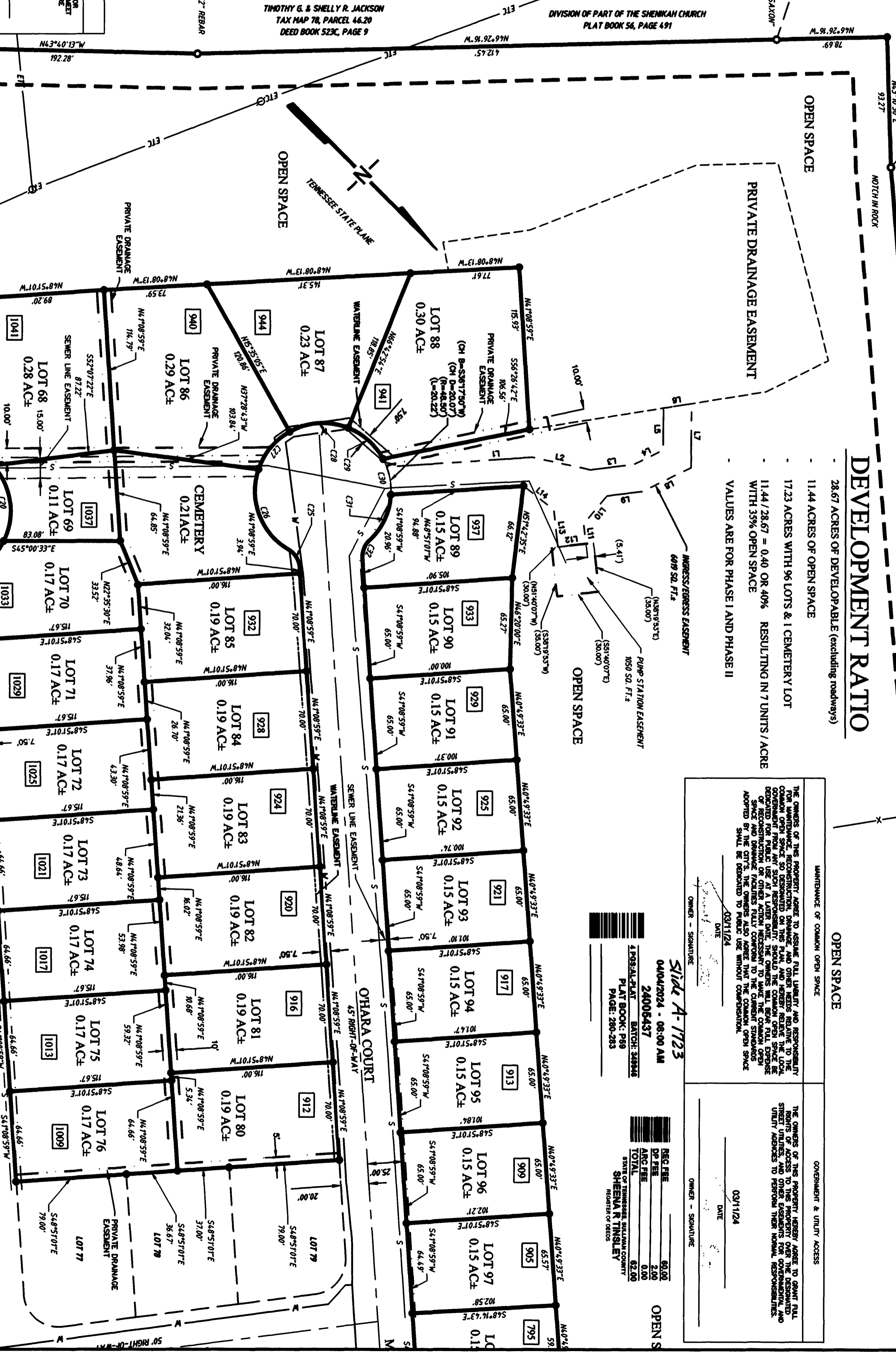
ELDON R. & GLORIA L. LUFF  
TAX MAP 78, PARCEL 4420  
DEED BOOK 371C, PAGE 304

1/2" REBAR

1/2" REBAR

**DEVELOPMENT RATIO**

- 28.67 ACRES OF DEVELOPABLE (excluding roadways)
- 11.44 ACRES OF OPEN SPACE
- 17.23 ACRES WITH 96 LOTS & 1 CEMETERY LOT
- 11.44 / 28.67 = 0.40 OR 40% RESULTING IN 7 UNITS / ACRE WITH 35% OPEN SPACE
- VALUES ARE FOR PHASE I AND PHASE II



MAINTENANCE OF COMMON OPEN SPACE  
THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR THE MAINTENANCE OF THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN AND HEREBY RELEASE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE REDESIGNED OR RECONSTRUCTED OR OTHER ACTION NECESSARY TO MAINTAIN THE COMMON OPEN SPACE AND DRAINAGE FACILITIES FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY OF KINGSFORD, THE OWNERS OF THIS COMMON OPEN SPACE SHALL BE RESPONSIBLE TO MAINTAIN THE COMMON SPACE.

DATE: 03/11/24  
OWNER - SIGNATURE: *Jeffery A. Miller*

GOVERNMENT & UTILITY ACCESS  
THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.

DATE: 03/11/24  
OWNER - SIGNATURE: *Jeffery A. Miller*

Side A-1723  
04/04/2024 - 08:00 AM  
24006437  
PLANT BOOK: P88  
PAGE: 280-283

REC FEE 60.00  
DP FEE 2.00  
ANF FEE 0.00  
TOTAL 62.00  
STATE OF TENNESSEE, SHENANDOAH COUNTY  
SHENANDA R. HINSLEY  
REGISTERED SURVEYOR

CERTIFICATE OF ACCURACY  
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE ACTION DESCRIBED BY THIS PLAN IS IN ACCORDANCE WITH THE PLAT ACT AND THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT AND ARE NOT SUBJECT TO ANY OTHER RECORDS AS SHOWN.  
DATE: 4/11/24  
SURVEYOR: *Jeffery A. Miller*

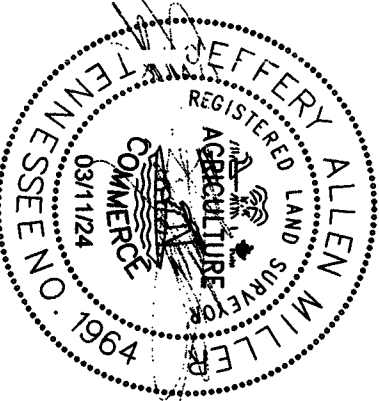
CERTIFICATE OF APPROVAL OF STREETS  
I HEREBY CERTIFY: (1) THAT PUBLIC STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OR (2) ACCEPTABLE RIGHTS-OF-WAY DEDICATION UNDER AN EXISTING PLAT HAS BEEN OBTAINED FROM THE LOCAL UTILITY DISTRICT AND HAS BEEN APPROVED BY THE LOCAL UTILITY DISTRICT PLANNING COMMISSION.  
DATE: 4/12/24  
AUTHORIZED REPRESENTATIVE: *Jeffery A. Miller*

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION PLAT ACT AND THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT AND ARE NOT SUBJECT TO ANY OTHER RECORDS AS SHOWN.  
DATE: 4/3/24  
AUTHORIZED REPRESENTATIVE: *Jeffery A. Miller*

CERTIFICATE OF APPROVAL FOR RECORDING  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION PLAT ACT AND THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT AND ARE NOT SUBJECT TO ANY OTHER RECORDS AS SHOWN.  
DATE: 4/3/24  
SEC. REGISTRY REG. PLANNING COMMISSION

**MAGNOLIA RIDGE SUBDIVISION - PHASE 2**

KINGSFORD REGIONAL PLANNING COMMISSION	
TOTAL ACRES	18.104
TOTAL LOTS	50
ACRES NEW ROAD	1.19
MILES NEW ROAD	0.22
OWNER/MAGNOLIA RIDGE DEVELOPMENT LLC CIVIL DISTRICT	7
SURVEYOR JEFFERY A. MILLER	CLOSURE ERROR 1:10,000
SCALE 1" = 50'	50' 100' 200'



MAINTENANCE OF COMMON OPEN SPACE

THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF THE COMMON OPEN SPACE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELEASE THE LOCAL GOVERNMENT FROM LIABILITY FOR MAINTENANCE OF THE COMMON OPEN SPACE. THE OWNERS WILL BEAN FULL RESPONSIBILITY FOR THE COMMON OPEN SPACE AND DAMAGE INCLUDES FULLY COMPENSATION TO THE CURRENT STAKEHOLDERS ACCEPTED COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.

09/11/24

OWNER - SIGNATURE

GOVERNMENT & UTILITY ACCESS

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO OVER THE DESIGNATED STREET UTILITIES, AND OTHER ASSESSMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES RESPONSIBILITIES.

09/11/24

OWNER - SIGNATURE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM WE AND) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY AGREE TO THE PLAN OF SUBDIVISION AND THE DEDICATION OF THE COMMON OPEN SPACE AND THE DESIGNATED STREET UTILITIES, AND OTHER RESTRICTIONS LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE.

09/11/24

OWNER - SIGNATURE

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESCRIBED HEREON FOR THE SUBDIVISION COMPLETES WITH THE CITY OF KINGSPORT AND MAY REQUIRED CHANGES FOR THE PURPOSES AND INSTALLATION HAVE BEEN MET.

4/1/2024

OWNER - SIGNATURE

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS

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

4/3/24

OWNER - SIGNATURE

CERTIFICATE OF APPROVAL FOR 911 STREET ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES AS SHOWN ON THIS PLAN ARE APPROVED AS ASSIGNED.

April 1 2024

OWNER - SIGNATURE

**NOTES**

1 See Sheet 3 for complete Notes and Sheet 4 for Legend.

CURVE	CHORD BEARING	CHORD DISTANCE	RADIUS	ARC LENGTH
C6	N79°15'27"E	26.59	25.00	28.02
C7	S63°55'24"W	64.20	48.50	70.16
C5	S13°13'52"W	65.45	16.50	16.08
C6	N12°59'39"E	45.06	48.50	48.86
C7	N65°10'07"E	40.21	48.50	41.66
C8	S66°49'37"E	38.70	48.50	39.81
C9	S20°21'43"E	37.82	48.50	38.85
C20	S36°44'45"W	54.16	48.50	57.83
C21	S83°56'44"W	21.89	48.50	22.08
C22	N69°04'07"E	65.45	16.50	16.08
C25	S13°13'52"W	65.45	16.50	16.08
C26	N24°23'41"E	61.05	48.50	66.17
C27	N84°31'58"E	34.84	48.50	35.64
C28	S46°51'07"E	41.86	48.50	43.28
C29	S37°13'57"E	33.26	48.50	33.95
C30	S32°31'47"W	26.26	48.50	26.60
C31	S69°51'22"W	35.73	48.50	36.60
C32	N66°18'40"E	14.03	16.50	14.19

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N48°51'01"W	104.29
L2	N32°48'28"W	42.28
L3	N62°12'21"W	31.13
L4	N71°03'12"W	23.23
L5	S46°08'57"W	30.03
L6	N56°05'40"W	20.28
L7	N46°08'57"E	45.74
L8	S52°12'21"E	39.00
L9	S52°12'21"E	25.07
L10	N84°54'39"E	25.86
L11	N38°19'53"E	14.48
L12	S51°40'07"E	20.00
L13	S38°19'53"W	26.75
L14	S84°14'07"E	27.51

Side A-1723  
04/04/2024 - 08:00 AM  
24005437  
4 PGSAL-PLAT BATCH: 348946  
PLAT BOOK: P88  
PAGE: 280-283

REC FEE	60.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	62.00

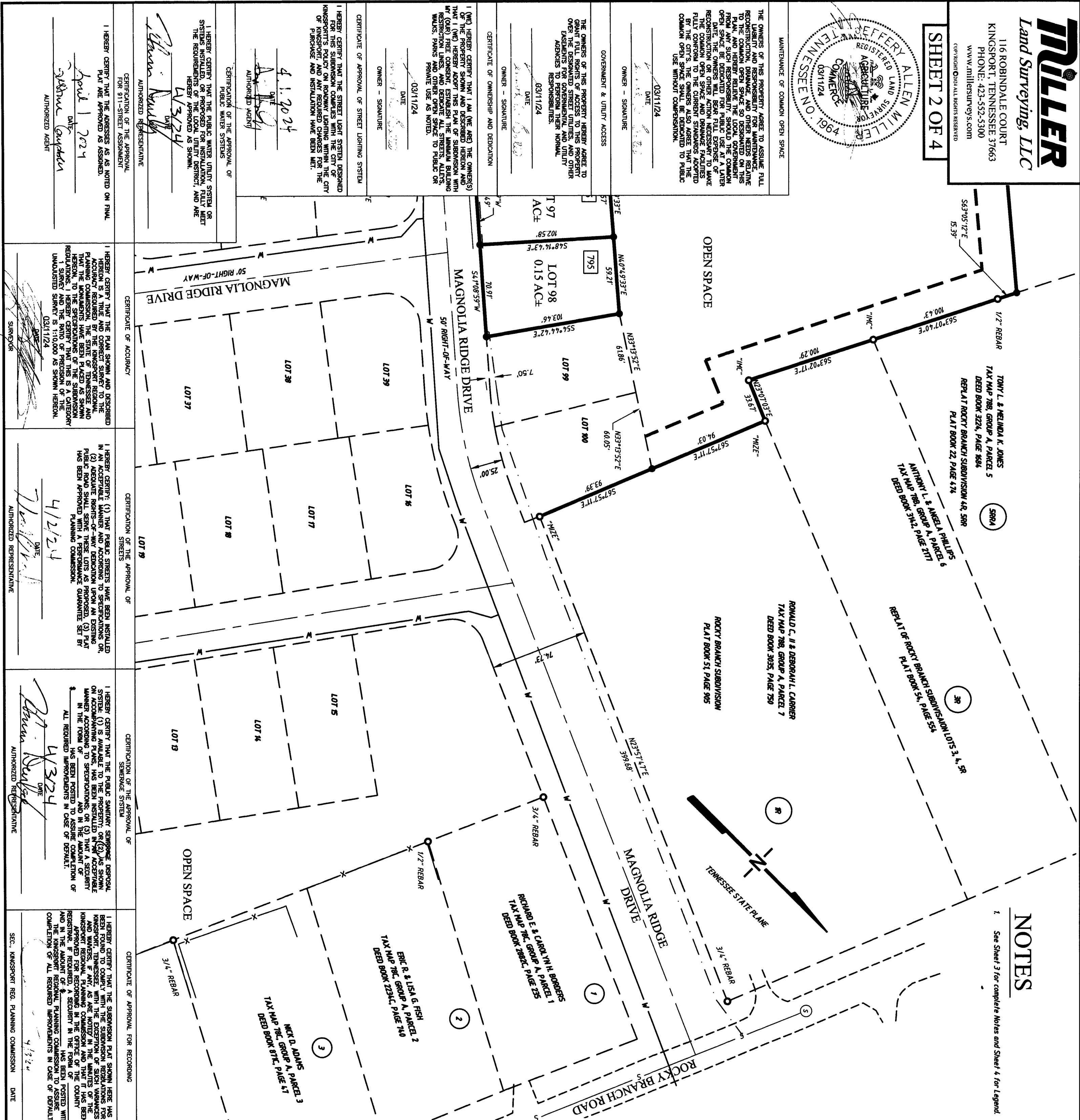
STATE OF TENNESSEE  
SHEENA R TINSLEY  
REGISTERED SURVEYOR

**MAGNOLIA RIDGE SUBDIVISION - PHASE 2**

KINGSPORT REGIONAL PLANNING COMMISSION	TOTAL ACRES	18.10±	TOTAL LOTS	50
ACRES NEW ROAD	1.19	MILES NEW ROAD	0.22	

OWNER: MAGNOLIA RIDGE DEVELOPMENT LLC CIVIL DISTRICT  
SURVEYOR: JEFFERY A. MILLER CLOSURE ERROR: 1:10,000

SCALE 1" = 50' 0 50' 100' 200'







MAINTENANCE OF COMMON OPEN SPACE

THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE OF THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM SUCH LIABILITY. THE COMMON OPEN SPACE BE DESIGNATED FOR PUBLIC USE AT A LATER DATE. THE OWNERS WILL BEAR FULL EXPENSE OF THE COMMON OPEN SPACE AND DRAINAGE FACILITIES FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY. THE OWNERS ALSO AGREE THAT THE COMMON USE WITHOUT COMPENSATION.

DATE: 03/11/24  
OWNER - SIGNATURE: \_\_\_\_\_

DATE: 03/11/24  
OWNER - SIGNATURE: \_\_\_\_\_

DATE: 03/11/24  
OWNER - SIGNATURE: \_\_\_\_\_

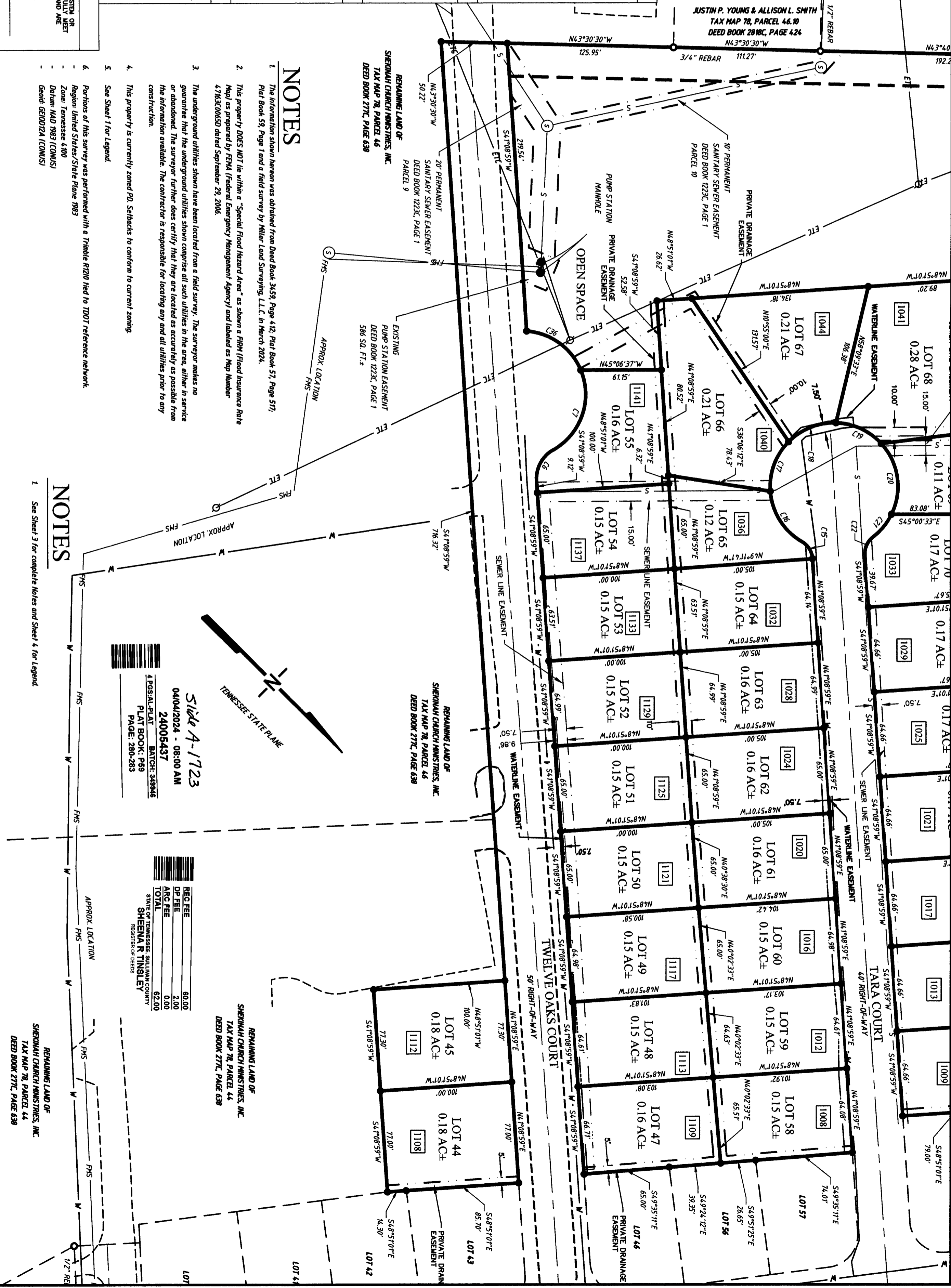
DATE: 4/1/24  
AUTHORIZED AGENT: \_\_\_\_\_

DATE: 4/3/24  
AUTHORIZED AGENT: \_\_\_\_\_

DATE: April 1, 2024  
AUTHORIZED AGENT: \_\_\_\_\_

DATE: \_\_\_\_\_  
AUTHORIZED AGENT: \_\_\_\_\_

JUSTIN P. YOUNG & ALLISON L. SMITH  
TAX MAP 78, PARCEL 46.10  
DEED BOOK 2818C, PAGE 424



**NOTES**

- The information shown hereon was obtained from Deed Book 3459, Page 422; Deed Book 57, Page 517; Deed Book 59, Page 1 and a field survey by Miller Land Surveying, L.L.C. in March 2024.
- This property DOES NOT lie within a "Special Flood Hazard Area" as shown on a Flood Insurance Rate Map as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47163C0105D dated September 23, 2008.
- The underground utilities shown have been located from a field survey. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further certifies that they are located as accurately as possible from the information available. The contractor is responsible for locating any and all utilities prior to any construction.
- This property is currently zoned PD. Setbacks to conform to current zoning.
- See Sheet 1 for Legend.
- Portions of this survey was performed with a Trimble R120 tied to TDDT reference network.
- Region: United States/State Plane 1983  
Zone: Tennessee 480  
Datum: NAD 1983 (CONUS)  
Grid: GCSNAD1983 (CONUS)

**NOTES**

- See Sheet 3 for complete notes and Sheet 4 for Legend.

Slide A-1723  
04/04/2024 - 08:00 AM  
24005437  
PLAT BOOK: P88  
PAGE: 280-283

REC FEE	80.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	82.00

STATE OF TENNESSEE  
SHEENA R. HINSLEY  
REGISTERED SURVEYOR

**MAGNOLIA RIDGE SUBDIVISION - PHASE 2**

KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	18.104
TOTAL LOTS	50
ACRES NEW ROAD	1.19
MILES NEW ROAD	0.22
OWNER	JEFFERY A. MILLER
SURVEYOR	CLOSURE ERROR 1:10,000
SCALE	1" = 50'



**MAINTENANCE OF COMMON OPEN SPACE**

THE OWNERS OF THIS PROPERTY AGREE TO ASSURE FULL RECONSTRUCTION AND MAINTENANCE FOR LANDSCAPE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN. ANY SUCH RESPONSIBILITY SHOULD THE COMMON OPEN SPACE BE DESTROYED FOR PUBLIC USE, AT A LATER DATE, SHALL BE THE RESPONSIBILITY OF THE COMMON OPEN SPACE AND DRAINAGE FACILITIES. THE COMMON OPEN SPACE AND DRAINAGE FACILITIES SHALL BE RESTORED TO THE COMMON OPEN SPACE AND THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.

**GOVERNMENT & UTILITY ACCESS**

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY DESIGNATED STREET UTILITIES AND OTHER UTILITIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, (WE) HEREBY CERTIFY THAT I, (WE AND) THE OWNERS OF THE PLOTS SHOWN AND DESCRIBED HEREON AND THAT I, (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE ANNUAL BUILDING MAINTENANCE AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

**CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM**

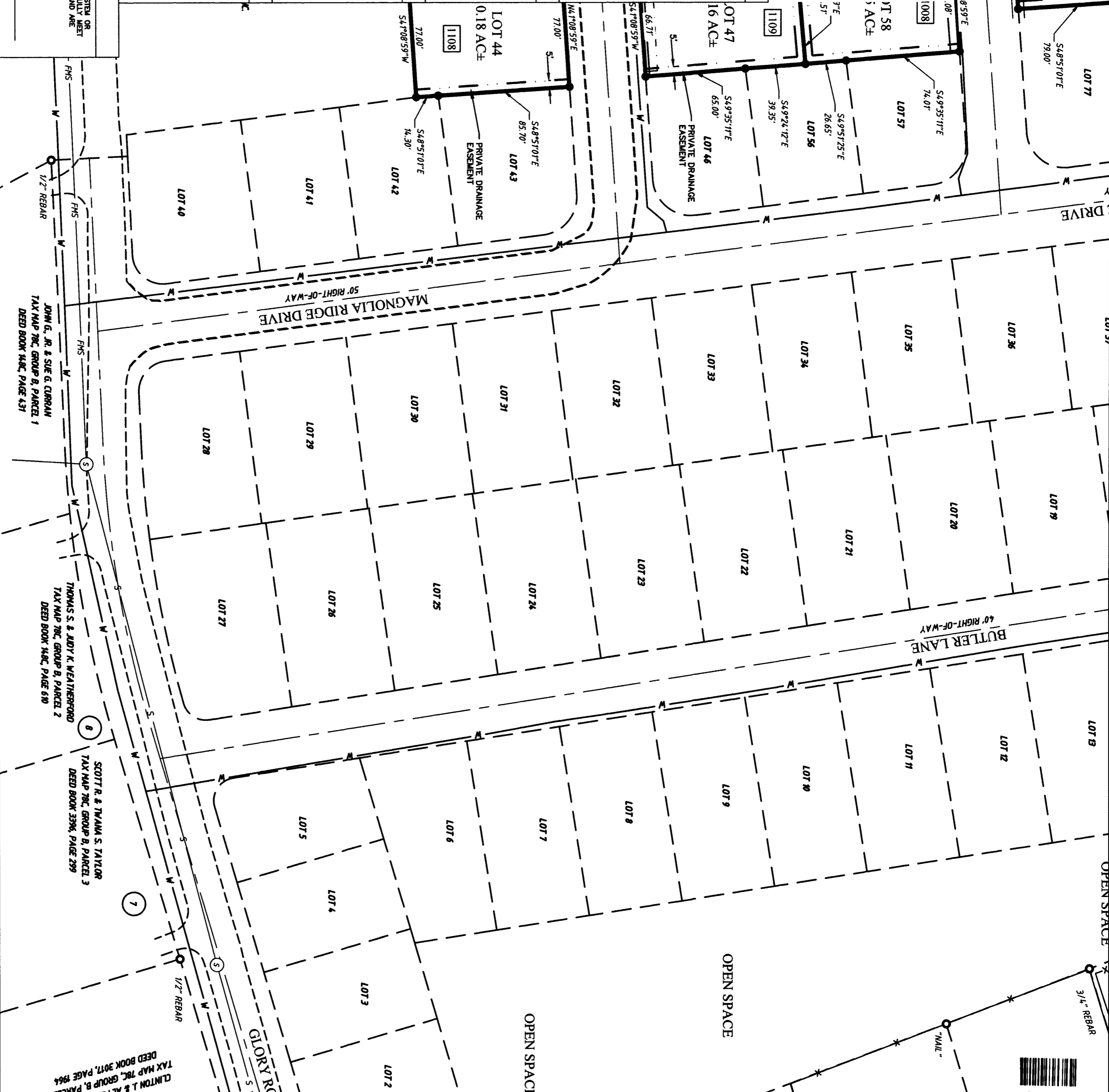
I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT. THE POLICY AND INSTALLATION HAVE BEEN MET.

**CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS**

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE CITY OF KINGSPORT AS SHOWN HEREBY APPROVED AS SHOWN.

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

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



04/04/2024 - 08:00 AM  
2406437  
PLAT BOOK: P59  
PAGE: 280-283

REG FEE 60.00  
DC FEE 2.00  
ARC FEE 0.00  
TOTAL 62.00

STATE OF TENNESSEE  
SHERMAN TINSLEY  
COUNTY OF SESS

Side A-1723

**LEGEND**

- - Rebar and Cap (New)
- - Rebar and Cap (Used)
- - Property Corner & Type (Old)
- - Rebar and Cap Stamped "NICE" (Old)
- - "NICE" - Rebar and Cap Stamped "NICE" (Old)
- - "SAXON" - Rebar and Cap Stamped "SAXON" (Old)
- - Fence
- - Power Pole
- - Overhead Electric, Telephone & Cable
- - Force Main Sewer Line/Manholes
- - Sanitary Manhole
- - Sanitary Sewer Line/Manholes
- - 25' Periphery Boundary
- - Address
- - Water Line/Manholes

**NOTES**

1. See Sheet 3 for complete notes.

**MAGNOLIA RIDGE SUBDIVISION - PHASE 2**

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 18.10±

ACRES NEW ROAD 1.19

MILES NEW ROAD 0.22

OWNER/MAGNOLIA RIDGE DEVELOPMENT LLC CIVIL DISTRICT

SURVEYOR JEFFERY A. MILLER CLOSURE ERROR 1:10,000

SCALE 1" = 50'

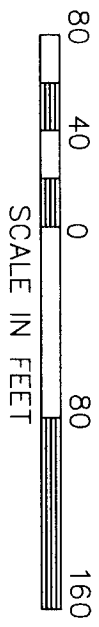
0 50' 100' 200'



LOT 1R CONTAINS AN EXISTING SEPTIC SYSTEM. NO EVALUATION, TESTING OR VERIFICATION OF THE FUNCTIONALITY OF THE SYSTEM HAS BEEN COMPLETED. THE EXISTING SEPTIC SYSTEM FAILS TO MEET THE REQUIREMENTS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THE SULLIVAN COUNTY HEALTH DEPARTMENT. ADEQUATE SOILS FOR A NEW SEPTIC SYSTEM OR DUPLICATION AREA, ANY PURCHASER OF THE LOT IS ENCOURAGED TO VERIFY THE FUNCTIONALITY OF THE SEPTIC SYSTEM AND THE ADEQUACY OF THE SOILS. THE PURCHASER OF THE PROPERTY MAY DETERMINE THE AVAILABILITY OF OTHER FEATURES OF THE PROPERTY THAT LIMIT THE AVAILABLE AREAS FOR UTILIZATION OF A SEPTIC SYSTEM.

1. THE CURRENT OWNER OF LOT 1R STATE TO THE BEST OF HIS KNOWLEDGE, THE EXISTING SEPTIC SYSTEM IS FUNCTIONING PROPERLY.

*Charles J. Wells*  
OWNER  
DATE: 3/16/2024

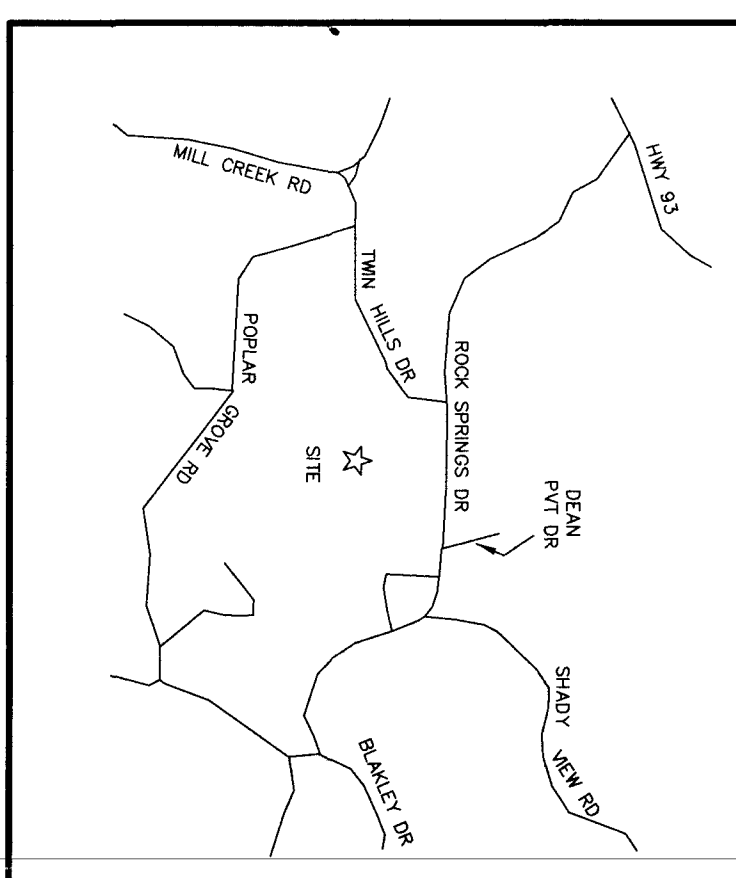
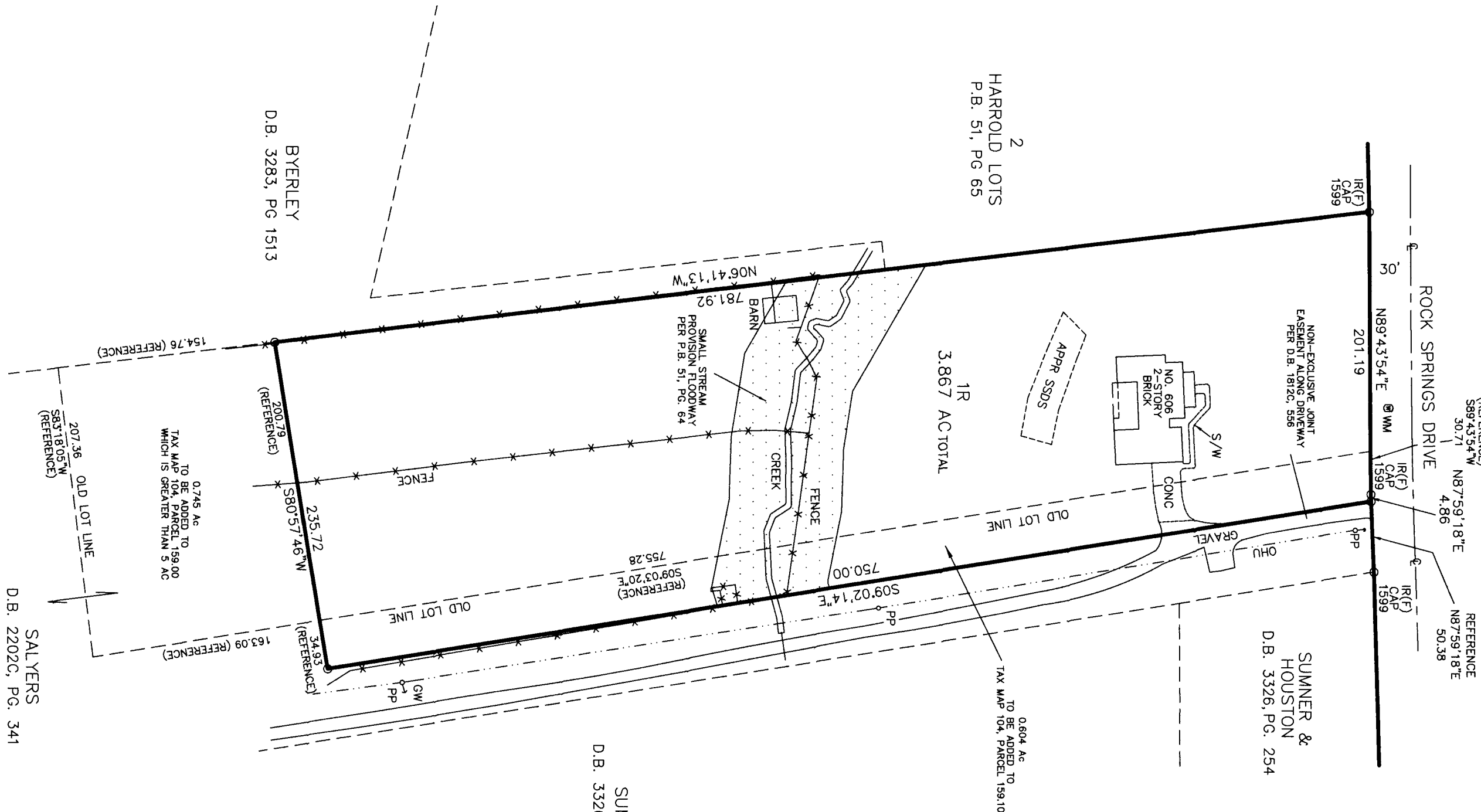


RESUBDIVISION OF LOT 1  
SARAH HALL ESTATE  
KINGSPOST REGIONAL PLANNING COMMISSION  
TOTAL ACRES 3.867 TOTAL LOTS 1  
OWNER: SALYERS DATE: FEB 17, 2024  
CIVIL DISTRICT: 13TH SCALE: 1 INCH = 80'

**CHARLES J. WELLS**  
TENNESSEE R.L.S. NO. 3254  
4847 HIGHWAY 126  
BLOUNTVILLE, TENNESSEE  
(423) 782-7196

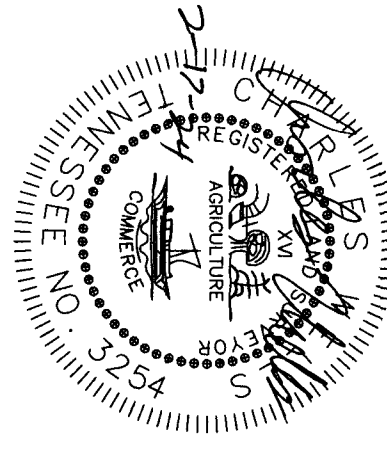


Slide A-1719  
03/19/2024 - 08:00 AM  
24004431  
1 PGS AL-PLAT BATCH: 34817Z  
PLAT BOOK: P39  
PAGE: 265-265  
REG FEE 15.00  
DP FEE 2.00  
ARC FEE 0.00  
TOTAL 17.00  
STATE OF TENNESSEE SULLIVAN COUNTY  
REGISTERED DEEDS  
SHEENA R TINSLEY  
REGISTER OF DEEDS



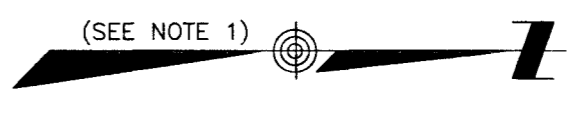
- LEGEND
- IR(F) IRON ROD (FOUND)
  - PG. PAGE
  - AC. ACRES
  - WM WATER METER
  - CONC CONCRETE
  - P.B. PLAT BOOK
  - D.B. DEED BOOK
  - APPR APPROXIMATE
  - NO NUMBER
  - PP POWER POLE
  - GW OVERHEAD UTILITY
  - OHU OVERHEAD UTILITY
  - S/W SIDEWALK
  - SSDS SUBSURFACE SEWAGE DISPOSAL SYSTEM
  - CL CENTERLINE

- NOTES:
- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
  - 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C02300 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 3) TAX MAP 104, PARCEL 159.10 AND PART OF PARCEL 159.00
  - 4) I HEREBY CERTIFY THAT THIS IS CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
  - 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
  - 6) DEED REFERENCES: D.B. 1812C, PG. 556
  - 7) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
  - 8) PRIOR PLAT REFERENCE: PLAT BOOK 51, PAGE 64
  - 9) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION
  - 10) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR STORMWATER RUNOFF 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.
  - 11) 5/8" IRON RODS WITH CAP #3254 SET ON ALL CORNERS UNLESS OTHERWISE NOTED.



<p>CERTIFICATE OF ADOPTION</p> <p>I HEREBY CERTIFY THAT THE PLAN, SHOW AND THEREON DESCRIBED HEREON AND THAT I AM SUBJECT TO THE ADOPTION REQUIRED BY THE KINGSPOST REGIONAL PLANNING COMMISSION AND THE SULLIVAN COUNTY HEALTH DEPARTMENT AND THE OTHER AGENCIES TO WHICH THE SUBDIVISION IS SUBJECT TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p><i>Charles J. Wells</i> REGISTERED LAND SURVEYOR DATE: 2-17-24</p>	<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, OPEN SPACES TO PRIVATE USE AS NOTED HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p><i>Charles J. Wells</i> OWNER DATE: 3/16/24</p>	<p>CERTIFICATE OF THE APPROVAL FOR ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAN ARE APPROVED AS ADDRESSING.</p> <p><i>Sheena R. Tinsley</i> SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING DATE: 3-15-24</p>	<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</p> <p>SEE NOTE ABOVE.</p>	<p>CERTIFICATE OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: 1. THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER 2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR 3. THE STREETS SHALL BE CONVEYED TO THE PUBLIC BY AN EASEMENT DEED BY THE SULLIVAN COUNTY PLANNING COMMISSION.</p> <p><i>Sheena R. Tinsley</i> COMMISSIONER OF PLANNING DATE: 3-15-2024</p>	<p>CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM PLAT MEET THE REQUIREMENTS OF THE KINGSPOST REGIONAL PLANNING COMMISSION AND THE SULLIVAN COUNTY HEALTH DEPARTMENT FOR RECORDING.</p> <p><i>Sheena R. Tinsley</i> REGISTER OF DEEDS DATE: 3-18-24</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWS HEREON THE SULLIVAN COUNTY TENNESSEE WITH THE EXCEPTION OF SIX VARIANCES FROM THE REQUIREMENTS OF THE KINGSPOST REGIONAL PLANNING COMMISSION AND THAT I HAVE BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, THE REGISTER OF DEEDS HAS BEEN ADVISED BY THE REGISTER OF DEEDS OF THE VARIANCES IN THE OFFICE OF THE REGISTER OF DEEDS OF ALL REQUIRED IMPROVEMENTS IN THE OFFICE OF THE REGISTER OF DEEDS.</p> <p><i>Sheena R. Tinsley</i> REGISTER OF DEEDS DATE: 3-17-24</p>
---	--	---	---	--	--	--

© COPYRIGHT 2024 CHARLES J. WELLS, R.L.S.



Side A-1724  
 04/04/2024 - 09:02:24 AM  
 24005439  
 1 PGS/L-PLAT BATCH: 349948  
 PLAT BOOK: P59  
 PAGE: 285-285

REG FEE 15.00  
 DP FEE 2.00  
 ARC FEE 0.00  
 TOTAL 17.00

STATE OF TENNESSEE  
 SULLIVAN COUNTY  
 SHEENA R. HINSLEY  
 Surveyor

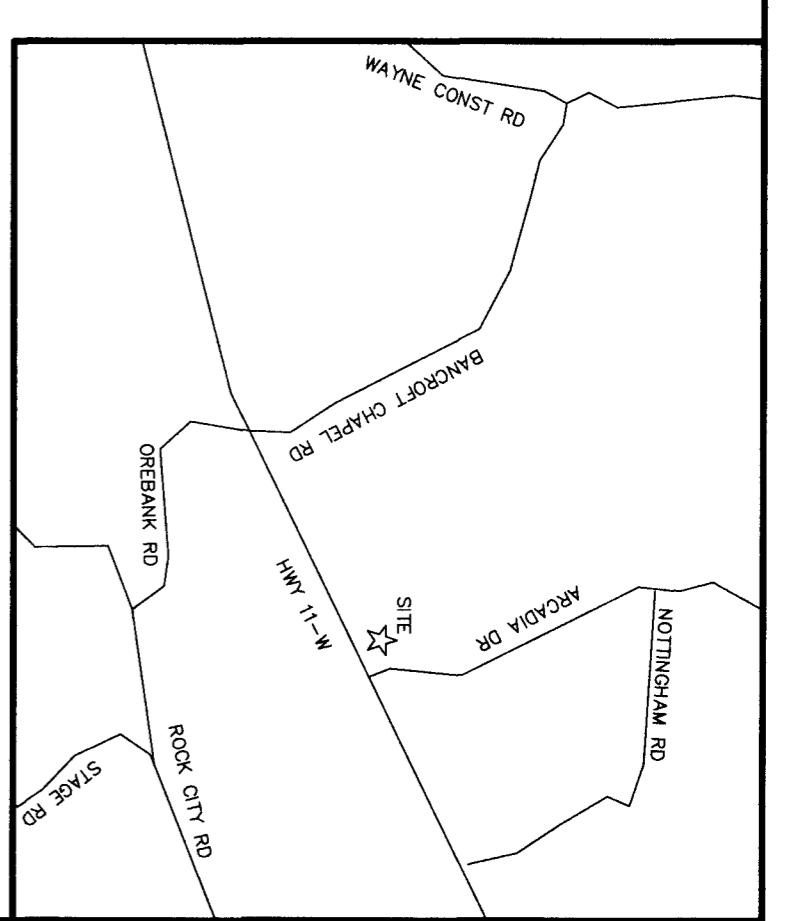
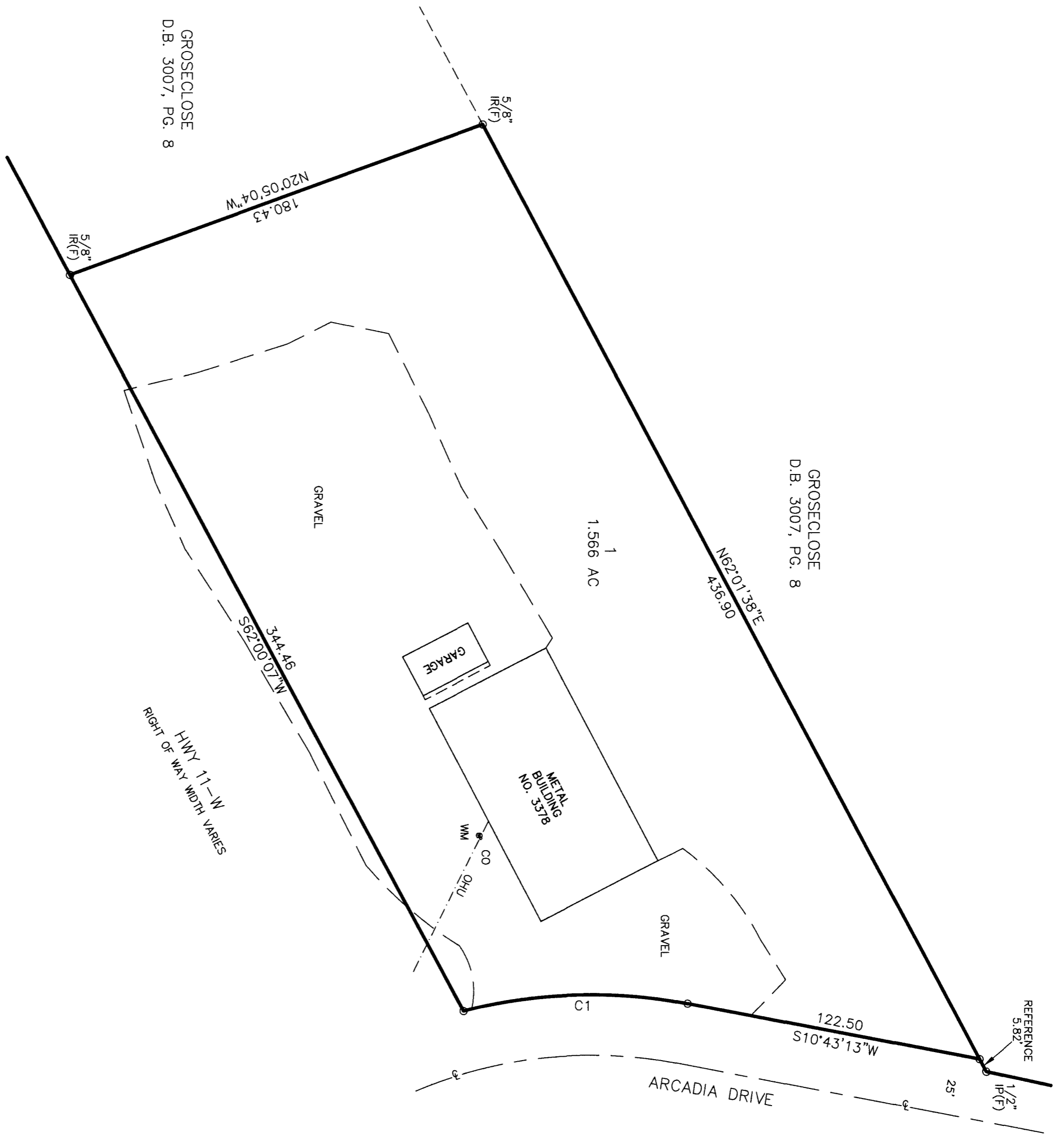


LOT 1  
 STORE MASTER FUNDING XXVIII, LLC PROPERTY  
 KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.566 TOTAL LOTS 1  
 OWNER: STORE MASTER FUND DATE: FEBRUARY 10, 2024  
 CIVIL DISTRICT: 10TH SCALE: 1 INCH = 40'

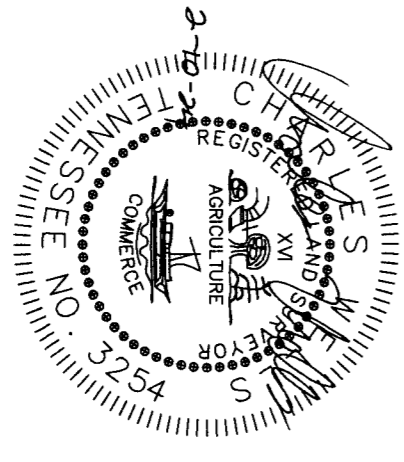
**CHARLES J. WELLS**  
 TENNESSEE R.L.S. NO. 3254  
 4847 HIGHWAY 126  
 BLOUNTVILLE, TENNESSEE  
 (423) 782-7196

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	211.66	93.12	92.38	S07°53'02"E



- LEGEND
- IP(F) IRON PIPE (FOUND)
  - RF(F) IRON ROD (FOUND)
  - DB: DEED BOOK
  - PG: PAGE
  - AC: ACRES
  - CO: CLEAN OUT
  - WM: WATER METER
  - NO: NUMBER
  - OHU: OVERHEAD UTILITY
  - ⊕: CENTERLINE

- NOTES:
- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
  - 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163G0055D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 3) TAX MAP 32, PARCEL 143.00.
  - 4) I HEREBY CERTIFY THAT THIS IS CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10000.
  - 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
  - 6) DEED REFERENCE: DB, 3543 PG. 858
  - 7) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
  - 8) PROPERTY IS ZONED M-1, SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION
  - 9) 5/8" IRON RODS WITH CAP #3254 ON ALL CORNERS UNLESS OTHERWISE NOTED.
  - 10) THE PURPOSE OF THIS PLAT IS TO DEDICATE THE RIGHT OF WAY ALONG ARCADIA DRIVE.



CERTIFICATE OF ACCURACY	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF THE APPROVAL FOR THE INSTALLATION OF THE PUBLIC WATER MAIN SYSTEM	CERTIFICATE OF THE APPROVAL OF THE APPROVAL OF STREETS	CERTIFICATE OF THE APPROVAL OF WATER STRIKES	CERTIFICATE OF APPROVAL FOR RECORDING
<p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TENNESSEE.</p> <p>Charles J. Wells 3-10-24          TENNESSEE REGISTERED LAND SURVEYOR</p>	<p>I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE CONSENTED TO THE SURVEY AND THE DEDICATION OF THE PUBLIC WATER MAIN SYSTEM AND THE INSTALLATION OF THE PUBLIC WATER MAIN SYSTEM AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED.</p> <p>Charles J. Wells 3/26/2024          OWNER</p>	<p>I HEREBY CERTIFY THAT THE APPROVAL OF THE PUBLIC WATER MAIN SYSTEM HAS BEEN INSTALLED OR PROPOSED FOR INSTALLATION ON THE MAIN PLAT AND APPROVED AS SHOWN.</p> <p>Charles J. Wells 3/27/24          CITY OR AUTHORIZED REPRESENTATIVE</p>	<p>I HEREBY CERTIFY THAT THE PUBLIC WATER MAIN SYSTEM HAS BEEN INSTALLED OR PROPOSED FOR INSTALLATION ON THE MAIN PLAT AND APPROVED AS SHOWN.</p> <p>Charles J. Wells 4/1/24          KINGSPORT AUTHORIZED AGENT</p>	<p>I HEREBY CERTIFY THAT THE PUBLIC WATER MAIN SYSTEM HAS BEEN INSTALLED OR PROPOSED FOR INSTALLATION ON THE MAIN PLAT AND APPROVED AS SHOWN.</p> <p>Charles J. Wells 3-27-24          RECORDING AUTHORITY OFFICIAL</p>	<p>I HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBMISSION REGULATIONS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TENNESSEE.</p> <p>Charles J. Wells 4-1-24          KINGSPORT REGIONAL PLANNING COMMISSION</p>