



April 17, 2025

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

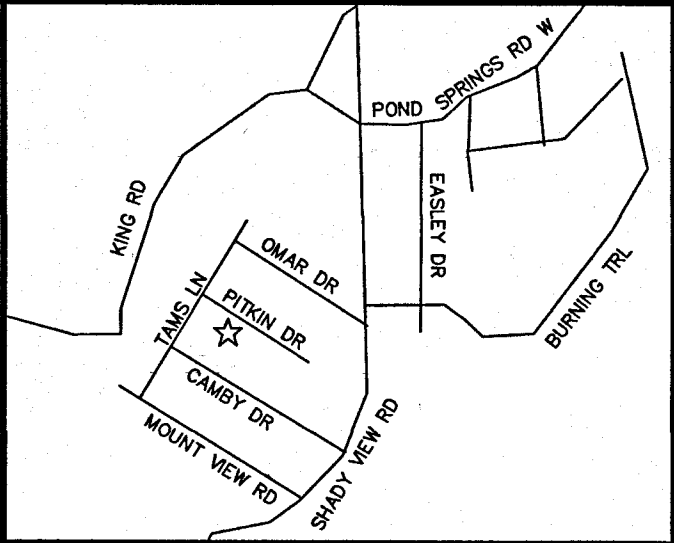
Chairman Duncan:

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. 314 Pitkin Drive
2. 2535 Haynes Drive

Sincerely,

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



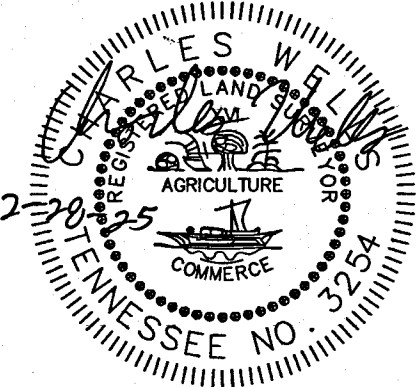
LOCATION MAP  
NOT TO SCALE



LOT 15R CONTAINS AN EXISTING SEPTIC SYSTEM. NO EVALUATION, TESTING OR VERIFICATION OF THE FUNCTIONALITY OF THE SYSTEM OR ADEQUATE AREA FOR DUPLICATION SHOULD THAT SYSTEM FAIL HAS BEEN COMPLETED. SHOULD THE EXISTING SYSTEM FAIL, NO GUARANTEE IS MADE AS TO WHETHER THERE ARE ADEQUATE SOILS FOR A NEW SEPTIC SYSTEM OR DUPLICATION AREA. ANY PURCHASER OF THE LOT IS ENCOURAGED TO VERIFY CONTINUED VIABILITY OF SEWERAGE DISPOSAL FOR THE PROPERTY PRIOR TO PURCHASE. WATER FEATURES, THE USE OF A PRIVATE WELL OR OTHER FEATURES OF THE PROPERTY MAY FURTHER LIMIT THE AVAILABLE AREAS FOR UTILIZATION OF A SEPTIC SYSTEM

I, THE CURRENT OWNER OF LOT 15R STATE TO THE BEST OF MY KNOWLEDGE, THE EXISTING SEPTIC SYSTEM IS FUNCTIONING PROPERLY.

*Jeff Phillips* 3-31-25  
OWNER DATE



Slide A-1804

Sheena Tinsley, Register  
Sullivan County  
Rec #: 373008 Instrument #: 25005575  
Rec'd: 15.00 Recorded  
State: 0.00 4/1/2025 at 12:13 PM  
Clerk: 0.00 in Plat  
Other: 2.00 P60  
Total: 17.00 PGS 6-6

COMBINATION OF LOTS 15 & 16  
BLOCK D, EASLEY ESTATES

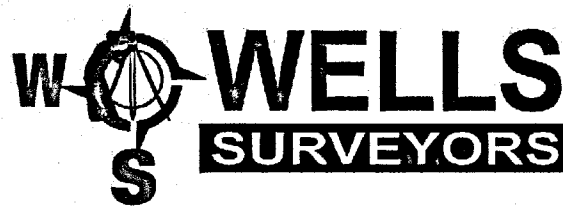
KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.779 TOTAL LOTS 1

OWNER: PHILLIPS DATE: FEB 28, 2025

CIVIL DISTRICT: 13TH SCALE: 1 INCH = 40'

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



40 30 0 40 80  
SCALE IN FEET

LEGEND

IR(F) IRON ROD (FOUND)  
CONC CONCRETE  
BLDG BUILDING  
PG. PAGE  
NO. NUMBER  
P.B. PLATBOOK  
APPR APPROXIMATE  
WM WATER METER  
AC. ACRE  
OHU OVERHEAD UTILITY  
PP POWER POLE  
SSDS SUBSURFACE SEWERAGE  
DISPOSAL SYSTEM  
℄ 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 47163C02350 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 3) TAX MAP 910, "A" PARCELS 019.00 & 020.00
- 4) I HEREBY CERTIFY THAT THIS IS CATEGORY I 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. 3390, PG. 7
- 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 11, PAGE 63

CERTIFICATE OF ACCURACY	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL FOR RECORDING
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, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.	(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.	I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.	SEE NOTE ABOVE	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, OR 3. PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND IS HEREBY APPROVED AS SHOWN.	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 SULLIVAN 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.
<i>Charles Wells</i> 2-28-25 TENNESSEE REGISTERED LAND SURVEYOR DATE	<i>Jeff Phillips</i> 3-7-25 OWNER DATE	<i>R. H. H. H.</i> 3/28/25 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING DATE		<i>Sheena Tinsley</i> 3-31-2025 COMMISSIONER OF HIGHWAYS OR REPRESENTATIVE DATE	<i>Hy</i> 1 APR 25 KINGSPORT WATER DISTRICT DATE	<i>4/1/25</i> SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION DATE

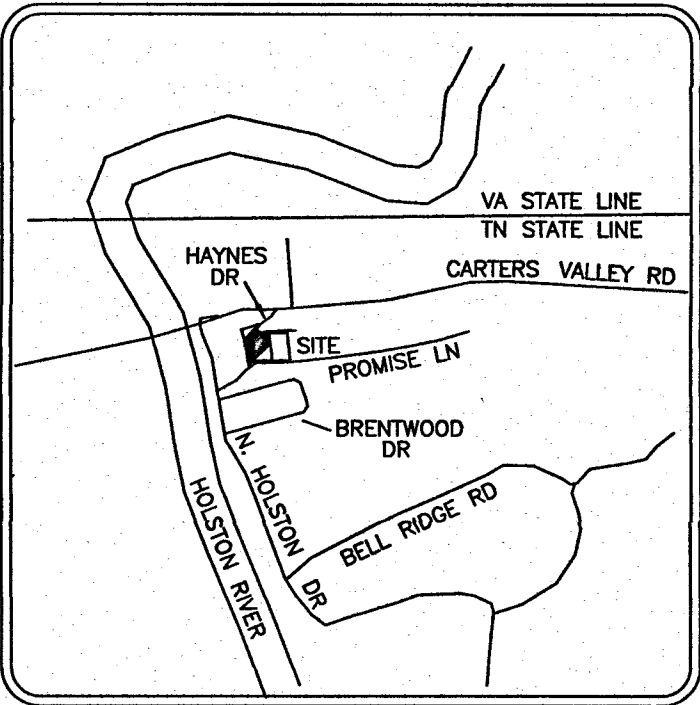
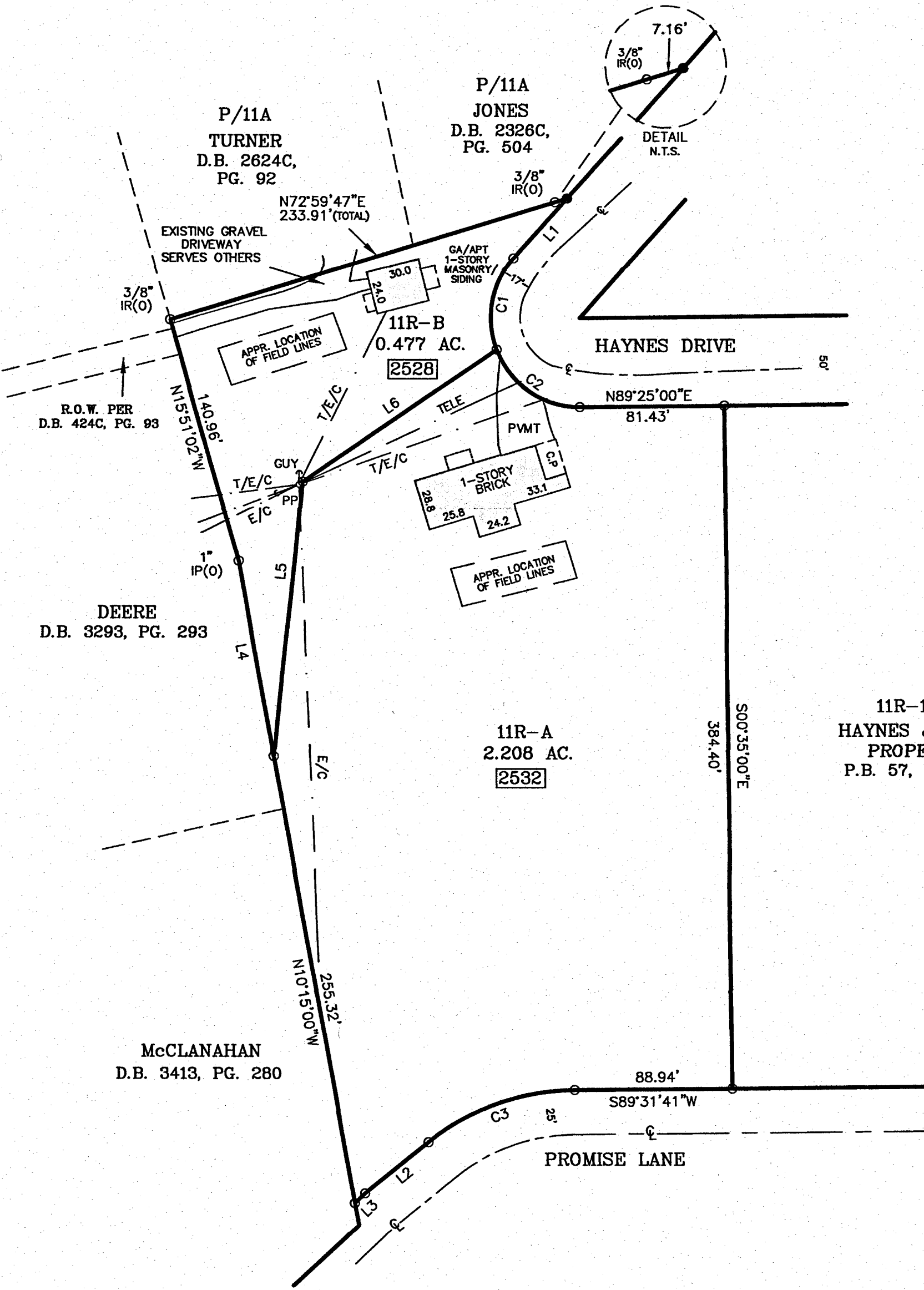


LEGEND

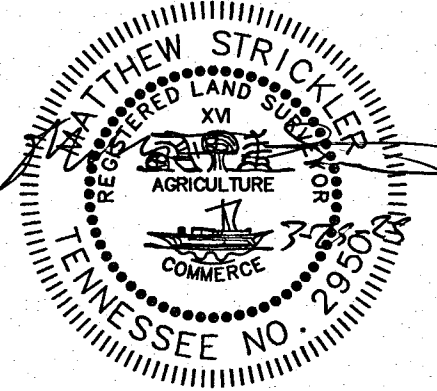
- IR(0) IRON ROD (OLD)
- IP(0) IRON PIPE (OLD)
- N.T.S. NOT TO SCALE
- D.B. DEED BOOK
- C.P. CARPORT
- PG PAGE
- AC ACRES
- T/E/C TELEPHONE/ELECTRIC/CABLE
- TELE TELEPHONE
- E/C ELECTRIC/CABLE
- P.P. POWER POLE
- APPR APPROXIMATE
- R.O.W RIGHT OF WAY
- CA CARAGE
- APT APARTMENT
- ℄ CENTERLINE
- 123 911 ADDRESS

LINE	BEARING	DISTANCE
L1	S41°56'00"W	45.39'
L2	S51°12'22"W	45.91'
L3	S46°50'33"W	8.01'
L4	N10°15'00"W	111.50'
L5	N06°05'35"E	155.26'
L6	N55°40'32"E	131.97'

CURVE	RADIUS	LENGTH	CHORD
C1	50.00'	54.74'	S10°33'50"W 52.05'
C2	50.00'	60.90'	S55°41'34"E 57.20'
C3	132.73'	88.77'	S70°22'02"W 87.13'



LOCATION MAP  
N.T.S.



NOTES:

- 1) NORTH BASED ON S10°15'E AS SHOWN ON HAYNES & GRAY PROPERTY SURVEY (UNRECORDED) BY R. STANLEY TRENT, DATED APRIL 24, 1975.
- 2) PROPERTY IS ZONED R-3  
SETBACKS: FRONT 30'  
REAR 20'  
SIDE 10'
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0030D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 25-13760
- 5) ACAD FILE 25-13760 CLINE.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 12P, "A" PARCEL 1
- 8) DEED REFERENCE: D.B. 51C, PG. 754
- 9) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 10) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 11) THIS SURVEY IS SUBJECT TO ANY AND ALL SERVITUDES, COVENANTS, EASEMENTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.
- 12) 5/8" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 13) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 14) PRIOR PLAT REFERENCE: PLAT BOOK 57, PAGE 340

<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> 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.  Gladys L Haynes 3-28-2025 OWNER DATE		<b>CERTIFICATE OF THE APPROVAL FOR SEWERAGE SYSTEMS</b> LOT 11R-A & 11R-B HAVE SEPTIC PERMITS ON FILE AT TDEC OFFICE. LOT 11R NAME: GLENN HAYNES DATE: OCTOBER 17, 1973 GLENN HAYNES DATE: NOVEMBER 8, 1975		<b>ALLEY &amp; ASSOCIATES, INC.</b> • SURVEYORS • 422 E. MARKET STREET KINGSPORT, TENNESSEE 37660 TELEPHONE (423) 392-8896 E-MAIL: mstrickler@alleyassociates.com		<b>Slide A-1804</b> Sheena Tinsley, Register Sullivan County Rec #: 373007 Instrument #: 25005574 Rec'd: 15.00 Recorded State: 0.00 4/1/2025 at 12:07 PM Clerk: 0.00 in Plat Other: 2.00 P60 Total: 17.00 PGS 5-5					
<b>CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</b> I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.  3/25 2025 DATE R. Huley SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING		<b>CERTIFICATE OF ACCURACY</b> 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, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.  3-24 2025 DATE [Signature] TENNESSEE REGISTERED LAND SURVEYOR		<b>CERTIFICATE OF THE APPROVAL OF STREETS</b> 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, OR 3. PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSPORT REGIONAL PLANNING COMMISSION.  3-25-2025 20 DATE [Signature] COMMISSIONER OF HIGHWAYS		<b>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</b> 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.  3-24 2025 DATE [Signature] KINGSPORT AUTHORIZING AGENT		<b>CERTIFICATE OF APPROVAL FOR RECORDING</b> 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 SULLIVAN 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.  4/1 2025 DATE [Signature] KINGSPORT REGIONAL PLANNING COMMISSION		<b>RESUBDIVISION OF LOT 11R</b> <b>HAYNES &amp; GRAY PROPERTY</b> <b>KINGSPORT REGIONAL PLANNING COMMISSION</b> TOTAL ACRES 2.685 TOTAL LOTS 2 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER HAYNES CIVIL DISTRICT 12TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000 SCALE 1"=60' 60 30 0 60 120	