



October 16th, 2025

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

Chairman Duncan:

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

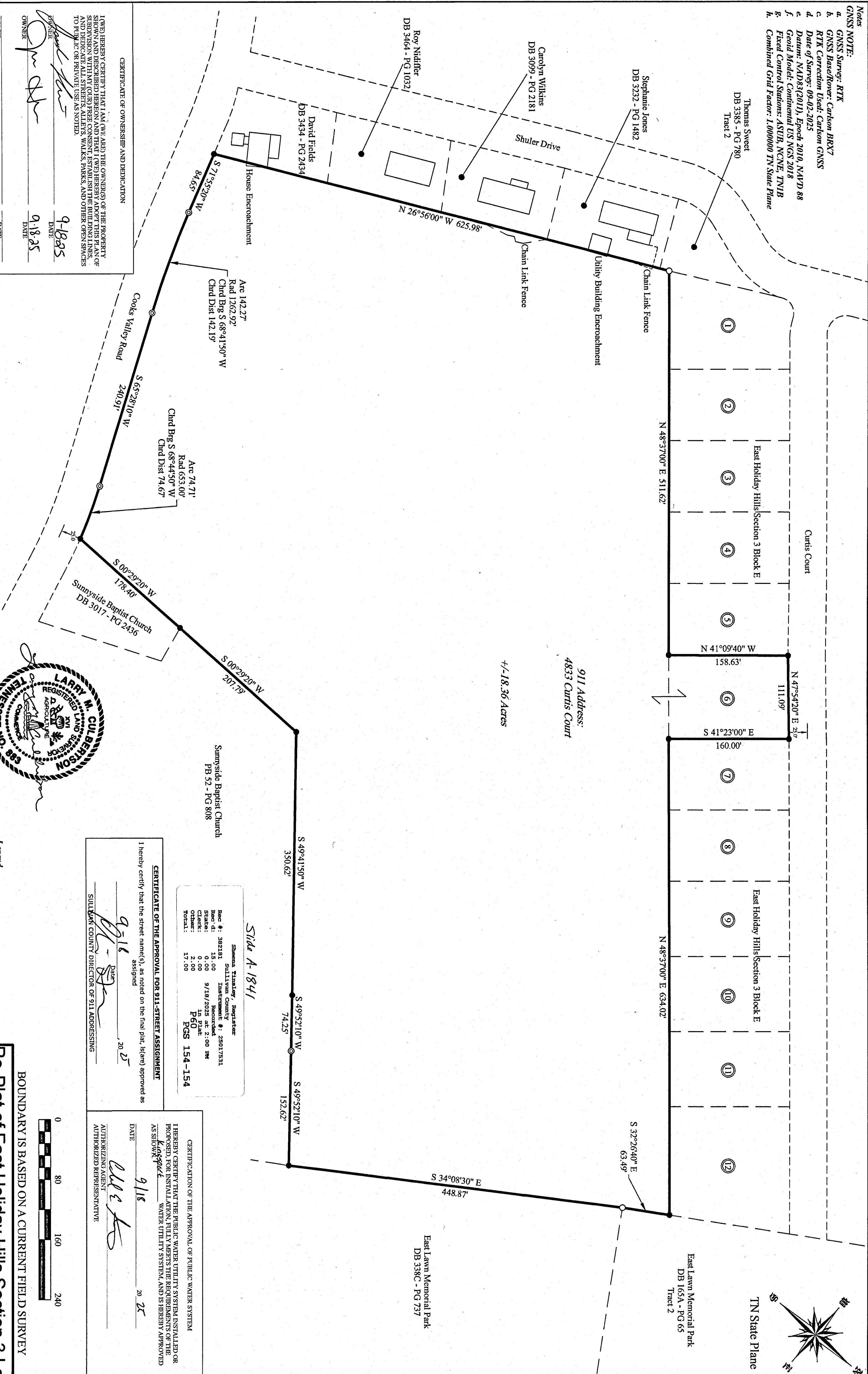
1. Curtis Court
2. 753 Poplar Grove Road
3. 333 Norma Drive
4. 229 Clint Street

Sincerely,

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

Notes

- a. GNSS Survey: *RTK*
- b. GNSS Base/Rover: *Carlson BRC7*
- c. RTK Correction Used: *Carlson GNSS*
- d. Date of Survey: *09-02-2025*
- e. Datum: *NAD83(2011), Epoch 2010, NAD 88*
- f. Fixed Control Stations: *ADUB, NCNE, TUIB*
- g. Fixed Control Stations: *ADUB, NCNE, TUIB*
- h. Combined Grid Factor: *1.000000 TN State Plane*



Legend

● denotes Rebar Found

© denotes Calculated Point Unless otherwise Noted

■ denotes Highway Marker

Δ denotes Water Meter

Notes

1. Deed Reference: DB 1688C - PG 260

2. TAX MAP: 048PD 002.00, 013.00

Shesma Winaley, Registrar	
Rec #:	382181
Rec d:	15 00
Status:	0 00
Client:	0 00
Other:	2 00
Total:	17.00
Sullivan County	
Instrument #: 25017531	
Recorded	
9/18/2025 at 2:00 PM	
In Plat	
P60	
PGS 154-154	

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

I hereby certify that the street name(s), as noted on the final plat, is(are) approved as assigned

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
Knapstad WATER UTILITY SYSTEM, AND IS HEREBY APPROVED
AS SHOWN
DATE 9/16 20 25
AUTHORIZED REPRESENTATIVE
[Signature]

**AUTHORIZING AGENT
AUTHORIZED REPRESENTATIVE**

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

Re-Plat of East Holiday Hills Section 3 Lot 6 and DB 1688C - PG 260 Tract 5

Date File:harris-j.dwg

09-15-2025	Drawn By: NLC
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7th (Seventh) Civil District

Scale:

7th (Seventh) Civil District
Sullivan County, TN

Culbertson Surveying
P.O. Box 190, Nickelsville VA 24271
8928

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER Lisa Boggs DATE 9-16-25

OWNER Paul Puckett DATE 9-16-25

OWNER _____ DATE _____

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

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

DATE 9/22 20 25

AUTHORIZING AGENT
AUTHORIZED REPRESENTATIVE

Chad E. Puckett

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF (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 CITY OF KINGSFORT PLANNING COMMISSION

DATE 9-18 20 25

David Branson S.C.E.

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 _____ 20 _____

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

CERTIFICATE FOR VERIFICATION OF EXISTING SEPTIC SYSTEM(S)

I HEREBY CERTIFY THAT LOT(S) 2 EACH CONTAIN A SEPARATE WORKING SEPTIC SYSTEM, AND THAT ALL FIELD LINES AND PUBLIC LINES ASSOCIATED WITH EACH SYSTEM ARE CONSIDERED AND FURTHER CERTIFY THAT THE CERTIFICATE OF COMPLETION OF SEPTIC SERVICE DISPOSAL SYSTEM FROM THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION IS FOR THE AFORESAID LOT(S) AND SYSTEM(S).

DATE Sept 16th 20 25

OWNER Paul Puckett

OWNER _____

OWNER _____

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

I hereby certify that the street name(s), as noted on the final plat, is/are approved as assigned

DATE 9-18 20 25

SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING

Slide A-1842

Sullivan County, Tennessee	
Rec #: 382331	Instrument #: 25017730
Rec dt: 10.00	9/22/2025 at 11:30 AM
Check: 0.00	In Plate
Other: 2.00	PGS 159-159
Total: 17.00	



BUILDING SETBACK NOTE

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

EASEMENT NOTE

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

UNRECORDED EXISTING UTILITIES LOCATED ON THE PROPERTY

This plat does not eliminate or change the dimensions on the location of existing easements that are associated with any unrecorded underground utility.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT CITY, 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 KINGSFORT CITY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CONFIRMED BY SECRETARY CITY OF KINGSFORT PLANNING DIRECTOR
DATE 9/15 20 25

KINGSFORT REGIONAL PLANNING COMMISSION
CERTIFICATE OF ACCURACY

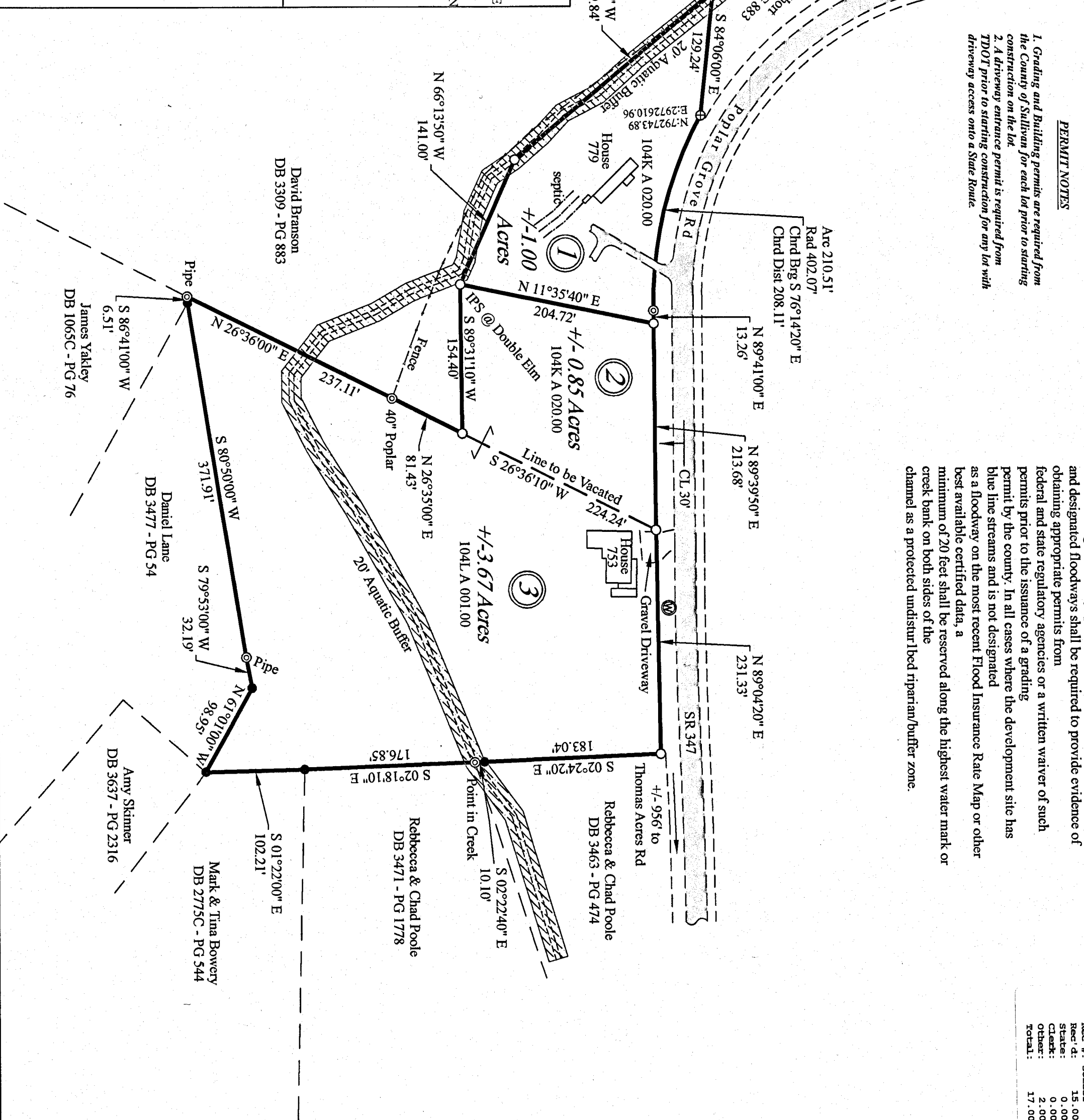
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT CITY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE Sept 16th 20 25

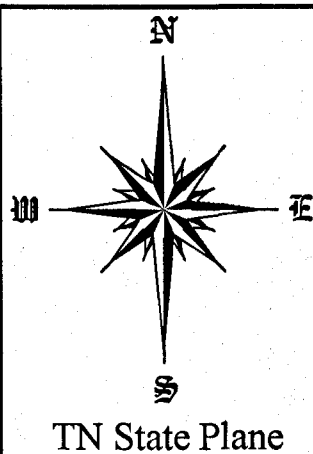
SURVEYOR James Yalley

(OR)
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10000

DATE _____ TN REG. NO. _____



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY	
Division	LISA BOGGS
Combination of:	JESSE PUCKETT
Date	08-22-2025
File:puckett-j.DWG	Drawn By: SWS
Fifteenth (15th) Civil District	Sullivan County, TN
Culbertson Surveying	Drawing Number 8906
P.O. Box 190, Nickelsville VA 24271	
(276) 479-3093	



CERTIFICATE OF APPROVAL FOR RECORDING
CONFIRMATION BY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT CITY, 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 CITY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CONFIRMED BY SECRETARY CITY KINGSPORT PLANNING DIRECTOR
DATE 9/24 20 25

KINGSPORT REGIONAL PLANNING COMMISSION

This survey was done without the benefit of a Title Search.

This survey was done in compliance with the current Tennessee minimum standards of practice.

FLOOD HAZARD AREA NOTES

This property does not lie in an area designated as special flood hazard area on the firm map 47073C0280D dated 7-3-2006.

BUILDING SETBACK NOTE

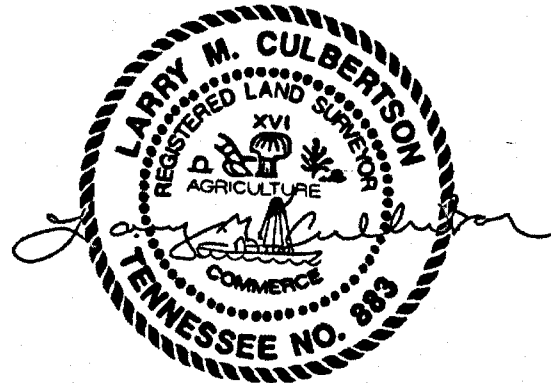
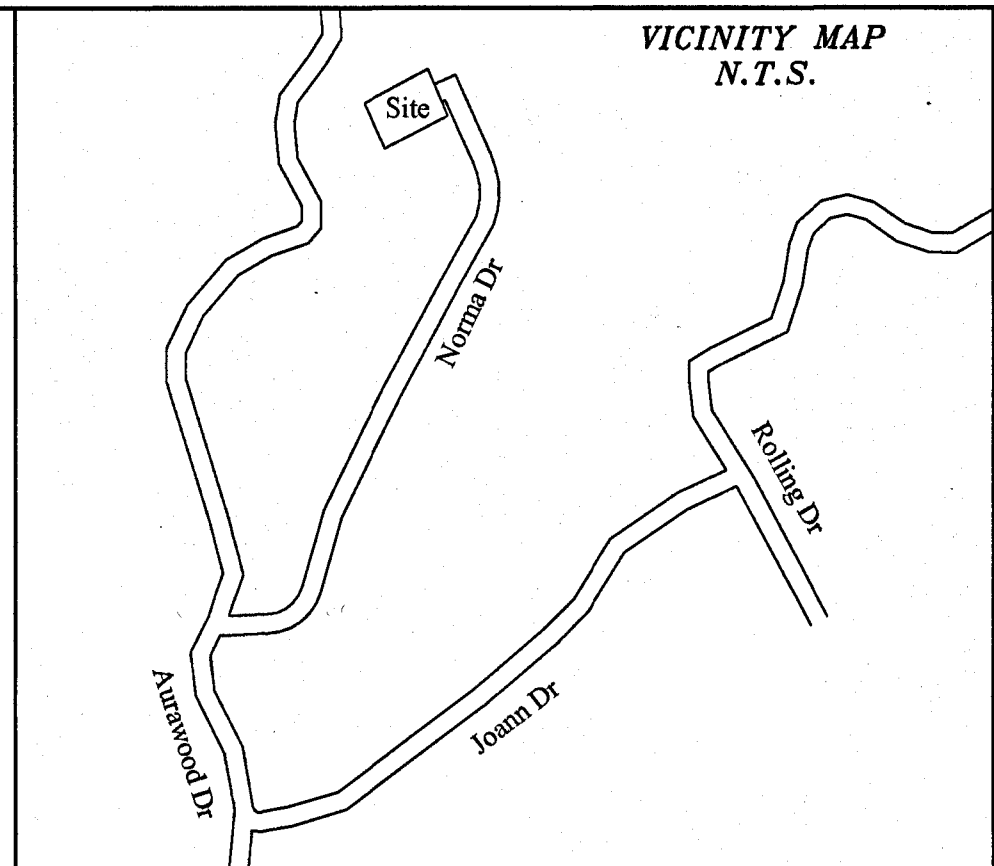
The building setbacks shall be as per the particular zoning ordinance in effect on subject property at the time of construction.

EASEMENT NOTE

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

UNDISCOVERED EXISTING UTILITIES LOCATED ON THE PROPERTY

This plat does not eliminate or change the dimensions or the location of existing easements that are associated with any undiscovered underground utility.



PERMIT NOTES

1. Grading and Building permits are required from the County of Sullivan for each lot prior to starting construction on the lot.
2. A driveway entrance permit is required from TDOT prior to starting construction for any lot with driveway access onto a State Route.

- 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 3538 - PG 260, DB 2367C - PG 380
 2. TAX MAP: 031L B 001.00, 031LA 001.06
 3. Plat Book Reference PB 48 - PG 41
 4. GNSS NOTE:
 - a. GNSS Survey: RTK
 - b. GNSS Base/Rover: Carlson BRX7
 - c. RTK Correction Used: Carlson GNSS
 - d. Date of Survey: 06-09-2025
 - e. Datum: NAD83(2011), Epoch 2010, NAVD 88
 - f. Geoid Model: Continental US NGS 2018
 - g. Fixed Control Stations: TN11, TN1B, TN18
 - h. Combined Grid Factor: 1.000000 TN State Plane

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

LINE	BEARING	DISTANCE
L1	S 73°23'10" W	7.64'
L2	N 60°07'50" E	56.35'
L3	S 29°35'20" E	11.73'
L4	S 29°35'20" E	4.13'
L5	N 24°13'10" E	47.85'

Slide A-1843

Sheena Tinsley, Register
Sullivan County
Rec #: 382527 Instrument #: 25017971
Rec'd: 15.00 Recorded
State: 0.00 9/24/2025 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 162-162

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER Nell R. R. R. DATE 9/23/25

OWNER [Signature] DATE 9-25-25

OWNER _____ DATE _____

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 BOONINGDALE WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN.

DATE SEPT. 24 20 25

[Signature]
AUTHORIZING AGENT
AUTHORIZED REPRESENTATIVE

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWAGE DISPOSAL SYSTEM (1) IS AVAILABLE TO THE PROPERTY; OR (2), AS SHOWN ON THE ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS; OR (3) THAT A SECURITY IN THE FORM OF _____ AND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SEWER DIRECTOR OR AUTHORIZED REPRESENTATIVE [Signature] DATE 9/24 20 25

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 September 24 20 25

[Signature]
CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

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 CITY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE Sept 22nd 20 25

[Signature]
SURVEYOR

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

SURVEYOR _____ TN. REG. NO. _____
DATE _____

ADDITION TO LOT 9 OF AURAWOOD HEIGHTS SECTION 2

Date 08-20-2025	File:martin-j.DWG Drawn By: SWS	Scale: 1" = 50'
Tenth (10th) Civil District Sullivan County, TN		
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 8887

