



January 18<sup>th</sup>, 2024

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

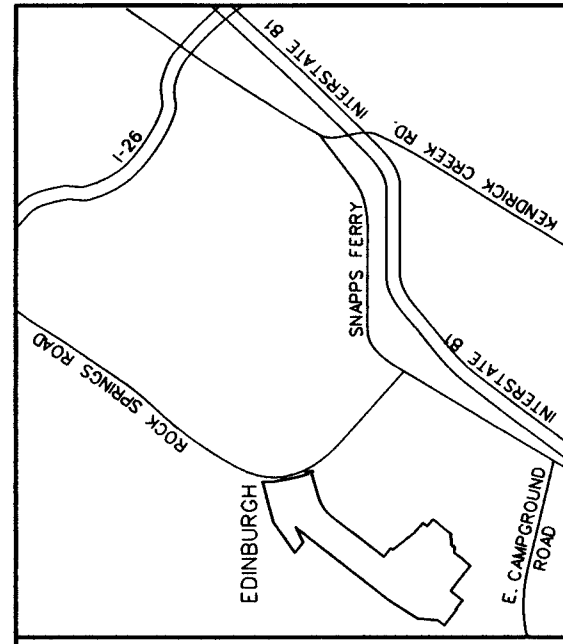
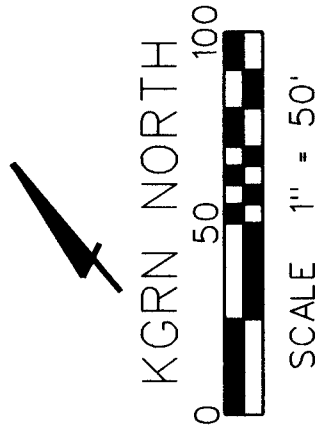
Chairman Duncan:

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. Bridgeforth Crossing
2. Hazelnut Drive
3. Harmony Ridge
4. Memorial Blvd.

Sincerely,

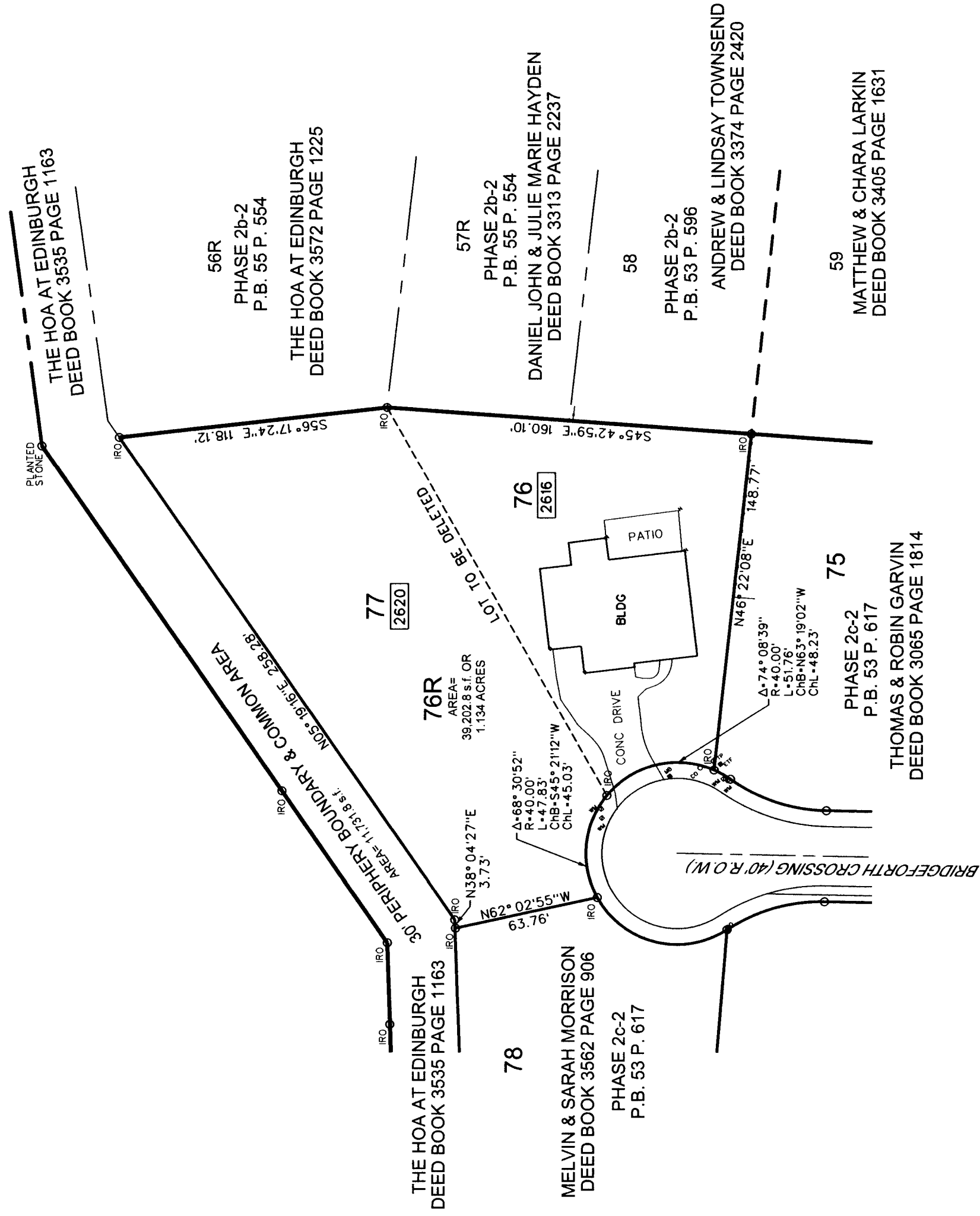
Ken Weems, AICP  
Planning Manager  
C: Kingsport Regional Planning Commission



VICINITY MAP

**LEGEND**

ISN	Iron Spike Set
AI	Angle Iron Found
PKO	PK Nail Found
IRO	Iron Rod Found
IRN	Iron Rod Set
ACU	AC Unit
PTP	Power/Tel Pole
LDL	Landscape Lamp
MB	Mail Box
WM	Water Meter
GV	Gas Valve
WV	Water Valve
FH	Fire Hydrant
SN	Sign
CO	Clean Out
SAH	Sanitary ManHole
GM	Gas Meter
---	Property Line



- NOTES:**
- BEARINGS ARE BASED ON THE KINGSFORT GEODETIC REFERENCE NETWORK.
  - DEED REFERENCE:  
TAX MAP 19H GROUP "E" PARCEL 5.00 & 6.00, 15th CIVIL DISTRICT DEED BOOK 3152 PAGE 816 & DEED BOOK 3523 PAGE 993 PLAT BK. 53, PG. 617
  - PROPERTY ZONED:  
PD - PLANNED DEVELOPMENT
  - FLOOD MAP: 47163C0230D, EFFECTIVE DATE SEPT. 2006. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
  - UTILITY PROVIDERS:  
WATER: CITY OF KINGSFORT  
SANITARY SEWER: CITY OF KINGSFORT  
TELEPHONE: CENTURYLINK  
ELECTRIC: AMERICAN ELECTRIC POWER, KINGSFORT POWER COMPANY  
CABLE: CHARTER COMMUNICATIONS
  - 2923 - 911 ADDRESS
  - EASEMENTS:  
- 15 FOOT UTILITY EASEMENT ALONG FRONT LOT LINES.  
- 15 FOOT SANITARY SEWER EASEMENT AS SHOWN.
  - IRON RODS NEW SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

12/28/2023 - 08:51:17 AM  
23021581  
1 PGSAL-PLAT BATCH: 342610  
PLAT BOOK: P59  
PAGE: 206-206

REC FEE 15.00  
DP FEE 2.00  
ARC FEE 0.00  
TOTAL 17.00

SHEENA R TINSLEY  
REGISTER OF DEEDS



PROJECT NO. 38396-00

RESUBDIVISION OF LOTS 76 & 77  
OF - EDINBURGH - PHASE 2c-2

KINGSFORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	1.134
ACRES NEW ROAD/ALLEYS	0
OWNER	Edinburgh Group
SURVEYOR	DAVID BRIAN HILL
CIVIL DISTRICT	15th
CLOSURE ERROR	1:10,000
SCALE	1" = 50'



PREPARED FOR:  
KRISTIN & KEITH PARKER  
2616 BRIDGEFORTH CROSSING  
KINGSFORT, TN 37664

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR THE PROPERTY SHOWN AND IS HEREBY APPROVED AS SHOWN.

DATE: 11-27 2023  
AUTHORIZING AGENT: [Signature]

CERTIFICATE OF APPROVAL FOR RECORDING

HEREBY CERTIFY THAT THE SUBMISSION PLAT OF WHICH HEREON HAS BEEN DEPOSITED IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT, TENNESSEE, PLANNING COMMISSION AND THAT IT HAS BEEN NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN REGISTERED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED DEVELOPMENT IN CASE OF DEFAULT.

DATE: 12-17 2023  
SECRETARY: [Signature]

CERTIFICATE OF ACCURACY

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

DATE: 12-18 2023  
SURVEYOR: [Signature]

HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AS SHOWN HEREON.

DATE: 12-18 2023  
SURVEYOR: [Signature]

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSFORT, TENNESSEE, PLANNING COMMISSION AND IS HEREBY APPROVED AS SHOWN.

DATE: 11-27 2023

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION  
OR  
KINGSFORT AUTHORIZING AGENT: [Signature]

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

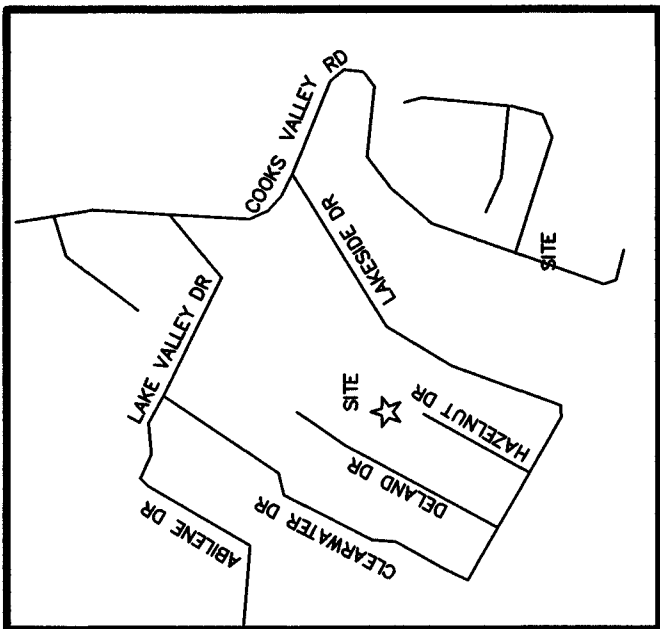
DATE: 12-17 2023

CITY OF KINGSFORT OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE: [Signature]

CERTIFICATE OF OWNERSHIP AND DEDICATION

HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER (S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND I (WE) HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 12-28-23 2023  
OWNER: [Signature]



LOCATION MAP  
NOT TO SCALE

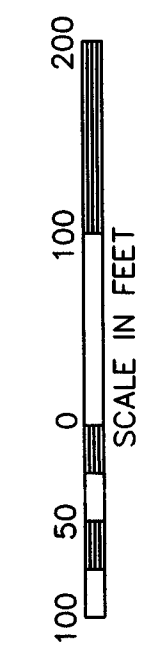
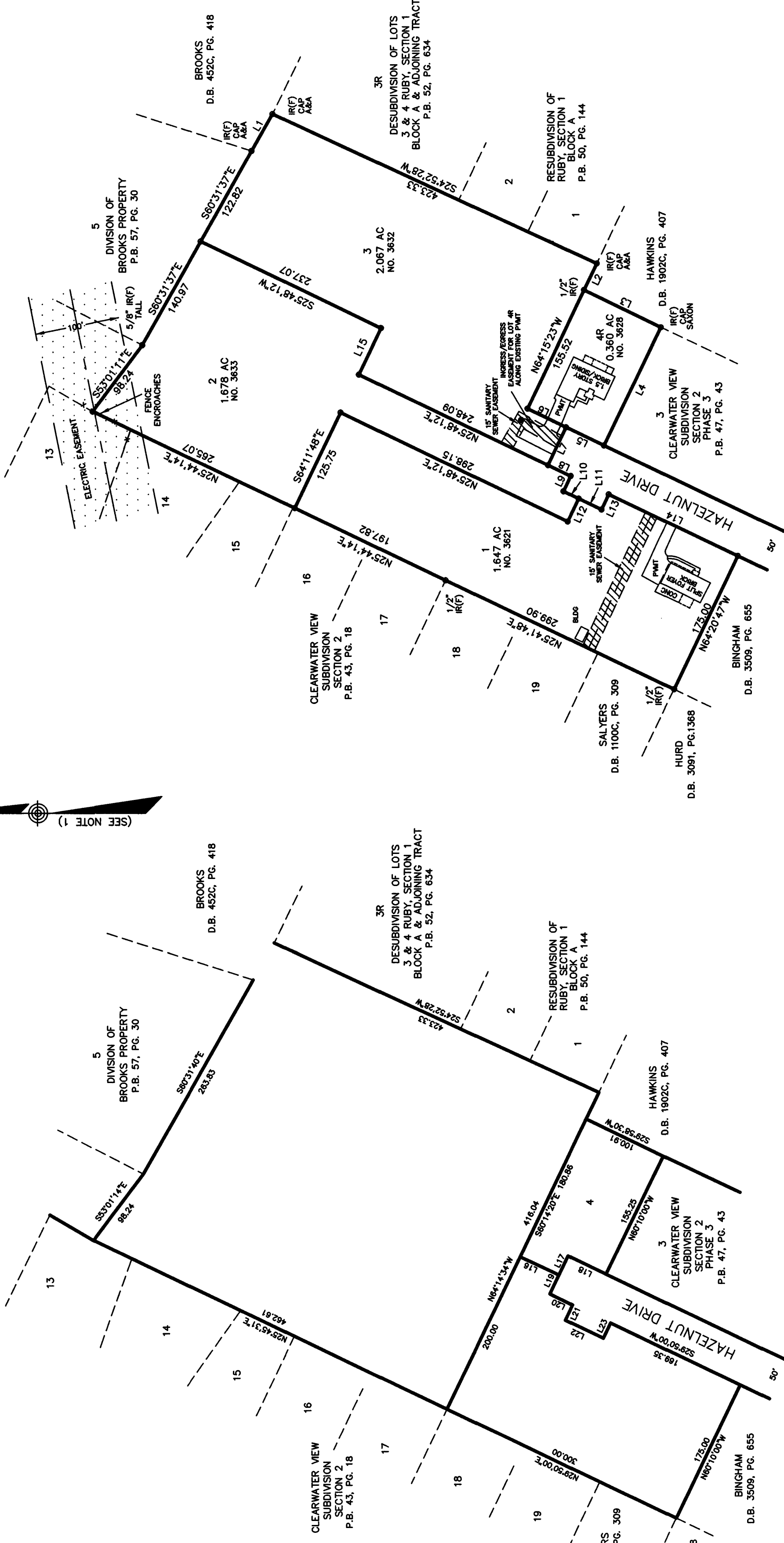
Slide A-1704  
12/28/2023 - 08:00 AM  
23021577

1 POSIAL-PLAT	BATCH: 342607
PLAT BOOK: P69	PAGE: 205-206
REG.FEE	15.00
DP.FEE	2.00
ARG.FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE  
SHEENA R. TINSLEY  
REGISTER OF DEEDS

LEGEND

- IR(F) IRON ROD (FOUND)
- A&A ALLEY & ASSOCIATES
- D.B. DEED BOOK
- P.G. PAGE
- AC ACRES
- CONC CONCRETE
- PLAT BOOK PLAT BOOK
- P.B. BUILDING
- NO NUMBER
- P.V.M.T. PAVEMENT
- SM SANITARY SEWER MANHOLE

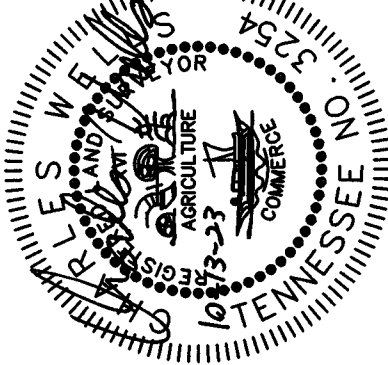


SCALE IN FEET

LINE	BEARING	DISTANCE
L16	S89°25'15"W	50.16
L17	S89°10'00"E	50.00
L18	S89°10'00"E	50.00
L19	S89°10'00"E	50.00
L20	S89°50'00"W	50.00
L21	S89°10'00"E	50.00
L22	S89°10'00"E	50.00
L23	S89°10'00"E	50.00

BEFORE REPLAT

AFTER REPLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) CONSENT, ESTABLISH THE PERMANENT BOUNDARY RESTRICTION LINES, OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, AND OTHER

DATE	12-23-23
DATE	12-23-23
DATE	12-23-23

RESUBDIVISION OF LOT 4, CLEARWATER VIEW SUBDIVISION SECTION 2, PHASE 3 & 5.363 ACRES  
KINGSPORT REGIONAL PLANNING COMMISSION  
TOTAL ACRES 5.752 TOTAL LOTS 4  
CIVIL DISTRICT: 7TH DATE: OCTOBER 13, 2023  
OWNER: THOMAS, SAINE & BROOKS SCALE: 1 INCH = 100'

**CHARLES J. WELLS**  
TENNESSEE R.L.S. NO. 3754  
4847 HIGHWAY 126  
BLOUNTVILLE, TENNESSEE  
(423) 782-7196

CERTIFICATE OF APPROVAL FOR RECORDING

HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE DIVISION REGULATIONS IF ANY ARE NOTED IN THE MARGINS OF THE PLANNING

DATE OF REPLY: 12/27/23

CERTIFICATE OF APPROVAL OF THE APPROVAL OF WATER SYSTEMS

HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE KINGSPORT CITY UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE: 11-27-23

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

HEREBY CERTIFY THAT THE SEWERAGE SYSTEM SHOWN HEREON FULLY MEET THE REQUIREMENTS OF THE TENNESSEE SANITARY SEWER SYSTEM ACT AND CONSERVATION AND ROAD SHALL BE THESE LOTS AS PROPOSED, OR IS HEREBY APPROVED AS SHOWN.

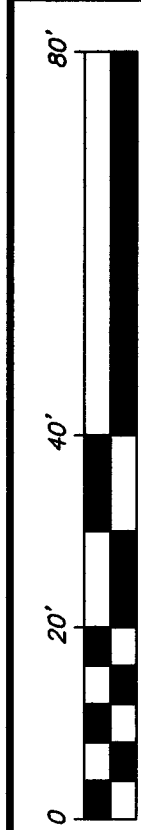
DATE: 11-27-23

CERTIFICATE OF ACCURACY

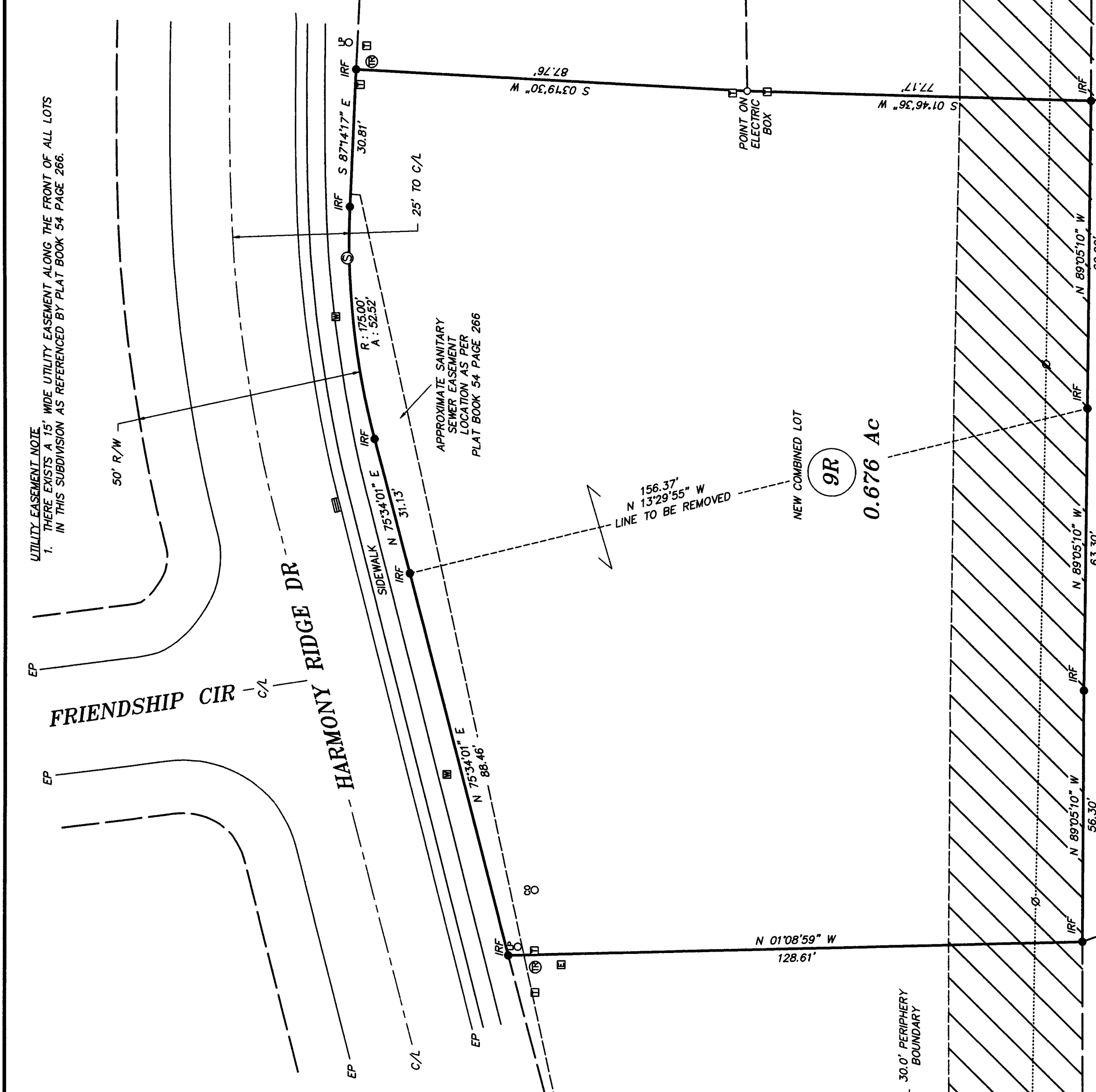
HEREBY CERTIFY THAT THE PLAT BEING RECORDED AS SHOWN ON THE FINAL PLAT ARE APPROVED AS ACCURATE.

DATE: 10-13-23

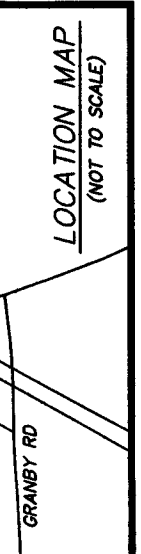
- NOTES:
- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
  - 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00450 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 3) TAX MAP 77S "B" PARCELS 27.30 & 28.00 AND TAX MAP 77, PART OF PARCEL 1.00
  - 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. 1388C PG. 470, D.B. 3558, PG. 2150 AND D.B. 3543, PG. 83
  - 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: P.B. 47, PG. 43,
  - 9) 5/8" IRON RODS SET WITH CAP 3254 ON ALL CORNERS UNLESS OTHERWISE NOTED.
  - 10) THERE ARE GREATER THAN 5 ACRES REMAINING IN TAX MAP 77, PARCEL 1.00



(BASIS OF BEARINGS)  
TENNESSEE STATE GRID NORTH (NAD83)



**IRON MOUNTAIN SURVEY CO. INC.**  
744 ALLISON RD.  
PINEY FLATS, TN  
(423) 391-8200



- NOTES**
- THIS PROPERTY IS DESCRIBED IN DEED BOOK 3570 PAGE 201, BEING ALL OF LOTS 9 & 10 AS SHOWN IN PLAT BOOK 54 PAGE 266.
  - THIS PROPERTY IS REFERENCED AS TAX MAP 029F GROUP D PARCELS 055.00 and 056.00.
  - SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN. TAX REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY DEED REFEROR'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE. PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE RIGHT-OF-WAY.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. SETBACKS ARE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT ON SUBJECT PROPERTY.
  - THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE AS SHOWN ON FIRM MAP NO. 4716300300 DATED 08/29/2006.
  - ALL DISTANCES AND BEARINGS SHOW REFLECT THE MEASUREMENTS BETWEEN MONUMENTATION FOUND DURING THE COMPLETION OF THIS SURVEY.

- LEGEND**
- IRON ROD OLD (FOUND)
  - UTILITY POLE
  - WATER METER
  - TRANSFORMER
  - ELECTRIC BOX
  - TELEPHONE BOX
  - LIGHT POLE
  - SEWER CLEAN OUT
  - SEWER MANHOLE
  - O/H UTILITY LINE
  - CENTERLINE (C/L)
  - BOUNDARY LINE (SURVEYED)
  - ADJONNER LINE/ R.O.W. MARGIN (NOT SURVEYED UNLESS NOTED)
  - IRON ROD FOUND
  - EDGE OF PAVEMENT
  - R/W
  - RIGHT OF WAY

POWER LINE  
EASEMENT DEED BOOK  
353A PAGE 41 (NO  
SPECIFIED WIDTH)

11  
PLAT BOOK 54 PAGE 266

30.0' PERIPHERY  
BOUNDARY

TIFFANY LAUREN BOOGS  
DEED BOOK 3298 PAGE 106  
TM 029F GRP B PAR 008.00

Slide A-1704  
12/29/2023 - 01:00:22 PM  
23021748

REG FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY  
REGISTER OF DEEDS  
SHEENA R TINSLEY

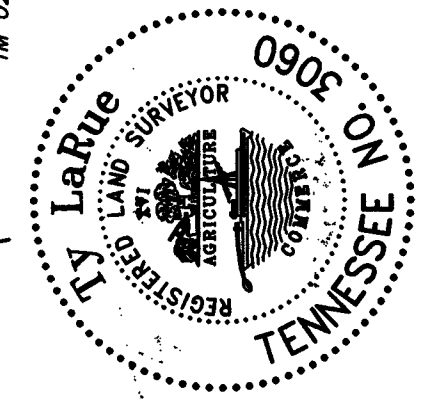
**CERTIFICATION OF THE APPROVAL FOR 911 STREET ASSIGNMENT**  
I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT, ARE APPROVED AS NOTED.  
DATE: 12/27/23  
DIRECTOR OF 911 ADDRESSING OR AUTHORIZED REPRESENTATIVE: *Gabe White*

**CERTIFICATION OF THE APPROVAL FOR SEWERAGE SYSTEMS**  
I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWERAGE DISPOSAL SYSTEMS OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF GROUND WATER AND ARE HEREBY APPROVED AS SHOWN.  
DATE: 12/29/23  
SEWER DEPARTMENT DIRECTOR OR AUTHORIZED REPRESENTATIVE: *Allye DeWitt*

**CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS**  
I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEM(S) (1) IS BEING FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH ARRANGEMENTS AS NOTED HEREON AND THAT THE CITY HAS BEEN ADVISED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.  
DATE: 12/29/23  
WATER DEPARTMENT DIRECTOR OR AUTHORIZED REPRESENTATIVE: *Allye DeWitt*

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH ARRANGEMENTS AS NOTED HEREON AND THAT THE CITY HAS BEEN ADVISED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.  
DATE: 12/29/23  
CITY OF KINGSPORT PLANNING COMMISSION SECRETARY: *Allye DeWitt*

**REPLAT OF LOTS 9 & 10 OF THE HARMONY RIDGE SUBDIVISION - PLAT BOOK 54 PAGE 266**  
**JAMES MELVIN LEONARD, JR., and wife**  
**SHERIE LEE LEONARD PROPERTY**  
**1406 HARMONY RIDGE DR., KINGSPORT, TN 37665**  
**12th CIVIL DISTRICT**  
**SULLIVAN COUNTY, TENNESSEE**  
**NOVEMBER 21, 2023**



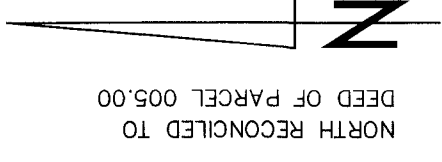
WANDA REINA CHRISTIAN  
DEED BOOK 3423 PAGE 1061  
TM 029F GRP B PAR 003.00

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE.

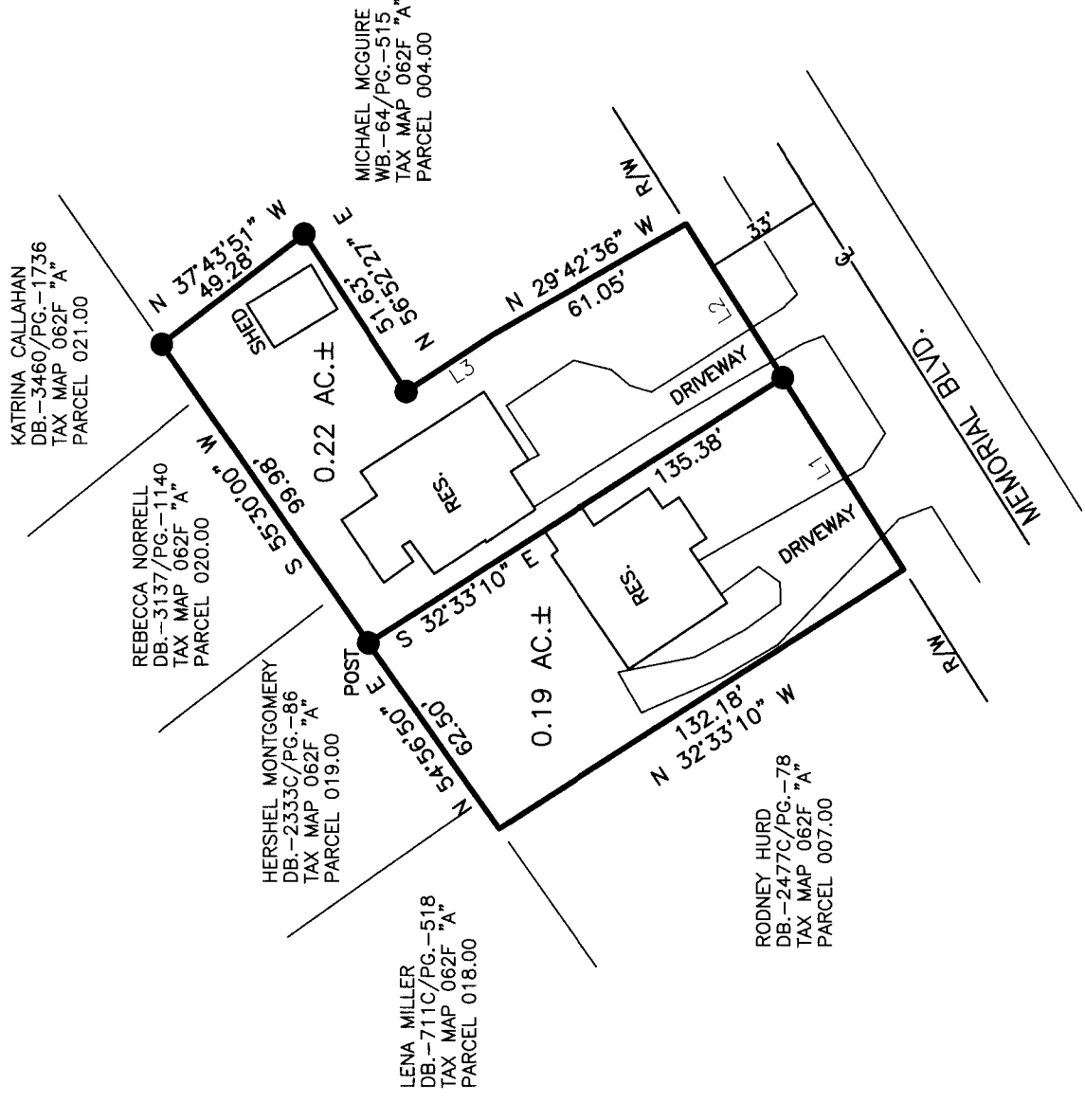
<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> I HEREBY CERTIFY THAT I AM (THE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AND I HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. I ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED ON THIS PLAT. DATE: 12/25/23 OWNER(S): <i>James Leonard, Sherie Leonard</i>	<b>CERTIFICATE OF APPROVAL OF RECORDING</b> I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH ARRANGEMENTS AS NOTED HEREON AND THAT THE CITY HAS BEEN ADVISED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. DATE: 12/29/23 CITY OF KINGSPORT PLANNING COMMISSION SECRETARY: <i>Allye DeWitt</i>	<b>CERTIFICATE OF APPROVAL FOR RECORDING</b> I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH ARRANGEMENTS AS NOTED HEREON AND THAT THE CITY HAS BEEN ADVISED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. DATE: 12/29/23 CITY OF KINGSPORT PLANNING COMMISSION SECRETARY: <i>Allye DeWitt</i>	<b>CERTIFICATE OF ACCURACY</b> I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON IS AN ACCURATE AND PRECISE SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF KINGSPORT, TENNESSEE. THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. DATE: 12/29/23 TENNESSEE REGISTERED LAND SURVEYOR: <i>Ty LaRue</i>
<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> I HEREBY CERTIFY THAT I AM (THE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AND I HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. I ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED ON THIS PLAT. DATE: 12/25/23 OWNER(S): <i>James Leonard, Sherie Leonard</i>	<b>CERTIFICATE OF APPROVAL FOR RECORDING</b> I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH ARRANGEMENTS AS NOTED HEREON AND THAT THE CITY HAS BEEN ADVISED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. DATE: 12/29/23 CITY OF KINGSPORT PLANNING COMMISSION SECRETARY: <i>Allye DeWitt</i>	<b>CERTIFICATE OF APPROVAL FOR RECORDING</b> I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH ARRANGEMENTS AS NOTED HEREON AND THAT THE CITY HAS BEEN ADVISED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. DATE: 12/29/23 CITY OF KINGSPORT PLANNING COMMISSION SECRETARY: <i>Allye DeWitt</i>	<b>CERTIFICATE OF ACCURACY</b> I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON IS AN ACCURATE AND PRECISE SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF KINGSPORT, TENNESSEE. THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. DATE: 12/29/23 TENNESSEE REGISTERED LAND SURVEYOR: <i>Ty LaRue</i>

<b>HARMONY RIDGE SUBDIVISION LOTS 9 &amp; 10 REPLAT</b>
<b>CITY OF KINGSPORT PLANNING COMMISSION</b>
TOTAL ACRES: 0.676 AC. TOTAL LOTS: 1
ACRES NEW ROAD: 0 MILES NEW ROAD: 0
OWNER: JAMES & SHERIE LEONARD CIVIL DISTRICT: 12TH
SURVEYOR: Ty LaRue CLOSURE ERROR: 1: 10,000
SCALE: 1" = 20'





LINE	BEARING	DISTANCE
L1	S 57°53'04" W	82.44'
L2	N 57°53'04" E	50.00'
L3	N 33°07'18" W	28.58'
L4	S 33°59'34" E	15.27'
L5	S 31°50'51" E	69.77'
L6	S 57°53'04" W	62.45'
L7	N 57°53'04" E	50.00'
L8	N 33°07'18" W	28.58'



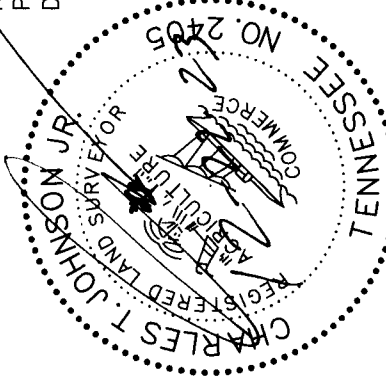
**FLOOD NOTE:** By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 47163200650, which bears an effective date of 09-29-2006 and is not in a Special Flood Hazard Area.

**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: 12/29/23  
Sheena R Tinsley  
 CITY ENGINEER OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF THE APPROVAL OF STREETS**  
 I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.  
 DATED: 12/29/23  
Wanda V. Walker  
 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION KINGSPORT AUTHORIZING AGENT

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THE (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: Mary McQuire DATED: 12-28-23  
 OWNER: Wanda Walker DATED: \_\_\_\_\_  
 OWNER: \_\_\_\_\_ DATED: \_\_\_\_\_

SURVEY BY: CHARLES T. JOHNSON JR  
 NUMBER: 2405  
 PROJECT: 23434  
 DATE: 11-20-2023



I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT SURVEY AND ACCORDING TO THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.  
 DATED: 12/29/23  
Wanda Walker  
 CITY STORMWATER MANAGER

**BEFORE REPLAT**

**AFTER REPLAT**

*Slide A-1705*  
 12/29/2023 - 01:03:24 PM

23021749

ITEM	AMOUNT
REG FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE  
 SULLIVAN COUNTY  
 SHEENA R TINSLEY  
 REGISTERED SURVEYOR

**TNSI**  
 TN. PROFESSIONAL SURVEYING INC.  
 405 N BOONE STREET  
 JOHNSON CITY TN, 37604 423-915-1136

**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 CITY OF KINGSPORT WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN.  
 DATED: 12/29/23  
Wanda Walker  
 AUTHORIZING AGENT

**CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS**  
 I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) STORM WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET CITY OF KINGSPORT REQUIREMENTS, OR (3) I HEREBY CERTIFY (1) THAT TOTAL CUMULATIVE LAND IMPROVEMENTS TO BE MADE TO THE (1) ACRE AS SHOWN; (2) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED.  
 DATED: \_\_\_\_\_  
 CITY STORMWATER MANAGER

**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: 12-28-23  
Wanda Walker  
 SURVEYOR

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE LISTED HEREON. I HEREBY CERTIFY THAT I HAVE BEEN ADVISED BY THE COUNTY REGISTRAR THAT THIS PLAN 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 GUARANTEE THE COMPLETION OF ALL REQUIRED IMPROVEMENTS TO BE MADE TO THE (1) ACRE AS SHOWN.  
 DATED: 12/29/23  
Wanda Walker  
 SECRETARY  
 KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

**KINGSPORT REGIONAL PLANNING COMMISSION**  
 REPLAT OF LOTS 15-21 HOOVANA COURT SECTION B  
 TOTAL ACRES 0.41 TOTAL LOTS 2  
 ACRES NEW ROAD 0 MILES NEW ROAD 0  
 COUNTY SULLIVAN CIVIL DISTRICT 11TH  
 SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000  
 SCALE 1" = 50' 0" 50' 0" 100'

**PROPERTY REFERENCE:**  
 MICHAEL & MARY ANN MCCUIRE  
 3976 MEMORIAL BLVD.  
 DB-477/PG-50  
 PARCEL 004.00  
 MICHAEL & MARY ANN MCCUIRE  
 3978 MEMORIAL BLVD.  
 DB-18066/PG-131  
 PARCEL 004.00

**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 KINGSPORT UTILITY DISTRICT.  
 SUBJECT PROPERTY ZONED R-4

- LEGEND**
- IRON PIN SET
  - IRON PIN FOUND
  - ✕ POINT ON RIGHT-OF-WAY
  - ⊗ WATER METER
  - UTILITY POLE

LOCATION MAP  
 NOT TO SCALE

