



January 15th, 2026

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

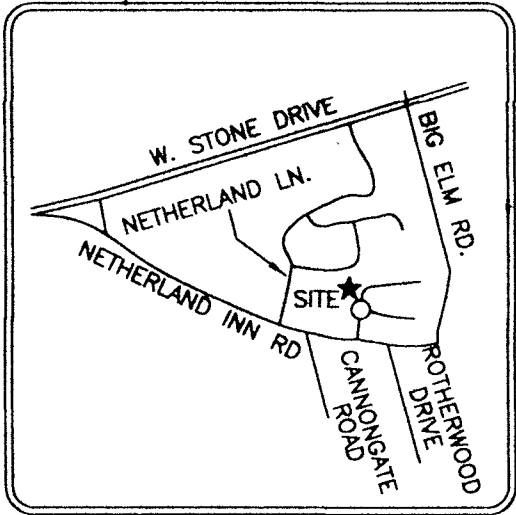
Chairman Duncan:

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.

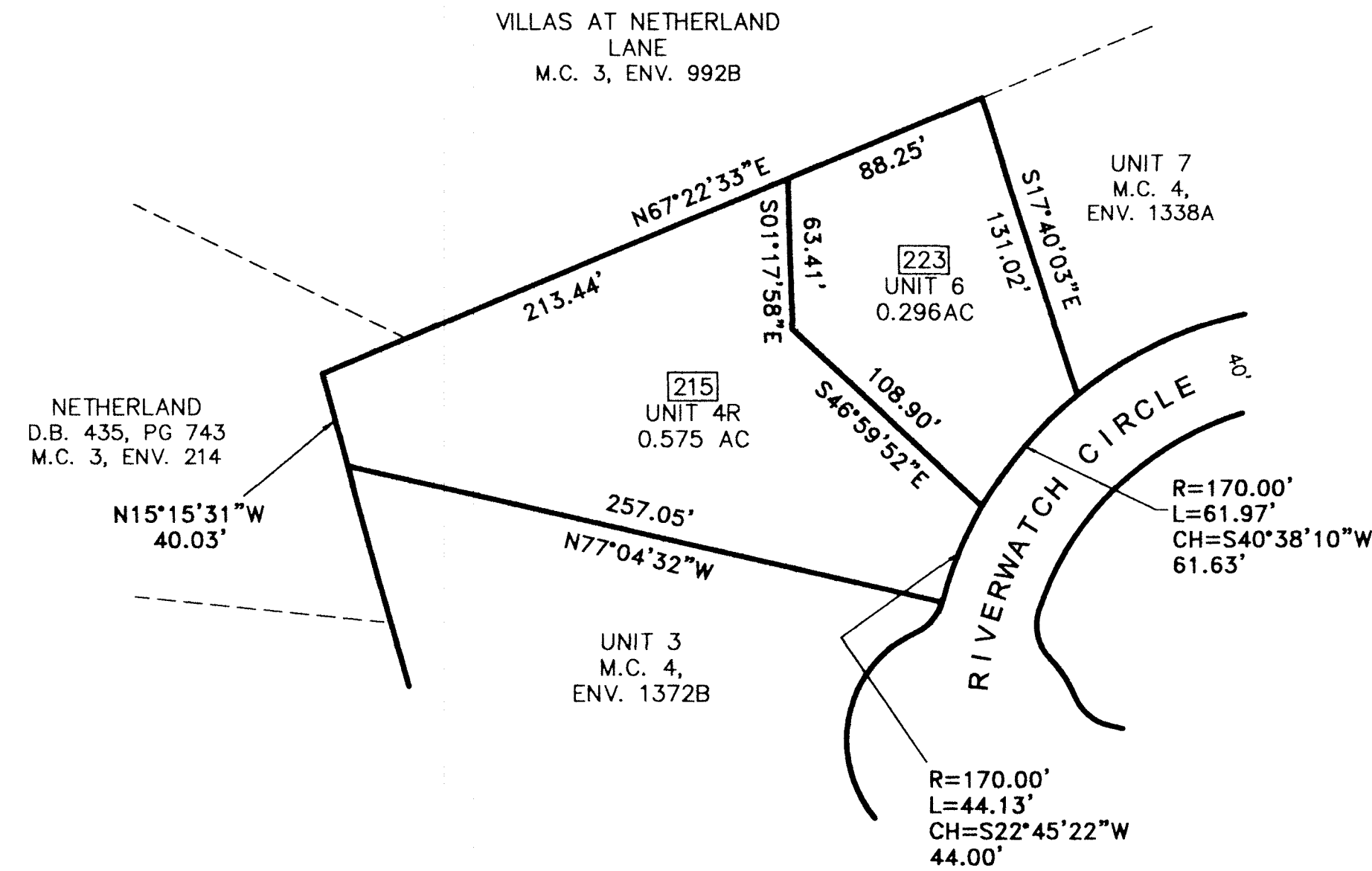
1. 215 Riverwatch Circle
2. 233, 235 Valley Street
3. 109 Devault Street
4. 120 Lemay Drive

Sincerely,

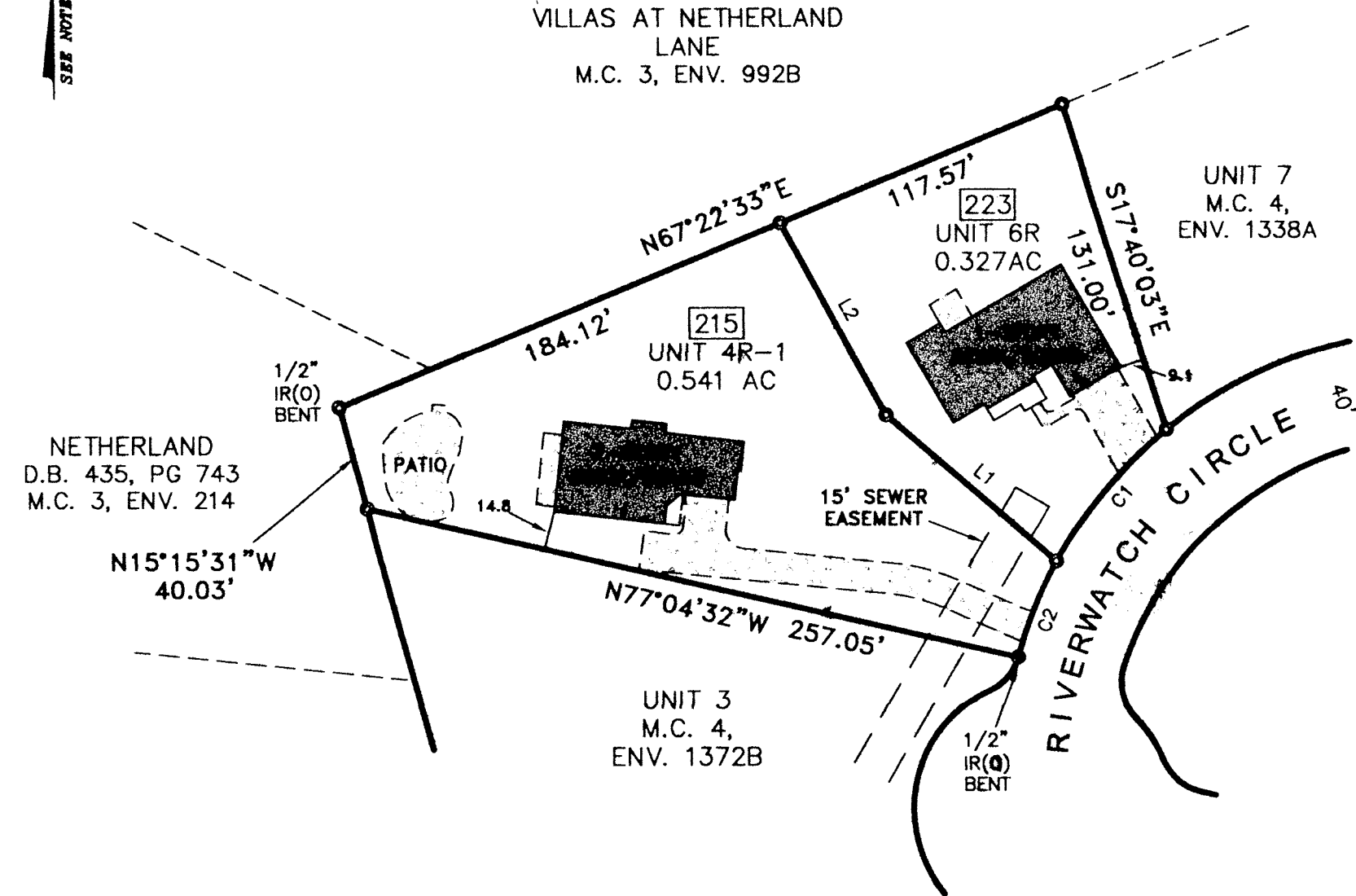
Ken Weems, AICP
Planning Manager
C: Kingsport Regional Planning Commission



LOCATION MAP
N.T.S.



BEFORE



AFTER

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	170.00	66.10	65.69	S39°56'25\"W	22°16'43\"
C2	170.00	40.00	39.91	S22°03'38\"W	13°28'53\"

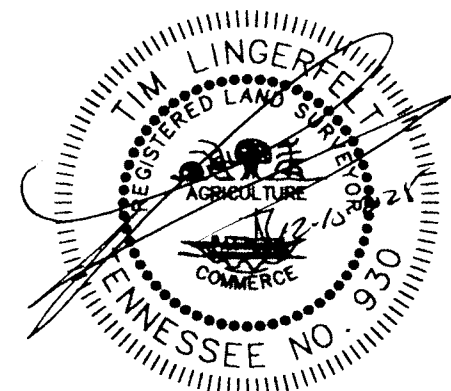
LINE	BEARING	DISTANCE
L1	N49°32'47\"W	86.41
L2	N28°38'22\"W	84.19

Map Cabinet 6
Envelope 2744

25007764	
1 PGS. 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	

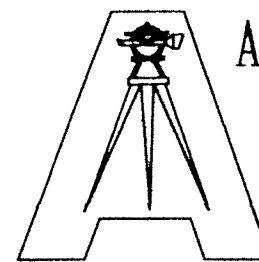
NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-3
SETBACKS: FRONT 25'
REAR 20'
SIDE 6'
- 3) SETBACKS TO 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\"/>
- 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.



LEGEND
IR(0) IRON ROD OLD
D.B. DEED BOOK
P.C. PAGE
AC. 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



ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 302-8896
E-MAIL: tlingerfelt@alleyassociates.com

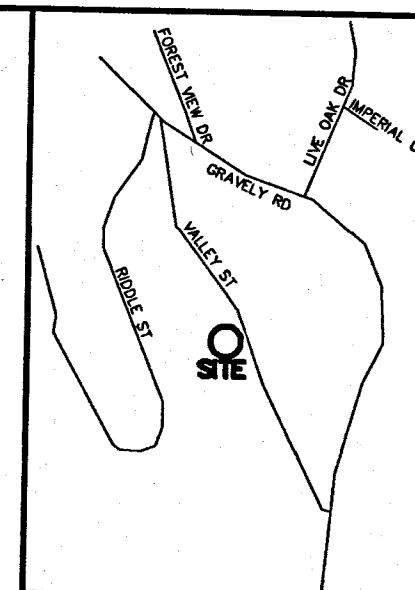
CERTIFICATE OF OWNERSHIP AND DEDICATION I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. 12/9/2025 12-9-2025 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 TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. 12-10-25 DATE REGISTERED SURVEYOR	CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN. 10 DEC 20 25 DATE KINGSPORT AUTHORIZING AGENT
CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. December 10 20 25 DATE CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING	CERTIFICATE OF THE 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 KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. 10 DEC 20 25 DATE 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 RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED. CITY ENGINEER DATE 20

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET. TRAFFIC ENGINEERING MANAGER DATE 20	CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE HAWKINS COUNTY 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. 12/10 20 25 DATE SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION
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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
SCALE 1"=60'	

NORTH RECONCILED TO
TN GRID

N



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.

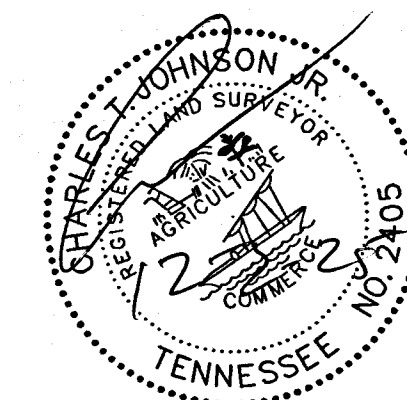
THIS SITE RECIEVES WATER FROM _____ UTILITY DISTRICT.

Slide A-1861

Sheena Tinsley, Register
Sullivan County
Rec #: 386575 Instrument #: 25023232
Rec'd: 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".



TPSI TN. PROFESSIONAL
SURVEYING INC.

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

ALICE CRAWFORD
233 VALLEY STREET
KINGSPORT, TN 37660
TAX MAP 030F "A"
PARCEL 031.00
D.B. 3542 PAGE 882
R A REED SUB PT LOT 40
PLAT BOOK 2 PAGE 198A

ALICE CRAWFORD
235 VALLEY STREET
KINGSPORT, TN 37660
TAX MAP 030F "A"
PARCEL 030.00
D.B. 3542 PAGE 884
R A REED SUB
PLAT BOOK 2 PAGE 198A

KINGSPORT REGIONAL PLANNING COMMISSION

REPLAT OF PT LOT 40 R A REED SUB P.B. 2 PAGE 198A

TOTAL ACRES 0.28 TOTAL LOTS 1

ACRES NEW ROAD 0 MILES NEW ROAD 0

COUNTY SULLIVAN CIVIL DISTRICT 11TH

SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000

SCALE 1" = 20' 20' 0' 20' 40'

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)

0.17 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

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
Land-Based Systems Unit
INSPECTION LETTER

On May 6, 2025, an investigation of the septic system, which does not include plumbing and other fixtures pertaining to the septic tank was performed at: 233 Valley Street, Kingsport, Tennessee, Map P-030F, Parcel P-031.00, Subdivision: R A Reed Sub, D.B. 3542, Lot 40, owned by: Alice Crawford.

At the time of the investigation the following observations were made:

- There was no evidence of sewage or effluent seeping to the ground surface.
- Sewage or effluent from the septic system was outcropping 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 our files indicated the following:

- The septic system was inspected and approved by a representative of this Department. The system was approved for _____ 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 record of the site evaluation could be found.
- No record of the septic system construction or approval could be found.
- The site was evaluated on _____ and determined unacceptable for a septic system.
- A repair was attempted to the septic system on _____.
- These modifications do _____, do not _____ meet the minimum standards of this Department.

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

If you have any questions or comments concerning the contents of this letter, please feel free to contact me at (423) 975-9416 or by email at Chrysan.Stanley@tn.gov.

Chrysan Stanley, Environmental Scientist, Sullivan County, May 6, 2025

DN 0072 (Rev. 10/22) BSA 300

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 47163C00350, 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: 12/4/25
R. Paulley

CITY OR 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 APPROVAL OF STREETS

I HEREBY CERTIFY: (1) ~~STREET~~ CONSTRUCTIONS PLANS
HAVE BEEN APPROVED THAT STREETS HAVE BEEN
INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING
TO THE SPECIFICATIONS; (2) ADEQUATE RIGHTS-OF-WAY
DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL
SERVE THESE LOTS AS PROPOSED.

DATED: 12-16-2025

John W. H. S. C.
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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: 12-10-25

Alice P. Crawford
Owner

Alice P. Crawford
Owner

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: Alice Pauline Crawford DATED: 12/3/25

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: 12-2-25

Charles T. Johnson Jr.
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: _____

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
KINGSPORT REGIONAL PLANNING COMMISSION, AND IS
HEREBY APPROVED AS SHOWN

DATED: 12-11-25

Charles T. Johnson Jr.
AUTHORIZING AGENT

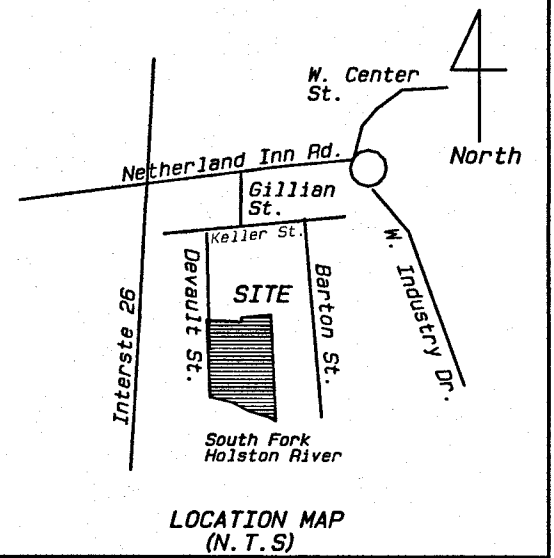
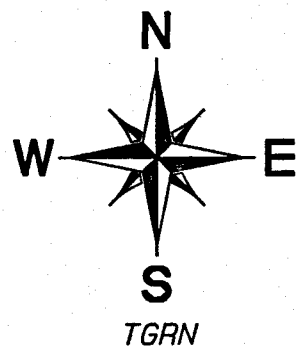
CERTIFICATE OF APPROVAL FOR RECORDING

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 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: 12/11/2025

Charles T. Johnson Jr.
SECRETARY:

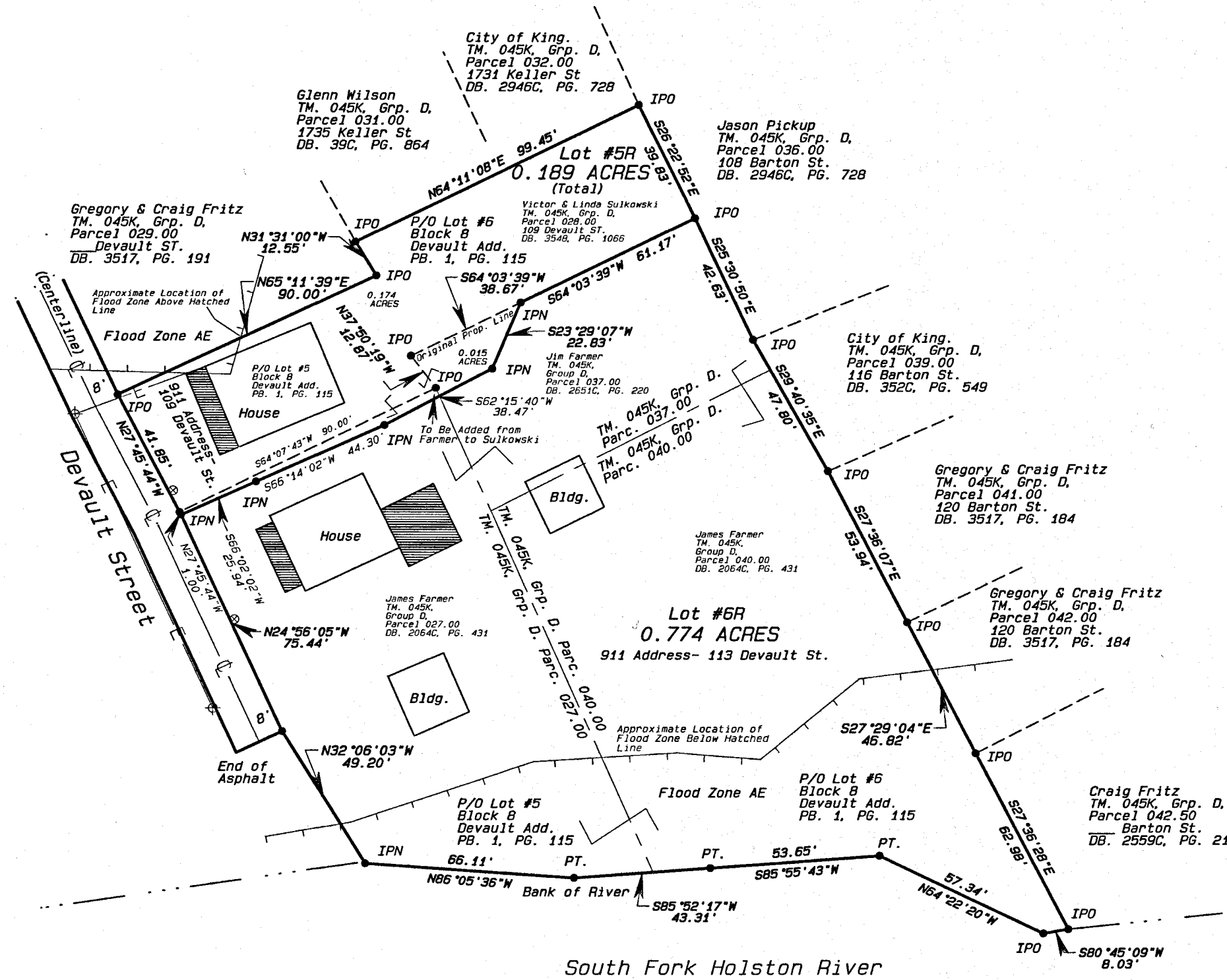
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION



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



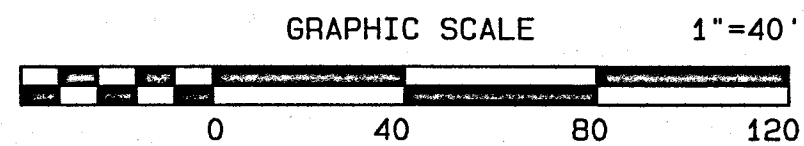
CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) 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 Jonathan Willis 2025
OWNER Jonathan Willis 2025
OWNER Jonathan Willis 2025
OWNER Jonathan Willis 2025
OWNER Jonathan Willis 2025

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED
DATE December 10, 2025
Signature Jonathan Willis
CITY S.T.S. DIVISION FOR SULLIVAN COUNTY
DEPARTMENT OF 911 ADDRESSING
ON HIS OR HER AUTHORIZED REPRESENTATIVE



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

Currently Zoned PVD

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

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 THE COUNTY REGISTRAR, IF REQUIRED, A SURVEY BOND IN THE AMOUNT OF \$ 10,000 HAS BEEN POSTED WITH THE KINGSPORT CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DATE 12/10/2025
Signature Jonathan Willis
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 SULLIVAN COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.
DATE 11-5 2025
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 10 DEC 2025
Signature Jonathan Willis
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 10 DEC 2025
Signature Jonathan Willis
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
OR Jonathan Willis
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.
DATE _____
Signature _____
TITLE _____
DATE _____
AUTHORIZED SIGNATURE _____

Sulkowski & Farmer Property

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION

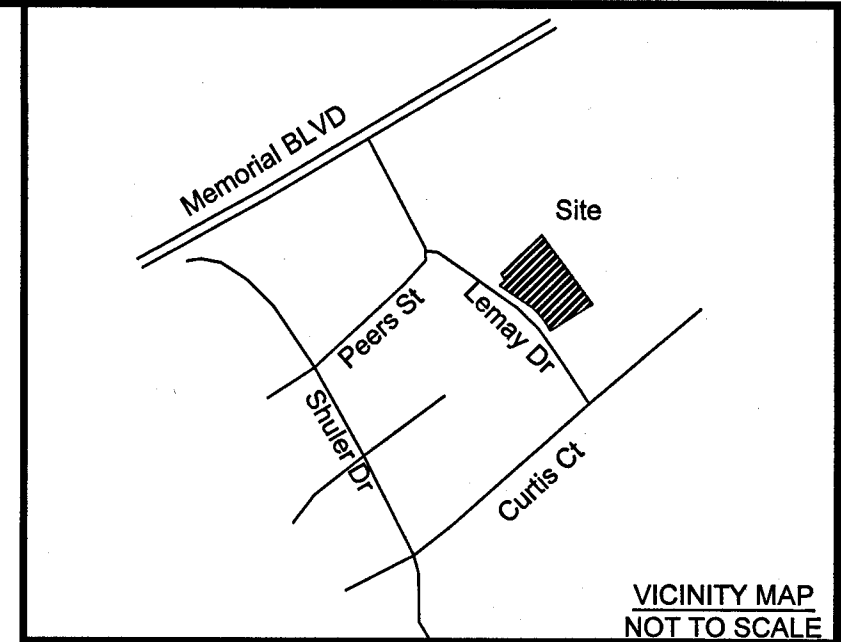
TOTAL ACRES 0.9630 TOTAL LOTS -2-
ACRES NEW ROAD -0- MILES NEW ROAD -0-
OWNER Sulkowski & Farmer CIVIL DISTRICT 12th
SURVEYOR JONATHAN W. WILLIS CLOSURE ERROR 1: 10,000'
SCALE: 1" = 40' DRAWN BY J.W.

GENERAL NOTES:
1. This property is subject to any and all restrictions, zoning, ordinances, rights of way, or easements of record whether shown or not shown hereon.
2. This survey has been completed without the benefit of a full and complete title search.
3. 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
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

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

Pipe Fnd

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)

Glenda K. & Everett E. Fields
Parcel No. 048P D 023.00
D.B. 17C Pg. 792
P.B. 12 Pg. 5
(Lot 1-2 Block D)

Slide A-1862

Sheena Tinsley, Register
Sullivan County
Rec #: 396838 Instrument #: 25023561
Rec'd: 15.00 Recorded
State: 0.00 12/16/2025 at 2:02 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 236-236

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 adequate rights-of-way dedication upon an existing public road shall serve these lots as proposed.

12/15/25, 20 25
Date
Sheena Tinsley
City Engineer or County Road Commissioner

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I hereby certify that the sewerage disposal system installed fully meets the requirements of the Tennessee Department of Environment and Conservation and is hereby approved as shown

Date, 20

Tennessee Department of Environment and Conservation
or

Kingsport Authorizing Agent

CERTIFICATE OF EXISTING SEPTIC SYSTEM

- I hereby certify the tract(s) and/or lot(s) with existing dwelling(s) 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 each lot with no signs of failure.

- I hereby further certify that the existing septic systems are permitted by the Tennessee Department of Environment and Conservation with permit on file.

• Name on TDEC Permit Ron Underwood
• Date of Permit 11/17/83

• On: the existing dwellings predate the permitting process from TDEC and predate the adoption of the Sullivan County Subdivision Regulations of 1951.
Year of Dwelling(s):

Owner(s) Signature: Deborah C. Chadwell Date: 12/15/25
Deborah C. Chadwell 12/25/25

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 minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted.

December 15, 20 25
Date

Deborah C. Chadwell 12/15/25
Owner Date

Ron Underwood 12/15/25
Owner Date

Sherrie D. Rhea 12/15/25
Owner Date

Beena Lundy 12-15-25
Owner Date

CERTIFICATE OF THE APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Kingsport, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the 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.

12/16, 20 25
Date

Kingsport Municipal Regional Planning Commission Secretary

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS

I hereby certify that the public water utility system installed or proposed for installation fully meets the requirements of the Bloomingdale utility system, and are hereby approved as shown.

16 DEC, 20 25
Date

Authorizing Agent

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

I hereby certify that the addresses, as noted on the final plat, are approved as assigned.

12-15, 20 25
Date

City S.T.S. Division or Sullivan County Director of 911 Addressing or His/Her Authorized Representative

HIGHLANDS
SURVEYING and MAPPING LLC

36435 Kelly Chapel Rd. Glade Spring, VA 24340
(276) 477-4180 (276) 608-7777
afleenor@hsmllc.org



CERTIFICATE OF ACCURACY:

I hereby certify that this plat shown and described hereon is a true and correct 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.

12-15, 20 25
Date

Aaron S. Fleenor
Tennessee Registered Land Surveyor

Re-Plat of Property owned by:
Deborah Carol & James Joseph Chadwell JR.
and
Heirs of the Frances & David Underwood Est

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.103 +/- TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER James Joseph Chadwell JR CIVIL DISTRICT 7
Deborah Carol Chadwell
SURVEYOR Aaron S. Fleenor CLOSURE ERROR 1:10,000

SCALE: 1" = 40'