



January 15th, 2026

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

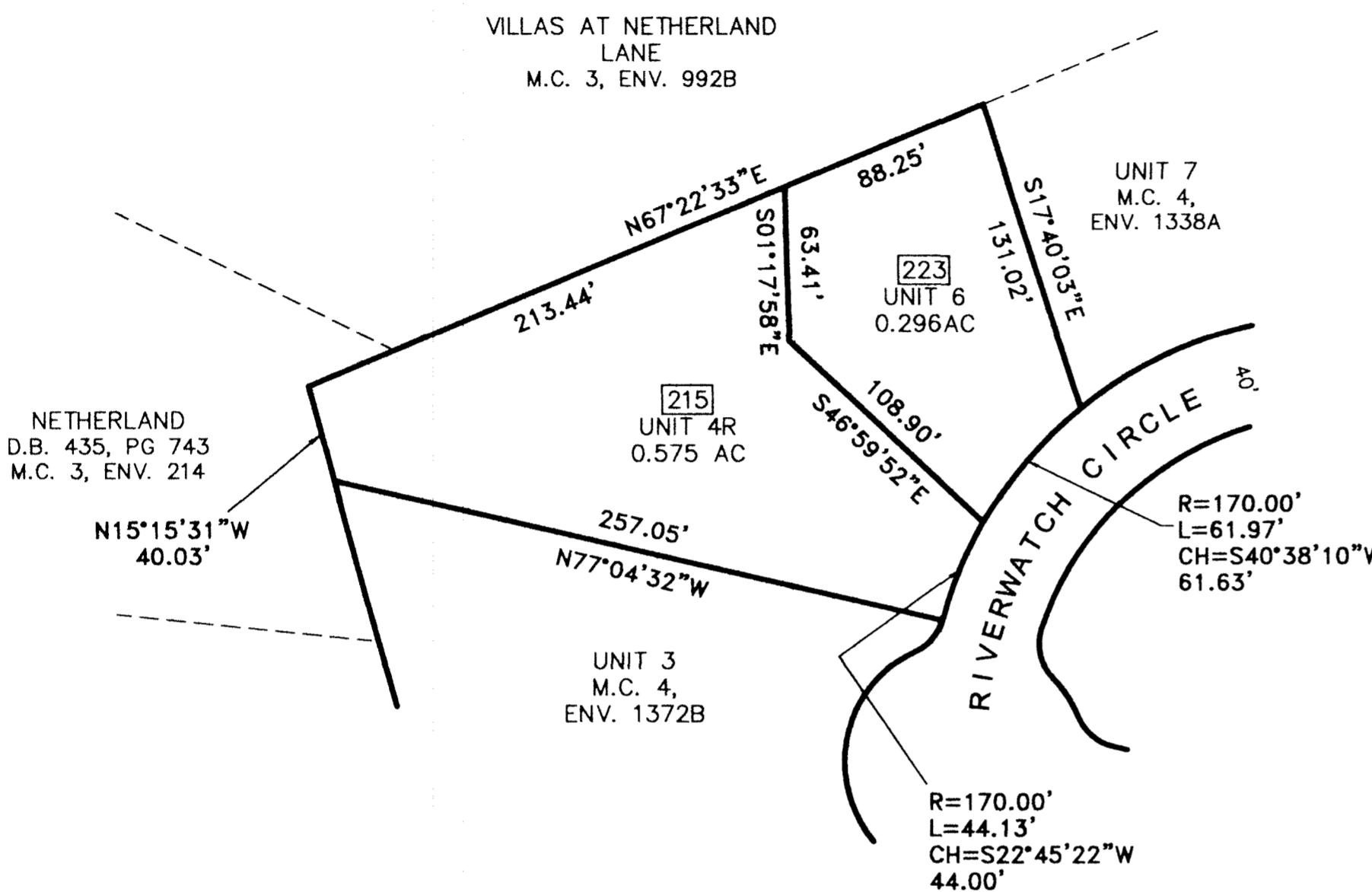
Chairman Duncan:

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.

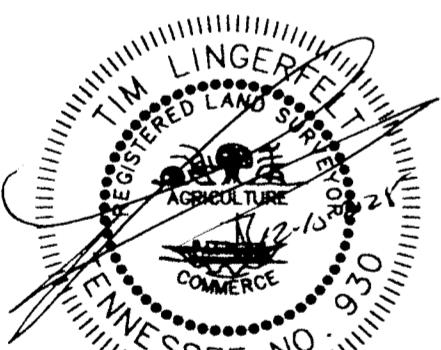
1. 215 Riverwatch Circle
2. 233, 235 Valley Street
3. 109 Devault Street
4. 120 Lemay Drive

Sincerely,

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



BEFORE

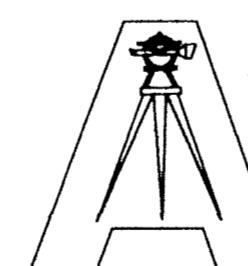


LEGEND

- IR(O) IRON ROD OLD
- D.B. DEED BOOK
- P.G. PAGE
- A.C. ACRES
- M.C. MAP CABINET
- ENV. ENVELOPE
- N.T.S. NOT TO SCALE
- 123 911 ADDRESS

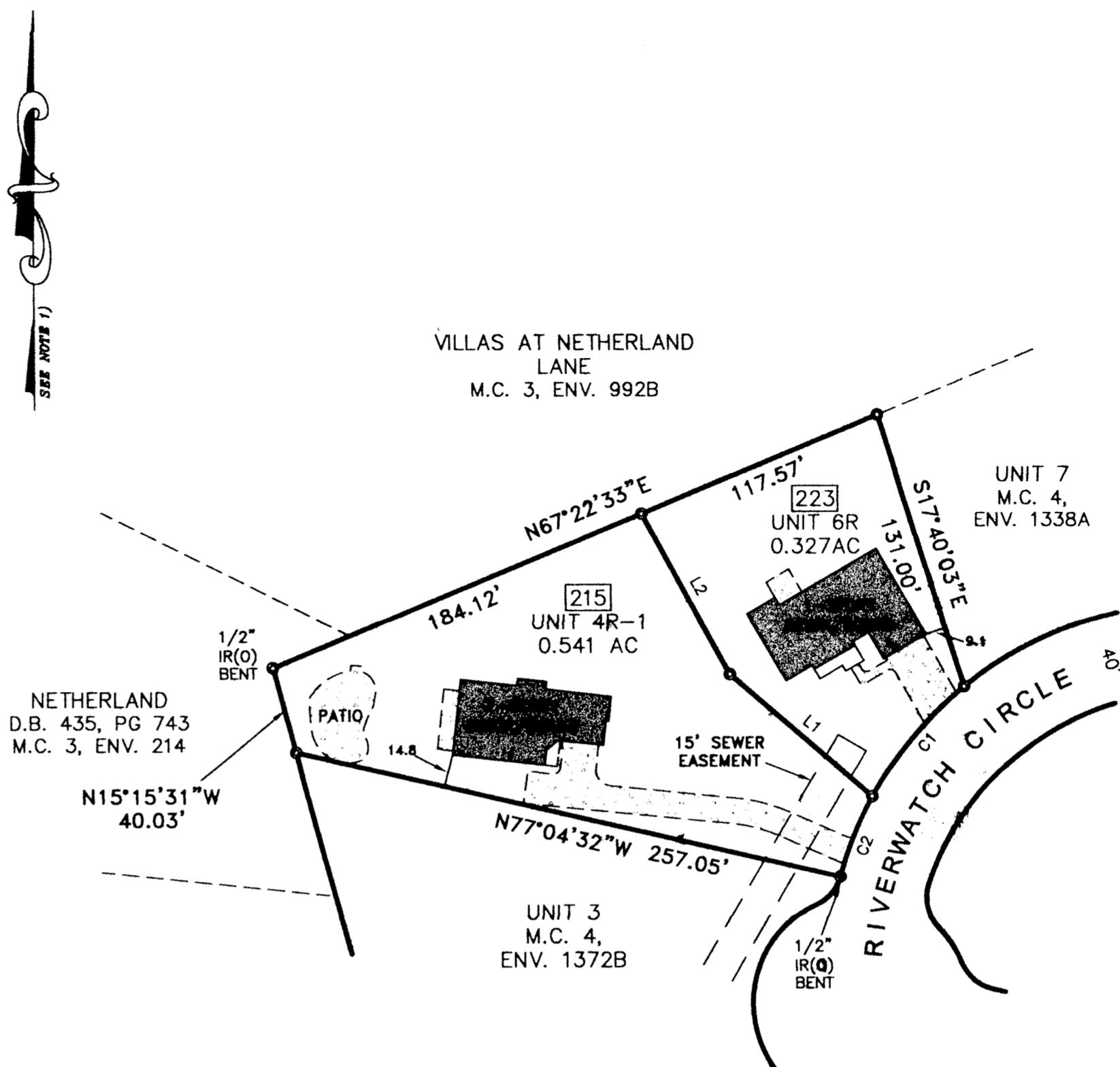
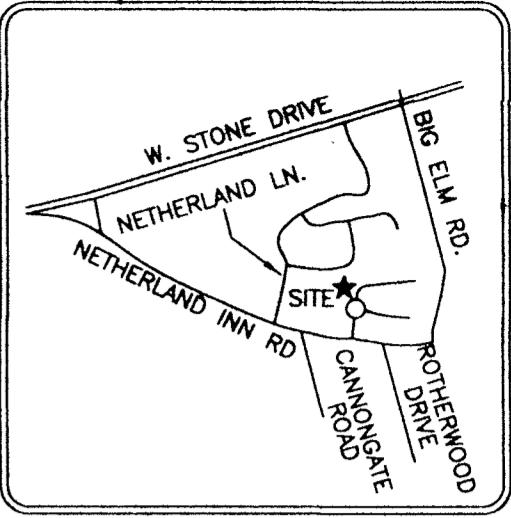
Sheena Tinsley, Register
Sullivan County
Rec #: 386577 Instrument #: 25023234
Rec d: 15.00 Recorded
State: 0.00 12/11/2025 at 12:06 PM
Clerk: 0.00 in Plat
other: 2.00 P60
Total: 17.00 PGS 235-235

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM
I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY OWNED 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.	12-10 25 DATE REGISTERED SURVEYOR	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.
12/9/2025 OWNER DATE	12/9/2025 DATE	10 DEC 25 DATE KINGSPORT AUTHORIZING AGENT
CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS	CERTIFICATE OF APPROVAL OF STREETS
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.	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.	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.
December 10 2025 Carmine Campbell DATE CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING	10 DEC 25 DATE KINGSPORT AUTHORIZING AGENT	CITY ENGINEER DATE TRAFFIC ENGINEERING MANAGER DATE 20



ALLEY & ASSOCIATES, INC.
◦ SURVEYORS ◦
422 B MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-6896
E-MAIL: lingerfelt@alleyassociates.com

RESUBDIVISION OF UNITS 4R & 6		RIVERWATCH SUBDIVISION
KINGSPORT REGIONAL PLANNING COMMISSION		
TOTAL ACRES	0.868 AC.	TOTAL LOTS 2
ACRES NEW ROAD	0	MILES NEW ROAD 0
OWNER	WILSON & NOTTINGHAM	CIVIL DISTRICT 7TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR 1:10,000
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION		SCALE 1"=60'
	60 30 0 60	120



AFTER

Map Cabinet 16
Envelope 2744

25007764

TPGS AL-SUB PLAT
LAGONDA BATCH 186667
12/15/2025 - 01:48:04 PM
VALUE 0.00
MORTGAGE TAX 0.00
TRANSFER TAX 0.00
RECORDING FEE 15.00
DP FEE 2.00
REGISTER'S FEE 0.00
TOTAL AMOUNT 17.00

STATE OF TENNESSEE HAWKINS COUNTY
JUDY KIRKPATRICK
REGISTER OF DEEDS

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-3.
SETBACKS: FRONT 25'
REAR 20'
SIDE 6'
- 3) SETBACKS TO CONFORM TO ZONING DESIGNATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47073C0140D EFFECTIVE DATE JULY 3, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 25-14049
- 5) ACAD FILE 25-14049 NOTTINGHAM.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 22, PARCELS 071.04 & 071.06.
- 8) PLAT REFERENCES: M.C. 4, ENV. 1356B & M.C. 4, ENV. 1338A
- 9) 5/8" IRON RODS WITH A&A CAP ALL CORNERS UNLESS NOTED.
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

NORTH RECONCILED TO
TN GRID



TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES

Land Resources Unit

INSPECTION LETTER

On May 6, 2025, an investigation of the septic system, which does not include plumbing and other fixtures preceding the septic tank was performed at 233 Valley Street.

County: Sullivan Map #: 030F Parcel #: 029.00

Surveyor: Charles T. Johnson Jr. Lot #: 40R

Owned by: Charles T. Johnson Jr.

All the time of the investigation the following observation(s) was (were) made:

There was no evidence of seepage or effluent seeping into the ground surface.

Sewage or effluent from the septic system was entering to the ground surface.

The house appeared vacant; therefore, the performance of the septic system when typically loaded, cannot be realistically evaluated.

A thorough search of area(s) indicated the following:

The septic system was inspected and approved by a representative of this Department. The system was approved for _____ hours or _____ gallons per day, using an estimated absorption rate of _____ minutes per inch or a percolation rate of _____ minutes per inch.

The septic system was inspected and disapproved by a representative of this Department.

No records for the evaluation could be found.

The records of the system construction or approval could be found.

The site evaluated _____ and determined unacceptable for a septic system.

A break was attempted to the septic system on _____.

These modifications do meet exceed the minimum standards of this Department.

Remarks:

Septic tank was located while probing. Green flag represents approximate location of existing septic tank. (see attached image).

If you have any questions concerning the contents of this letter, please feel free to contact me at (423) 955-8416 or by email at Charles.Stanley@tn.gov.

Charles Stanley
Environmental Scientist
Sullivan County
May 6, 2025

ANDREW CRIGGER
TAX MAP-030F "A"
PARCEL-022.00
D.B.-3029/PAGE-257

CHARLES & CAROL PARVIN
TAX MAP-030F "A"
PARCEL-029.00
D.B.-751C/PAGE-450

SAMMY & CAROLYN STOKES
TAX MAP-030F "A"
PARCEL-021.00
D.B.-477C/PAGE-491

LOT 40R
0.28 AC±
(TOTAL)

0.11 AC±

0.17 AC±

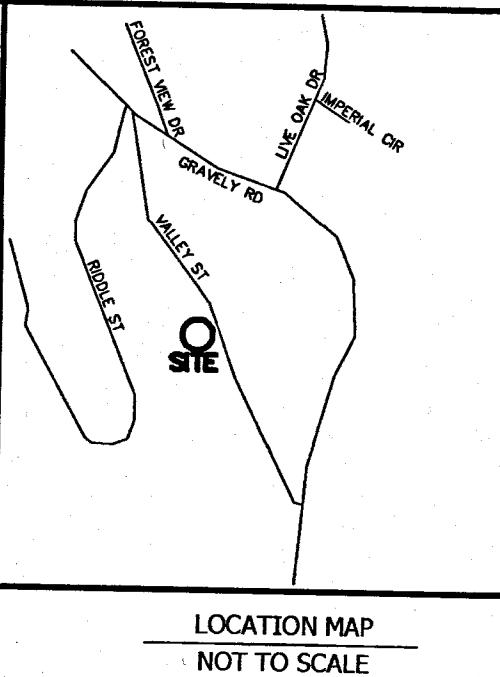
BARBARA SPEARS-CRIGGERS &
MARTIN JENNINGS II
TAX MAP-030F "A"
PARCEL-020.00
D.B.-3254/PAGE-654

JASON & SARA GENTRY
TAX MAP-030F "A"
PARCEL-032.00
D.B.-3476/PAGE-2047

VALLEY ST

R/W

B/W



LOCATION MAP
NOT TO SCALE

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- POST
- ◎ WATER METER
- MUTUAL OWNERSHIP

THE 0.11 AC± LOT IS NOT TO BE A STAND ALONE LOT IT IS TO BE ADDED TO THE EXISTING 0.17 AC± CREATING A 0.28 AC± LOT.

MISCELLANEOUS NOTES:

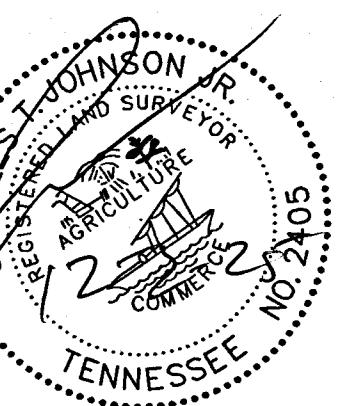
THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

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

THIS SITE RECEIVES WATER FROM _____ UTILITY DISTRICT.

Slide A-1861

Sheema Tinsley, Register
Sullivan County
Rec #: 386575 Instrument #: 25023232
Date: 15.00 Recorded
State: 0.00 12/11/2025 at 11:58 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 233-233



SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 25296
DATE: 11/19/2025

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.

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: 12/4/25

R. Paulley
CITY GIS DIVISION 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 MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.

DATED: _____

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

CERTIFICATE FOR VERIFICATION OF EXISTING SEPTIC SYSTEM(S)

I (we) hereby certify that lot(s) _____ each contain a separate working septic system, and that all field lines and duplicate area(s) associated with each system are contained entirely within each lot(s) as described as part of the plan of subdivision. I (we) further certify that the Certificate of Completion of Subsurface Sewage Disposal System from the Tennessee Department of Environment and Conservation is for the aforementioned lot(s) and system(s).

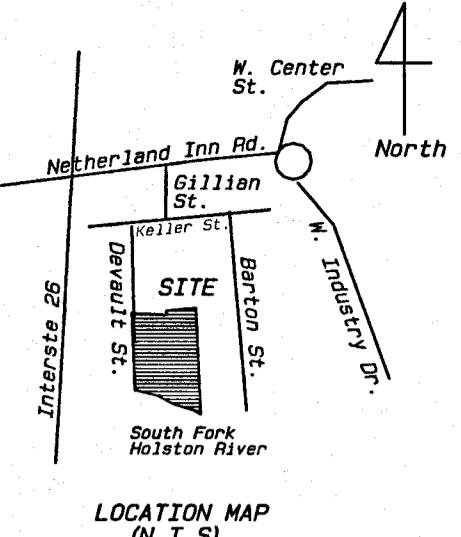
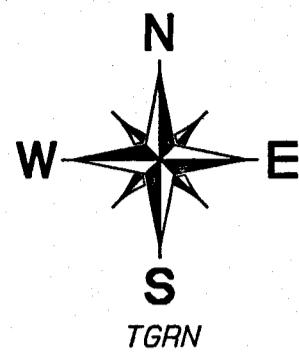
DATED: 12/10/2025
Alice P. Crawford
Owner

Alice P. Crawford
Owner

I (we) hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the KINGSPT. TN REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

OWNER: Alice Pauline Crawford DATED: 12/3/25

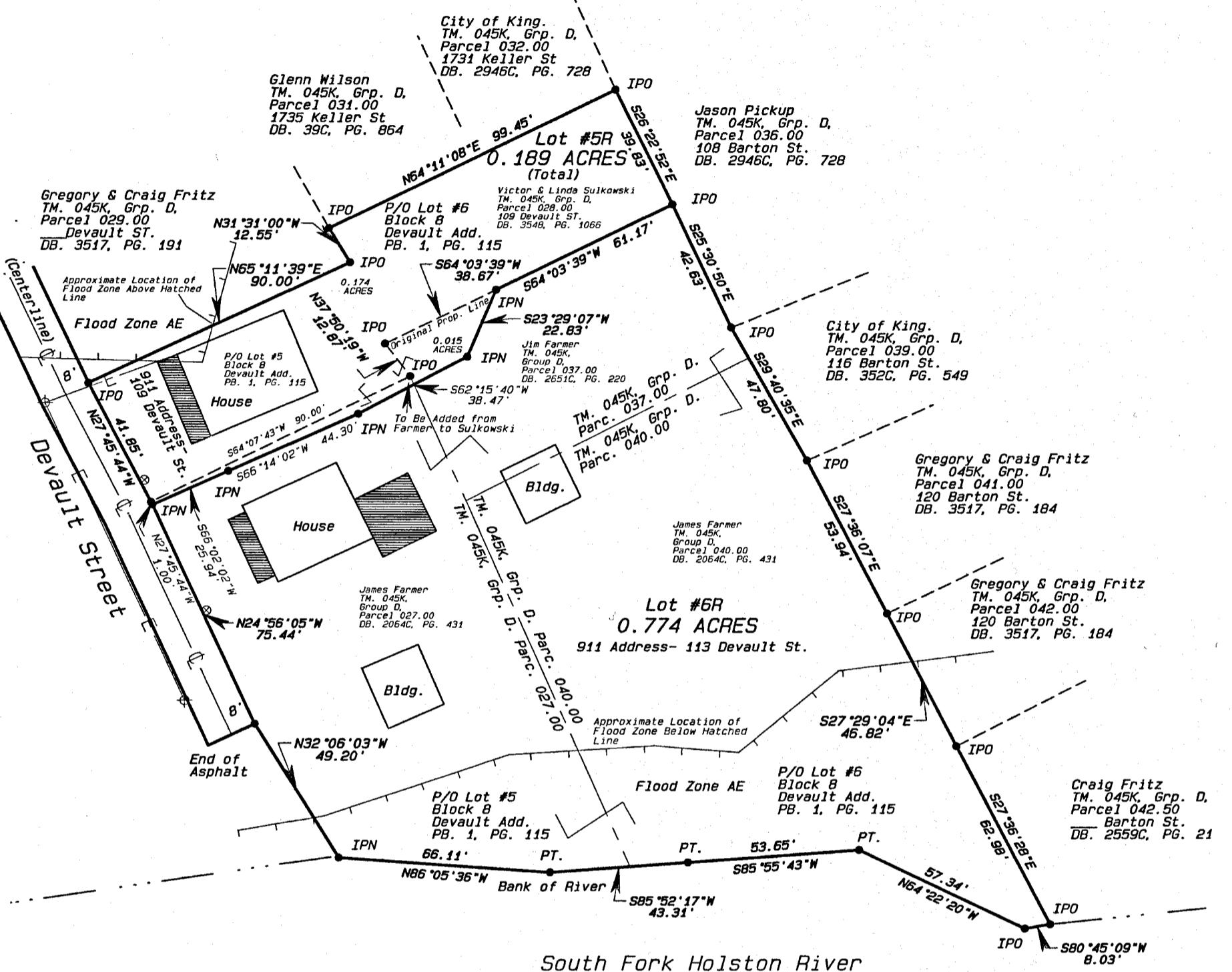
OWNER: _____ DATED: _____



LOCATION MAP
(N.T.S.)

Slide A-1861

Sheena Tinsley, Register
Sullivan County
Rec #: 386576 Instrument #: 25023233
Rec'd: 15.00 Recorded
State: 0.00 12/11/2025 at 12:02 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 234-234



REGISTER OF DEEDS

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) AGREE TO THIS SUBDIVISION PLAT AND THE RECORDING THEREOF, SUBJECT TO THE MINIMUM BUILDING RESTRICTIONS LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED, CUTTING WITH ALL HEDGES, ARBORESCENCE, FENCE, CONCRETE, STONE, AND ALL SLOPES, CUT AND FILL RAMPS, INLET AND OUTLET DITCHES OR CHANNELS, CHANGED BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

OWNER *James Farmer* 2025
OWNER *Sheena Tinsley* 2025
OWNER *James Farmer* 2025

OWNER *James Farmer* 2025
OWNER *James Farmer* 2025

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

I HEREBY CERTIFY THAT THE ADDRESSES AND LOCATIONS FOR THIS PLAT ARE APPROVED AS ASSIGNED
December 10 2025
DATE
James Farmer
CITY & T.S. DIVISION OF SULLIVAN COUNTY
DEPARTMENT OF 911 ADDRESSING
ON HIS OWN AUTHORIZED REPRESENTATIVE

GRAPHIC SCALE 1"=40'
0 40 80 120

LEGEND

IPO- Iron Pin Old
IPN- Iron Pin New
W.M.- Water Meter
P.P.- Power Pole
PT.- Calculated Point

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

NOTES

1. This survey is based upon existing monuments and evidence which were found in the field as of the above date.
2. No title information was furnished to this surveyor. This survey is subject to an actual title search.
3. This boundary survey is subject to all Rights-of-Way and easements whether of record or implied. No attempt was made to locate Rights-of-Way or easements.
4. All future construction will conform to the requirements of the Planning & Zoning Ordinance in effect at the time of construction.
5. There is a 15' utility Easement along front lot lines.
6. A portion of the property is located in a Special Flood Hazard Area per Flood Insurance Rate Map 47163C0240D 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's- See Above

Currently Zoned PVD

CERTIFICATE OF APPROVAL FOR RECORDING		CERTIFICATE OF ACCURACY	CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS	CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM	CERTIFICATE OF APPROVAL OF STREETS	Sulkowski & Farmer Property	
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUNDED TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT CITY, TENNESSEE, EXCEPT FOR VARANCES, IF ANY, AND NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT THE SAME HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF COUNTY REGISTRAR. IF REQUIRED, A BURSTY/BOND IN THE AMOUNT OF \$1,000 HAS BEEN/POSTED WITH THE KINGSPORT CITY REGIONAL PLANNING COMMISSION AS A DEPOSIT FOR COMPLETION OF ALL REQUIRED IMPROVEMENTS AS OF DECEMBER 10, 2025	11-5 2025 <i>Sheena Tinsley</i>	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO ACCURATE REQUIREMENTS OF THE SULLIVAN COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISIONS REGULATIONS.	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS OR SYSTEMS INSTALLED SUBDIVISION OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.	I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.	10 DEC 2025 <i>Sheena Tinsley</i>	KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION TOTAL ACRES 0.9630 TOTAL LOTS 2- ACRES NEW ROAD 0- MILES NEW ROAD 0- OWNER Sulkowski & Farmer CIVIL DISTRICT 12th SURVEYOR JONATHAN W. WILLIS CLOSURE ERROR 1: 10,000' SCALE: 1" = 40' DRAWN BY J.W.	
SECRETARY, PLANNING COMMISSION	11-5 2025 <i>Sheena Tinsley</i>	2385 LICENSE NUMBER	10 DEC 2025 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR <i>Sheena Tinsley</i> KINGSPORT AUTHORIZING AGENT				

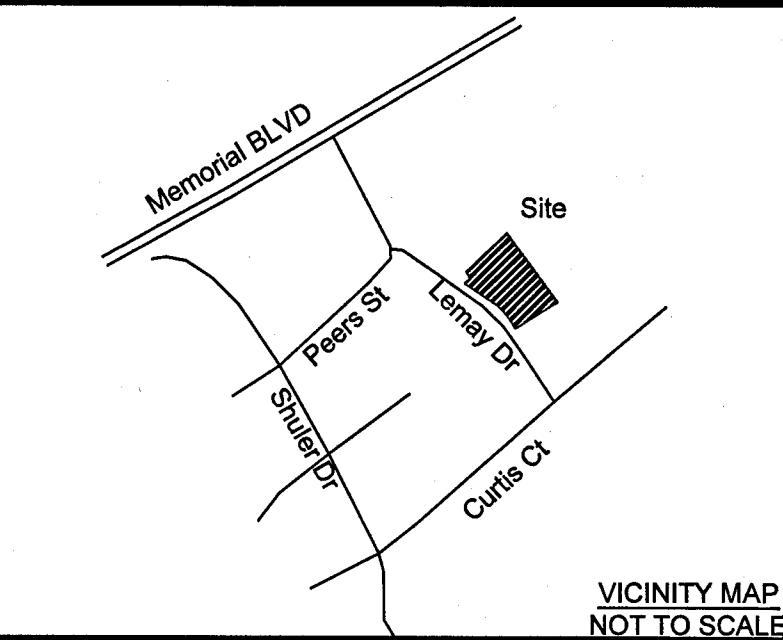
GENERAL NOTES:

- This property is subject to any and all restrictions, zoning, ordinances, rights of way, or easements of record whether shown or not shown hereon.
- This survey has been completed without the benefit of a full and complete title search.
- Deed References and Adjoining Land Owner information is based on information from the County tax assessors office and is subject to the accuracy thereof.

LEGEND:
 — Existing Boundary
 - - - Edge of Pavement / Gravel
 - - - P Adjoining P/L
 - - - Right of Way
 - - - Utility Pole / Lines
 IR(N) Iron Rod New (Unless Noted)
 IR(O) Iron Rod Old (unless Noted)

FLOOD NOTE:
 This Property Lies within Zone X
 of FIRM Map 47163C0065D
 Effective on 09/29/2006

TN State Plane
(Nad83 2011)



N/F David & Frances Moody Underwood Estate
 Parcel No. 048P D 029.00
 D.B. 1688C Pg. 260

Crystal Gail & David Allen Lark
 Parcel No. 048P D 029.55
 D.B. 3294 Pg. 203
 P.B. 51 Pg. 583

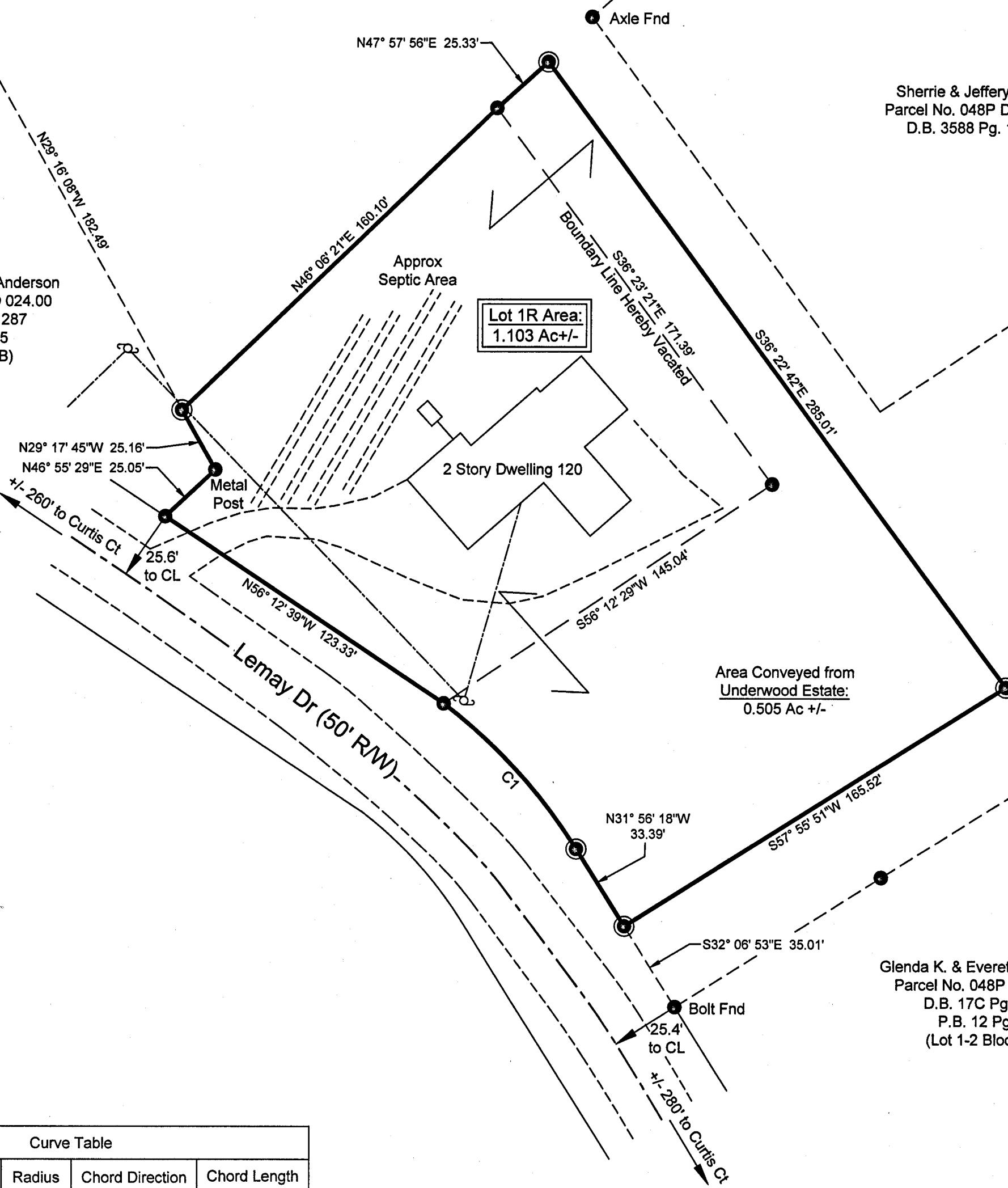
Sharon R & Joe A Anderson
 Parcel No. 048P D 024.00
 D.B. 810C Pg. 287
 P.B. 12 Pg. 5
 (Lot 1 Block B)

Sherrie & Jeffery Rhea
 Parcel No. 048P D 030.00
 D.B. 3588 Pg. 1013

N/F David & Frances Moody Underwood Estate
 Parcel No. 048P D 029.00
 D.B. 1688C Pg. 260

Remaining Area of
 Underwood Estate
 (Parcel No. 048P D 029.00)
 5.1 Ac +/-

Howard G & Linda P Hudson
 Parcel No. 048P D 020.00
 D.B. 368A Pg. 150
 P.B. 12 Pg. 5
 (Lot 4 Block D)



Curve Table				
Curve #	Arc Length	Radius	Chord Direction	Chord Length
C1	72.73'	200.00'	N42° 24' 49"W	72.33'

CERTIFICATE 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.

12/15/2025
 [Signature] *Deborah Carol Chadwell*
 City Engineer or County Road Commissioner

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted.

December 15, 2025

Date

Owner

<p