



February 13<sup>th</sup>, 2023

Sam Booher, Chairman  
Kingsport Regional Planning Commission  
415 Broad Street  
Kingsport, TN 37660

Chairman Booher:

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. Brookside Drive
2. Division of Miller Parke (boundary line)
3. Millennium Court
4. Island Road
5. E Sullivan St

Sincerely,

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

- 1) HEARINGS ARE BASED ON DB 19652 PG 156 (56-15 E)
- 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP #15000400. EFFECTIVE DATE SEPTEMBER 19, 2006. AND TAX MAP 0471 GROUP 4, CTFL. MAP 0474 PARCELS 006.00, WISNUNMOORTHY SPECIAL FLOOD HAZARD AREA ZONE X
- 3) TAX MAP 0471 GROUP 4, CTFL. MAP 0474 PARCELS 006.00, WISNUNMOORTHY SPECIAL FLOOD HAZARD AREA ZONE X
- 4) REFERENCE DEED: WISNUNMOORTHY FAMILY LIMITED
- 5) REFERENCE DEED: CILLESPIE, DARREL E. et ux CAROLYN L. DB 3165 PG 2014
- 6) PROPERTY ZONED: B-3 HIGHWAY ORIENTATED BUSINESS DISTRICT
- 7) BUILDING SETBACKS (LIMITS): FRONT 140' - 20'

- 7) ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT THE TIME OF THE SUBMITTAL OF THE APPLICATION.
- 8) PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE CITY OF MINNEAPOLIS ZONING ORDINANCE AND SUBDIVISION REGULATIONS.
- 9) CALL MINNESOTA211 BEFORE ANY EXCAVATION IS DONE TO LOCATE ALL UTILITIES AND PUBLIC UTILITIES.
- 10) 1500 BROOKVIEW DRIVE - 914 ADDRESS.
- 11) 1500 BROOKVIEW DRIVE - 185-61
- 12) ACAD LOT VALUE: 6773-ARISH.dwg
- 13) THE PURPOSE OF THIS MAP IS TO TAKE THE 0.04 AC. WESTERN END OF LOT 8 AND ADD IT TO THE GALESTONE PROPERTY AS INDICATED AT THE LAID ROAD.

(14) WATER AND SEWER SERVICES FOR LOT 2 ARE PROVIDED ALONG BRIDGE/PAVING LANE ACROSS LOT 1. EXIST LOCATION OF THESE SERVICES ARE UNKNOWN AT THIS TIME. THE LOCATION OF THESE SERVICES WILL BE DETERMINED BY THE CITY OF HUNTSVILLE AND/OR REPLACEMENT PRIVATE SERVICES ACROSS LOT 1.

(15) WATER AND SEWER SERVICES FOR LOT 3 ARE PROVIDED ALONG BRIDGE/PAVING LANE ACROSS LOT 1. EXIST LOCATION OF THESE SERVICES ARE UNKNOWN AT THIS TIME. THE LOCATION OF THESE SERVICES WILL BE DETERMINED BY THE CITY OF HUNTSVILLE AND/OR REPLACEMENT PRIVATE SERVICES ACROSS LOT 1.

(16) WATER AND SEWER SERVICES FOR THE THREE BUILDINGS ON THE COLLETSVILLE PROPERTY IS PROVIDED ALONG BROOKSIDE DRIVE. EXIST LOCATION OF THESE PRIVATE SERVICES ARE UNKNOWN AT THIS TIME. THE LOCATION OF THESE SERVICES WILL BE DETERMINED BY THE CITY OF HUNTSVILLE AND/OR REPLACEMENT PRIVATE SERVICES ACROSS LOT 1.


(17) THE FUTURE A PRIVATE EASEMENT FOR MAINTENANCE OR REPLACEMENT OF THESE UTILITIES SHALL BE PROVIDED

LEGEND

(R)	EXISTING 6" IRON ROD
(RM)	NEW 6" IRON ROD
(C)	WITH STRUTTIONS CAP "E" BOLT
(CN)	MIG NAIL CONCRETE (NEW)
(C)	CENTER LINE OF PAYMENT
(S)	ROLLING SETBACK LINE
(P)	EDGE OF PAYMENT
(M)	WATER METER

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

*John A. H. H.*  
 Surveyor  
 Tenn. Reg. No. 691



**WILL & ASSOCIATES SURVEYORS**  
P.O. Box 465  
Blountville, Tennessee 37617  
423-294-4552

[illegible][illegible]

CERTIFICATE OF ADOPTION

WHEREAS COPIES THAT THE PLAIN SPOON AND  
BECKING HERRING IS A "SAFE AND SWEETLY TASTING"  
FOOD FOR INFANTS, CHILDREN AND ADULTS;  
AND WHEREAS THE PLAIN SPOON AND BECKING HERRING  
THE HERRING HAVE BEEN PLACED AS SHOWN HEREIN

Dec. 29 1923

Beckings Herring  
DIRECTOR

[illegible]

00304295 3,112



DATE 1/18 TO 23

*James H. H. H.*

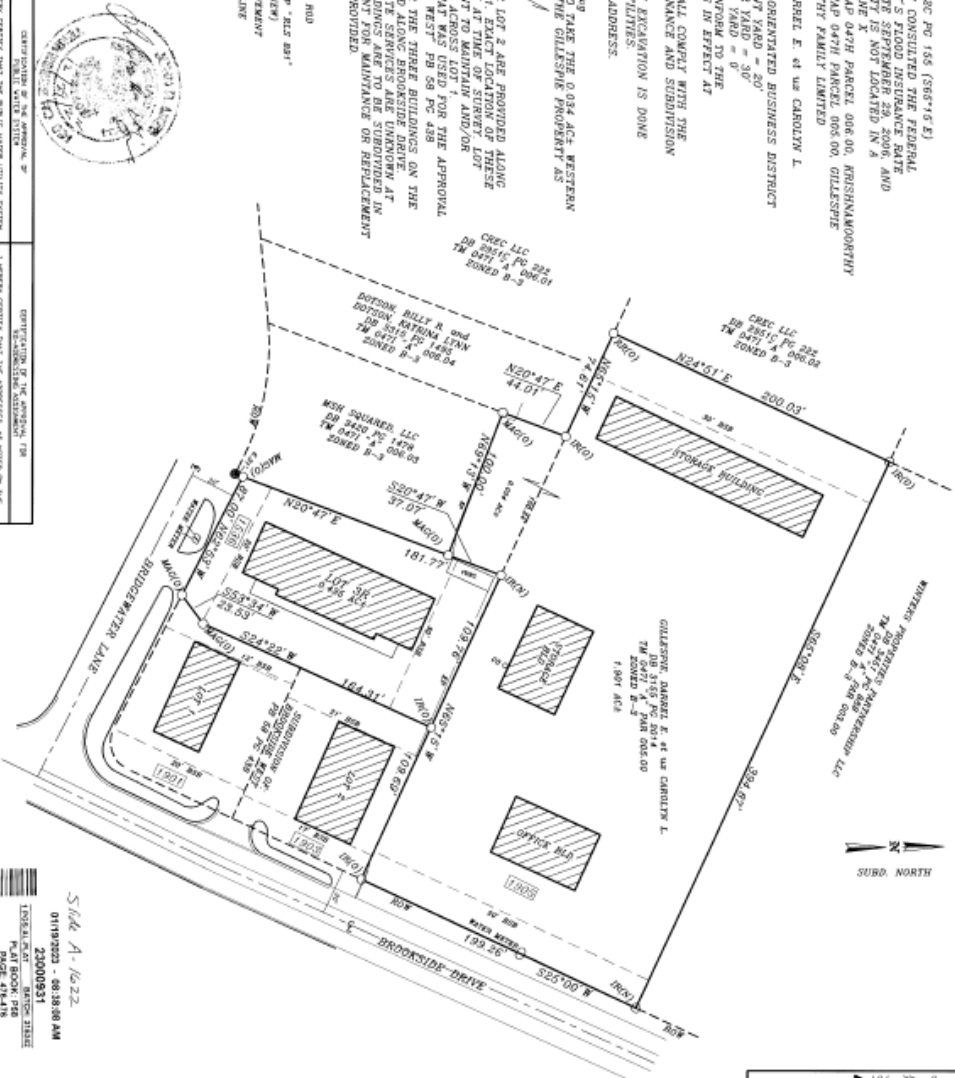
STUDENT AUTHORIZED AGENT

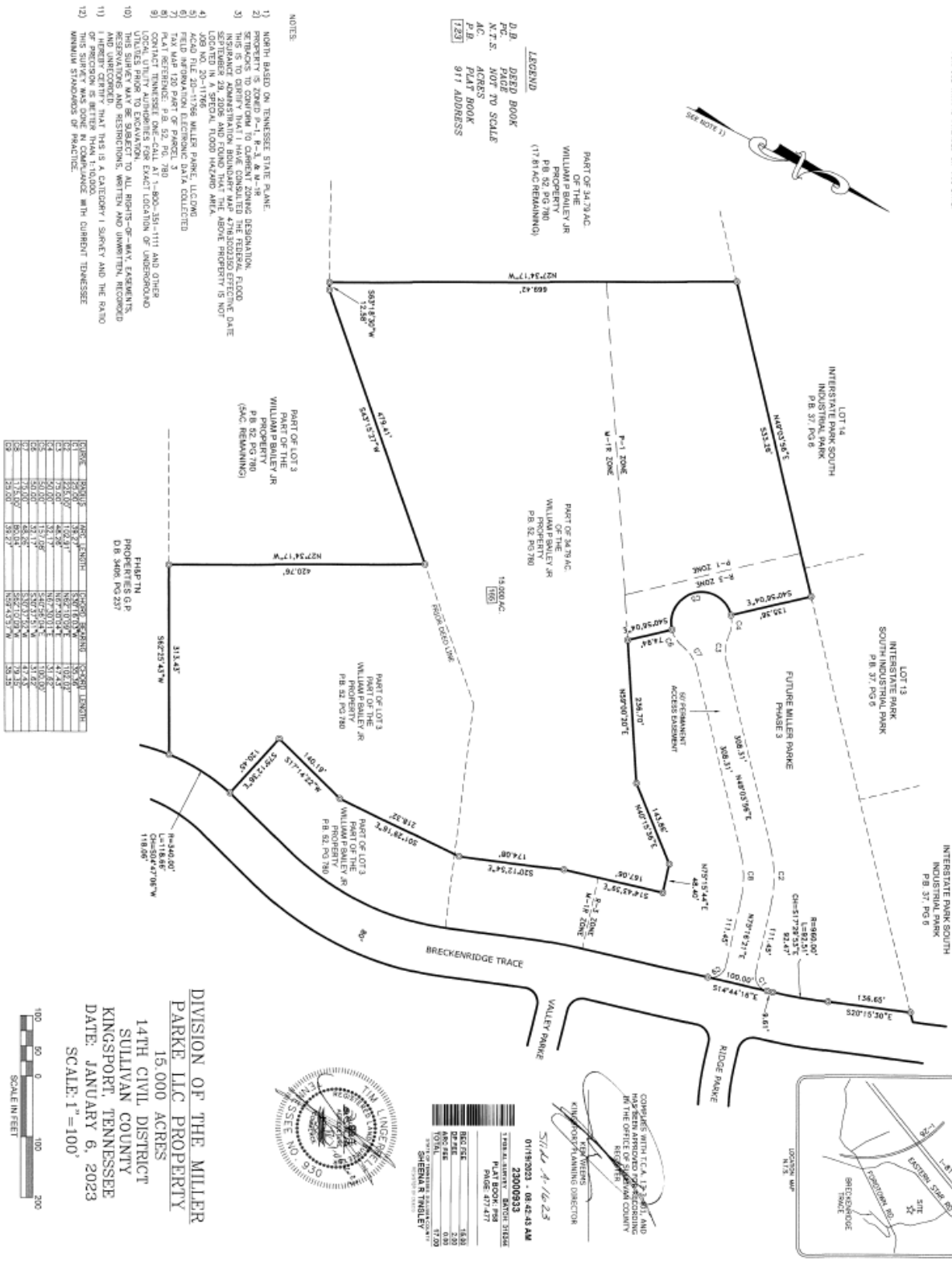
100% PLAIN	BATCH 31152								
PLAT BOOK #32									
PAGE 476-476									
<table border="1"> <tr> <td>REC #48</td> <td>16.65</td> </tr> <tr> <td>DP #52</td> <td>2.00</td> </tr> <tr> <td>AAC #52</td> <td>0.00</td> </tr> <tr> <td>TOTAL</td> <td>17.00</td> </tr> </table>		REC #48	16.65	DP #52	2.00	AAC #52	0.00	TOTAL	17.00
REC #48	16.65								
DP #52	2.00								
AAC #52	0.00								
TOTAL	17.00								
SHIRT & WAISTED SLIM-FIT JACKET 100% COTTON									

[illegible]

DATE: DECEMBER 20, 2022  
REVISED: DECEMBER 29, 2022

KINGSFORD REGIONAL PLANNING COMMISSION					
PROPERTY OVERVIEW OF: BROOKSIDE WEST					
	ACRES	TOTAL LOTS		ACRES	TOTAL LOTS
PLANNED UNIT DEVELOPMENT	0	0	PLANNED UNIT DEVELOPMENT	0	0
SINGLE-FAMILY RESIDENTIAL	0	0	SINGLE-FAMILY RESIDENTIAL	0	0
MULTI-FAMILY RESIDENTIAL	0	0	MULTI-FAMILY RESIDENTIAL	0	0
CITY CENTER DISTRICT	0	0	CITY CENTER DISTRICT	0	0
COMMERCIAL DISTRICT	0	0	COMMERCIAL DISTRICT	0	0
INDUSTRIAL DISTRICT	0	0	INDUSTRIAL DISTRICT	0	0
RECREATION DISTRICT	0	0	RECREATION DISTRICT	0	0
UTILITY DISTRICT	0	0	UTILITY DISTRICT	0	0
OTHER DISTRICT	0	0	OTHER DISTRICT	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>



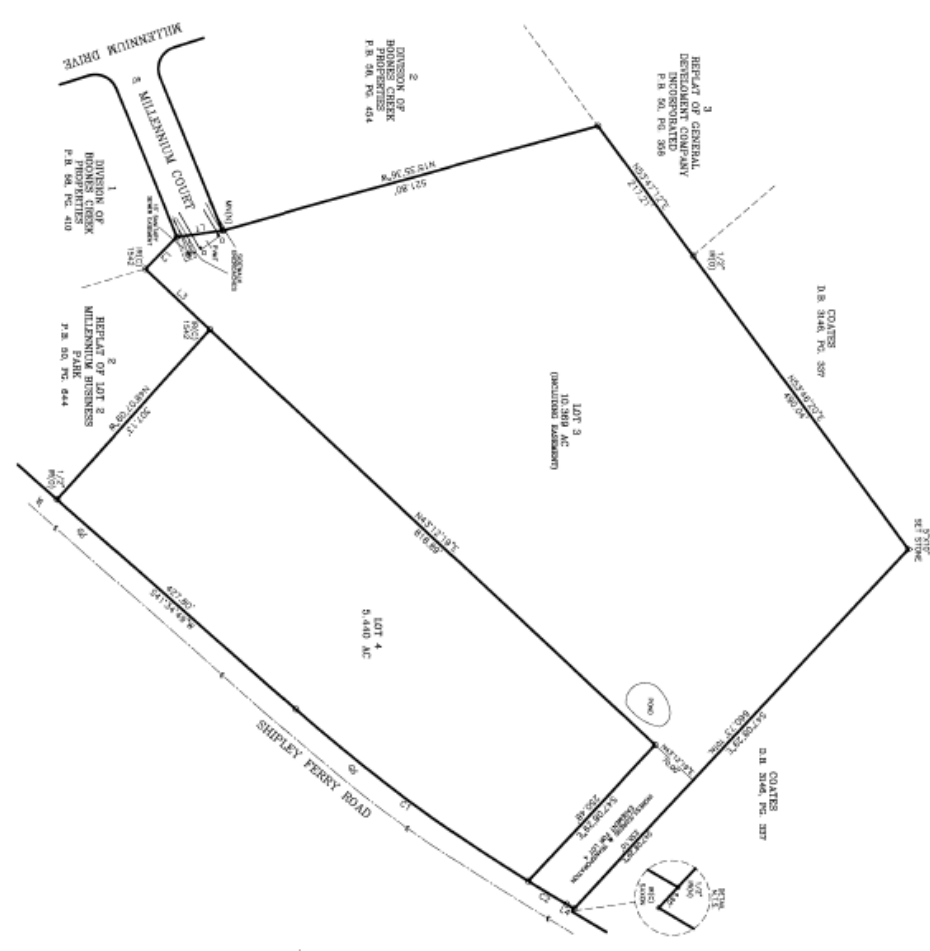


© COPYRIGHT ALLEY & ASSOCIATES, INC. 2022  
THIS MAP CANNOT BE USED FOR ANY OTHER  
PURPOSE THAN IS INTENDED ON THIS DATE.

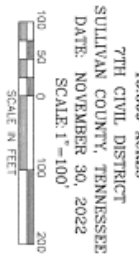


- LEGEND**
- (M/C) IRON ROD (CAP)
  - (M/D) IRON ROD (DIP)
  - (M/O) IRON ROD (OLD)
  - N.T.S. NOT TO SCALE
  - D.R. DEED BOOK
  - P.B. PLAT BOOK
  - A.C. ACRES
  - C.T. CUBIC TONS
  - G.P. GAS PISTON
  - S.S. SANITARY SEWER
  - M.M. MANHOLE

- NOTES**
- 1) NORTH BASED ON PLAT BOOK 56, PG. 410
  - 2) PROPERTY IS ZONED R-1 20'
  - 3) SETBACKS TO CONFORM TO CITY ZONING ORDINANCE
  - 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION SOURCE MAP AND THE FLOOD ZONE LOCATED IN A SPECIAL FLOOD HAZARD AREA
  - 5) AND 22-1783 LARGO TRACTS
  - 6) FIELD INFORMATION ELECTRONICALLY COLLECTED
  - 7) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND
  - 8) I HEREBY CERTIFY THAT THIS IS A COUNTRY SURVEY AND THE
  - 9) RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
  - 10) THE SURVEY WAS MADE IN ACCORDANCE WITH THE CURRENT
  - 11) TENNESSEE UNIFORM STANDARDS OF PRACTICE
  - 12) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED
  - 13) 1/2" MEN WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED



CURVE	9000'S	1200'S	CHORD
C1	2250.69'	80.08'	5397.57' W 60.08'
C2	2250.69'	80.08'	5397.57' W 60.08'



**BOUNDARY SURVEY**

15.809 ACRES  
7TH CIVIL DISTRICT  
SULLIVAN COUNTY, TENNESSEE  
DATE: NOVEMBER 30, 2022  
SCALE: 1"=100'

Stamp area containing a barcode, date 04/27/2023, time 08:56:18 AM, and other survey details.

COUNTIES WITH T.S. 12.5-401.  
AND HAS BEEN APPROVED FOR  
SULLIVAN COUNTY REGISTER  
KINGSTON PLANNING DIRECTOR



**ALLEY & ASSOCIATES, INC.**  
SURVEYORS  
240 E MARKET STREET, MEMPHIS, TENNESSEE 38102  
TEL: (901) 522-0886  
FAX: (901) 522-0886  
E-MAIL: [info@alleyandassociates.com](mailto:info@alleyandassociates.com)

**BOONES CREEK PROPERTIES**  
SULLIVAN COUNTY, TENNESSEE

REVISIONS	DATE	BY
ADD CALLS TO BASEMENT AREA	1-10-2023	M.B.
ADD RECORDING NOTE		

[illegible]91-17-23  
[over]

The following restrictions apply to the installation of a residential subfloor strength disposal system on this property:

- A) A potential for the installation of an abundance-weighted diel system may be obtained from the Tennessee Department of Environment and Conservation's Division of Water Resources before any construction.
- B) The proposed abundance-weighted diel system may be constructed.
- C) The proposed abundance-weighted diel system may be constructed.
- D) The proposed abundance-weighted diel system may be constructed.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS  
LOCATED AND/OR UNLOCATED.  
THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TOWN/CITY  
OFFICIAL STANDARDS OF PRACTICE.  
I HEREBY CERTIFY THAT THIS IS A CORRECTLY & TRULY AND THE NAME  
OF PERSON OR THE UNLOCATED PARTY IS 1-1100301-45 SHOWN  
HEREIN.

TM REC NO 2017

REMARKS OF PARKER & HALBROOK PROPERTY  
SUSPECT PROPERTY MEASURES 5+ ACRES AND  
MEETS ALL NEIGHBORHOOD REQUIREMENTS  
3518-544



Walter Lang Publishing  
808 EAST JACKSON BLVD STE 11  
CHICAGO, IL 60604, USA  
TEL: 423-755-0189  
FAX: 423-755-7151

[illegible]





51.6. A. 1627

12/06/2015 - 09:22:42 AM  
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JERRY TAYLOR  
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**ALLEY & ASSOCIATES, INC.**  
• SERVING •  
240 E. NORTH STREET, SUITE 200, CHICAGO, ILLINOIS 60610  
TELEPHONE: (407) 363-0096  
FAX: (407) 363-9900  
E-MAIL: [info@alleyandassociates.com](mailto:info@alleyandassociates.com)

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