



December 21st, 2023

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

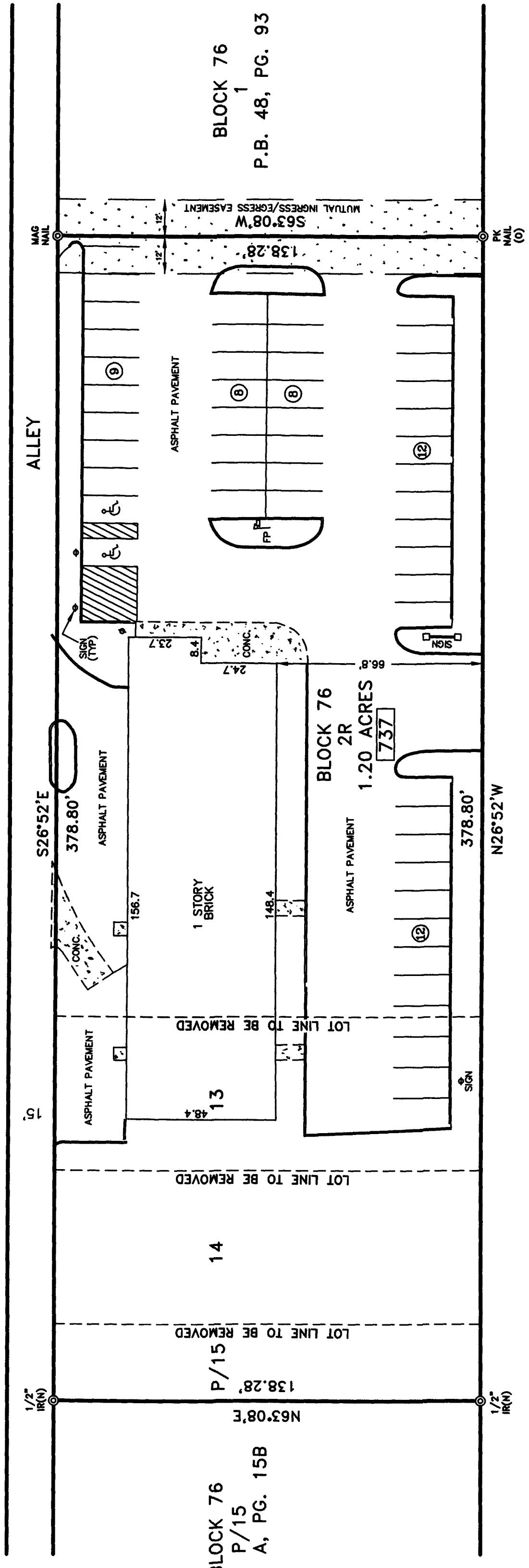
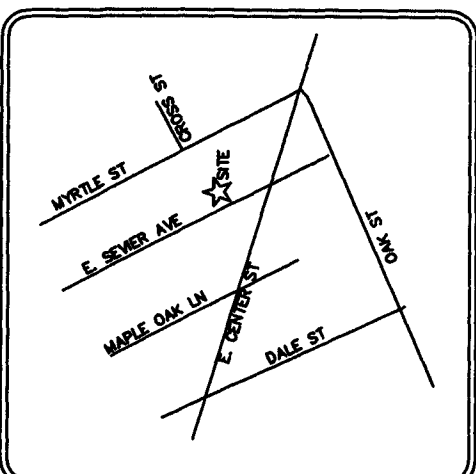
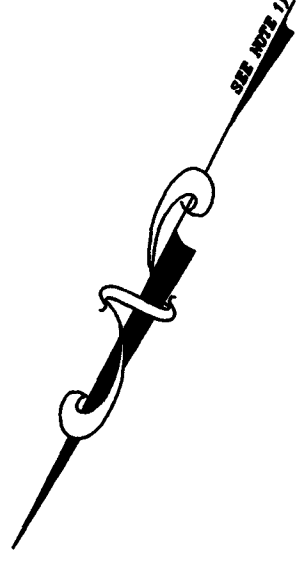
Chairman Duncan:

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. E. Sevier Avenue
2. Rose Gardens Circle
3. Vance Street
4. Brookside Drive
5. Thomas Street
6. Lynn Garden Drive
7. E. Main St. ROW Dedication
8. Anchor Pointe Drive
9. Neal Lane
10. Anchor Pointe Drive
11. Enterprise Place

Sincerely,

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



EAST SEVIER AVENUE
(FORMERLY WALNUT STREET)

- LEGEND**
- IR(N) IRON ROD, NEW
 - D.B. DEED BOOK
 - PG PAGE
 - PB PLAT BOOK
 - AC ACRES
 - N.T.S. NOT TO SCALE
 - [123] 911 ADDRESS
 - CONC CONCRETE
 - FP FLAG POLE
 - TYP TYPICAL
 - P/ PART OF

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED B-3
- 3) SETBACKS TO CONFORM TO CURRENT ZONING
- 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD HAZARD MAP AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 5) JOB NO. 23-13158
- 6) ACD FILE 23-13158 RURAL HEALTH KPT.DWG
- 7) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 8) ACD FILE 23-13158 RURAL HEALTH KPT.DWG
- 9) DEED REFERENCES: D.B. 1753, PG. 235 & D.B. 3063, PG. 474
- 10) PLAT REFERENCE: P.B. 43, PG. 93
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

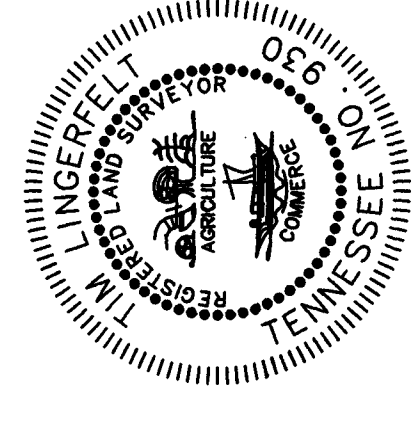
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11/08/2023 - 08:00 AM

23018896

1 PGSAL-PLAT BATCH: 33867Z
PLAT BOOK: P89
PAGE: 159-169

REG FEE	16.00
DIP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE SULLIVAN COUNTY
REGISTERED SURVEYOR
SHEENA R TINSLEY



ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E. MARKET STREET
KINGSPORT, TENNESSEE 37680
TELEPHONE (423) 302-8886
E-MAIL: tinsley@alleysurveyors.com

<p>CERTIFICATE OF OWNERSHIP AND REDUCTION</p> <p>I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) CONSENT TO THE RECORDING OF THIS PLAT AND TO THE REVISIONS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>OWNER: <u>11-03</u> / DATE: <u>20 23</u></p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE SANITATION ACT AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: <u>7 NOVEMBER 20 23</u></p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLES WITH THE REQUIREMENTS OF THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>DATE: <u>20 20</u></p>	<p>CERTIFICATE OF APPROVAL OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR PROPOSED FOR THESE LOTS AS SHOWN.</p> <p>DATE: <u>20 20</u></p>	<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR THESE LOTS MEETS THE REQUIREMENTS OF THE CITY OF KINGSPORT AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: <u>7 NOVEMBER 20 23</u></p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE. WITH THE EXCEPTION OF SUCH VARIANCES AS SHOWN ON THIS PLAT, THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, THIS PLAT MUST BE POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: <u>11/7 20 23</u></p>
<p>CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>OWNER: <u>11-03</u> / DATE: <u>20 23</u></p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS ACCURATE TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE PLANNING COMMISSION HAS BEEN PLACED AS SHOWN HEREON IN THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p>DATE: <u>20 20</u></p>	<p>CITY ENGINEER</p> <p>DATE: <u>7 NOVEMBER 20 23</u></p>	<p>CITY ENGINEER</p> <p>DATE: <u>7 NOVEMBER 20 23</u></p>	<p>CITY ENGINEER</p> <p>DATE: <u>7 NOVEMBER 20 23</u></p>	<p>SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>DATE: <u>7 NOVEMBER 20 23</u></p>

RESUBDIVISION OF LOTS 2, 13, 14, & PART OF 15, BLOCK 76, CITY OF KINGSPORT

KINGSPORT REGIONAL PLANNING COMMISSION

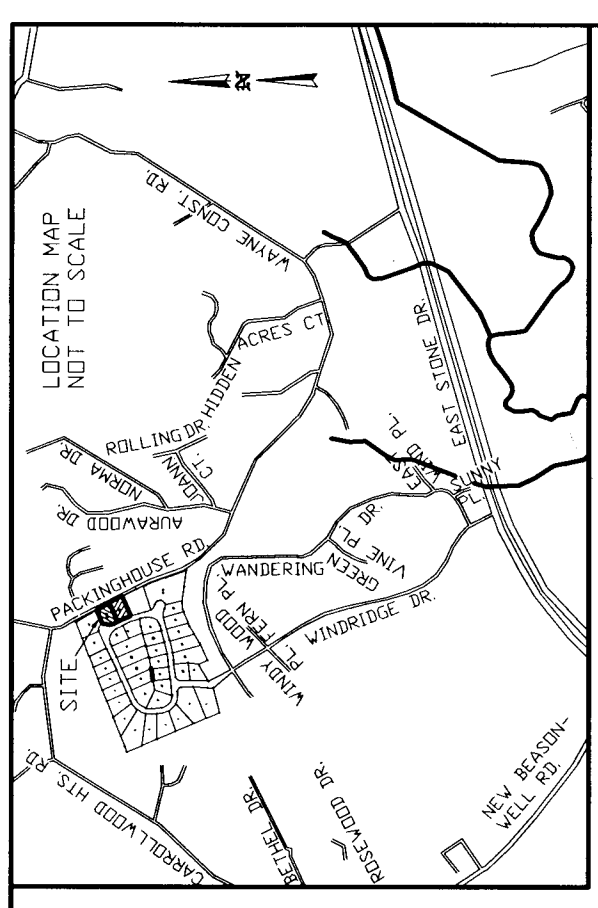
TOTAL ACRES: 1.20 TOTAL LOTS: 1

ACRES NEW ROAD: 0 MILES NEW ROAD: 0

OWNER: RURAL HEALTH

SURVEYOR: ALLEY & ASSOCIATES, INC. CIVIL DISTRICT: 11TH

SCALE: 1"=30' 30' 15' 0' 30' 60'



- Curve No. 12 (C-12) Delta- 98°58'18" LT. R - 49.00'. L - 60.82'. Ch - 60.82'. N64°34'36" W
- Curve No. 14 (C-14) Delta- 49°30'45" RT. R - 75.00'. L - 64.81'. Ch - 62.81'. N03°07'05" E
- Curve No. 36 (C-36) Delta- 7°37'18" LT. R - 659.25'. L - 87.70'. Ch - 87.63'. N24°03'48" W
- Curve No. 37 (C-37) Delta- 5°21'41" LT. R - 659.25'. L - 87.70'. Ch - 87.63'. N17°34'18" W
- Curve No. 57 (C-57) Delta- 2°08'10" RT. R - 1212.83'. L - 45.22'. Ch - 529°30'32" E
- Curve No. 58 (C-58) Delta- 5°45'40" RT. R - 1212.83'. L - 45.22'. Ch - 525°33'37" E
- L-4 N14°53'27" W 43.00'

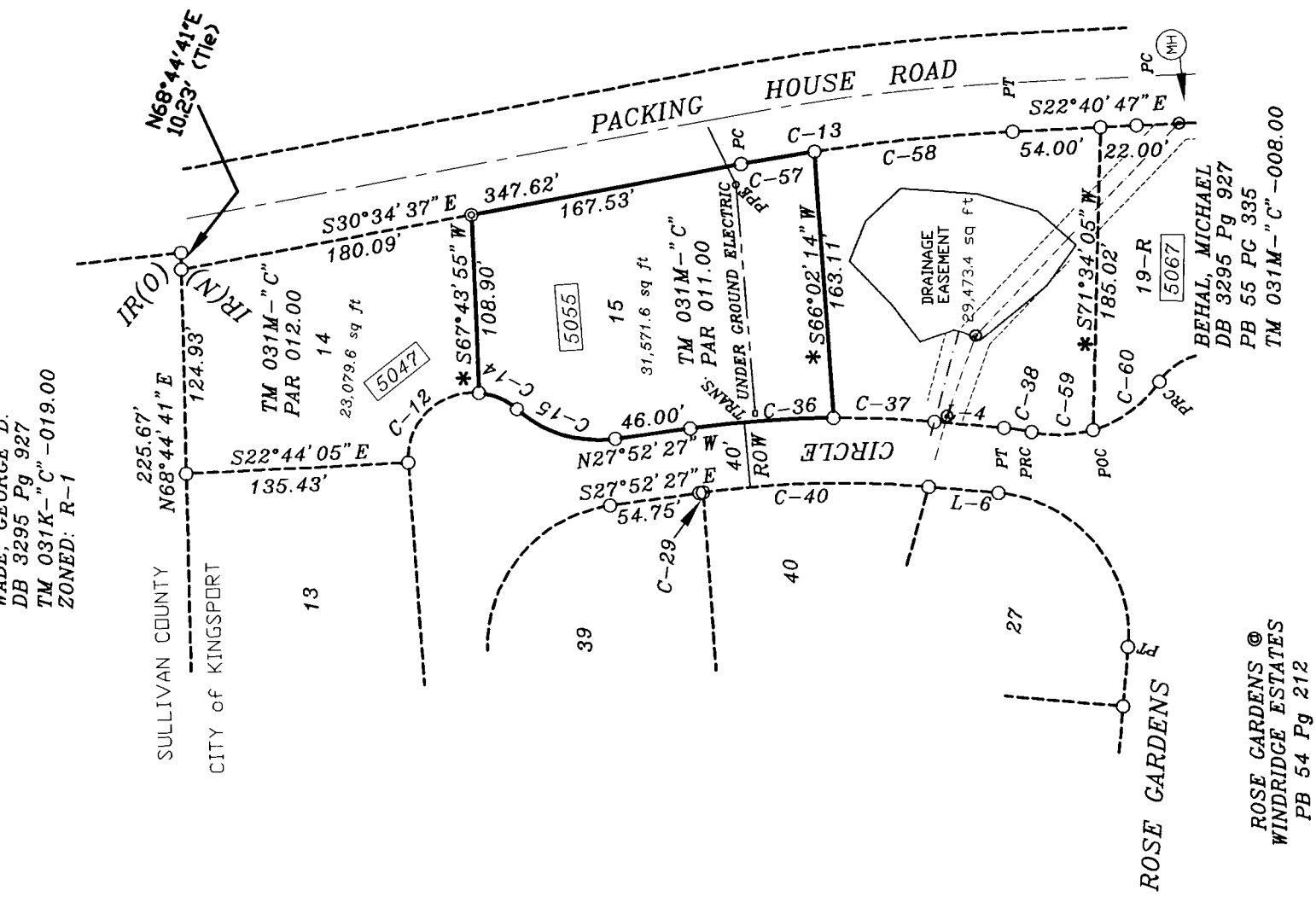
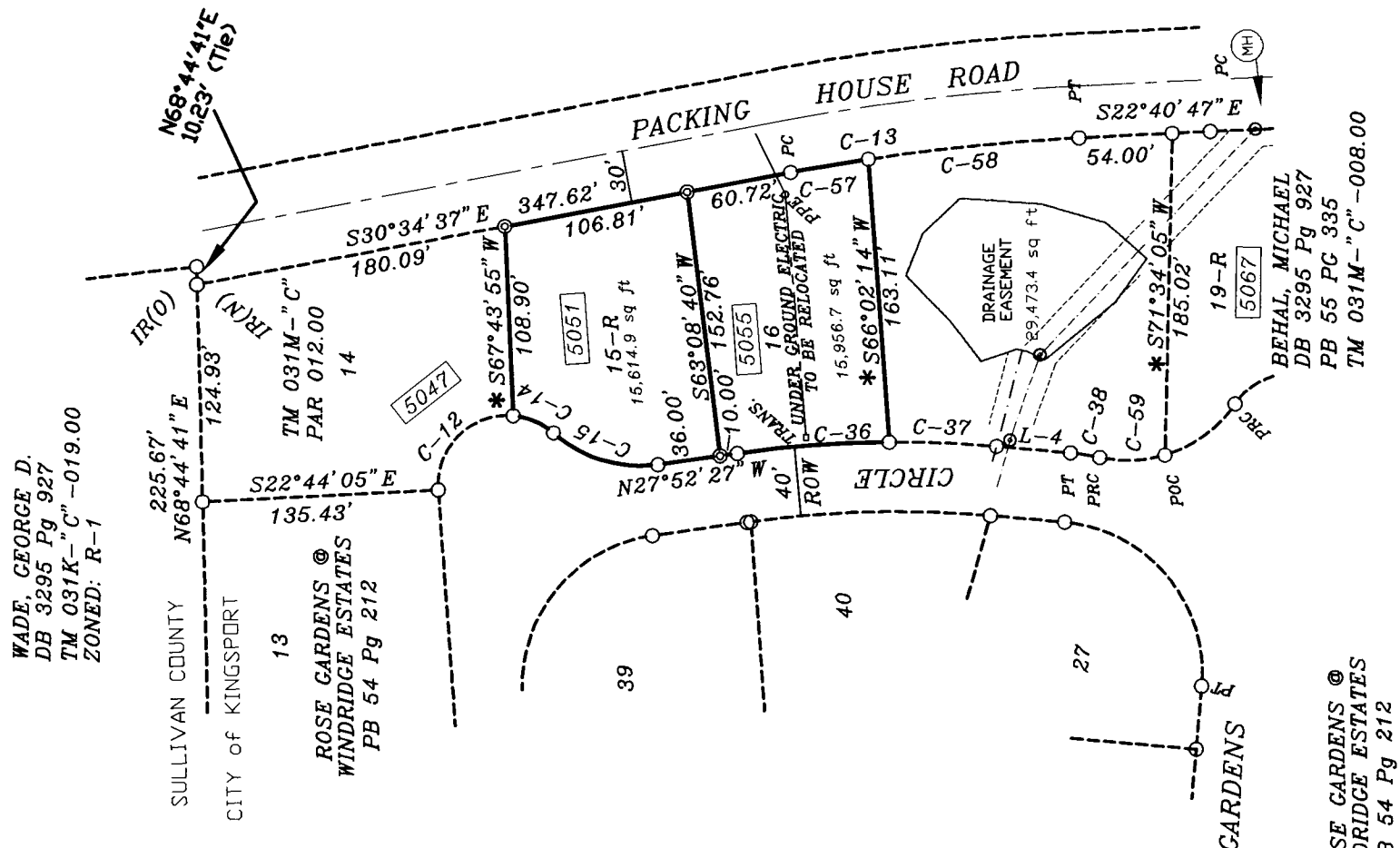
NOTES:

- 1) BEARINGS ARE BASED ON THE KINGSFORT GEODETIC REFERENCE NETWORK MONUMENTS 023 AND 223.
- 2) HORIZONTAL DATUM (N.A.D. 83) AND VERTICAL DATUM (N.A.V.D. 83) SHALL BE USED FOR ALL CALCULATIONS. ALL DISTANCES SHALL BE IN FEET AND DECIMALS THEREOF. THE NATIONAL SPATIAL REFERENCE SYSTEM.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE PROJECT AREA AND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA.
- 4) REFERENCE DEED: DB 2621C Pg 447 PB 54 PG 212
- 5) TAX MAP 031M "C" PARCEL 011.00
- 6) PROPERTY ZONED: R-1B
- 7) BUILDING SETBACKS LIMITS: FRONT YARD = 30' SIDE YARD = 6' REAR YARD = 30'

ALL BUILDING SETBACKS SHALL COMPLY WITH THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION. PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE CITY OF KINGSPORT ZONING ORDINANCE AND SUBDIVISION REGULATIONS. ALL ROW CORNERS AND CHANGES IN LINE BEARINGS ARE IRON ROD (NEW) UNLESS OTHERWISE NOTED. ALL IRON ROD (NEW) ARE #6 REBAR, 18" LONG WITH A YELLOW PLASTIC I.D. CAP STATING "TENNESSEE RLS 891". * DENOTES THAT THE BEARING IS NOT RADIAL TO THE CURVE.

11) UTILITIES AND DRAINAGE:
 12) 911 ADDRESSES: [505] ROSE GARDENS CIRCLE
 13) FIELD BOOK: 158
 14) ACAD FILE NAME: 07-6053 Drawings\F507-6053-13.dwg FILE # 23-6807
 15) OWNER/DEVELOPER: ROSE CONSTRUCTION COMPANY 1038 SOUTH WILCOX DRIVE SUITE 100 KINGSPORT, TN 37660 Phone: (423) 245-2264
 16) DATE: OCTOBER 25, 2023 REVISED: NOVEMBER 7, 2023

RE-PLAT LOT 15 PLUS LOT 16	
ROSE GARDEN @ WINDRIDGE ESTATES	
KINGSPORT REGIONAL PLANNING COMMISSION	TOTAL ACRES 0.725 ACRES± TOTAL LOTS 2
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER DAVID L. ROSE	CIVIL DISTRICT 131b
SURVEYOR MIZE & ASSOCIATES	CLOSURE ERROR 1:10,000
SCALE 1" = 100'	100' 50' 100' 200'



AFTER

BEFORE

- LEGEND:
- IR(O) EXISTING 5/8" IRON ROD WITH SURVEYORS CAP "RLS 891"
 - IR(N) NEW 5/8" IRON ROD WITH SURVEYORS CAP "RLS 891"
 - * LINE NOT RADIAL
 - WATER LINE
 - FIBER HYDRANT
 - STORM SEWER LINE
 - CATCH BASIN
 - MH MAN HOLE

11/14/2023 - 08:39:44 AM
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 1 PGS./PLAT BATCH: 33887
 PLAT BOOK: P89
 PAGE: 165-166

CERTIFICATION OF THE APPROVAL FOR PUBLIC WATER SYSTEM
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE PUBLIC WATER UTILITY SYSTEM ACT AS AMENDED AND IS HEREBY APPROVED AS SHOWN.

DATE: 11/14/2023
 AUTHORIZING REPRESENTATIVE: [Signature]

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS
 I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE SEWERAGE DISPOSAL SYSTEM ACT AS AMENDED AND IS HEREBY APPROVED AS SHOWN.

DATE: 11/14/2023
 AUTHORIZING REPRESENTATIVE: [Signature]

CERTIFICATION OF THE APPROVAL OF STREETS
 I HEREBY CERTIFY THAT THE STREETS, HAVE BEEN INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE PUBLIC ROAD RIGHTS-OF-WAY DEDICATION ACT AS AMENDED AND IS HEREBY APPROVED AS SHOWN.

DATE: 11/14/2023
 AUTHORIZING REPRESENTATIVE: [Signature]

CERTIFICATION OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND THE DATA THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE.

DATE: 11/14/2023
 SURVEYOR: [Signature]
 TN. REG. NO. 1115

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM AN OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY ADAPT 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.

DATE: 11/14/2023
 OWNER: [Signature]
 OWNER: [Signature]

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE PUBLIC RECORDS ACT AND THAT THE PLAT IS CORRECT AND COMPLETE AND THAT IT HAS BEEN APPROVED FOR RECORDING BY THE REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 11/14/2023
 SECRETARY: KINGSPORT REGIONAL PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF ENVIRONMENT & CONSERVATION
 I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE SEWERAGE DISPOSAL SYSTEM ACT AS AMENDED AND IS HEREBY APPROVED AS SHOWN.

DATE: 11/14/2023
 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
 DR: [Signature]

CERTIFICATION OF THE APPROVAL OF STREETS
 I HEREBY CERTIFY THAT THE STREETS, HAVE BEEN INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE PUBLIC ROAD RIGHTS-OF-WAY DEDICATION ACT AS AMENDED AND IS HEREBY APPROVED AS SHOWN.

DATE: 11/14/2023
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER: [Signature]

CERTIFICATION OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND THE DATA THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE.

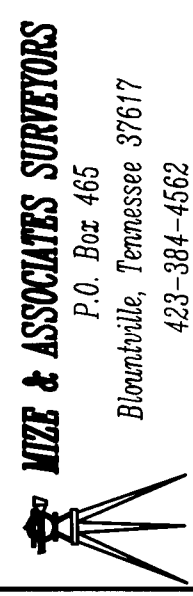
DATE: 11/14/2023
 SURVEYOR: [Signature]
 TN. REG. NO. 1115

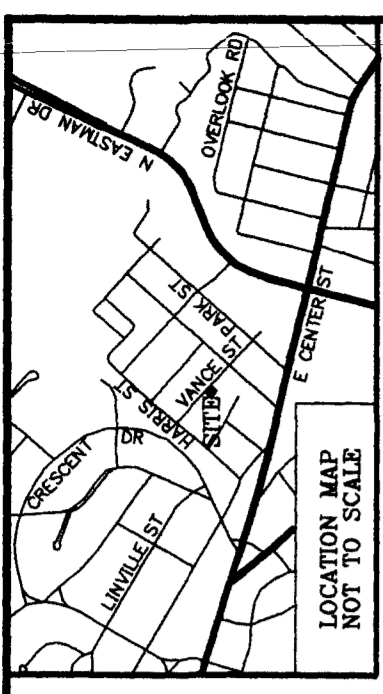
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DATE: 11/14/2023
 OWNER: [Signature]
 OWNER: [Signature]

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE PUBLIC RECORDS ACT AND THAT THE PLAT IS CORRECT AND COMPLETE AND THAT IT HAS BEEN APPROVED FOR RECORDING BY THE REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 11/14/2023
 SECRETARY: KINGSPORT REGIONAL PLANNING COMMISSION





- 5 FIELD SURVEY CONDUCTED ON DATE: 10-24-23
- 6 CAD FILE: 23103-R
- 7 FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY IS NOT IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD ZONE OR FLOOD VENTURE NUMBER 47153C0049D WITH EFFECTIVE DATE OF 09-29-2006
- 8 A PORTION OF THIS FIELD SURVEY WAS CONDUCTED BY RTK GNSS METHOD USING HEMISPHERE S631 BASE AND ROVER RECEIVERS. GRID COORDINATES OF THE BASE STATION WERE DERIVED USING A RTK NETWORK OF CORS REFERENCED TO NAD 83 (2011) POSITIONAL ACCURACY OF THE GNSS VECTORS DO NOT EXCEED: H 0.02' V 0.04'
- 9 SUBJECT PROPERTY OWNER(S): JAMES V. JR AND TERRESA SNAPP DEED REFERENCES: 318C-332 AND 3354-1655
- 10 SURVEY REQUESTED BY: JAMES SNAPP

2 OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW EASEMENTS, RESTRICTIONS, AND LEGALLY AFFECT THIS PROPERTY. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.)

3 ADJOINING PROPERTIES' OWNER NAMES AND DEED REFERENCES SHOWN HEREON ARE SUBJECT TO THE ACCURACY OF COUNTY TAX RECORDS.

4 CITY OF KINGSPORT ZONING: R-1B MINIMUM REQUIREMENTS: LOT WIDTH- 50' FRONT YARD- 30' SIDE YARD- 8' REAR YARD- 30'

1 THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND LEGALLY AFFECT THIS PROPERTY. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.)

1 HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON COMPLY WITH THE REQUIREMENTS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 10-24-23

REGISTERED SURVEYOR

042M F 006.00
BRENDA JULISA MANCERA AGUILAR
DEED REFERENCE: 3362-352
1627 VANCE ST

042M F 014.00
PHILLIP TURNER
DEED REFERENCE: 3163-1736
LOT 18
1822 AARON WAY

042M F 013.00
MICHAEL AND JILL COOKENOUR
DEED REFERENCE: 1541C-261
LOT 19
1626 AARON WAY

042M F 009.00
FRED AND SALUNOR GAULLEY
DEED REFERENCE: 2764C-307
1637 VANCE ST

1 HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE KINGSPORT REGIONAL 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 \$10,000 HAS BEEN POSTED WITH THE CITY OF KINGSPORT PLANNING COMMISSION TO ASSURE COMPLETION OF ANY REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 11/14/23

SECRETARY OF THE CITY OF KINGSPORT PLANNING COMMISSION

1 HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT AND IS HEREBY APPROVED AS SHOWN.

DATE: 11/14/23

LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE

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

DATE: 11/14/23

CITY CLERK OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

1 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: _____ DATE: _____

OWNER: _____ DATE: _____

1 HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR TO BE INSTALLED ON THIS LOT MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 11/14/23

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
KINGSPORT AUTHORIZING AGENT

1 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: _____ DATE: _____

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DATE: 11/14/23

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DATE: 11/14/23

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DATE: 11/14/23

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
KINGSPORT AUTHORIZING AGENT

1 HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON COMPLY WITH THE REQUIREMENTS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 10-24-23

REGISTERED SURVEYOR

042M F 006.00
BRENDA JULISA MANCERA AGUILAR
DEED REFERENCE: 3362-352
1627 VANCE ST

042M F 014.00
PHILLIP TURNER
DEED REFERENCE: 3163-1736
LOT 18
1822 AARON WAY

042M F 013.00
MICHAEL AND JILL COOKENOUR
DEED REFERENCE: 1541C-261
LOT 19
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1637 VANCE ST

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DATE: 11/14/23

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DATE: 11/14/23

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OWNER: _____ DATE: _____

OWNER: _____ DATE: _____

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DATE: 11/14/23

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
KINGSPORT AUTHORIZING AGENT

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DATE: 10-24-23

REGISTERED SURVEYOR

042M F 006.00
BRENDA JULISA MANCERA AGUILAR
DEED REFERENCE: 3362-352
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LOT 19
1626 AARON WAY

042M F 009.00
FRED AND SALUNOR GAULLEY
DEED REFERENCE: 2764C-307
1637 VANCE ST

1 HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE KINGSPORT REGIONAL 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 \$10,000 HAS BEEN POSTED WITH THE CITY OF KINGSPORT PLANNING COMMISSION TO ASSURE COMPLETION OF ANY REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 11/14/23

SECRETARY OF THE CITY OF KINGSPORT PLANNING COMMISSION

1 HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT AND IS HEREBY APPROVED AS SHOWN.

DATE: 11/14/23

LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE

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

DATE: 11/14/23

CITY CLERK OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

1 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: _____ DATE: _____

OWNER: _____ DATE: _____

1 HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR TO BE INSTALLED ON THIS LOT MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 11/14/23

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
KINGSPORT AUTHORIZING AGENT

1 HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON COMPLY WITH THE REQUIREMENTS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 10-24-23

REGISTERED SURVEYOR

042M F 006.00
BRENDA JULISA MANCERA AGUILAR
DEED REFERENCE: 3362-352
1627 VANCE ST

042M F 014.00
PHILLIP TURNER
DEED REFERENCE: 3163-1736
LOT 18
1822 AARON WAY

042M F 013.00
MICHAEL AND JILL COOKENOUR
DEED REFERENCE: 1541C-261
LOT 19
1626 AARON WAY

042M F 009.00
FRED AND SALUNOR GAULLEY
DEED REFERENCE: 2764C-307
1637 VANCE ST

RYAN HORN - LAND SURVEYOR
NO. 2875
KINGSPORT, TENNESSEE
PHONE: (423) 648-3459

SNAPP PROPERTY RECOMBINATION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES: 0.147
ACRES NEW ROAD: 0
MILES NEW ROAD: 0

OWNERS: JAMES V. JR AND TERRESA SNAPP
SURVEYOR: RYAN HORN

CIVIL DISTRICT: 11TH
CLOSURE ERROR: 1:10,000

SCALE: 1"=10'

CERTIFICATE OF APPROVAL FOR RECORDING

1. HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE KINGSPORT REGIONAL 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 \$10,000 HAS BEEN POSTED WITH THE CITY OF KINGSPORT PLANNING COMMISSION TO ASSURE COMPLETION OF ANY REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 11/14/23

SECRETARY OF THE CITY OF KINGSPORT PLANNING COMMISSION

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM

1. HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT AND IS HEREBY APPROVED AS SHOWN.

DATE: 11/14/23

LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

DATE: 11/14/23

CITY CLERK OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

1. HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR TO BE INSTALLED ON THIS LOT MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 11/14/23

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

1. 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: _____ DATE: _____

OWNER: _____ DATE: _____

CERTIFICATE OF APPROVAL OF STREETS

1. HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN LAYED OUT AND DEDICATED 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.

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

DATE: _____

Slide A. 1695
11/16/2023 - 08:59:43 AM
23019384

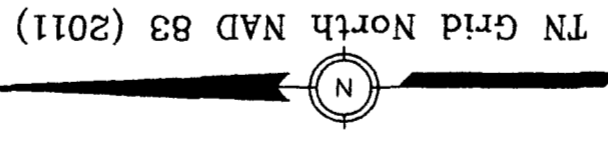
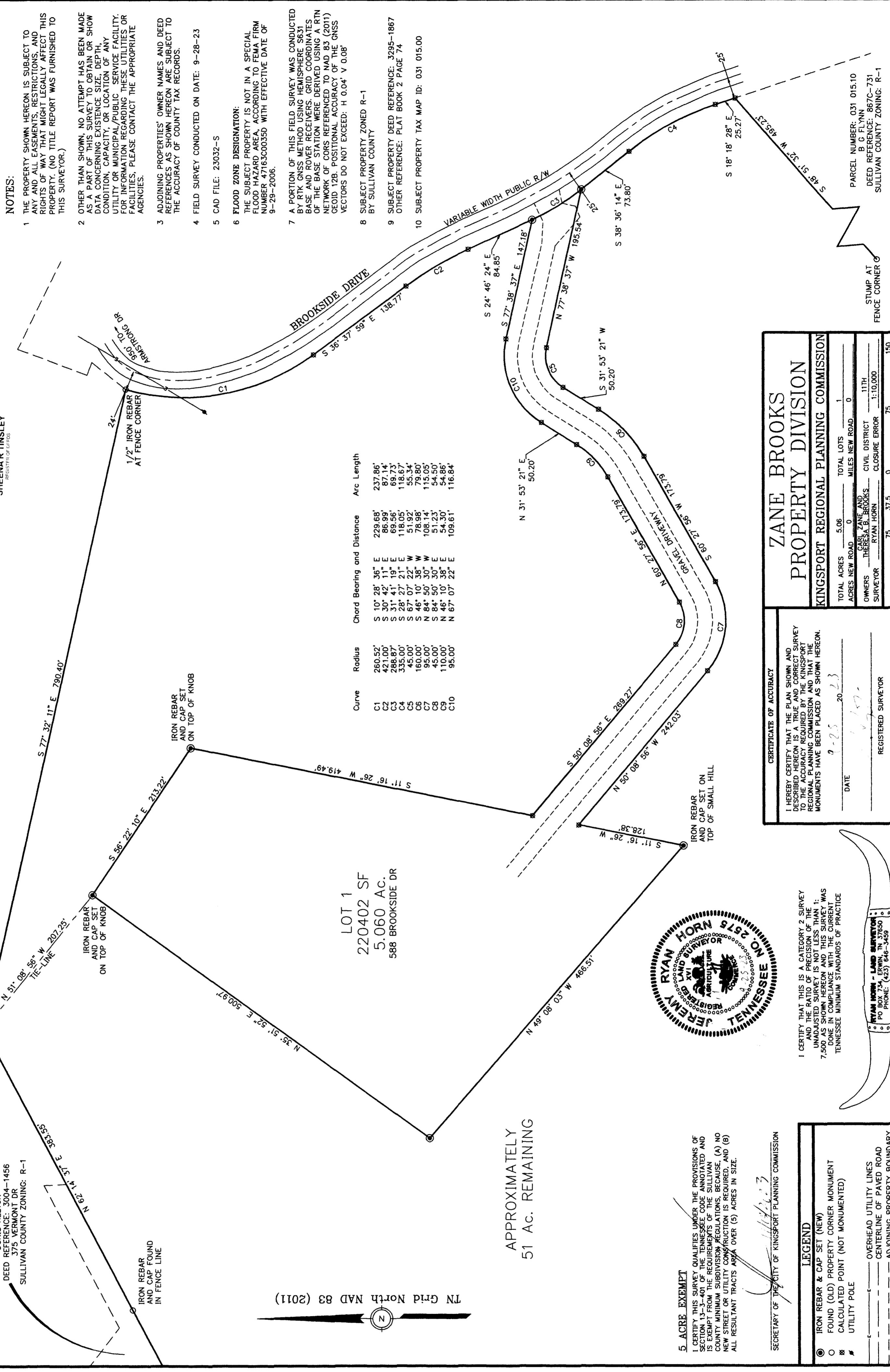
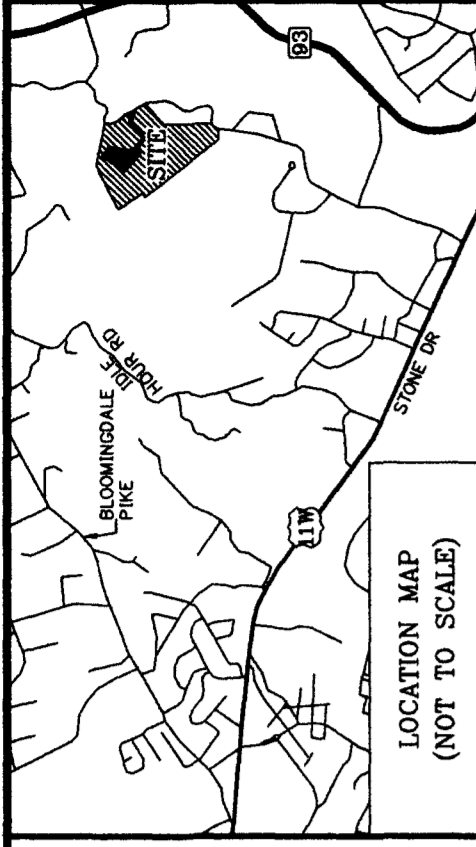
LEGAL PLAT BATCH: 340017
PLAT BOOK: P59
PAGE: 170-170

REC FEE 15.00
DP FEE 2.00
ARC FEE 0.00
TOTAL 17.00
STATE OF TENNESSEE SULLIVAN COUNTY
REGISTERED SURVEYOR
SHEENA R TINSLEY

PARCEL NUMBER: 031 014.20
THOMAS COLLINS
DEED REFERENCE: 1090C-510
482 BROOKSIDE DR
SULLIVAN COUNTY ZONING: R-1

PARCEL NUMBER: 031 009.00
MICHAEL E. BROWN
DEED REFERENCE: 2877C-144
346 VERMONT DR
SULLIVAN COUNTY ZONING: R-1

PARCEL NUMBER: 031 008.00
DORIS HELTON
DEED REFERENCE: 3004-1456
375 VERMONT DR
SULLIVAN COUNTY ZONING: R-1



Curve	Radius	Chord Bearing and Distance	Arc Length
C1	260.52'	S 10° 28' 36" E 229.68'	237.86'
C2	421.00'	S 30° 42' 11" E 86.99'	87.14'
C3	288.87'	S 31° 41' 19" E 69.56'	69.73'
C4	335.00'	S 28° 27' 21" E 118.05'	118.67'
C5	45.00'	S 67° 07' 22" W 51.92'	55.34'
C6	160.00'	S 46° 10' 35" W 178.96'	175.86'
C7	150.00'	S 84° 50' 30" E 51.23'	54.50'
C8	110.00'	N 46° 10' 38" E 54.30'	54.86'
C9	95.00'	N 67° 07' 22" E 109.61'	116.84'

NOTES:

- 1 THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY THAT MIGHT LEGALLY AFFECT THIS PROPERTY. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.)
- 2 OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- 3 ADJOINING PROPERTIES' OWNER NAMES AND DEED REFERENCES, AS SHOWN HEREON, ARE SUBJECT TO THE ACCURACY OF COUNTY TAX RECORDS.
- 4 FIELD SURVEY CONDUCTED ON DATE: 9-28-23
- 5 CAD FILE: 23032-S
- 6 FLOOD ZONE DESIGNATION:
THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO FEMA FIRM NUMBER 47163C00035D WITH EFFECTIVE DATE OF 9-29-2006.
- 7 A PORTION OF THIS FIELD SURVEY WAS CONDUCTED BY RTK GNSS METHOD USING HEMISPHERE S631 BASE AND ROVER RECEIVERS. GRID COORDINATES OF THE BASE STATION WERE DERIVED USING A RIN NETWORK OF COWS REFERENCED TO NAD 83 (2011) GEOID 12B. POSITIONAL ACCURACY OF THE GNSS VECTORS DO NOT EXCEED: H 0.04 V 0.08
- 8 SUBJECT PROPERTY ZONED R-1
BY SULLIVAN COUNTY
- 9 SUBJECT PROPERTY DEED REFERENCE: 3295-1867
OTHER REFERENCE: PLAT BOOK 2 PAGE 74
- 10 SUBJECT PROPERTY TAX MAP ID: 031 015.00

**ZANE BROOKS
PROPERTY DIVISION**
KINGSPORT REGIONAL PLANNING COMMISSION

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS OF THE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 9-25-2023

REGISTERED SURVEYOR

TOTAL ACRES: 5.06 TOTAL LOTS: 1
ACRES NEW ROAD: 0 MILES NEW ROAD: 0
OWNERS: ZANE BROOKS CIVIL DISTRICT 11TH
SURVEYOR: RYAN HORN CLOSURE ERROR: 1:10,000
SCALE 1"=75' 75 37.5 0 75 150

PARCEL NUMBER: 031 015.10
DEED REFERENCE: 867C-731
SULLIVAN COUNTY ZONING: R-1

STUMP AT
FENCE CORNER C

RYAN HORN - LAND SURVEYOR
REGISTERED LAND SURVEYOR
NO. 2575
TENNESSEE
AGRICULTURE

1. CERTIFY THAT THIS IS A CATEGORY 2 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:7,500 AS SHOWN HEREON AND THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE.

RYAN HORN - LAND SURVEYOR
PO BOX 734, ERWIN, TN 37650
PHONE: (423) 840-3459

APPROXIMATELY
51 AC. REMAINING

5. ACRE EXEMPT

1. CERTIFY THIS SURVEY QUALIFIES UNDER THE PROVISIONS OF TENNESSEE LAW AS A CATEGORY 2 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:7,500 AS SHOWN HEREON AND THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE.

SECRETARY OF THE FACILITY OF KINGSPORT PLANNING COMMISSION

LEGEND

- IRON REBAR & CAP SET (NEW)
- FOUND (OLD) PROPERTY CORNER MONUMENT
- CALCULATED POINT (NOT MONUMENTED)
- UTILITY POLE
- OVERHEAD UTILITY LINES
- CENTERLINE OF PAVED ROAD
- ADJOINING PROPERTY BOUNDARY LINE, (APPROXIMATE)

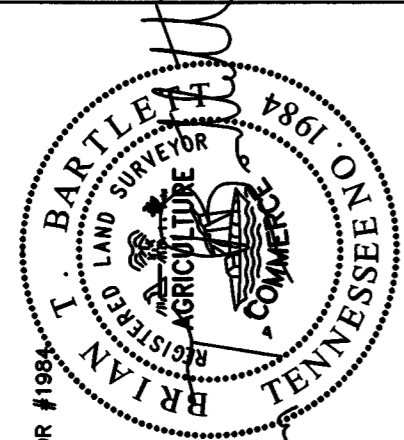
CERTIFICATE OF ACCURACY:

STATE OF TENNESSEE
SULLIVAN COUNTY

I HEREBY CERTIFY THAT THE PLAT 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.

WITNESS MY HAND AND SEAL THIS 28TH DAY OF AUGUST, 2023.

Brian T. Bartlett, R.L.S.
TENNESSEE REGISTERED LAND SURVEYOR #1984



CERTIFICATE OF OWNERSHIP/DEDICATION:

I/WE HEREBY CERTIFY THAT I AM/WE ARE THE OWNERS OF THE PROPERTY SHOWN 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.

RESIDENTIAL
NOTED USE: Residential
OWNER(S): Brian T. Bartlett (DATE) 23 SEPT 2023
OWNER(S): _____ (DATE) _____

NOTES:

- SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
- THIS CHAIN OF TITLE IS COORDINATE TO MAP GROUP F, PARCEL 029.00.
- ALL MONUMENTS ARE TO BE PLACED IN ACCORDANCE WITH DEED BOOK 3539, PAGE 1368 AND DEED BOOK 1169C, PAGE 661.
- THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY PANEL NUMBER 471630035D FOR SULLIVAN COUNTY, EFFECTIVE DATE SEPTEMBER 29, 2006.

STORM WATER/UTILITY EASEMENT STATEMENT:

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND CONVEYANCE OF STORM WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. STRUCTURAL OR NONSTRUCTURAL STORM WATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION.

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 REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANNING COMMISSION AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER.

SECRETARY
KINGSPORT REGIONAL PLANNING COMMISSION
Brian T. Bartlett (DATE) 23 SEPT 2023

SETBACK REQUIREMENTS:

ALL BUILDING SETBACKS SHALL CONFORM TO THE KINGSPORT ZONING ORDINANCE.

Appalachian Surveying Consultants, P.A.
Surveying/Land Planning
Brian T. Bartlett, PLS, CFS

4522 Asheville Hwy
Greenville, TN 37743
Phone (828) 243-7280
www.appalachiansurveying.com
bbartlett@appalachiansurveying.com
NCBELS License No.: C-2898

CERTIFICATE OF APPROVAL OF STREETS:

I HEREBY CERTIFY THAT THE RIGHT OF WAY PROVIDING FRONTAGE FOR THE PROPERTY IS AN OPEN COUNTY ROAD, COUNTY ROAD OR (2) THE PUBLIC STREET/COUNTY ROAD HAS BEEN INSTALLED IN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS, OR (3) THAT A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

Brian T. Bartlett S.S. (17)
SULLIVAN COUNTY HIGHWAY COMMISSIONER OR CITY ENGINEER
DATE 9-28-23

CERTIFICATE OF APPROVAL OF WATER SYSTEMS:

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

Sheena R. Tinsley
CITY OR COUNTY HEALTH OFFICER OR AUTHORIZED REPRESENTATIVE
DATE 11-20-23

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.

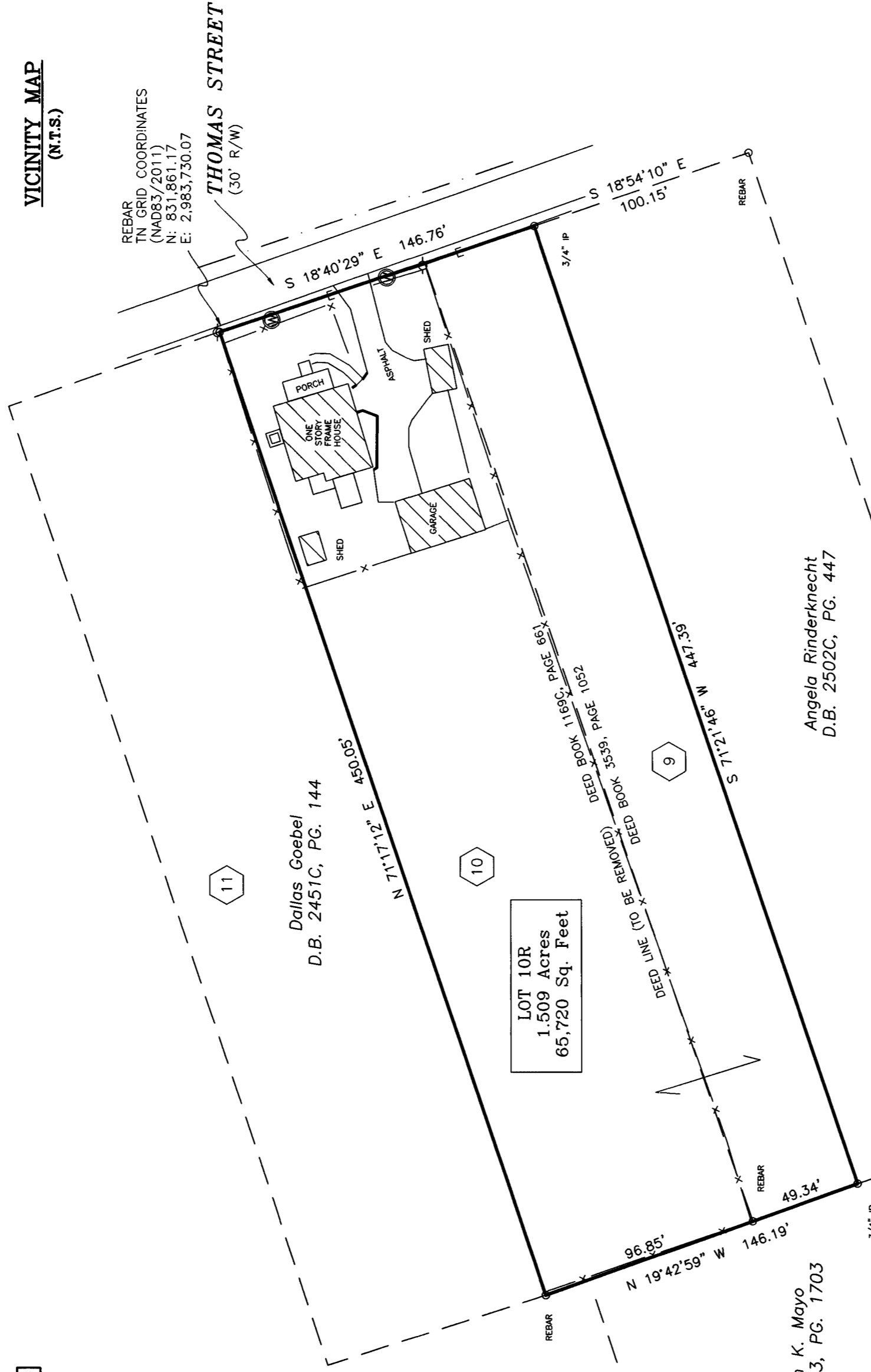
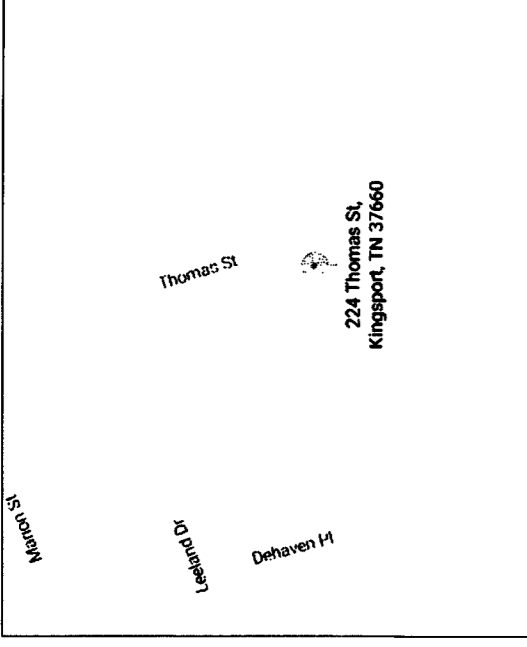
9/24/23
DATE
Sheena R. Tinsley
SULLIVAN COUNTY 911 ADDRESSING DEPT.

CERTIFICATE FOR VERIFICATION OF EXISTING SEPTIC SYSTEM:

I, (we) hereby certify that lot 10R as shown contains 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).

Brian T. Bartlett
Owner
DATE 17 NOV 2023

VICINITY MAP (N.T.S.)



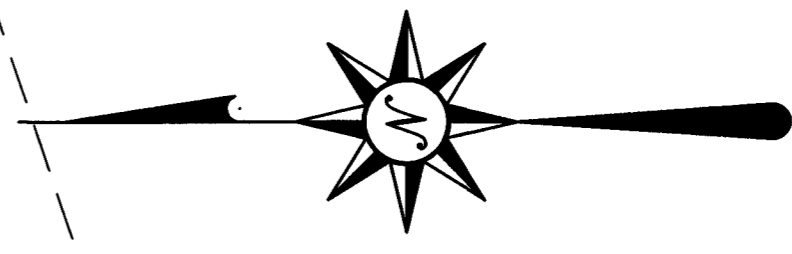
REGISTER OF DEEDS:

Slide A-1696
11/21/2023 - 08:00 AM

1 PGS.-PLAT	BATCH: 340162
PLAT BOOK: P59	PAGE: 172-172
REC 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

- LEGEND**
- CONCRETE MONUMENT SET
 - UNMARKED POINT
 - PK NAIL SET
 - IRON PIN SET
 - RR SPIKE FOUND
 - IRON PIN FOUND
 - CONCRETE MONUMENT FOUND
 - CABLE TV BOX
 - TRANSFORMER
 - FIRE HYDRANT
 - TELEPHONE PEDESTAL
 - MANHOLE
 - SEWER CLEANOUT
 - LIGHT POLE
 - POWER POLE
 - WATER METER
 - WATER VALVE
 - WELL
 - DROP INLET/CURB INLET
 - OVERHEAD TELEPHONE
 - OVERHEAD ELECTRIC
 - FENCE



KINGSPORT REGIONAL PLANNING COMMISSION
RE-PLAT OF
THOMAS SUBDIVISION
LOT 10 & P/O LOT 9

PLAT BOOK 1, PAGE 130
MAP 0300J GROUP F, PARCEL 029.00

PROPERTY ADDRESS
224 THOMAS STREET
KINGSPORT, TN 37660

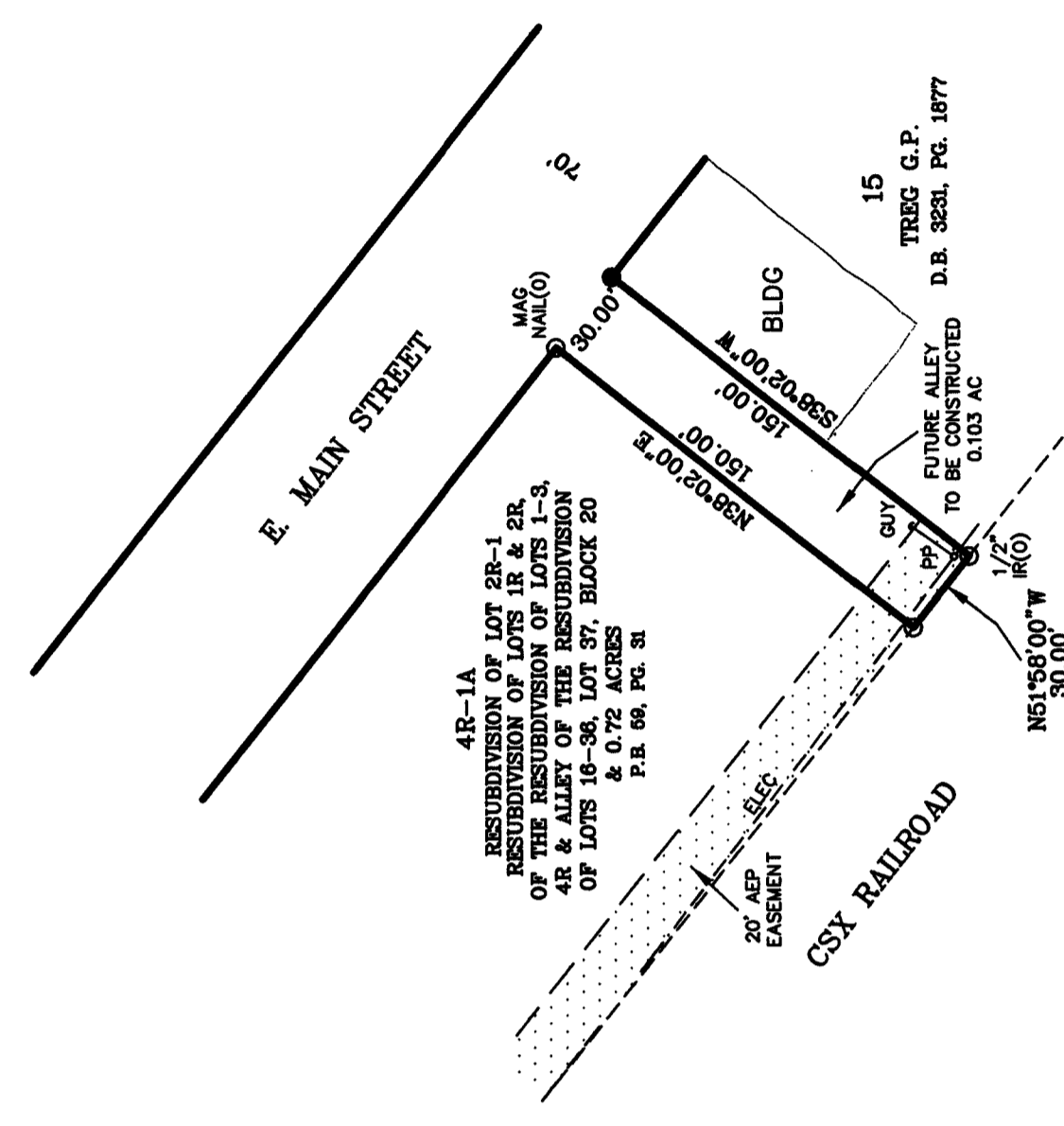
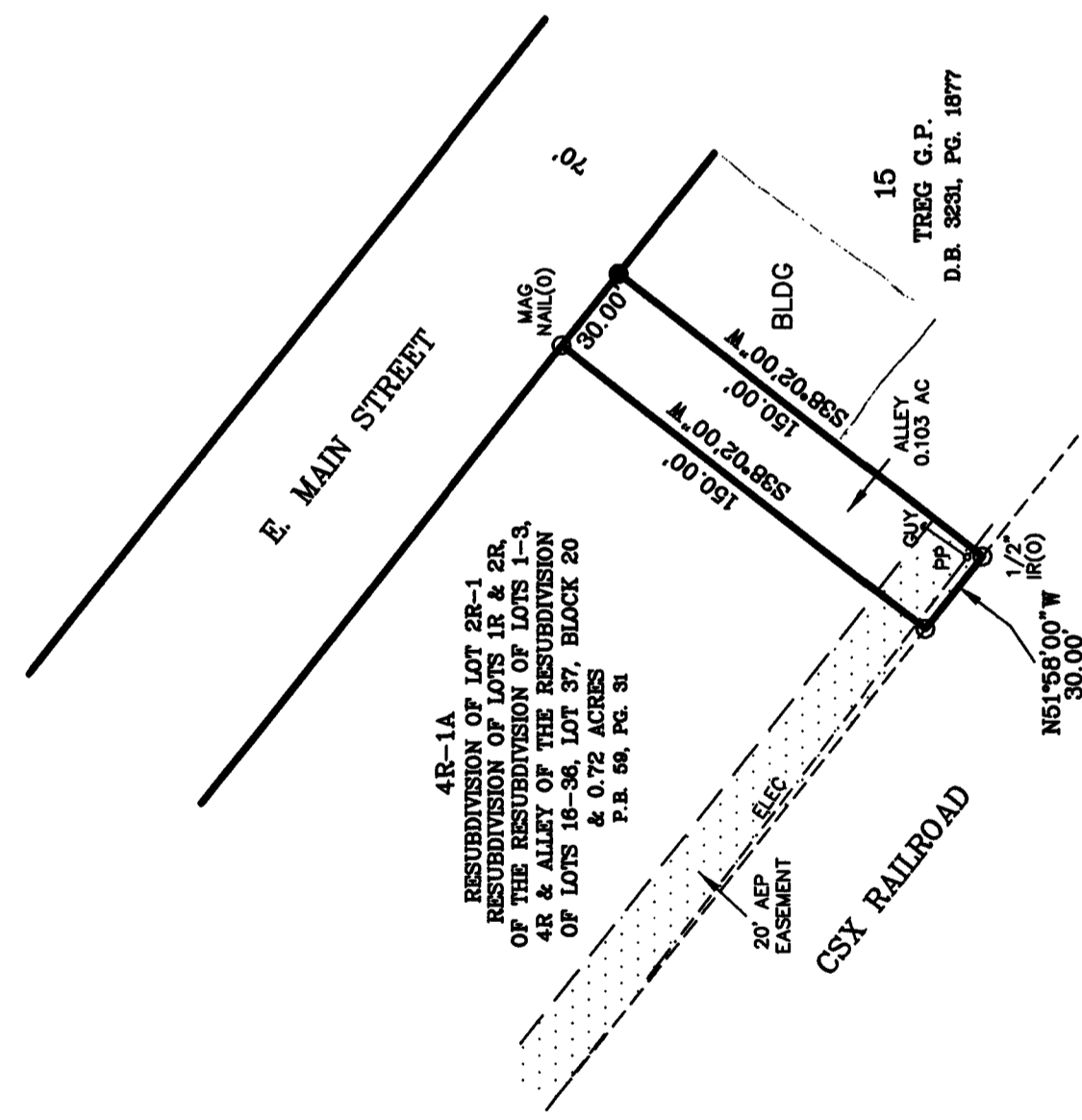
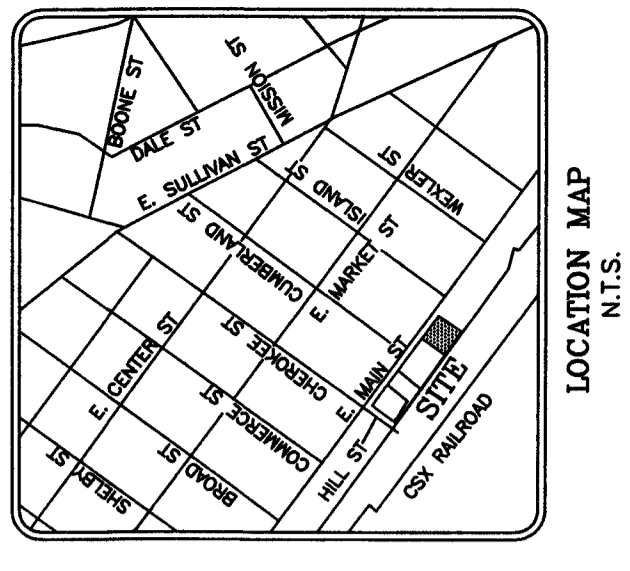
11TH CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE
DATE: AUGUST 28, 2023
DRAWING NO.: 23-1484
SCALE: 1"=50'

SURVEY CLASSIFICATION CERTIFICATION:

I, BRIAN T. BARTLETT, HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:25,000.

GPS CERTIFICATION:
I, Brian T. Bartlett, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
(a) Type of Survey: Real Time Kinematic
(b) Positional Accuracy: 0.05 feet
(c) Date of survey: AUGUST 28, 2023
(d) Datum/EPOCH: NAD83/2011 Epoch 2010.00
(e) Published/Field Control used: IDOT CORS Network
(f) Geoid model: Geoid12B
(g) Combined Grid factor: 0.99989865

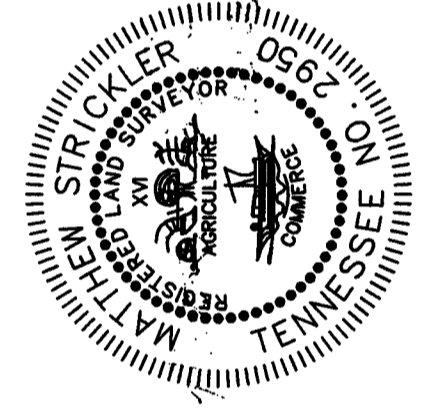




- LEGEND**
- IR(O) IRON ROD, OLD
 - PB PLAT BOOK
 - PG PAGE
 - DB DEED BOOK
 - BLDG BUILDING
 - PP POWER POLE
 - ELEC ELECTRIC
 - N.T.S. NOT TO SCALE
 - AEP APPALACHIAN ELECTRIC
 - UNMARKED POINT

NOTES:
1) PLAT REFERENCE: P.B. 59, PG 31

NOTES:
1) NORTH BASED ON N51°58'00\"/>



ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E. MARKET STREET, KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 382-8886
E-MAIL: mstrickler@alleypassassociates.com

Slide A-1698
11/29/2023 - 08:41:14 AM
23019922
1 PGS-AL-PLAT BATCH: 340449
PLAT BOOK: P89
PAGE: 182-182

REG FEE 15.00
DP FEE 2.00
CITY FEE 2.00
ARC FEE 6.00
TOTAL 25.00
STATE OF TENNESSEE, SULLY COUNTY
SHEENA R. TINSLEY
REGISTER OF DEEDS

**RIGHT-OF WAY DEDICATION
BLOCK 20**

<p>CITY OF KINGSPORT</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 0.103 TOTAL LOTS 0 ACRES NEW ROAD 0 MILES NEW ROAD 0</p> <p>OWNER INDUSTRIAL DEVELOPMENT BOARD CIVIL DISTRICT 11TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000 SCALE 1"=60'</p>		<p>CITY ENGINEER</p> <p>DATE 11-21-20</p> <p>CITY OF KINGSPORT DIRECTOR OF 911 ADDRESSING</p>		<p>REGISTERED SURVEYOR</p> <p>DATE 11-21-20</p> <p>KINGSPORT AUTHORIZING AGENT</p>		<p>CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM</p> <p>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.</p> <p>DATE 11-21-20</p> <p>KINGSPORT AUTHORIZING AGENT</p>		<p>CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM</p> <p>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.</p> <p>DATE 11-21-20</p> <p>KINGSPORT AUTHORIZING AGENT</p>		<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON 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. 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.</p> <p>DATE _____</p> <p>SECRETARY, KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION</p>	
--	--	--	--	---	--	---	--	--	--	---	--

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.

Date: 11/17 2023
 Owner: Nettie Haynes

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, Tennessee Regional Planning Commission and that the monuments have been placed as shown hereon.

Date: 11/16 2023
 Surveyor: [Signature]

CERTIFICATE OF THE APPROVAL OF THE PUBLIC WATER SYSTEM

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

Date: 11/17 2023
 Authorizing Agent: [Signature]

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 specifications; (3) adequate right-of-way dedication upon an existing public road shall serve these lots as proposed.

Date: _____ 20____
 City Engineer or County Road Commissioner: _____

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 _____ 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.

Date: 11/17 2023
 Secretary: [Signature]
 Kingsport Municipal/Regional Planning Commission

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: 11/17 2023
 City GIS/Division or Sullivan County Director of 911 Addressing or his/her authorized representative: [Signature]

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.

Date: _____ 20____
 Traffic Engineering Manager: _____

Register of Deeds

Slide A-1696
 11/21/2023 - 08:21:05 AM

23019571
 PLAT BOOK: P59
 PAGE: 173-173

REC FEE 15.00
 DP FEE 2.00
 ARC FEE 0.00
 TOTAL 17.00

SHEENA R TINSLEY
 REGISTER OF DEEDS

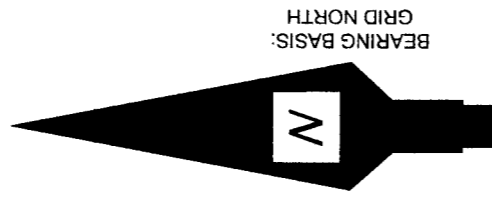
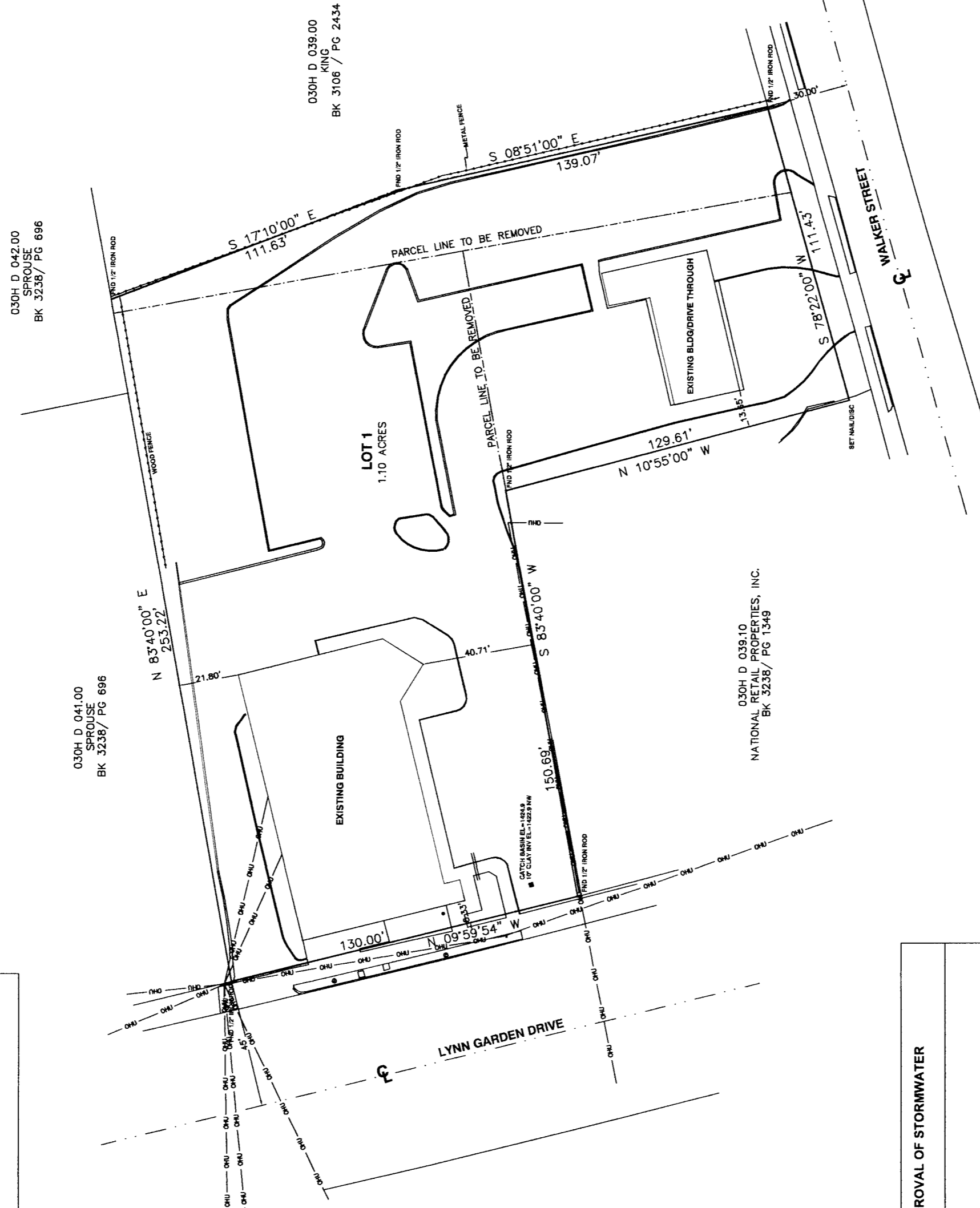


Know what's below.
 Call before you dig.

SCALE IN FEET
 SCALE: 1" = 40'



VICINITY MAP
 NOT TO SCALE



Notes:

- Parcel ID 030H D 040.00
- No. Of Lots - 1.
- The Purpose of this plat is to combine three parcels into a 1 Lot Subdivision
- Area Subdivided - 1.10 AC.
- Iron Pins At All Corners; All Pins Are Set $\frac{3}{4}$ " Iron Rod Unless Noted otherwise.
- This Property is Zoned B-3
- Deed Reference Book 2734C, Page 435.
- THE F.I.R.M. FLOOD MAPS HAVE DESIGNATED THE HEREON DESCRIBED PROPERTY LIE WITHIN FLOOD ZONE "X" UNSHADED, TAKEN FROM MAP #47163C0030D, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2006
- Setbacks: 20' Front, 30' Rear.
- Boundary survey work completed with Spectra Robotic Total Station.
- Property Address: 1221 Lynn Garden Drive.

Stormwater/Utility Easement Statement

A drainage and utility easement 7.5 feet in width is provided adjacent to all lot lines. However, under the natural flow rule of water in Tennessee, the drainage of storm water is not limited to the designated easement.

LEGEND

PROPERTY BOUNDARY	---
EXISTING BUILDING	▒
EDGE OF PAVEMENT	---
OVERHEAD UTILITIES	---
ASBESTOS	---
SEWER	---
WATER VALVE	---
FIRE HYDRANT	---
METAL POWER POLE	---
WOOD POWER POLE	---
BOLLARD	---
WALKWAY	---
GAS VALVE	---
TRAFFIC LIGHT POLE	---
SEWER MANHOLE	---
IRON ROD (FOUND)	---
NAIL (FOUND)	---
WALNUT	---
FUEL PUMP UD	---
HAND HOLE	---

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is better than 1:10,000 as shown hereon.



OWNER:
 HAYNES LIVING TRUST
 PO BOX 4054
 KINGSPORT, TN 37665

HAYNES FAMILY - LYNN GARDEN SUBDIVISION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.10	TOTAL LOTS	1
ACRES NEW ROADS	0	MILES NEW ROAD	0
OWNER	HAYNES LIVING TRUST	CIVIL DISTRICT	12TH
SURVEYOR	DEAN M. GERCHAR	CLOSURE ERROR	1:10,000
SCALE 1" =	40'		40' 0' 40'

PINNACLE
 Land Surveying, Inc.
 212 Battle Front Trail
 Knoxville, TN 37934
 Phone: 865.548.2385
 www.pinnaclelandsurvey.com

Revisions	Project Number
1. Issued for review 7/01/2023	23-059
1. Add Centerline 11/08/23	Drawing Number
	2

Drafted By: RMT 10/13/23

REPLAT OF THE LANDINGS AT ANCHOR POINTE, LOTS 42 & 43

CITY OF KINGSFORD REGIONAL PLANNING COMMISSION

7TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE

CLIENT: AMERICAN DREAM BUILDING LLC

SURVEY COMPLETED: 11-11-2023

CERTIFICATION 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.

[Signature]
 OWNER(S) _____ DATE 11/21/23

CERTIFICATION 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, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

[Signature]
 JOSHUA K BECKETT, PLS TN RLS# 3227 DATE 11/21/23

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY:
 (1) THAT THE CONSTRUCTION PLANS HAVE BEEN APPROVED;
 (2) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS;
 (3) ADEQUATE RIGHT OF WAY DEDICATION UPON A PUBLIC ROAD SHALL SERVE THESE LOTS AS PURPOSED

CITY ENGINEER OR ROAD COMMISSIONER _____ DATE _____

CERTIFICATE OF APPROVAL OF SANITARY SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

[Signature]
 TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION OR KINGSPORT AUTHORIZED AGENT DATE 11/20/23

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT AND ARE HEREBY APPROVED AS SHOWN.

[Signature]
 AUTHORIZING AGENT DATE 11/20/23

APPROVAL FOR 911 ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE STREET NAME(S) AS NOTED ON THE FINAL PLAT IS(ARE) APPROVED AS ASSIGNED.

[Signature]
 CITY OF KINGSPORT 911 DIRECTOR DATE 11/21/23

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 PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.

KINGSPORT MUNICIPAL/ REGIONAL PLANNING COMMISSION _____ DATE _____

DASHED LINES SHOWN HEREON WERE CALCULATED USING PUBLIC RECORD AND EVIDENCE FOUND DURING THE CURRENT SURVEY, BUT WERE NOT FIELD SURVEYED. SAID LINES ARE SHOWN FOR REFERENCE ONLY AND DO NOT REPRESENT THE SURVEYOR'S OPINION AS TO THE LOCATION OF ANY BOUNDARY

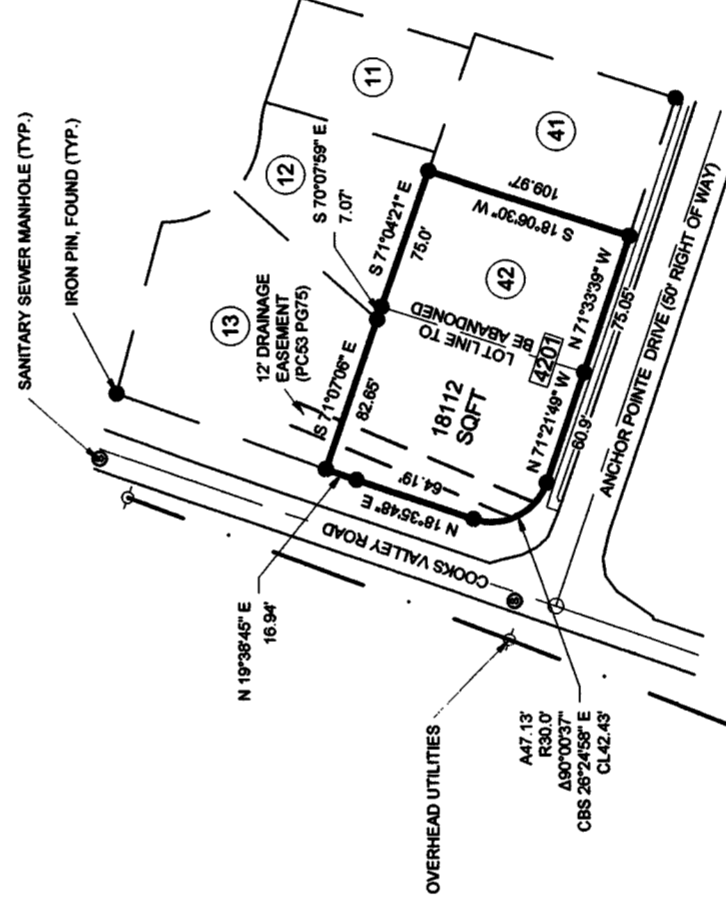
THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS AND/OR ENCUMBRANCES NOT KNOWN TO THE SURVEYOR NOT SHOWN HEREON.

THIS PROPERTY WAS DETERMINED TO BE IN FEMA FLOOD ZONE "X" BY MAP SCALING ONLY USING FEMA FIRM MAP 47163C0065D EFFECTIVE DATE 09/29/2006. NO TOPOGRAPHIC SURVEY WAS PERFORMED.

DEED REFERENCE:
 DEED BOOK 3513 PAGE 2488

ADJOINER INFORMATION:

- LOT 41
 KEVIN AND PATRICIA WATKINS
 TAX MAP 077F GROUP A PARCEL 041.00
 DEED BOOK 3321 PAGE 1470
- LOT 11
 AMERICAN DREAM BUILDERS LLC
 TAX MAP 077F GROUP A PARCEL 032.52
 DEED BOOK 3512 PAGE 2488
- LOT 12
 AMERICAN DREAM BUILDERS LLC
 TAX MAP 077F GROUP A PARCEL 032.50
 DEED BOOK 3512 PAGE 2488
- LOT 13
 STEPHANIE AND SHAWN CARR
 TAX MAP 077F GROUP A PARCEL 032.48
 DEED BOOK 3281 PAGE 2063



DIVISION OF GROUNDWATER PROTECTION

REGISTER OF DEEDS

Side A-1698
 11/29/2023 - 08:37:54 AM

23019921
 I.P.S.E.-AL-PLAT BATCH: 34048
 PLAT BOOK: P59
 PAGE: 181-181

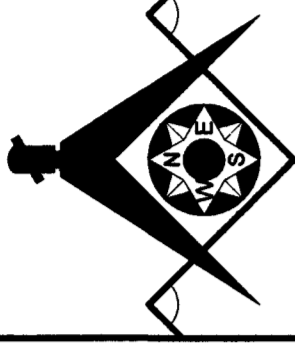
REG FEE	15.00
DP FEE	2.00
ARG FEE	0.00
TOTAL	17.00

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



VICINITY MAP

SITE



TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83)

GNSS SURVEY STYLE: RTK
 GNSS ROVER: CARLSON BRx7
 RTK CORRECTIONS: ON-SITE BASE
 GNSS BASE: CARLSON BRx7
 DATUM: TENNESSEE SPC (NAD 83)

GEOID MODEL: 18
 DATUM ADJUSTMENT FACTOR: N/A

OBSERVATION LENGTHS:
 SIDE SHOTS: 3 SECONDS
 CONTROL POINTS: 3X 5 MINUTES, AVERAGED

I CERTIFY THIS SURVEY AS A CATEGORY IV SURVEY, BEING DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THE POSITIONAL ACCURACY OF THE GNSS VECTORS OBSERVED DOES NOT EXCEED 0.08'



JOSHUA K BECKETT, PLS
 TN REGISTRATION # 3227
 758 WHISPERS RD
 GREENEVILLE, TN 37743
 (423) 278-6493
 jbeckett@becketsurveys.com

SCALE: 1"=100'
 TAX MAP 077F GROUP A
 PARCELS 042.00 & 043.00
 ZONING CLASS: PD
 COPYRIGHT



Side A-1699
12/06/2023 - 08:26:23 AM
23020369

1 PGS-AL-PLAT BATCH: 341748
PLAT BOOK: P59
PAGE: 187-187

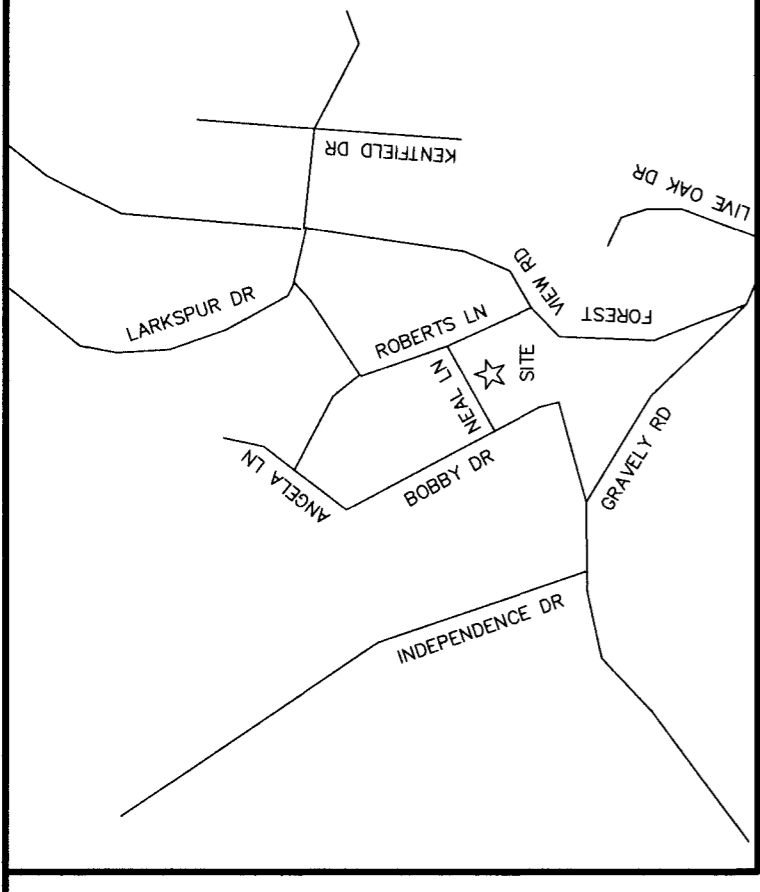
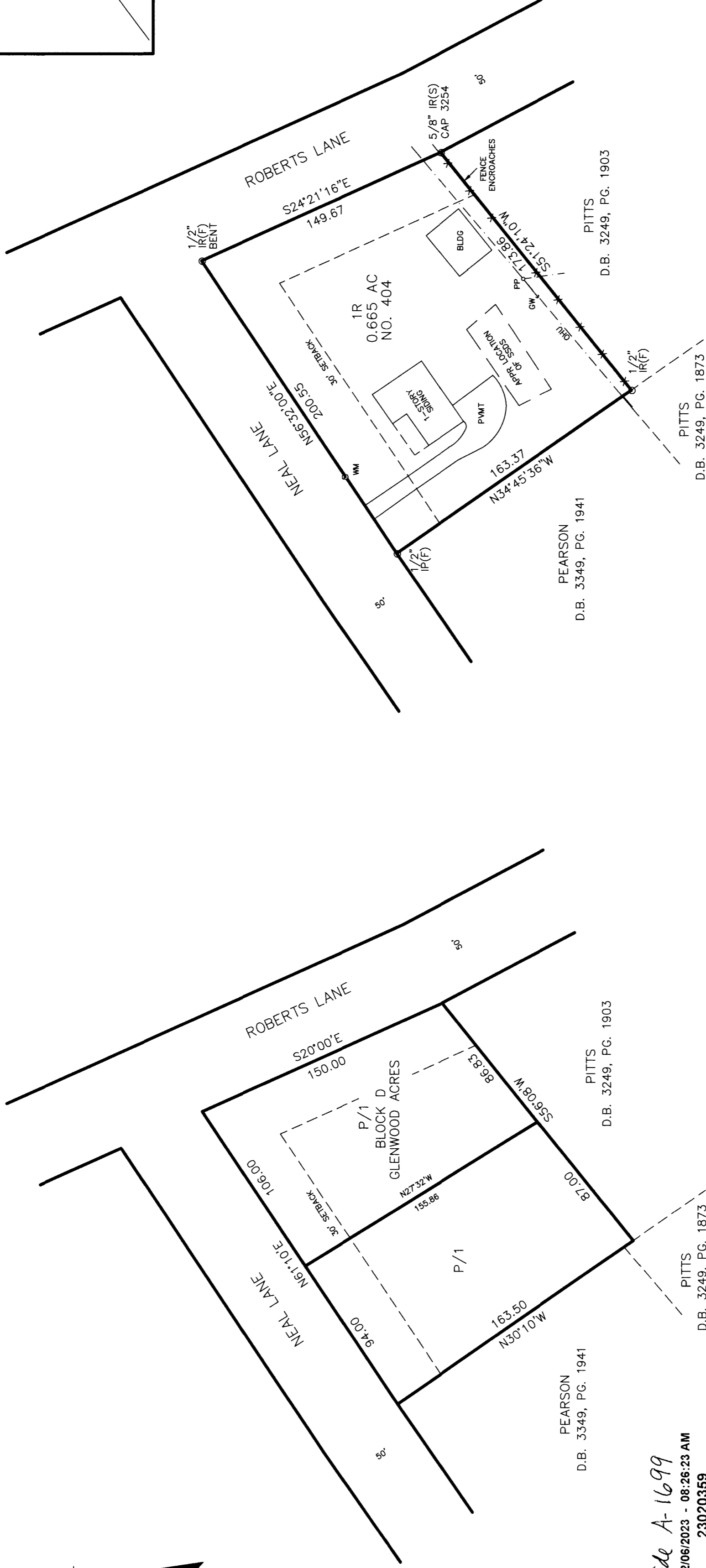
REG FEE 16.00
DP FEE 2.00
ARC FEE 0.00
TOTAL 17.00

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



COMBINATION OF PART OF LOT 1, BLOCK D
GLENWOOD ACRES
KINGSFORT REGIONAL PLANNING COMMISSION
TOTAL ACRES 0.665 TOTAL LOTS 1
OWNER PEARSON DATE: NOV. 18, 2023
CIVIL DISTRICT: 11TH SCALE: 1 INCH = 50'

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



LEGEND

- IR(F) IRON PIPE (FOUND)
- IR(S) IRON ROD (FOUND)
- IR(S) IRON ROD (SET)
- D.B. DEED BOOK
- P.C. PAGE
- AC ACRES
- BLDG BUILDING
- PP POWER POLE
- APPR APPROXIMATE
- PVMT PAVEMENT
- GW GUY WIRE
- NO NUMBER
- WM WATER METER
- OHU OVERHEAD UTILITY
- SSDS SUBSURFACE SEWERAGE DISPOSAL SYSTEM

BEFORE REPLAT

- NOTES:
- 1) NORTH BASED ON REFERENCED DEED.

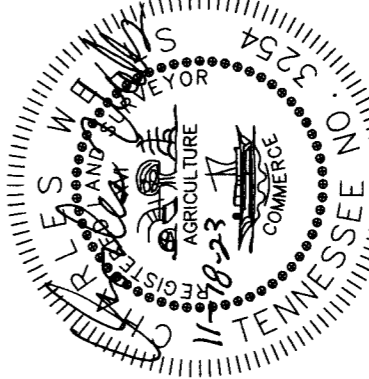
AFTER REPLAT

- 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 47163C0035D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 3) TAX MAP 30C "F", PARCEL 002.00
 - 4) I HEREBY CERTIFY THAT THIS IS CATEGORY 1 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 REFERENCE: D.B. 15500, PG. 257
 - 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 5, PAGE 126A
 - 9) PROPERTY IS ZONED R-1, SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION

LOT 1R CONTAINS AN EXISTING SEPTIC SYSTEM. NO EVALUATION, TESTING OR REVISION OF THE EXISTING SEPTIC SYSTEM 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 THEREOF. THE SURVEYOR ASSUMES NO LIABILITY 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 1R STATE TO THE BEST OF MY KNOWLEDGE THE EXISTING SEPTIC SYSTEM IS FUNCTIONING PROPERLY.

Thomas Pearson 12-5-23 DATE
OWNER



<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGULATIONS. THE MONUMENTS HAVE BEEN PLACED AS SHOWN AND THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p><i>Charles Wells</i> 11-18-23 DATE TENNESSEE REGISTERED LAND SURVEYOR</p>	<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE AND VOLUNTARY CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p><i>Thomas Pearson</i> 12-5-23 DATE OWNER</p>	<p>CERTIFICATE OF THE APPROVAL OF 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.</p> <p><i>Sheena R Tinsley</i> 12/6/23 DATE SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING</p>	<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC SEWERAGE SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE SEWERAGE ACT AND THE REGULATIONS THEREUNDER AND IS HEREBY APPROVED AS SHOWN.</p> <p><i>Thomas Pearson</i> 12-5-23 DATE OWNER</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR EXISTING PUBLIC RECORDS. THESE LOTS ARE PROPOSED, OR AN EXISTING PUBLIC PERFORMANCE GUARANTEE IS HEREBY APPROVED AS SHOWN.</p> <p><i>Thomas Pearson</i> 12-5-23 DATE OWNER</p>	<p>CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE WATER SUPPLY ACT AND THE REGULATIONS THEREUNDER AND IS HEREBY APPROVED AS SHOWN.</p> <p><i>Thomas Pearson</i> 12-5-23 DATE OWNER</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS AND THE REQUIREMENTS OF THE TENNESSEE PLANNING AND ZONING ACT. ANY ASSESSMENTS FOR THE PLANNING AND ZONING ACT ARE NOTED IN THE MARGINS OF THE PLANNING AND ZONING ACT. THIS SURVEY WAS FILED IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, AS SHOWN HEREON. THE SULLIVAN COUNTY REGISTER HAS REVIEWED THIS SURVEY AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE PLANNING AND ZONING ACT. THE REGISTER HAS REVIEWED THIS SURVEY AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE PLANNING AND ZONING ACT. THE REGISTER HAS REVIEWED THIS SURVEY AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE PLANNING AND ZONING ACT.</p> <p><i>Sheena R Tinsley</i> 12-5-23 DATE SECRETARY, SULLIVAN COUNTY REGISTER, PLANNING COMMISSION</p>
--	---	---	--	---	--	---

REPLAT OF ANCHOR POINTE, LOTS 42 & 43

CITY OF KINGSFORT REGIONAL PLANNING COMMISSION

CLIENT: AMERICAN DREAM BUILDING LLC

SURVEY COMPLETED: 11-11-2023

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT 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.

[Signature]
 OWNER(S) _____ DATE 12-8-23

CERTIFICATION 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, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

[Signature]
 JOSHUA K BECKETT, PLS TN RLS# 3227 DATE 12-20

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY:
 (1) THAT THE CONSTRUCTION PLANS HAVE BEEN APPROVED;
 (2) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS;
 (3) ADEQUATE RIGHT OF WAY DEDICATION UPON A PUBLIC ROAD SHALL SERVE THESE LOTS AS PURPOSED

CITY ENGINEER OR ROAD COMMISSIONER _____ DATE _____

CERTIFICATE OF APPROVAL OF SANITARY SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

[Signature]
 TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION OR KINGSFORT AUTHORIZED AGENT _____ DATE 8 DEC 23

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

[Signature]
 AUTHORIZING AGENT _____ DATE 8 DEC 23

APPROVAL FOR 911 ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE STREET NAME(S) AS NOTED ON THE FINAL PLAT IS(ARE) APPROVED AS ASSIGNED.

[Signature]
 CITY OF KINGSFORT 911 DIRECTOR _____ DATE 12/8/23

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.

[Signature]
 KINGSFORT ORIGINAL/ REGIONAL PLANNING COMMISSION _____ DATE 12/8/23

DASHED LINES SHOWN HEREON

WERE CALCULATED USING PUBLIC RECORD AND EVIDENCE FOUND DURING THE CURRENT SURVEY, BUT WERE NOT FIELD SURVEYED. SAID LINES ARE SHOWN FOR REFERENCE ONLY AND DO NOT REPRESENT THE SURVEYOR'S OPINION AS TO THE LOCATION OF ANY BOUNDARY

ADJOINER INFORMATION:

- LOT 41
 KEVIN AND PATRICIA WATKINS
 TAX MAP 077F GROUP A PARCEL 041.00
 DEED BOOK 3321 PAGE 1470
- LOT 11
 AMERICAN DREAM BUILDERS LLC
 TAX MAP 077F GROUP A PARCEL 032.52
 DEED BOOK 3512 PAGE 2488
- LOT 12
 AMERICAN DREAM BUILDERS LLC
 TAX MAP 077F GROUP A PARCEL 032.50
 DEED BOOK 3512 PAGE 2488
- LOT 13
 STEPHANIE AND SHAWN CARR
 TAX MAP 077F GROUP A PARCEL 032.48
 DEED BOOK 3281 PAGE 2063

THIS PROPERTY WAS DETERMINED TO BE IN FEMA FLOOD ZONE "X" BY MAP SCALING ONLY USING FEMA FIRM MAP 47163C0065D EFFECTIVE DATE 09/29/2006. NO TOPOGRAPHIC SURVEY WAS PERFORMED.

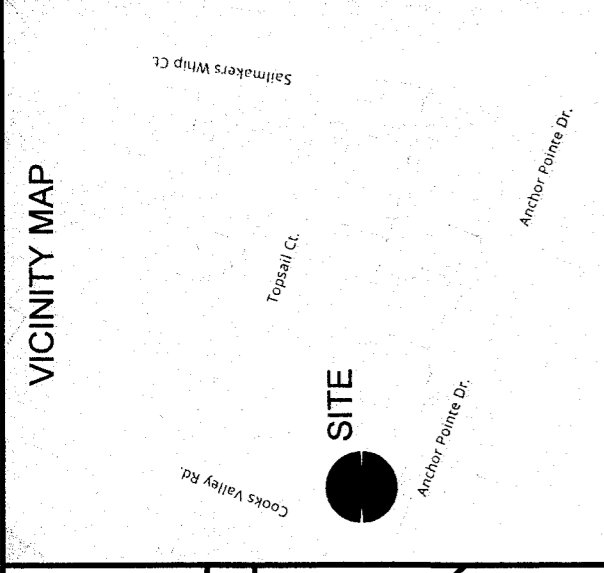
THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS AND/OR ENCUMBRANCES NOT KNOWN TO THE SURVEYOR NOT SHOWN HEREON.

DEED REFERENCE:
 DEED BOOK 3513 PAGE 2488

PLAT REVISED: 12-07-2023

TITLES FOR TWO DEVELOPMENTS ARE SHOWN ON THE PLAT RECORDED IN PLAT BOOK 53 PAGE 75

TITLE HEREON CHANGED FROM "REPLAT OF THE LANDINGS AT ANCHOR POINTE, LOTS 42 & 43" TO "REPLAT OF ANCHOR POINTE, LOTS 42 AND 43"

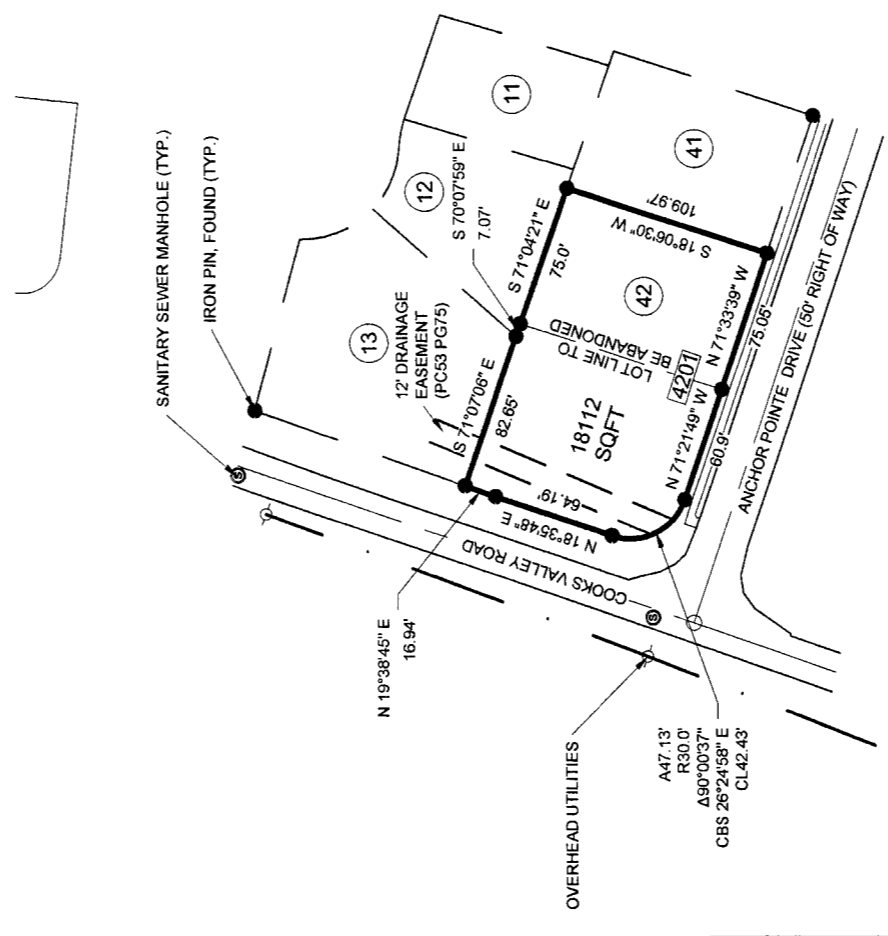


TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83)

GNSS SURVEY STYLE: RTK
 GNSS ROVER: CARLSON BRX7
 RTK CORRECTIONS: ON-SITE BASE
 GNSS BASE: CARLSON BRX7
 DATUM: TENNESSEE SPC (NAD 83)
 GEOID MODEL: 18
 DATUM ADJUSTMENT FACTOR: N/A

OBSERVATION LENGTHS:
 SIDE SHOTS: 3 SECONDS
 CONTROL POINTS: 3X 5 MINUTES, AVERAGED

I CERTIFY THIS SURVEY AS A CATEGORY IV SURVEY, BEING DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THE POSITIONAL ACCURACY OF THE GNSS VECTORS OBSERVED DOES NOT EXCEED 0.08'



DIVISION OF GROUNDWATER PROTECTION

REGISTER OF DEEDS

Slide A-1700

12/11/2023 - 08:00 AM
 23020642
 1 PGS AL-PLAT BATCH: 341919
 PLAT BOOK: P68
 PAGE: 189-189

REC FEE	15.00
DP FEE	2.00
ARG FEE	0.00
TOTAL	17.00

SHEENAR TINSLEY
 REGISTER OF DEEDS



ZONING CLASS: PD

COPYRIGHT

